REGULAR MEETING OF COUNCIL

Monday, September 14, 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 - September 14, 2020**
1:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held September 14, 2020.

A.2 **Director of Finance**
1:02pm approximately

Recommendation: That Council welcome Sandra Ruff as the new Director of Finance.

B. ADOPTION OF MINUTES

B.1 **Regular Council Meeting - July 27, 2020**
1:04pm approximately

Recommendation: That Council adopt the Minutes of the Regular Council meeting held July 27, 2020.

Attachments: B.1 07_27 Regular minutes.pdf

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

E.1 **Agricultural Land Commission Application**
No. 100380 (Linke / 6357 - 248 Street)
Report 20-113
File CD 11-10-0075
1:05pm approximately

Recommendation: That Council advise the Agricultural Land Commission that the subdivision application submitted by Donna Linke for a property located at 6357 - 248 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 - Homesite

Severance Subdivisions of the Zoning Bylaw, subject to compliance with the Agricultural Land Commission's Homesite Severance Policy and request consideration based on agricultural merits.

Attachments: E.1 cd Linke ALC Homesite Sev.pdf

E.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.**

Heritage Alteration Permit Application No. 101015
(Township of Langley / 23400 Block Mavis Avenue)
Report 20-116
File CD 11-33-0128
1:15pm approximately

Recommendation: That Council authorize issuance of Heritage Alteration Permit No. 101015 for properties located at 23418, 23428, 23438 and 23448 Mavis Avenue, 9134 King Street and 9113 Royal Street, to allow construction of Salishan Place, a new cultural centre and museum, and consolidation of the subject properties, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Section 104.5(2) of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a three (3) storey building with a building height of 13.05 m and rooms above the second storey as shown in Schedule "A";
b. Section 107.3.b)v. of the Township's Zoning Bylaw 1987 No. 2500 (Required Off-Street Parking Spaces) being varied to permit 52 parking spaces;
c. Section 402.3 of the Township's Zoning Bylaw 1987 No. 2500 (Lot Coverage) being varied to permit a lot coverage of 52% as shown in Schedule "A";
d. Section 402.4.1)b) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from the rear lot line of 4.03 m to the edge of canopy and 6.02 m to the supporting column as shown in Schedule "A";
e. Section 402.4.1)d) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from a side lot line abutting a flanking street of 0.3 m to the edge of canopy and 1.19 m to the supporting column as shown in Schedule "A";
f. Building plans being in substantial compliance with Schedule "A";
g. Consolidation of the properties and closure of the lane in substantial compliance with Schedule "A";

h. Landscape plans being in substantial compliance with Schedule "B" and the Township's Street Tree and Boulevard Planting Policy;
i. 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);
j. All signage being in substantial compliance with Schedule "A", the Fort Langley Building Facade Design Guidelines and the Township's Sign Bylaw, and architecturally compatible with the building;
k. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
l. All refuse areas to be located inside the building and screened in substantial compliance with Schedule "A".

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

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections including provision of a minimum of 16 parking spaces in Royal Street in accordance with the Township's Subdivision and Development Servicing Bylaw;
d. 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;
e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and Building Permit Administration Fees.

Attachments: E.2 cd HAP ToL Museum.pdf

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Licence Bylaw Amendment**
Cannabis Processing, Research and Development and
Non-Profit Businesses
Bylaw No. 5573
Report 20-115
File CD 3900-25-5130
1:25pm approximately

Recommendation: That Council give first and second reading to Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573 and authorize staff to schedule the required public input opportunity, to ensure the imposition of appropriate fees, as necessary related to business operations involved in research, development and processing of cannabis.

Explanation - Bylaw No. 5573

Bylaw 2020 No. 5573 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail, processing, and research and development, and to provide requirements for non-profit entities.

Attachments: F.1 cd Licencing Bylaw Amendment.pdf

F.2 **Rezoning Application No. 100613**
(Janda Group Holdings Inc. / 20178 - 96 Avenue)
Bylaw No. 5636
Report 20-117
File CD 08-35-0198
1:35pm approximately

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636, amending Comprehensive Development Zone CD-14 to add pharmacy as a site specific permitted use; and further

That Council authorize staff to schedule the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5636.

Explanation - Bylaw No. 5636

Bylaw 2020 No. 5636 amends the Comprehensive Development Zone CD-14 by adding pharmacy to the list of permitted uses to accommodate a pharmacy at 20178 - 96 Avenue.

Attachments: F.2 cd Janda RZ.pdf

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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. 100601 and
Development Permit Application No. 101151
(19708 86 Ave Langley Holdings Corp. /
Denciti Development Corp. / 19700 Block of 86 Avenue)
Bylaw No. 5628
Report 20-105
File CD 08-27-0069
1:45pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (19708 86 Ave Langley Holdings Corp.) Bylaw 2020 No. 5628".

Explanation - Bylaw No. 5628

Bylaw 2020 No. 5628 rezones property located in the 19700 block of 86 Avenue in the Carvolth Neighbourhood Plan Area to Carvolth Business Park Zone C-18 to accommodate construction of two (2) multi-tenant industrial buildings.

Development Permit No. 101151

Running concurrently with this Bylaw is Development Permit No. 101151 (19708 86 Ave Langley Holdings Corp. / Denciti Development Corp. / 19700 Block of 86 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. All signage being in compliance with Schedule "A" and the

Township's Sign Bylaw;
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
f. All outdoor storage areas being covered by a dust free surface;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) 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. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Completion of an erosion and sediment control plan or exemption 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. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
g. Payment of supplemental Development Permit application fees; and
h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Attachments: H.1 cd Langley Holdings Denciti RZ DP.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. 100579
Development Permit Application No. 101113
(Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 - 80 Avenue)
Bylaw No. 5612
Report 20-104
File CD 08-26-0159
1:55pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612".

Explanation - Bylaw No. 5612

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

Development Permit No. 101113

Running concurrently with this Bylaw is Development Permit No. 101113 (Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 - 80 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. All signage being in compliance with Schedule "A" and the Township Sign Bylaw;
d. Section 107.3 - Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and

e. Section 107.5 (sub-section 6) - Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

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; and
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: H.2 cd Pollyco RZ DP 2nd Report.pdf

I. BYLAWS FOR FINAL ADOPTION

I.1 **Highway Closure, Dedication Removal and Exchange (Blaney) Bylaw No. 5610**
Report C20-22
File ADM PM002871
2:05pm approximately

Recommendation: That Council give final reading to "Highway Closing and Dedication Removal (Blaney) Bylaw 2020 No. 5610".

Explanation - Bylaw No. 5610

Bylaw 2020 No. 5610 authorizes the closure and highway dedication removal from a portion of road bisecting 8412 Armstrong Road.

Attachments: I.1 adm Blaney Road Closure.pdf

J. CORRESPONDENCE

J.1 **Request for Support for Expanded Patio Permissions**
File 4320-01
2:10pm approximately

Recommendation: That Council receive the letter from the BC Restaurant and Foodservices Association, Alliance of Beverage Licensees and BC Craft Brewers Guild, requesting support for expanded patio permissions.

Clerk's Note: Report to Council will be provided at the September 21, 2020 Regular Council meeting.

Attachments: J.1 COVID-19 Letter to Municipalities Fall 2020.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. OTHER BUSINESS

At the July 27, 2020 Regular Meeting of Council, Councillor Richter provided the following Notices of Motion:

O.1 **Control of Nuisance Animals Policy**
2:25pm approximately

Recommendation: Whereas Report 20-88 "Control of Nuisance Animals Policy Update" was adopted unanimously by Council on July 13, 2020;

Whereas 43 Avenue from 272 Street east to the Abbotsford border apparently still floods continuously from November to February each year even though extensive mitigation works have occurred there; and

Whereas this prolonged annual flooding on 43 Avenue creates health and safety concerns for area residents;

Therefore be it resolved that Council ask staff to provide a report on the mitigation efforts and costs taken to date on 43 Avenue from 272 Street east to the Abbotsford border, and whether additional efforts are needed under the Control of Nuisance Animal Policy Update in order to protect the health and safety of area residents.

Attachments: O.1 en Control of Nuisance Animals.pdf

O.2 Council Procedure Bylaw
2:35pm approximately

Recommendation: Whereas substantive information pertinent to Council decisions needs to be available to Council members well prior to Council meetings so that this information is able to be fully read and understood by Council members prior to the meeting; and

Whereas there has been a recent increase in the amount of significant information being sent to Council members only a few hours before Council meetings start;

Therefore be it resolved that Council amend the Procedure Bylaw to include the following items:

a. Substantive information relative to Council meeting agenda items must be received no later than 5pm, 72 hours before the Council meeting to which it pertains is called to order;

b. When substantive material is received after the 72 hour deadline in "a", the agenda item to which the substantive material pertains will be automatically deferred to the next scheduled Council meeting; and

c. Substantive material pertaining to a Council meeting and Council decision received late by Council will not be allowed to defer the Agenda matter for more than one Council meeting.

Councillor Richter presented the following Notice of Motion within the deadlines according to Council's policy:

O.3 Prohibited Use of "Anti-Coagulant Rodenticides"
2:45pm approximately

Recommendation: Whereas "anticoagulant rodenticides" can very negatively affect both animals and birds in the Township of Langley due to secondary poisoning of predators that ingest poisoned rodents;

Whereas significant TOL resident concern has been expressed to Council members about the use and impact of "anticoagulant rodenticides" on wildlife as a result of a recent BCSPCA public campaign;

Whereas TOL employees do not use rodenticides but pest control contractors providing services to the TOL for Township properties and municipal infrastructure may be using "anti-coagulant rodenticides"; and

Whereas the current TOL pest control contracts are due to expire at the end of this year (2020);

Therefore Be It Resolved that Council direct staff to:

a. Request that current contractors stop the use of any "anti-coagulant rodenticides"; and
b. Incorporate "anti-coagulant rodenticide" prohibitions as part of the preparation of the next Request for Proposal (RFP) for pest control services in the Township of Langley."

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

2:50pm 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 C.1 - Section 90(1) (f) Law Enforcement;
Item E.1 - Section 90(1) (e) Property;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (a) Personnel;
Item F.1 - Section 90(1) (f) Law Enforcement;
Item F.2 - Section 90(1) (a) Personnel;
Item F.3 - Section 90(1) (a) Personnel;
Item F.4 - Section 90(1) (f) Law Enforcement;
Item F.5 - Section 90(1) (f) Law Enforcement;
Item G.1 - Section 90(1) (e) Property; and
Item H.1 - Section 90(1) (f) Law Enforcement.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, July 27, 2020 at 10:52am
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

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, K. Sinclair, P. Tulumello, and J. Winslade

W. Bauer, S. Little, R. Stare, K. Stepto, and P. Ward

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – July 27, 2020

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held July 27, 2020.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 13, 2020

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Regular Council meeting held July 13, 2020.
CARRIED

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
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 D.1 - Section 90(1) (f) Law Enforcement;
Item F.2 - Section 90(1) (f) Law Enforcement;
Item F.3- Section 90(1) (g) Legal;
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) (k) Negotiations;
Item F.1 - Section 90(1) (i) Solicitor-Client Privilege;
Item F.4 - Section 90(1) (m) Another Matter;
Item F.5 - Section 90(1) (i) Solicitor-Client Privilege;
Item G.1 - Section 90(1) (f) Law Enforcement;
Item G.2 - Section 90(1) (e) Property;
Item H.1 - Section 90(2) (b) Intergovernmental Relations;
Item H.2 - Section 90(2) (b) Intergovernmental Relations;
Item H.3 - Section 90(1) (e) Property; (k) Negotiations;
Item H.4 - Section 90(1) (e) Property;
Item H.5 - Section 90(1) (e) Property; (k) Negotiations;
Item H.6 - Section 90(1) (g) Legal; (m) Another Matter;
Item H.7 - Section 90(1) (i) Solicitor-Client Privilege; (m) Another Matter; and
Item H.8 – Section 90(1) (f) Law Enforcement; (g) Legal.
CARRIED

MEETING RECESSED
The meeting recessed at 10:54pm.

MEETING RECONVENED
The meeting reconvened at 1:16pm.

D. DELEGATIONS

1. David Fawley
Denciti Development Corp.
File 0550-07

David Fawley, Denciti Development Corp., appeared before Council to request the Carvolth Greenway Community Amenity Contributions for Rezoning Application RZ100601 at 19708 – 86 Avenue be waived. He commented that they have applied to rezone the property to permit the development of two light industrial, strata titled buildings and that 44% of the property contributes to green infrastructure. They are asking to waive the Greenway Community Amenity Contributions due to the economic burdens, and to allow them to deliver this light industrial development which will support employment in the Township.

2. Teresa O'Callaghan
Aldergrove Minor Hockey Association Executive
File 0550-07

Teresa O'Callaghan, on behalf of the Aldergrove Minor Hockey Association Executive, appeared before Council to discuss the opening of the Aldergrove Credit Union Community Centre ice arena. She commented on

D. DELEGATIONS

the importance of healthy bodies and minds of kids, especially during this health crisis. She asked Council to direct staff to open the ice arena in September and noted that all safety protocols will be followed.

3. Carly Leakey
Langley Girls Ice Hockey Association
File 0550-07

Carly Leakey, on behalf of the Langley Girls Ice Hockey Association, appeared before Council to discuss opening the ice arenas for user groups by September 1, 2020. She commented that all Lower Mainland Hockey Associations across the country have been in dialogue regarding safety protocols. Not being able to have ice time in September will impact the players greatly, both physically and mentally. She would like to see George Preston Ice Arena open in September to help retain girls in the sport of hockey.

E. PRESENTATIONS

1. Child Care Action Plan

Patrick Ward provided a presentation regarding the Township of Langley Child Care Action Plan. He noted that Council authorized staff in December 2018 to apply for UBCM grant funding to prepare a child care needs assessment and action plan. The following areas were reviewed:

- Roles and responsibilities of the Township and other organizations;
- Strengths, gaps, and trends;
- Coverage rates and space creation targets; and
- Priorities and actions.

The following priorities and actions were identified:

- Increase the number of licensed child care spaces;
- Improve child care affordability;
- Strengthen partnership and collaboration;
- Address staffing challenges; and
- Enhance before- and after-school recreation programming.

Next steps will be to share the Needs Assessment and Action Plan with the Province, and begin implementation of the Action Plan.

F. REPORTS TO COUNCIL

1. Child Care Action Plan
Report 20-95
File CD LSP00009

That Council endorse the Child Care Action Plan, presented as Attachment A to this report.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the motion be amended to read as follows:

That Council receive the Child Care Action Plan, and refer it to a future Council Process Committee for a detailed policy discussion.

MOTION DIVIDED
Moved by Councillor Ferguson,
Seconded by Councillor Long,
That the motion be divided.
CARRIED

MOTION 1
That Council receive the Child Care Action Plan.
CARRIED

MOTION 2
That the Child Care Action Plan be referred to a future Council Process Committee for a detailed policy discussion.
CARRIED

Mayor Froese and Councillors Ferguson, Kunst, and Whitmarsh opposed

2. Revised Council Calendar for September to December 2020
Report 20-97
File ADM 0550-06

Moved by Councillor Davis,
Seconded by Councillor Woodward,
That Council approve the proposed revised September to December 2020 Council Calendar.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the December 21, 2020 meeting be moved to December 14, 2020.
CARRIED

F. REPORTS TO COUNCIL

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

3. Recycling Depot Assessment
Report 20-107
File ENG 5380-01

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council request Metro Vancouver to move towards establishing recycling depots at the Langley and Surrey transfer stations operated by Metro Vancouver as soon as possible, to be funded in a manner that recognizes the regionally-serving nature of such facilities; and further

That Council request Metro Vancouver investigate relocating the Langley Transfer Station to a more suitable geographic area, subject to appropriate zoning and locational considerations, in collaboration with the Township of Langley.
CARRIED

4. Climate Action Strategy Update
Report 20-108
File ENG 5280-31

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council authorize staff to proceed with public consultation on the draft Climate Action Strategy; and further

That Council direct staff to bring forward the final Climate Action Strategy and financial plan for Council's consideration of adoption.
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 2:44pm.

5. Investing in Canada Infrastructure Program
British Columbia – Community, Culture and
Recreation Infrastructure
Report 20-106
File ENG 5330-20-024

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council approve a grant application to the Federal-Provincial Investing in Canada Infrastructure Program – Community, Culture and

F. REPORTS TO COUNCIL

Recreation Infrastructure Fund, for eligible costs related to the Fort Langley Pedestrian Overpass Project; and further

That Council pre-approve the Township's required share of the funding at 26.67% of the overall costs, equivalent to $1,400,000 utilizing committed external third party funding, with any shortfall, up to a maximum of $250,000 from the 2021 Transportation Operating Contribution to Capital funding envelope.
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 2:44pm.

6. Heritage Alteration Permit
Application No. 101182
(Fort Langley Properties Ltd. / 9121 Church Street)
Report 20-99
File CD 11-33-0132

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council authorize issuance of Heritage Alteration Permit No. 101182 for property located at 9121 Church Street to allow demolition of the existing building, 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 turf over the subject site in substantial compliance with Schedule "A";
d. Retention of the existing trees on the subject site until time of Heritage Alteration Permit issuance for redevelopment of the subject site, 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 building permit, the following items will need to be finalized:

a. Disconnection of municipal services;
b. Security of a driveway removal permit;

F. REPORTS TO COUNCIL

c. 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
d. Payment of applicable administration fees.

CARRIED

Councillors Davis and Long opposed

Councillor Woodward re-entered the meeting at 2:55pm.

7. Agricultural Land Commission
Application No. 100379
(Toor / 1457 – 248 Street)
Report 20-98
File CD 10-10-0030

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council advise the Agricultural Land Commission that the subdivision application submitted by Greenline Management Ltd, on behalf of the owner of the property located at 1457 – 248 Street within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

Councillors Arnason, Davis, and Richter opposed

8. Development Permit Application No. 101149
(Sandhill Homes Ltd. / 4400 Block of 222 Street)
Report 20-101
File CD 10-31-0164

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council issue Development Permit No. 101149 (Streamside Protection) to relocate Streamside Protection and Enhancement Development Permit Areas on site in accordance with Section 4.20 of Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842 (OCP Schedule 3), subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A 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

F. REPORTS TO COUNCIL

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;
d. Provision of security deposit for completion of enhancement works and three year monitoring to the acceptance of the Township of Langley General Manager of Engineering and Community Development; and
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township of Langley General Manager of Engineering and Community Development.

CARRIED

Councillors Arnason, Davis, and Richter opposed

9. Banking Resolution - Signing Authority
Report 20-110
File FIN 1970-02

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council approve the updated list of bank signatories required for bank signing authorization on behalf of the Corporation of the Township of Langley.
CARRIED

10. 2019 Annual Report and 2019 Statement of Financial Information
Report 20-111
File FIN 0640-20/1830-25

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council approve the 2019 Annual Report including 2019 Audited Financial Statements upon receiving and considering submissions and questions from the public; and

That Council approve the 2019 Statement of Financial Information (SOFI).
CARRIED

F. REPORTS TO COUNCIL

11. Development Management Process Review
File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council receive the Mayor's Standing Committee Development Management Process Review report;

That Council endorse the recommendations included in the report under the four headings:

1. Relieve pressure on staff;
2. Streamline process;
3. Update policies;
4. Focus on innovation; and

That the Mayor's Standing Committee Development Management Process Review Report be referred to staff to report back to Council to provide recommendations as to the implementation and costs of the proposed recommendations contained in the report.

MOTION DIVIDED
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the motion be divided.
CARRIED

MOTION 1
That Council receive the Mayor's Standing Committee Development Management Process Review report.
CARRIED

MOTION 2
That Council endorse the recommendations included in the report under the four headings:

1. Relieve pressure on staff;
2. Streamline process;
3. Update policies; and
4. Focus on innovation.

CARRIED

Councillors Richter and Woodward opposed

MOTION 3
That the Mayor's Standing Committee Development Management Process Review Report be referred to staff to report back to Council to provide recommendations as to the implementation and costs of the proposed recommendations contained in the report.
CARRIED

F. REPORTS TO COUNCIL

Councillor Woodward opposed

MOTION
Moved by Councillor Kunst
Seconded by Councillor Davis,
That a letter of thanks be sent to the other municipalities who participated in the study.
CARRIED

MEETING RECESSED
The meeting recessed at 3:35pm.

MEETING RECONVENED
The meeting reconvened at 3:46pm.

12. Reopening of Recreation Facilities and Services
Report 20-112
File PR 7710-01

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Township of Langley's initial Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council; and

That regular updates to the Township of Langley Reopening Plan be presented to Council as details are developed in consideration of recreation sector guidance, specific facility and program risk assessments; and all COVID-19 Safety plans are developed.
CARRIED

MOTION
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council direct staff to implement the Alternate Stage 3 Re-opening strategy, including opening the following as soon as practical;

- George Preston Recreation Centre arena for ice rentals;
- Aldergrove Credit Union Community Centre arena for ice rentals;
- Aldergrove Credit Union Community Centre pool for pool rentals and public use; and
- George Preston Recreation Centre curling rink.

CARRIED

MOTION
Moved by Mayor Froese,
Seconded by Councillor Richter,
That Council endorse Staff continuing to focus the Township's COVID-19 response through the Township of Langley Emergency Operations Centre,

F. REPORTS TO COUNCIL

including following Provincial Health Orders and Worksafe BC requirements, with a goal of working together with viaSport, Provincial Sport Organizations, and Local Sport Organizations to accommodate youth sports and game play as soon as practical.
CARRIED

G. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100194 and Development Permit Application No. 101164 (Essence Holdings (Parc Central 1) Inc. / 20261 – 72B Avenue) Bylaw No. 5632 Bylaw No. 5633 Report 20-100

File CD 08-23-0200

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5632 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5633, amending Comprehensive Development Zone CD-124 to facilitate the development of 30 townhouse units on a 0.8 ha (1.9 ac) of land located at 20261 – 72B Avenue, subject to the following prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
2. Amend Restrictive Covenant CA7529153 to reflect the current layout and identify a minimum 5% of the townhouses are required to comply with the adaptable housing requirements;
3. Compliance with the Community Amenity Contributions Policy (with an additional contribution of $127,080), Township's 5% Neighbourhood Park Land Acquisition Policy, and Willoughby Arterial Road Completion Amenity Policy if applicable.
4. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, DWA and Latecomer charges;

G. BYLAWS FOR FIRST AND SECOND READING

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5624, 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. 5633 authorize issuance of Development Permit No. 101164 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 onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
b. On-site landscaping to be secured by letter of credit at building permit stage; and
c. 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 Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5632, and Rezoning Bylaw No. 5633 in conjunction with the hearing for proposed Development Permit No. 101164.
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST AND SECOND READING

2. Rezoning Application No. 100601 and Development Permit Application No. 101151 (19708 86 Ave Langley Holdings Corp. / Denciti Development Corp. / 19700 Block of 86 Avenue) Bylaw No. 5628 Report 20-105

File CD 08-27-0069

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 (19708 – 86 Ave Langley Holding Corp.) Bylaw 2020 No. 5628, rezoning 2.42 ha (5.98 ac) of land located in the 19700 block of 86 Avenue to Carvolth Business Park Zone C-18, to facilitate development of two (2) industrial buildings, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise 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 86 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth 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 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);
5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk, landscaping details and security;
6. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
7. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Registration of the following restrictive covenants:
    a. Prohibiting left-hand turns for ingress and egress;
    b. Prohibiting reliance on street parking;
    c. Providing for cross access in favor of 19676 – 86 Ave;
9. Compliance with the requirements of the Carvolth Greenway Amenity Policy;

G. BYLAWS FOR FIRST AND SECOND READING

10. 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. 5628 authorize issuance of Development Permit No. 101151 to 19708 – 86 Ave Holdings Corp., for property located in the 19700 block of 86 Avenue, 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
f. All outdoor storage areas being covered by a dust free surface;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) 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. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Completion of an erosion and sediment control plan or exemption 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. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the

G. BYLAWS FOR FIRST AND SECOND READING

Township's Exterior Lighting Impact Policy to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

g. Payment of supplemental Development Permit application fees; and

h. Payment of applicable 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. 5628, in conjunction with proposed Development Permit No. 101151.
CARRIED

3. Rezoning Application No. 100579
Development Permit Application No. 101113
(Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 – 80 Avenue)
Bylaw No. 5612
Report 20-104
File CD 08-26-0159

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council receive the submission and grant first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612, rezoning 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 – 80 Avenue to Community Commercial Zone C-2, to facilitate the development of a commercial development, subject to the following development prerequisites being satisfied to the acceptance of the General Manager of Community Development and Engineering prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the west half of 204 Street and the north half of 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 Avenue;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:

G. BYLAWS FOR FIRST AND SECOND READING

a. Prohibiting reliance on street parking on 80 Avenue and 204 Street;
b. Limiting access to 80 Avenue to right-in and right-out only;
c. Requiring roof-top mechanical equipment to be screened from view; and
d. Registration of a public access right of way for a pedestrian access between 204 Street and the western property line;

7. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges Development Works Agreement (DWA) and Latecomer charges;

That Council authorize the issuance of revised Development Permit No. 101113 at the time of final reading of Rezoning Bylaw No. 5612 consistent with Attachment A to this report 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. All signage being in compliance with Schedule “A” and the Township Sign Bylaw;
d. Section 107.3 – Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and
e. Section 107.5 (sub-section 6) – Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

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; and
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

G. BYLAWS FOR FIRST AND SECOND READING

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

Councillors Richter and Woodward opposed

4. Rezoning Application No. 100622 and
Cannabis Retail Sales Endorsement Application No. 000002
(Barbieri Developments Ltd. / 20125 - 64 Avenue)
Bylaw No. 5631
Report 20-102
File CD 08-14-0116

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Barbieri Developments Ltd.) Bylaw 2020 No. 5631, to amend Regional Commercial Zone C-1 to allow for a non-medical cannabis retail store on the property located at 20125 - 64 Avenue within the Willowbrook Community Plan area , subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. Approval of Rezoning Bylaw No. 5631 by the Ministry of Transportation and Infrastructure;
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council consider the endorsement request for a new non-medical cannabis retail store for #105 – 20125 – 64 Avenue;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5631, in conjunction with the endorsement request for a new non-medical cannabis retail store**;** and further

That Council, upon final reading of Rezoning Bylaw No. 5631, should the application proceed, adopt the following resolution, should Council decide to endorse 1151761 BC Ltd.'s request:

> *"That Council has considered and ENDORSED the request by 1151761 BC Ltd. to locate a non-medical cannabis retail store at #105 - 20125 - 64 Avenue, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.*
>
> *In ENDORSING this request, Council deems that it has considered and found acceptable the location of the non-medical cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic,*

G. BYLAWS FOR FIRST AND SECOND READING

noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a written submission opportunity held September 14, 2020 virtually at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."

MOTION
Moved by Mayor Froese,
Seconded by Councillor Richter,
That staff be directed that items G.4 and G.5 be deferred and that cannabis rezoning applications received by August 31, 2020 be presented together by area and that staff develop selection criteria that Council may use in selecting the appropriate retail outlet for each area.
CARRIED

5. Rezoning Application No. 100621 and
Cannabis Retail Sales Endorsement
Application No. 000001 (Visco / 8860 - 201 Street)
Bylaw No. 5630
Report 20-103
File CD 08-26-0219

Clerk's Note: See motion under item G.4.

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (VISCO) Bylaw 2020 No. 5630 to amend Comprehensive Development Zone CD-48 within the Carvolth Neighbourhood Plan area, to allow for a non-medical cannabis retail store on the property located at 8860 - 201 Street, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. Approval of Rezoning Bylaw No. 5630 by the Ministry of Transportation and Infrastructure;
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council consider the endorsement request for a new non-medical cannabis retail store for #102 8860 – 201 Street;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of

G. BYLAWS FOR FIRST AND SECOND READING

Rezoning Bylaw No. 5630, in conjunction with the endorsement request for a new non-medical cannabis retail store**;** and further

That Council, upon final reading of Rezoning Bylaw No. 5630, should the application proceed, adopt the following resolution, should Council decide to endorse L&M Business Consulting Ltd.'s request:

"That Council has considered and ENDORSED the request by L&M Business Consulting Ltd. to locate a non-medical cannabis retail store at #102 - 8860 - 201 Street, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the non-medical cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a written submission opportunity held September 14, 2020 virtually at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure, Dedication Removal and Exchange (Blaney) Bylaw No. 5610
Report C20-22
File ADM PM002871

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give first, second, and third reading to "Highway Closing and Dedication Removal (Blaney) Bylaw 2020 No. 5610".
CARRIED

I. BYLAWS FOR FIRST, SECOND AND THIRD READING, AND FINAL ADOPTION

1. Deferral of 2020 Tax Sale to 2021
Bylaw No. 5629
Report 20-109
File FIN 1970-07

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council give first, second, third reading and final adoption to 2020 Tax Sale Deferment Bylaw 2020 No. 5629.
CARRIED

J. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100581 and Development Permit Application No. 101118 (1180863 BC Ltd. / Flat Architecture Inc. / 20370 and 20392 – 73A Avenue)
Bylaw No. 5622
Report 20-92
File CD 08-23-0185

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020 No. 5622".
CARRIED

Councillor Richter opposed

Development Permit No. 101118

Running concurrently with this Bylaw is Development Permit No. 101118 (1180863 BC Ltd. / Flat Architecture Inc. / 20370 and 20392 – 73A Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance 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.

J. BYLAWS FOR CONSIDERATION AT THIRD READING

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 form 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.

K. BYLAWS FOR THIRD READING AND FINAL ADOPTION

1. Official Community Plan Amendment and Rezoning Application No. 100184 (Ganchar / 23600 - 23900 Block of 36A Avenue) Bylaw No. 5526 Bylaw No. 5527 Report 20-96

File CD 10-28-0042

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council repeal third reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, granted on January 13, 2020;

That Council give third reading to the revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, rezoning six (6) rural residential properties located in the 23600 – 23900 blocks of 36A Avenue to Rural Zone RU-3A, subject to the provision of security for a hydrogeological study, to the acceptance of the General Manager of Engineering and Community Development; and further

That Council give final reading to Langley Official Community Plan Bylaw 1979 No. 1842 (Rural Plan) Bylaw 1993 No. 3250 Amendment (Ganchar) Bylaw 2019 No. 5526 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, rezoning six (6) rural residential properties located in the 23600 – 23900 blocks of 36A Avenue to

K. BYLAWS FOR THIRD READING AND FINAL ADOPTION

Rural Zone RU-3A, noting that all development prerequisites have been satisfactorily completed.
CARRIED

L. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100131 (Sandhill Homes Ltd. / 4400 Block of 222 Street) Bylaw No. 5379 Report 18-72

File CD 10-31-0164

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5379".
CARRIED

Councillors Davis and Richter opposed

2. Official Community Plan Amendment and Rezoning Application No. 100160 and Development Permit Application Nos. 100971, 101091 and 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) Bylaw No. 5491 Bylaw No. 5492 Report 19-127

File CD 08-22-0083 / 0091

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492".
CARRIED

Councillor Richter opposed

Development Permit No. 100971

Moved by Councillor Davis,
Seconded by Councillor Kunst,

L. BYLAWS FOR FINAL ADOPTION

That Council authorize issuance of Development Permit No. 100971 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) 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 Compact Lot Zone R-CL(A) and R-CL(B);
b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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

CARRIED

Councillor Richter opposed

Development Permit No. 101091

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101091 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) 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 to the acceptance of the 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

L. BYLAWS FOR FINAL ADOPTION

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.

CARRIED

Councillor Richter opposed

Development Permit No. 101092

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) in accordance with Attachment C subject to the following conditions:

a. Building plans being in substantial compliance with Schedules “A” through “CC”;
b. On-site landscaping plans being in substantial compliance with Schedules “DD” through “FF”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;

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

CARRIED

Councillor Richter opposed

L. BYLAWS FOR FINAL ADOPTION

3. Official Community Plan Amendment and Rezoning Application No. 100187 (Oakbrook Foundation / 23400 – 44 Avenue) Bylaw No. 5486 Bylaw No. 5487 Report 19-104
File CD 10-33-0091

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5486"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487".
CARRIED

4. Rezoning Application No. 100537 (Denbow Transport Ltd. / 1030 – 272 Street) Bylaw No. 5503 Report 19-157
File CD 13-08-0013

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Denbow Transport Ltd.) Bylaw 2019 No. 5503".
CARRIED

Councillor Woodward opposed

M. CORRESPONDENCE

1. International Decade for People of African Descent
File 0630-01

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council receive the correspondence from Pulcherie Mboussi, Founder of the African Arts & Cultural Society, requesting the decade of 2015-2024 be recognized as International Decade for People of African Descent.
CARRIED

N. MINUTES OF COMMITTEES

1. Council Process Committee – July 20, 2020
File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council adopt the Minutes from the Council Process Committee meeting held July 20, 2020.
CARRIED

O. MAYOR AND COUNCIL REPORT

Mayor Froese reported that he visited Ace Berries and presented awards to recipients for Volunteer Appreciation.

P. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Richter reported that Metro Vancouver has commented that the wet weather this spring has created a mosquito infestation. Residents can report problems and concerns to the Township at 604.432.6228.

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

R. ITEMS FROM PRIOR MEETINGS

1. Richard and Stephanie Hather Delegation

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That staff be directed to remove the Willow tree at the Hather residence, with the appropriate communication that removal does not indicate admission of liability.
CARRIED

Councillors Arnason and Long opposed

S. OTHER BUSINESS

1. Open the Pools

MOTION WITHDRAWN

S. OTHER BUSINESS

Whereas the reopening of recreational facilities such as outdoor pools is being recommended by the Provincial Health Officer Dr. Henry during the Covid-19 outbreak; and

Whereas the Aldergrove Credit Union Community Centre (ACUCC) has one of the best outdoor pool facilities in the area;

Therefore be it resolved that the Township of Langley reopen the pools at ACUCC as soon as possible.

2. Advancement of the Smith Neighbourhood Plan

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

1. The Smith Neighbourhood Plan is one of the few neighbourhood plans within Willoughby that is experiencing significant, ongoing difficulty meeting the conditions necessary for development to advance;

2. The relatively large quantity of smaller parcels combined with the lack of a single group proceeding on any known timeline to assemble the necessary land holdings to be able to justify providing the necessary school(s), park site(s) and detention pond(s) is together causing an indefinite delay in the Smith Neighbourhood Plan's advancement;

3. The provision of the necessary elements for a neighbourhood plan to advance is recoverable via the development process from benefiting landowners; and

4. The delay in advancement of the Smith Neighbourhood Plan is causing indefinite delays in the provision of road and sidewalk infrastructure along 208 Street and 72 Avenue badly needed for the entire Willoughby area, and all Township of Langley residents as a whole;

Therefore be it resolved that staff be directed to review, consider and report to Council, as soon as practical, possible options for the Township of Langley to coordinate the provision of necessary drainage infrastructure and school / park site acquisition(s) within and for the advancement of the Smith Neighbourhood Plan.
CARRIED

Councillor Long opposed

S. OTHER BUSINESS

3. Fire Protection – Top Floor Balconies

Council discussed changes to the building code requirements regarding balcony or attic sprinklers and/or fire extinguishers.

Councillor Richter provided the following Notices of Motion for consideration at the next Regular Meeting:

4. Control of Nuisance Animals Policy

Whereas Report 20-88 “Control of Nuisance Animals Policy Update” was adopted unanimously by Council on July 13, 2020;

Whereas 43rd Avenue from 272nd Street east to the Abbotsford border apparently still floods continuously from November to February each year even though extensive mitigation works have occurred there;
Whereas this prolonged annual flooding on 43rd Avenue creates health and safety concerns for area residents;

Therefore be it resolved that Council ask staff to provide a report on the mitigation efforts and costs taken to date on 43rd Avenue from 272nd Street east to the Abbotsford border, and whether additional efforts are needed under the Control of Nuisance Animal Policy Update in order to protect the health and safety of area residents.

5. Council Procedure Bylaw

Whereas substantive information pertinent to Council decisions needs to be available to Council members well prior to Council meetings so that this information is able to be fully read and understood by Council members prior to the meeting;

Whereas there has been a recent increase in the amount of significant information being sent to Council members only a few hours before Council meetings start;

Therefore be it resolved that Council amend the Procedure Bylaw to include the following items:

a) substantive information relative to Council meeting agenda items must be received no later than 5 pm 72 hours before the Council meeting to which it pertains is called to order;

b) when substantive material is received after the 72 hour deadline in “a)”, the agenda item to which the substantive material pertains will be automatically deferred to the next scheduled Council meeting; and

S. OTHER BUSINESS

c) substantive material pertaining to a Council meeting and Council decision received late by Council will not be allowed to defer the Agenda matter for more than 1 Council meeting.

T. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 6:17pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 14, 2020 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: AGRICULTURAL LAND COMMISSION APPLICATION NO. 100380 (LINKE / 6357 – 248 STREET)

REPORT: 20-113
FILE: 11-10-0075

PROPOSAL:

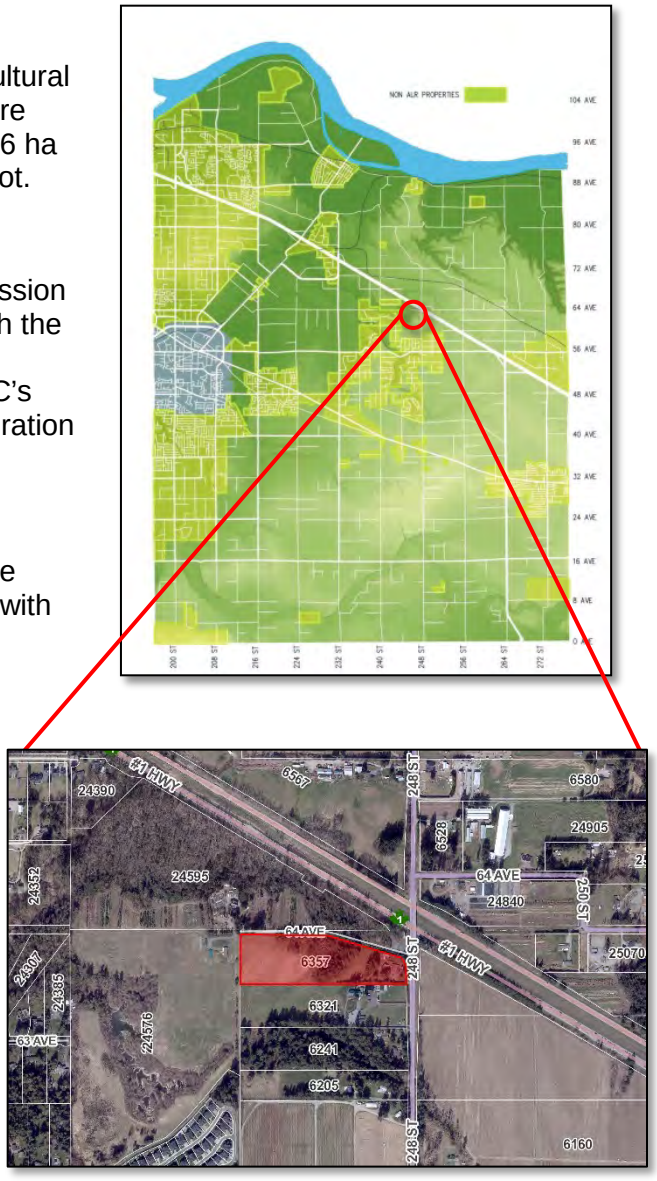
Homesite severance subdivision within the Agricultural Land Reserve (ALR) of a 4.0 hectare (ha) (9.9 acre (ac)) parcel located at 6357 – 248 Street into a 0.6 ha (1.4 ac) homesite and a 3.5 ha (8.6 ac) remnant lot.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size requirements of the Township's Zoning Bylaw, subject to compliance with the ALC's Homesite Severance Policy, and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw, subject to compliance with the Agricultural Land Commission's Homesite Severance Policy.



RECOMMENDATION:

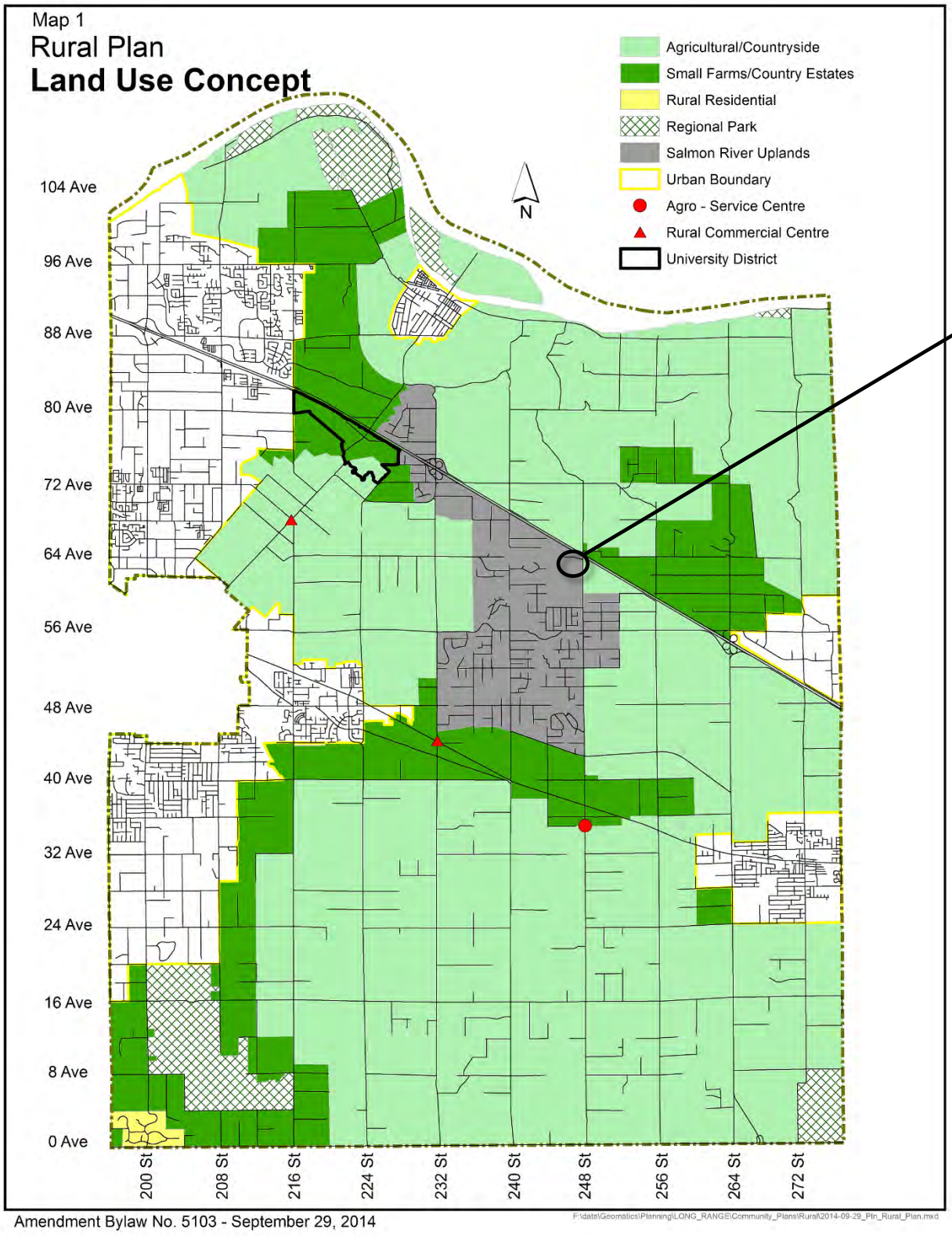
That Council advise the Agricultural Land Commission that the subdivision application submitted by Donna Linke for a property located at 6357 – 248 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the Agricultural Land Commission's Homesite Severance Policy and request consideration based on agricultural merits.

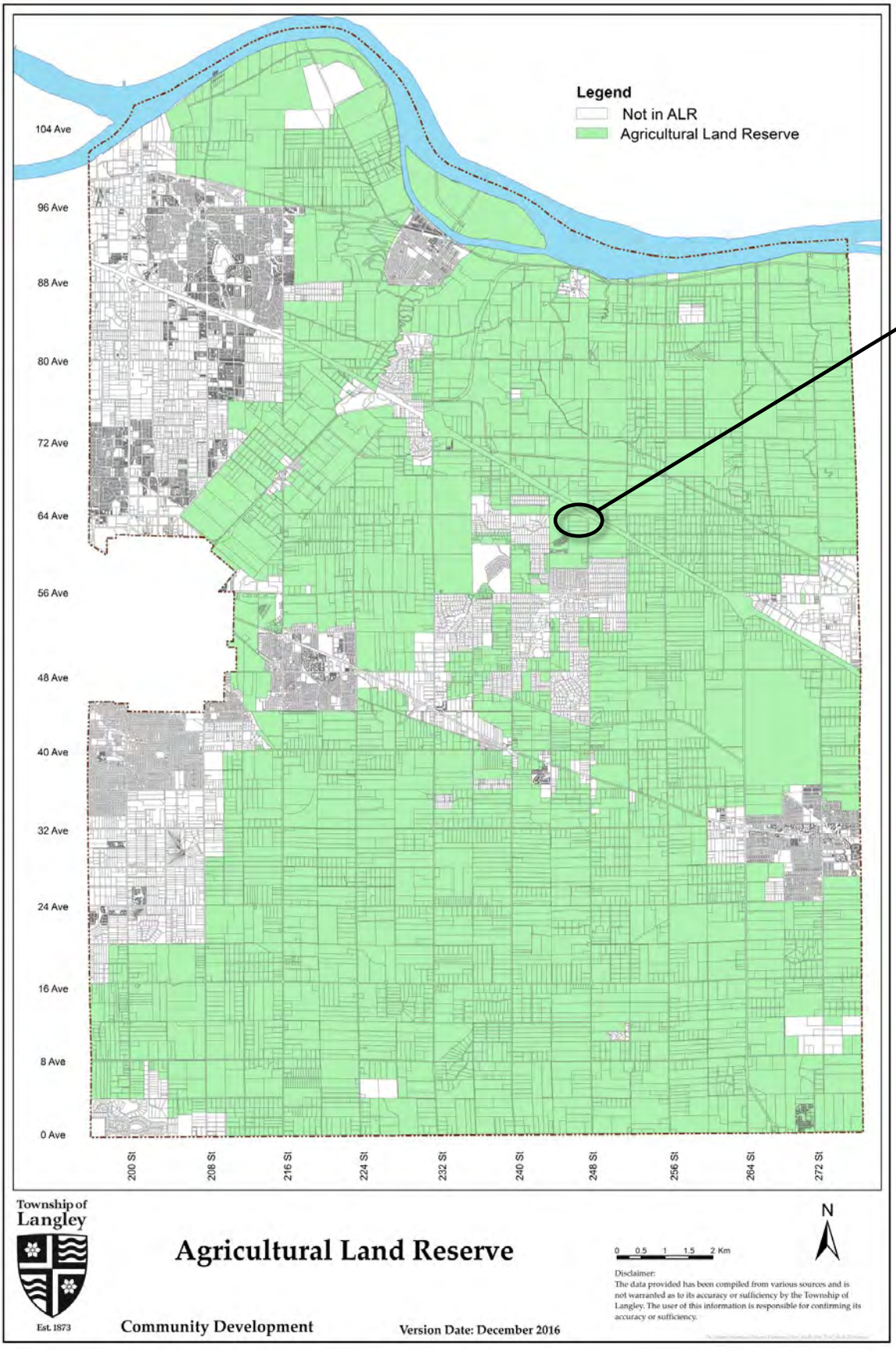
EXECUTIVE SUMMARY:

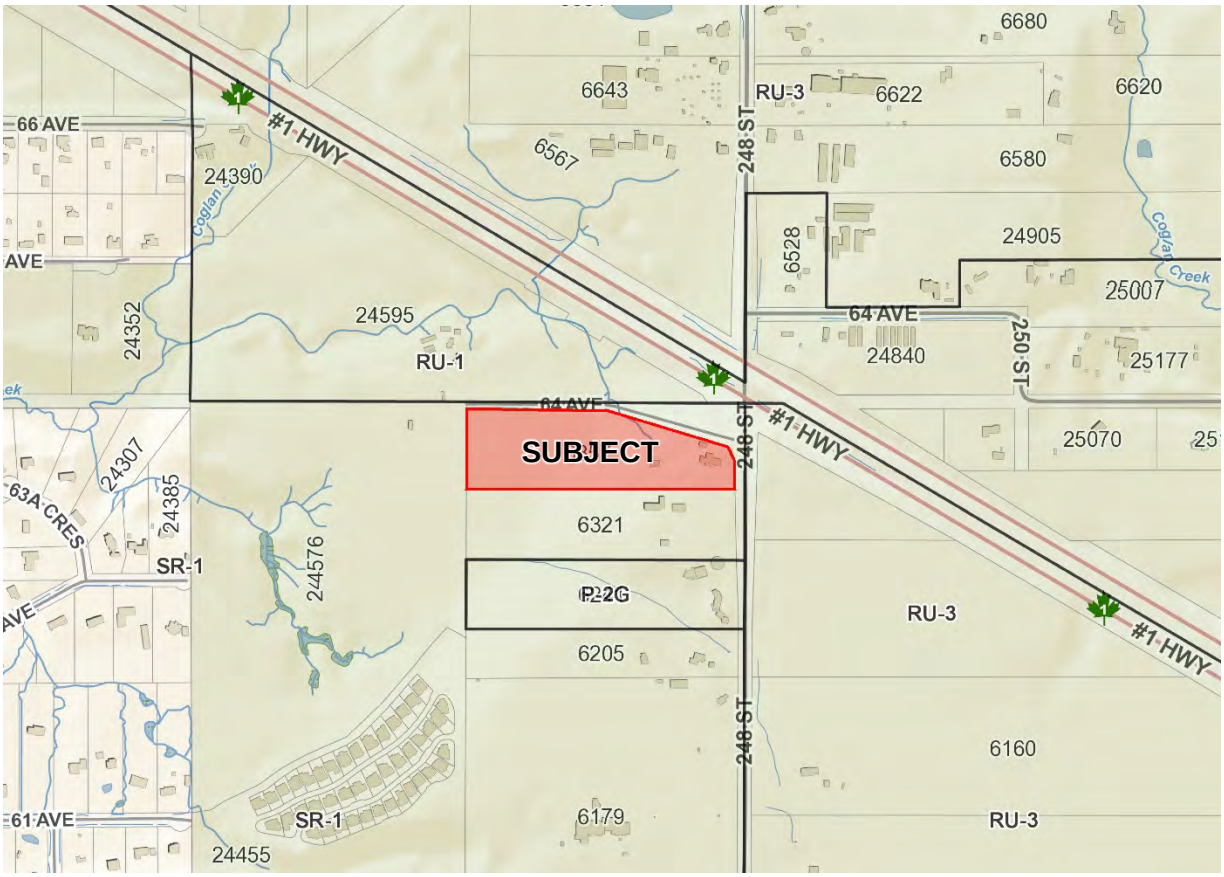
The applicant, pursuant to Section 21(2) of the ALC Act, has applied for a homesite severance subdivision of a 4.0 ha (9.9 ac) parcel located at 6357 – 248 Street into a 0.6 ha (1.4 ac) homesite and a 3.5 ha (8.6 ac) remnant lot. Staff recommend that Council advise the ALC that the subdivision complies with Sections 110.1 and 110.8 of the Township's Zoning Bylaw, provided it is deemed a homesite severance by the ALC and request consideration based on agricultural merits.

PURPOSE:

This report is to provide Council with information and a recommendation with respect to an ALR homesite severance subdivision application submitted under Section 21(2) of the ALC Act.


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
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


Legend
Not in ALR
Agricultural Land Reserve
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
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.



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT

REFERENCE:

Owner:	John and Donna Linke 6357 – 248 Street Langley BC V4W 1C3
Legal Description:	Lot 4 Section 10 Township 11 New Westminster District Plan 29507
Location:	6357 – 248 Street
Area:	4.0 ha (9.9 ac)
Existing Zoning:	Suburban Residential SR-1
Minimum Lot Size:	3716 m^2 (0.9 ac)
Rural Plan:	Salmon River Uplands
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

The ALC Act allows Council the opportunity to provide recommendations on subdivision applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Rural Plan and Township Zoning Bylaw.

The subject property is located at 6357 – 248 Street, within the ALR and designated Salmon River Uplands in the Rural Plan (adopted in 1993). The property is currently zoned Suburban Residential Zone SR-1 in accordance with Zoning Bylaw No. 2500 (enacted in 1987), which permits a minimum lot size for subdivision of 3716 m^2 (0.9 ac).

The applicant indicates that the landowners meet the eligibility criteria established by the ALC for a homesite severance (ALC Policy L-11). The owners would like to retain a portion of the property and are proposing to create a homesite severance on the east portion of the lot.

DISCUSSION / ANALYSIS:

ALC policy makes provision for subdivision for the purposes of a homesite severance. A homesite severance subdivision application may be considered by the ALC where property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to dispose of the parcel but retain a homesite on the land.

The subject application has been submitted pursuant to Section 21(2) of the ALC Act and proposes a homesite severance subdivision of a 4.0 ha (9.9 ac) site located at 6357 – 248 Street into two (2) parcels, a 0.6 ha (1.4 ac) homesite and a 3.5 ha (8.6 ac) remnant parcel. The proposed lots conform to the minimum subdivision requirements for the Suburban Residential Zone SR-1.

Homesite Severances are guided by ALC Policy L-11, which states:

> *"The purpose of this policy is to provide a consistent approach to situations where property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to dispose of the parcel but retain a homesite on the land".*

The applicant has submitted details of the ownership history in support of the residency and ownership requirements of ALC Policy L-11. This is a determination that must be made by the ALC, not the Township.

Should the ALC decide that the application complies with the ALC's Homesite Severance Policy, the application may be considered for approval.

Should the ALC determine the current application does not comply with the Homesite Severance Policy, any subsequent subdivision application would be evaluated based on its ability to meet the Township's Zoning Bylaw Section 110.1 Minimum Subdivision Requirements (SR-1 zone 3716 m^2 ha (0.9 ac)) and would also require ALC approval.

Description of the Property:

The subject site is 4.0 ha (9.9 ac) in size and contains a single family dwelling accessed via a driveway from 248 Street.

Adjacent Uses and Property Sizes:

North: 64 Avenue, beyond which is a rural property zoned Suburban Residential SR-1, located within the ALR and designated Salmon River Uplands in the Rural Plan;

South: A rural property zoned Suburban Residential SR-1, located within the ALR and designated Salmon River Uplands in the Rural Plan;

East: 248 Street, beyond which is a rural property zoned Rural Zone RU-3, located within the ALR and designated Agricultural/Countryside in the Rural Plan;

West: A rural property zoned Suburban Residential SR-1, located within the ALR and designated Salmon River Uplands in the Rural Plan.

Servicing:

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 designates the subject property Suburban - Level 3.

Additional servicing details and requirements are to be addressed at time of subdivision, should the application be approved by the ALC.

POLICY CONSIDERATIONS:

The subject site is located within the ALR in an area designated Salmon River Uplands in the Rural Plan. The proposed lots conform to the minimum subdivision requirements for the Suburban Residential Zone SR-1. Staff recommend that Council advise the ALC that the proposal complies with the Township's Zoning Bylaw as a homesite severance subdivision application. If the ALC's approval of the subdivision indicates that the application is consistent

with the provisions and intent of the Commission's Homesite Severance Policy, the application can be considered as a homesite severance. Section 110.8 of the Township's Zoning Bylaw states that the Approving Officer may approve an application for a homesite severance subdivision subject to the remnant lot being not less than 2.0 ha (4.9 ac) in size. The remnant lot is in compliance with this requirement as it is proposed to be 3.5 ha (8.6 ac) in size. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Subdivision and Development Servicing Bylaw requirements and any additional requirements imposed by the ALC as a condition of approval should such be granted.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

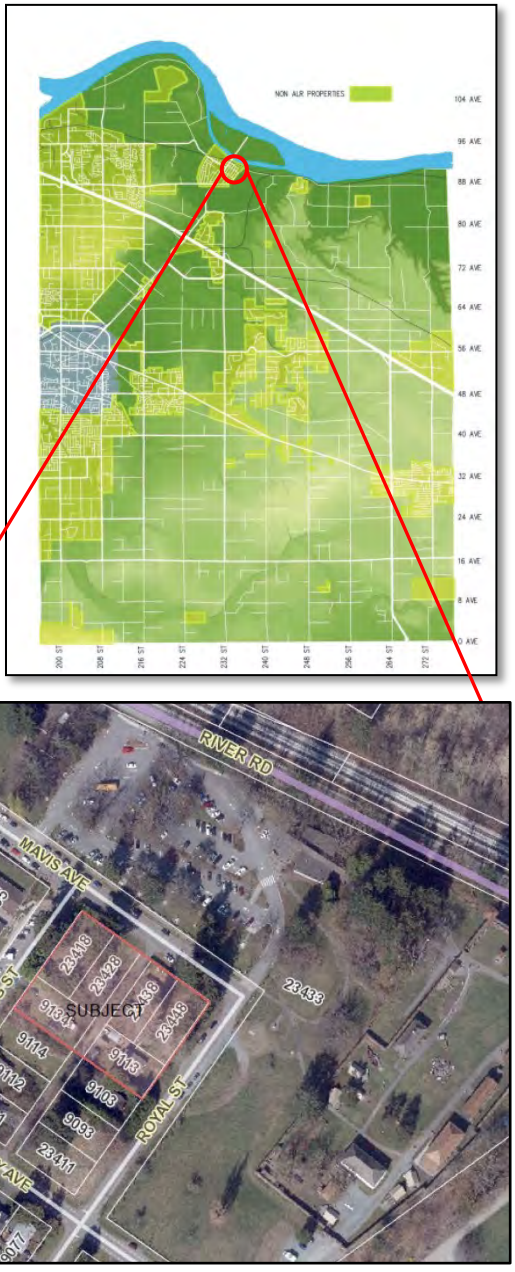
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 14, 2020 – REGULAR MEETING	**REPORT:**	20-116
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0128
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101015 (TOWNSHIP OF LANGLEY / 23400 BLOCK MAVIS AVENUE)		

PROPOSAL:

Heritage Alteration Permit application to allow construction of a new cultural centre and museum known as Salishan Place and consolidation of six lots in the 23400 Block of Mavis Avenue in Fort Langley. The proposed Heritage Alteration Permit includes variances to height, lot coverage, siting and parking provisions of the Zoning Bylaw.



RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101015 subject to twelve (12) conditions, noting seven (7) building permit conditions.

RATIONALE:

The proposal is in keeping with the Fort Langley Community Plan and associated Heritage Conservation Area Guidelines. Variances to the Zoning Bylaw are required to accommodate Salishan Place within the existing Residential R-1E zoning.

RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101015 for properties located at 23418, 23428, 23438 and 23448 Mavis Avenue, 9134 King Street and 9113 Royal Street, to allow construction of Salishan Place, a new cultural centre and museum, and consolidation of the subject properties, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Section 104.5(2) of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a three (3) storey building with a building height of 13.05 m and rooms above the second storey as shown in Schedule "A";
b. Section 107.3.b)v. of the Township's Zoning Bylaw 1987 No. 2500 (Required Off-Street Parking Spaces) being varied to permit 52 parking spaces;
c. Section 402.3 of the Township's Zoning Bylaw 1987 No. 2500 (Lot Coverage) being varied to permit a lot coverage of 52% as shown in Schedule "A";
d. Section 402.4.1)b) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from the rear lot line of 4.03 m to the edge of canopy and 6.02 m to the supporting column as shown in Schedule "A";
e. Section 402.4.1)d) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from a side lot line abutting a flanking street of 0.3 m to the edge of canopy and 1.19 m to the supporting column as shown in Schedule "A";
f. Building plans being in substantial compliance with Schedule "A";
g. Consolidation of the properties and closure of the lane in substantial compliance with Schedule "A";
h. Landscape plans being in substantial compliance with Schedule "B" and the Township's Street Tree and Boulevard Planting Policy;
i. 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);
j. All signage being in substantial compliance with Schedule "A", the Fort Langley Building Façade Design Guidelines and the Township's Sign Bylaw, and architecturally compatible with the building;
k. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
l. All refuse areas to be located inside the building and screened in substantial compliance with Schedule "A".

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

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections including provision of a minimum of 16 parking spaces in Royal Street in accordance with the Township's Subdivision and Development Servicing Bylaw;
d. 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;
e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;

f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and Building Permit Administration Fees.

EXECUTIVE SUMMARY:

Site Lines Architecture Inc. has applied on behalf of the Township of Langley for a Heritage Alteration Permit for a new cultural centre and museum called Salishan Place on lands located in the 23400 block of Mavis Avenue in Fort Langley. Salishan Place also accommodates a new public library and conference facilities.

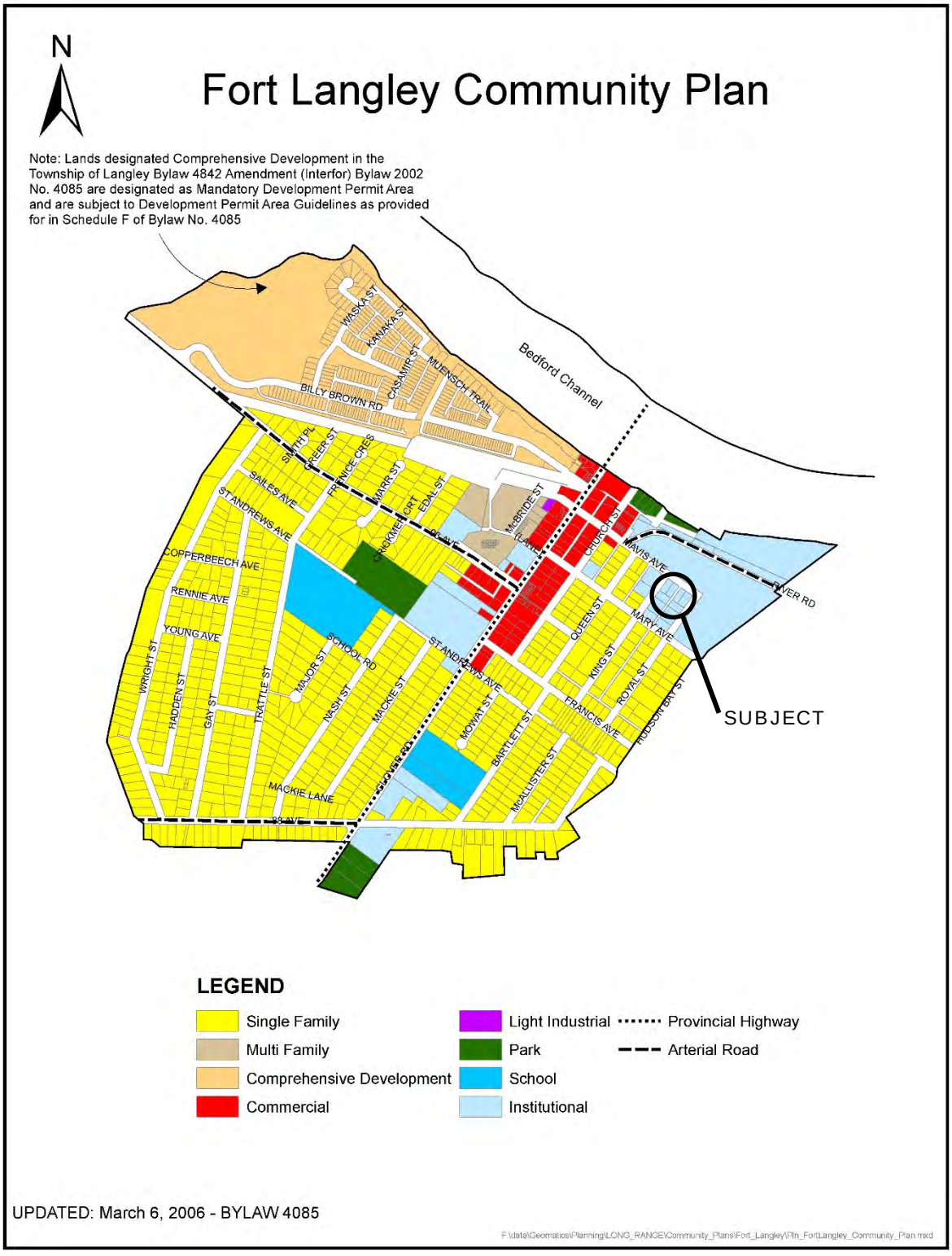
A subdivision is included in the Heritage Alteration Permit to provide for the consolidation of the subject properties and the existing lane dedication for the project. As the subject properties are located within the Fort Langley Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to allow the construction of Salishan Place and the proposed consolidation.

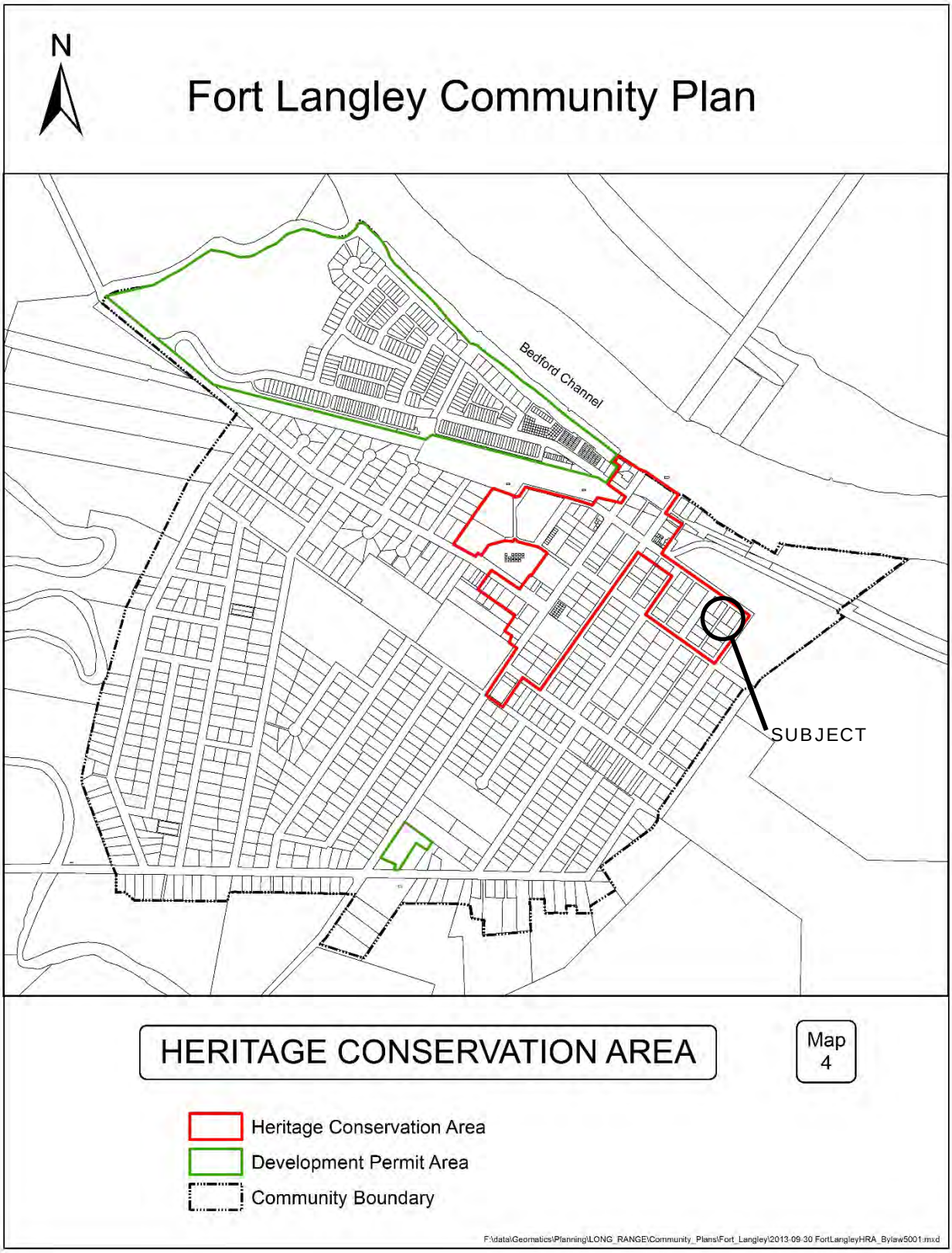
The proposed development is compatible with the Township's land use policies, the Fort Langley Community Plan and requirements of the Heritage Conservation Area outlined in the Fort Langley Community Plan (Attachment B) with the exception of the variances to building height, parking, lot coverage and siting.

Staff recommend issuance of Heritage Alteration Permit No. 101015, including the variances requested to accommodate the specific design in the context of the community and surrounding area, subject to twelve (12) conditions and seven (7) conditions applicable at building permit stage.

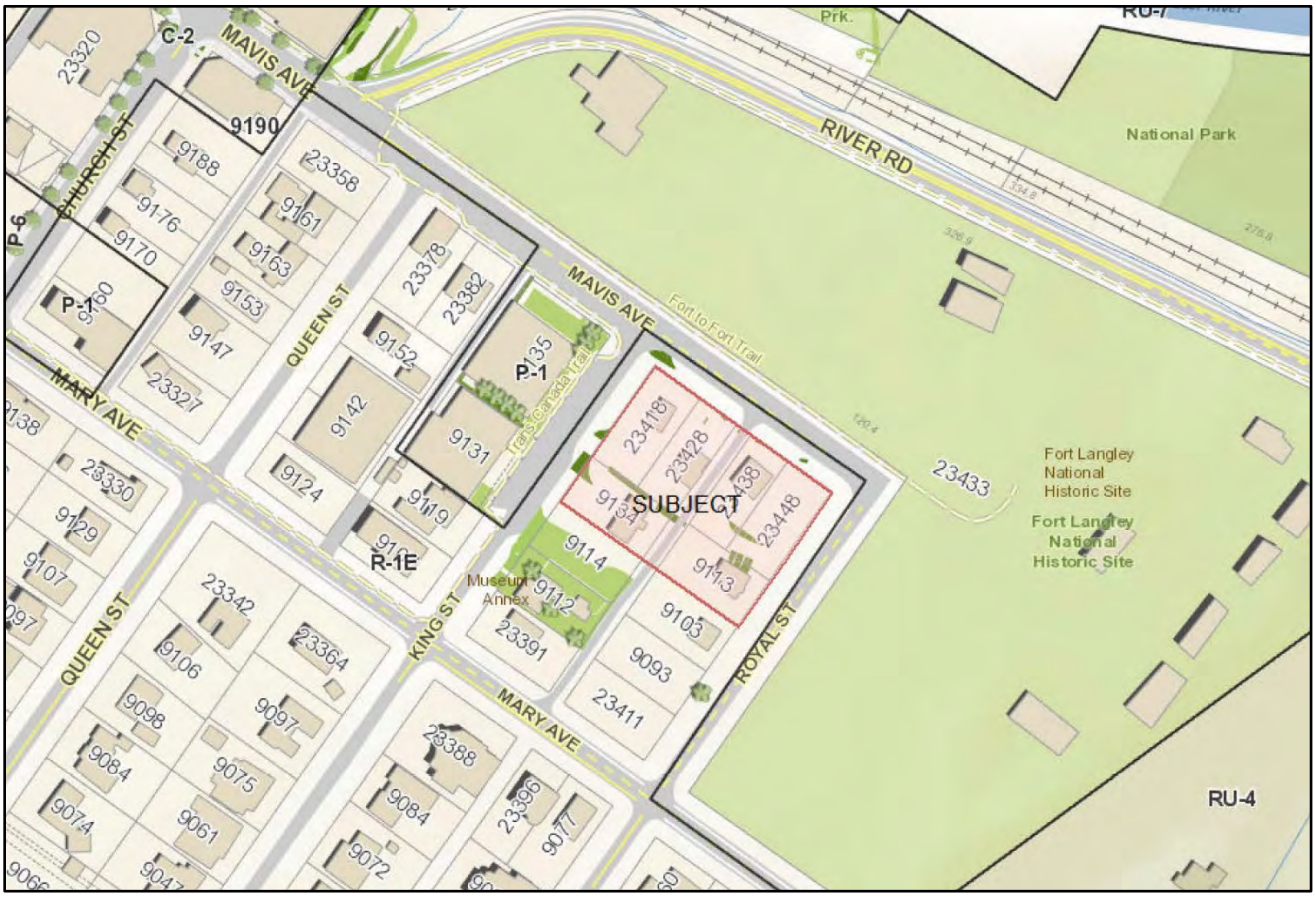
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101015 in Fort Langley.

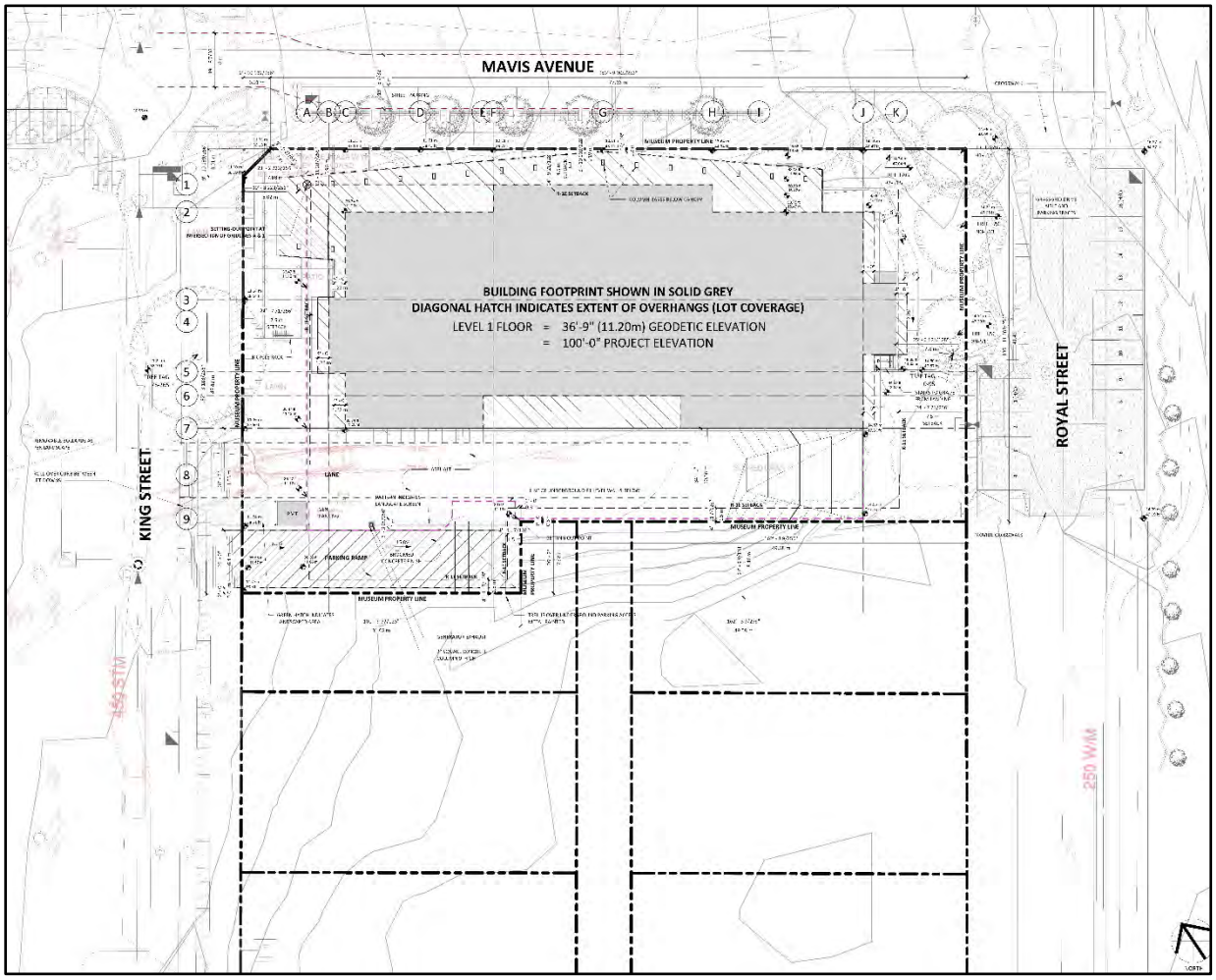

N
Fort Langley Community Plan
Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085
Bedford Channel
WASKA ST
KANAKA ST
CASAMIR ST
MUENSCH TRAIL
BILLY BROWN RD
SMITH PL
CREER ST
FRANCE CRES
MARR ST
EDAL ST
SAILES AVE
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
WRIGHT ST
HADDEN ST
GAY ST
TRATTLE ST
MAJOR ST
SCHOOL RD
NASH ST
MACKIE ST
MACKIE LANE
89 AVE
ST ANDREWS AVE
MOWAT ST
BARTLETT ST
McALLISTER ST
FRANCIS AVE
ROYAL ST
HUDSON BAY ST
KING ST
QUEEN ST
MARY AVE
MAVIS AVE
RIVER RD
CHURCH ST
McBRIDE ST
LANE
SUBJECT
LEGEND
Single Family
Multi Family
Comprehensive Development
Commercial
Light Industrial
Park
School
Institutional
Provincial Highway
Arterial Road
UPDATED: March 6, 2006 - BYLAW 4085
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Fort_Langley\Pln_FortLangley_Community_Plan.mxd



HERITAGE CONSERVATION AREA MAP 4



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	The Corporation of the Township of Langley 20338 - 65 Avenue Langley, BC V2Y 3J1
Agent:	Site Lines Architecture Inc. 200 – 23160 96 Avenue Langley, BC V1M 2R6
Legal Description:	Lots 1 through 5 and 12 District Lot 19 Group 2 New Westminster District Plan 8856 Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block North Lane) Bylaw 2020 No. 5634
Civic Address:	23418, 23428, 23438 and 23448 Mavis Avenue, 9134 King Street and 9113 Royal Street
Area:	Total: 3,578 m^2 (0.88 ac)
Fort Langley Community Plan:	Institutional
Existing Zoning:	Residential Zone R-1E

BACKGROUND / HISTORY:

The subject site is the northern portion of a block designated for Institutional uses in the Fort Langley Community Plan and located within the Fort Langley Heritage Conservation Area. The lands in the block were acquired by the Township beginning in the 1970's to support development of community, cultural and historical amenities to support Fort Langley. The site is currently zoned Residential Zone R-1E which allows for residential uses. The proposed Salishan Place is a public cultural/recreation facility, and as such is considered a use permitted in any zone in accordance with Section 104.10 of the Zoning Bylaw.

Future development on the remainder of the block to accommodate uses other than institutional may require an amendment to the Fort Langley Community Plan and rezoning in addition to a Heritage Alteration Permit. As per Council's resolution of April 20, 2020 at time of first and second reading of road closure bylaws 5558 and 5597, the future development process will also include a public hearing for the closure of Royal Street and the remainder of the lane.

The existing museum, located at 9135 King Street, and library, located at 9167 Glover Road, are proposed to be operated in their current location until the new building is complete.

DISCUSSION / ANALYSIS:

Site Lines Architecture Inc. has applied on behalf of the Township of Langley for a Heritage Alteration Permit to allow construction of Salishan Place, a 3,652 m^2 (39,305 ft^2) museum and cultural centre, on lands located in the 23400 block of Mavis Avenue in Fort Langley. Salishan Place includes the community library for Fort Langley and conference facilities. A subdivision proposal is included in the Heritage Alteration Permit to provide for the consolidation of the subject properties and the lane for the project. Staff note that Highway Closing and Dedication Removal (Township – Fort Block North

Lane) Bylaw 2020 No. 5634 is being advanced concurrently with the subject Heritage Alteration Permit to achieve closure of a portion of the lane is required to accommodate construction of the museum. Should the lane closure not proceed, in order to meet the economic realities of the project, the Museum will by necessity be constructed on the lane in anticipation of its formal future closure

As the subject properties are located within the Fort Langley Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to allow the construction of Salishan Place and the subdivision. The application is considered in relation to the requirements of the Zoning Bylaw (both the Administration section and the Residential R-1E Zone section), the Fort Langley Community Plan, and requirements for the Heritage Conservation Area as outlined in the Fort Langley Community Plan (Attachment B).

The lots had previously been developed for single family homes with associated landscaped yards and trees. There are currently eight (8) structures (single family dwellings and accessory buildings) on the subject properties. Heritage Alteration Permit No. 101184 was issued by Council on June 15, 2020 granting permission for removal of the structures. Staff is currently working on the hazard assessments of the structures and demolition is anticipated to be undertaken this fall.

Adjacent Uses:

North:	Mavis Avenue, beyond which is the Fort Langley National Historic Site.
West:	King Street, beyond which are two lots occupied by the Langley Centennial Museum and BC Farm Museum (zoned P-1) and two lots occupied by single family houses (zoned R-1E).
South:	the remainder of the block comprised of six (6) lots (zoned R-1E) beyond which is Mary Avenue.
East:	Royal Street, beyond which is the Fort Langley National Historic Site.

Heritage Values:

As described in the report to Council regarding Heritage Alteration Permit No. 101184, the subject site's proximity to a registered archaeological site having both pre- and post-contact heritage values places it within an area of high archaeological potential. In order to address the potential sensitivity of the site, a process of archaeological monitoring and permitting has been undertaken and will be maintained throughout the demolition and construction process, to ensure that land altering and construction processes are in strict accordance with provincial requirements.

Heritage Alteration Permit:

The Fort Langley Community Plan designates the subject site as part of the Heritage Conservation Area (HCA) for the purpose of protecting the heritage character of downtown Fort Langley. The guidelines for the HCA encourage new development and building alterations that complement and enhance buildings with heritage value and the heritage character of the area.

The subject properties are located in the Fort Langley Heritage Conservation Area. In accordance with the requirements of the Local Government Act for designated heritage areas, a Heritage Alteration Permit is required to authorize the proposed construction of Salishan Place as well as the subdivision of the lands. In a HCA, a Heritage Alteration Permit (HAP) is required for new construction, subdivision and demolitions and is similar to a Development Permit in that Council is provided the opportunity to review the form, character and siting of the proposed development. The proposal is required to demonstrate conformance with the general building guidelines for the HCA. Supporting information detailing the proposed development (renderings, site plan, building elevations, landscape plans, signage plan, colour palette and materials board) are provided in Attachment A.

The applicant proposes to construct a three (3) storey, 3,652 m^2 (39,305 ft^2) museum and cultural centre in partnership with the Kwantlen First Nation. The architect for the project has provided the following design rationale:

"The proposed building is located at the Northeast corner of the village of Fort Langley, adjacent to the Fort Langley National Historic site on Mavis Avenue and two museums on King Street. The Fort's wood palisade wall and the roofs of its buildings are visible from the project site. Its presence and that of the other nearby museums, define a museum district within Fort Langley's heritage conservation area that is distinct from the Glover Road commercial area.

Although not 'built', the oldest and most significant historic elements that define the subject site are its sloping topography and the decades-old historic Douglas Fir tree which is located at the corner of King and Mavis at the west end of the subject site. These features, in combination with a prominent clump of Douglas Firs at the east end of the site, inspired a building that achieves harmony with its context by thoughtful interaction with the landscape. The building's long form links the two significant tree stands at each end of the site and expresses the site's changing elevation in its overall form and massing as one travels from west to east. The canopy along the north side of the building (on Mavis Avenue) is built of Douglas Fir as a note to the nearby trees, and recalls the timbers of the Fort to the north. The building's earthen material, texture and undulating mass are intended to echo the topography on which it sits.

The landscape – aware approach to the streetscape is also reflective of the project's attitude toward the architectural evolution of Fort Langley. First Nations history in and around present-day Fort Langley extends far before colonial settlement and has its own rich architectural heritage. The project is inspired by the First Nations' respect of landscape and traditions. The project's goal has not been to reproduce First Nations' building practices and styles since attempting to do so would only reduce their complexity and sophistication. Rather, the goal of the architecture has been to speak with symbolic value, stirring up curiosity and thus leading people into the dialogue with the authentic artifacts inside the museum.

The above concepts have been further developed as follows:

- *The wood canopy along Mavis Avenue, on the north side of the building, engages pedestrians and provides shelter of a long public promenade from which people are invited to peer into the museum (just as those within can look out toward the street, trees and sky).*
- *The spaces between trees and building define courtyards for public gathering.*
- *The weaving texture and motif around the building's entire façade symbolizes the importance of weaving within First Nations traditions.*
- *The longitudinal orientation of the building and canopy follows the alignment of the river, as traditional longhouses did.*
- *The incorporation of a community programming area on the lane to the south of the building has been designed to act as a community space, complete with a sloping amphitheater located at its east end.*

- *Despite its necessary size as a public facility, the building maintains a low-slung feel in its form and massing that follows the site's slope and in its relationship to the trees that tower above it, it is two storeys at each end of the slope and on the south side (the community lane), it uses depth, colour, and shadow to further break down its apparent height and mass in this location."*

The proposed building fronts King Street, Mavis Avenue and Royal Street with the main entrance to the facility proposed at the intersection of King Street and Mavis Avenue. Access to the library is proposed either directly from King Street or through the museum. A second access is provided to the east end of the building from Mavis Avenue. Access to underground parking is proposed from King Street beside the access to the rear of the building for delivery and waste management vehicles.

The onsite waste management facilities are contained within the building and accessed from the loading bay. Royal Street along the eastern edge of the site is proposed to be converted to surface parking. Street parking is provided along Mavis Avenue. Pedestrian circulation is proposed around the perimeter of the site as both sidewalks and paths with a trail connection along the Royal Street alignment tying into the Trans Canada Trail.

Salishan Place is currently proposed to house a museum and cultural centre including indigenous and community museums, program spaces, community archives, conference/reception facilities, a theatre and the Fort Langley Community Library (relocated from the Fort Langley Community Hall). The museum, library and archives with associated programming spaces, are proposed to occupy the first two storeys of the building. The exhibit space steps down from east to west with the majority of the windows facing north. The library faces west. The theatre and conference/reception facilities, including a north facing rooftop deck are proposed to occupy the third floor of the building.

A large canopy projects from the north and west ends of the building providing covered areas for gathering, exploring the native plantings and peering into the building. The canopy is supported by Douglas fir posts and the finished surface of the underside of the canopy is also Douglas fir. A green roof and river rock are proposed on top of the canopy. A scupper will release water collected from the roof onto the green roof.

The walls are clad in concrete coloured iron oxide and white. The basket weave pattern is achieved by applying three different intensities of sand blasting to the concrete in addition to reveal patterns. Smooth concrete and rippled concrete are also incorporated in the design. This finish approach layers texture and colour on the building in addition to the reveal patterns. The applicant is also proposing lighting consistent with the Township's Exterior Lighting Impact Policy to highlight the patterning at night.

Proposed Variances:

The applicant is requesting variances to the Zoning Bylaw related to building height, parking, lot coverage and siting provisions as described in the following text.

Building height:
The proposed building exceeds the measured height limit of 9 m (29.5 ft) permitted in the Zoning Bylaw with a proposed overall height of 13.05 m (42.8 ft) as well as the permitted number of storeys (two (2)) with three (3) storeys proposed. The building also includes rooms above the second storey. As a result, variances to Section 104.5(2) – Height of Buildings and Structures of the Zoning Bylaw

are requested to accommodate the proposed development. Staff note that although the overall height of the building is three (3) storeys, the building is designed to step with the slope of the site resulting in two (2) storey exposures at Royal Street and King Street. The canopy and the reduction in footprint of the third storey serve to further reduce the scale of the building.

Parking:
The Township's Zoning Bylaw requires parking for a recreation facility based on one parking space per 45 m^2 of gross floor area plus one (1) parking space per 10 spectator seats. For the subject facility, the required parking is 98 parking spaces. 52 parking spaces are proposed onsite for the facility meaning that a parking variance is required. Staff note that the proposal includes conversion of a portion of Royal Street to a parking lot providing an additional 16 parking spaces.

The applicant has provided analysis by a transportation consultant indicating that the proposed parking is sufficient for the proposed facility. The consultant notes that the theatre included in the proposal is not the primary function of the facility but will be used during museum hours to support the programming within the facility. The theatre is also anticipated to be used out of museum hours for other events meaning that the onsite parking will be available. The consultant also indicates that when using the Institute of Transportation Engineers Parking Generation Manual, the average peak demand for the proposed museum facility would be 29 parked vehicles on a weekday and 35 parked vehicles on a Saturday. The applicant indicates that they are exploring opportunities to share parking with the Fort Langley National Historic site to coordinate event planning and to share parking for special events.

The Zoning Bylaw includes a parking relaxation of 50% for commercial developments within Fort Langley. As a recreation facility, the proposed museum does not technically qualify for the relaxation. However, staff note that the proposed 52 plus 16 parking spaces is 69% of the parking required for the site. The applicant has noted that the retention of existing trees as a key component of the design and the budget for the facility have limited the feasibility of providing additional parking on the site. The applicant also notes that the current museum facility is served by street parking, which the current design for the subject project retains. The availability of street parking within the community, walkability and access to multiple destinations, provision of additional parking in the Royal Street road dedication, and potential for shared parking with the Fort Langley National Historic site lead staff to recommend Council consideration of the requested parking variance.

Lot Coverage:
The facility is proposed to cover 52% of the subject site which exceeds the lot coverage permitted in the Residential Zone R-1E. The applicant notes that the proposed lot coverage is suitable for a community amenity building. The proposed canopy increases the footprint of the building resulting in a larger lot coverage. Staff note that the proposed lot coverage is higher than the 50% lot coverage permitted in the Zoning Bylaw for institutional uses in the Civic Institutional P-1 zone. The applicant indicates that the proposed building meets the needs of the community moving forward. The proposed canopy supports the development of a strong public streetscape in the Fort Langley commercial area consistent with the objectives of the Fort Langley Community Plan.

Siting:
The canopy for the building is proposed to be sited closer to the lot line on King Street (3.6 m rather than 7.5 m) and Mavis Avenue (0.3 m rather than 4.5 m) than permitted in the Residential Zone R-1E. The canopy is considered by the applicant as an extension of the public sidewalk creating a covered public space. Staff note that the proposed siting is closer to the street than the 7.5m where the building fronts a street permitted in the Zoning Bylaw for recreation facilities in the Civic Institutional P-1 zone. The proposed siting supports the development of a strong public streetscape in the Fort Langley commercial area consistent with the objectives of the Fort Langley Community Plan.

Signage:

The architectural drawings indicate general locations for proposed banners and public art on the building elevations. A condition of the Heritage Alteration Permit is that signage developed for the facility architecturally integrates with the building overall, conforms with the guidelines for signage in the Fort Langley Building Façade Design Guidelines and complies with the Township's Sign Bylaw.

Access and Parking:

Parking requirements for the site are calculated as follows:

Proposed Use	Proposed GFA (m^2)	Parking Spaces Required	Parking Spaces Proposed
Institutional uses (1 space per 45 m^2 of gfa plus 1 space per 10 spectator seats)	3,652 including 167 seat theatre	81 + 17	52
Total		98	52

As noted and rationalized above, a parking variance is required to allow the 52 proposed parking spaces. Staff note that the proposal includes development of a 16 stall parking lot in Royal Street resulting in 68 parking spaces in total being available at time of development.

Vehicle access is provided to the underground parking, and by separate driveway, to the loading area from King Street. Access to surface parking is provided from Mavis Avenue.

Tree Protection:

The subject property contains 29 significant trees. Four (4) trees are proposed to be retained onsite at the east end. A tree is also proposed for retention on the King Street frontage of the museum. The tree retention is a key component of the site design. Although Township lands are exempt, consistent with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), 14 replacement trees are required and proposed to be planted on the subject site. 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 issuance of a Building Permit.

Landscaping:

The on-site landscape plan proposes plantings and hardscaping to support retention of the significant trees and to allow for programming in support of Salishan Place. Along the north and eastern edge of the building, a trail wraps through the trees and along the windows of the museum through native plantings. The western frontage is designed as an entrance plaza to the museum. South of the building, the loading area doubles as a community gathering space and opportunity to view public art. Plantings are designed to screen utility structures and to complement the building. A final landscape plan to the satisfaction of the Township is required as a condition of the Heritage Alteration Permit.

Subdivision:

The subject site is currently comprised of six (6) lots and a lane dedication. The proposed subdivision application will consolidate the lots and the lane dedication to create the lot for Salishan Place.

Public Consultation:

In 2018, the Township hosted an Open House regarding upcoming projects in Fort Langley including Salishan Place. Township staff have been in continuous and ongoing discussion with Parks Canada regarding the proposal to ensure support and coordination of common interests. Following standard practice for applications in the Fort Langley commercial district, the application was referred to the Fort Langley Community Association (FLCA) and the Fort Langley Business Improvement Association (FLBIA) for comments. The response from the FLCA is included as Attachment C to this report. The FLBIA did not provide a response within the referral timeframe.

Heritage Review:

On June 17, 2020, a presentation/workshop led by Site Lines Architecture and the Project Team was presented to the Heritage Advisory Committee and Fort Langley Heritage Review Panel to obtain comment on the proposal. The presentation included a contextual analysis of the site, description of the concepts that shaped the overall design, architectural plans and elevations, a three-dimensional model and a proposed landscaping plan. Overall, the project was well-received, with the following items identified for further consideration: incorporation of a green roof along Mavis Avenue; a permeable surface for the proposed parking on Royal Street; reducing the apparent width of the loading access and underground parking on King Street; increasing the functionality of the stepping stones in the rain forest garden along Mavis to provide for public access; and addressing the minimal amount of glazing area on the second floor fronting Mavis Avenue and King Street. All of these recommendations have now been considered and addressed within the revised drawings, with the exception of the glazing that cannot be altered due to the functional controls required for managing museum artifacts.

Servicing:

Full urban services front the subject site. As a condition of Building Permit, the applicant will be required to enter into a Servicing Agreement with the Township to secure off-site improvements and service connections to the satisfaction of the Township. Prior to work commencing on the site, site-specific servicing and stormwater management plans (including detention/infiltration) must be submitted in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township. In addition, an erosion and sediment control plan is required in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

Exterior Lighting Impact Policy:

Although the Exterior Lighting Impact Policy applies only to commercial and industrial developments, in recognition of the context and scale of the proposed Salishan Place, the applicant is proposing to implement the provisions of the Exterior Lighting Impact Policy. Compliance with the exterior lighting policy is included in the Heritage Alteration Permit and will be secured through provision of an Exterior Lighting Impact Plan prior to building permit issuance.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

POLICY CONSIDERATIONS:

The site is designated Institutional in the Fort Langley Community Plan, zoned Residential Zone R-1E and located in the Fort Langley Heritage Conservation Area. The proposed development of a museum and cultural centre at the subject site is consistent with the policies of the Fort Langley Community Plan as well as the Zoning Bylaw with the exception of the requested variances. Staff is supportive of the requested variances as they achieve the required scale of building for the needs of the facility and contribute to development of the public streetscape in Fort Langley. The proposed building is compatible with the Township's land use policies and the Heritage Conservation Area requirements outlined in the Fort Langley Community Plan (Attachment B).

Staff further note that a process of archaeological monitoring and permitting has been undertaken and will be maintained throughout the demolition and construction process, to ensure that land altering and construction processes are in accordance with provincial requirements.

Staff recommend that Council consider issuance of the Heritage Alteration Permit for construction of Salishan Place in Fort Langley including subdivision of the subject lands and requested variances.

Staff have notified the surrounding property owners that this Heritage Alteration Permit is being considered at this meeting, and they may submit written input regarding the matter should they deem it necessary.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 101015
ATTACHMENT B	Excerpt from Fort Langley Community Plan – Heritage Conservation Area
ATTACHMENT C	Letter from the Fort Langley Community Association

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101015

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

1. Name: The Corporation of the Township of Langley

   Address: 20338 - 65 Avenue
   Langley, BC V2Y 3J1

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: Lots 1, 2, 3, 5, and 12 District Lot 19 Group 2 New Westminster District Plan 8856
   Portion of lane proposed for closure by Highway Closing and Dedication Removal (Township – Fort Block North Lane) Bylaw 2020 No. 5634

   CIVIC ADDRESS: 23418, 23428, 23438 and 23448 Mavis Avenue,
   9134 King Street and 9113 Royal 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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Section 104.5(2) of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a three (3) storey building with a building height of 13.05 m and rooms above the second storey as shown in Schedule "A";
   b. Section 107.3.b)v. of the Township's Zoning Bylaw 1987 No. 2500 (Required Off-Street Parking Spaces) being varied to permit 52 parking spaces;
   c. Section 402.3 of the Township's Zoning Bylaw 1987 No. 2500 (Lot Coverage) being varied to permit a lot coverage of 52% as shown in Schedule "A";
   d. Section 402.4.1)b) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from the rear lot line of 4.03 m to the edge of canopy and 6.02 m to the supporting column as shown in Schedule "A";
   e. Section 402.4.1)d) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to permit a setback from a side lot line abutting a flanking street of 0.3 m to the edge of canopy and 1.19 m to the supporting column as shown in Schedule "A";
   f. Building plans being in substantial compliance with Schedule "A";
   g. Consolidation of the properties and closure of the lane in substantial compliance with Schedule "A";
   h. Landscape plans being in substantial compliance with Schedule "B" and the Township's Street Tree and Boulevard Planting Policy;
   i. 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);
   j. All signage being in substantial compliance with Schedule "A", the Fort Langley Building Façade Design Guidelines and the Township's Sign Bylaw, and architecturally compatible with the building;
   k. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
   l. All refuse areas to be located inside the building and screened in substantial compliance with Schedule "A".

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

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections including provision of a minimum of 16 parking spaces in Royal Street in accordance with the Township's Subdivision and Development Servicing Bylaw;
d. 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;
e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable 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 Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration 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.

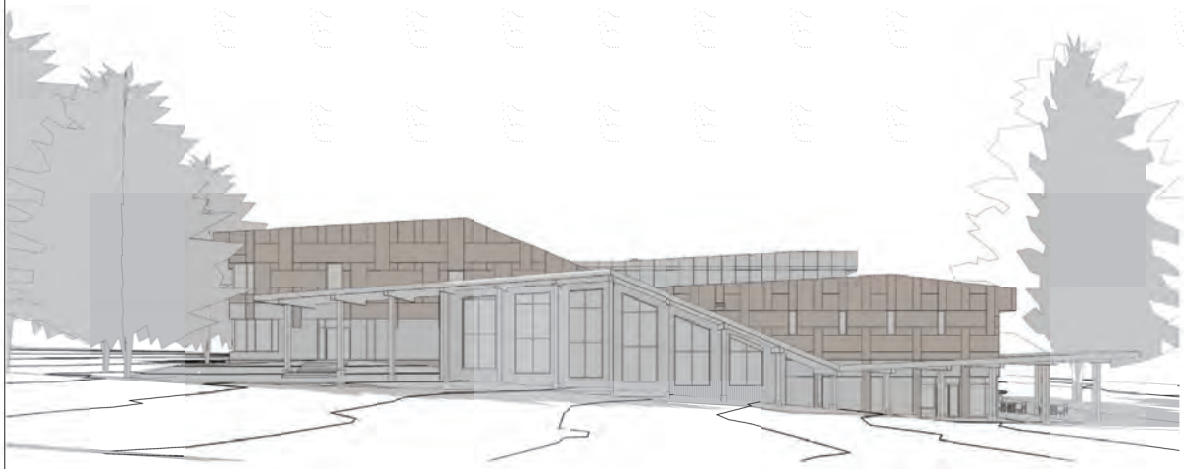
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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



salishan
PLACE BY THE RIVER
LANGLEY / BC / CANADA

FORT LANGLEY MUSEUM



SHEET LIST (HAP)

A0.00	Cover Page
A0.01	AREA PLANS
A0.02	DESIGN RATIONALE // ZONING ANALYSIS
A1.00	EXISTING SITE PLAN
A1.01	SITE PLAN
A1.02	PARKING LEVEL P1 PLAN
A1.03	LEVEL 1 FLOOR PLAN
A1.04	LEVEL 2 FLOOR PLAN
A1.05	LEVEL 3 FLOOR PLAN
A1.06	ROOF PLAN
A3.00	ELEVATIONS
A3.01	ELEVATIONS
A3.02	TEXTURE ELEVATION
A3.03	TEXTURE ELEVATION
A4.00	BUILDING SECTIONS
A4.01	BUILDING SECTIONS
A8.00	PERSPECTIVE VIEWS

site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 A Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
Cover Page

scale
date 2020 AUGUST
drawn checked GK

job no. 1717
sheet no. A0.00

seal

SCHEDULE A

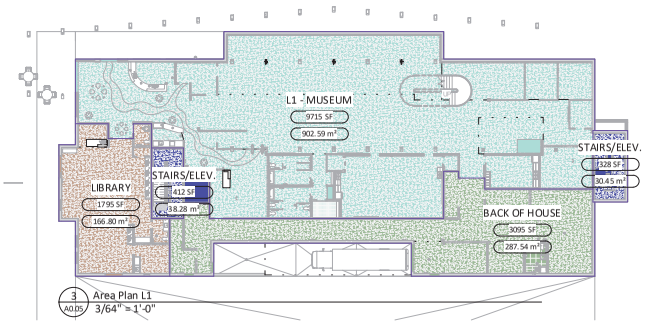
28/08/2020 4:24:14 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before proceeding with work.
Contractor is responsible to ensure that all work is done to the requirements of the most current edition of the British Columbia Building Code.
© COPYRIGHT RESERVED ALL RIGHTS RESERVED site lines architecture inc.

Area Schedule (Code)			
Name	Level	Area (ft2)	Area (m2)
STAIRS/ELEV.	Parking P1	843 SF	78 m²
STAIRS/ELEV.	Parking P1	394 SF	37 m²
L1 - MUSEUM	Level 1	9715 SF	903 m²
LIBRARY	Level 1	1795 SF	167 m²
BACK OF HOUSE	Level 1	3095 SF	288 m²
STAIRS/ELEV.	Level 1	412 SF	38 m²
STAIRS/ELEV.	Level 1	328 SF	30 m²
L2 - MUSEUM	Level 2	6475 SF	602 m²
BACK OF HOUSE	Level 2	5549 SF	516 m²
STAIRS/ELEV.	Level 2	504 SF	47 m²
STAIRS/ELEV.	Level 2	312 SF	29 m²
L3 - MUSEUM	Level 3	6882 SF	639 m²
OFFICE	Level 3	2232 SF	207 m²
STAIRS/ELEV.	Level 3	328 SF	30 m²
STAIRS/ELEV.	Level 3	441 SF	41 m²
Grand total: 15		39305 SF	3652 m²

Area Legend

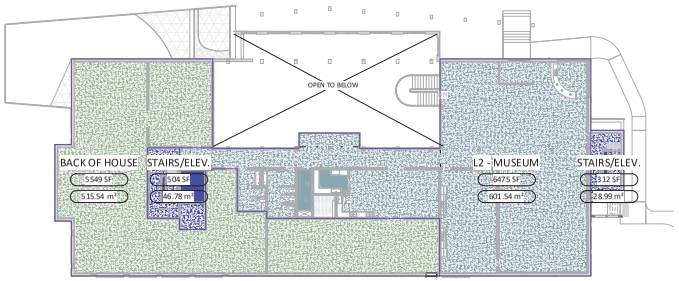
- BACK OF HOUSE
- L1 - MUSEUM
- LIBRARY
- STAIRS/ELEV.



3 A0.05 Area Plan L1 3/64" = 1'-0"

Area Legend

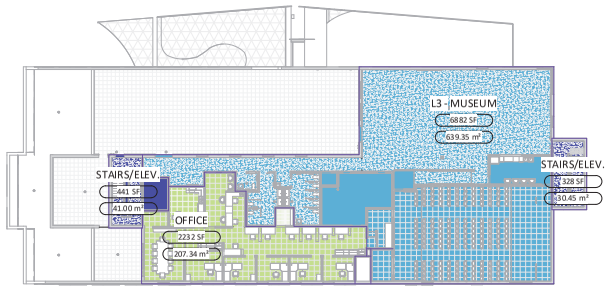
- BACK OF HOUSE
- L2 - MUSEUM
- STAIRS/ELEV.



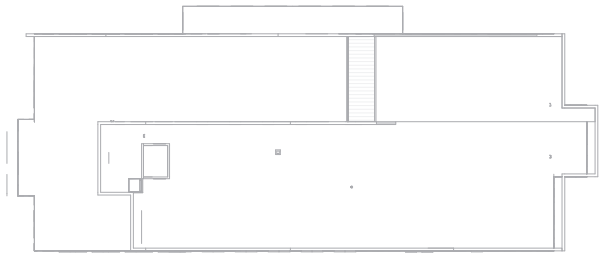
4 A0.05 Area Plan L2 3/64" = 1'-0"

Area Legend

- L3 - MUSEUM
- OFFICE
- STAIRS/ELEV.



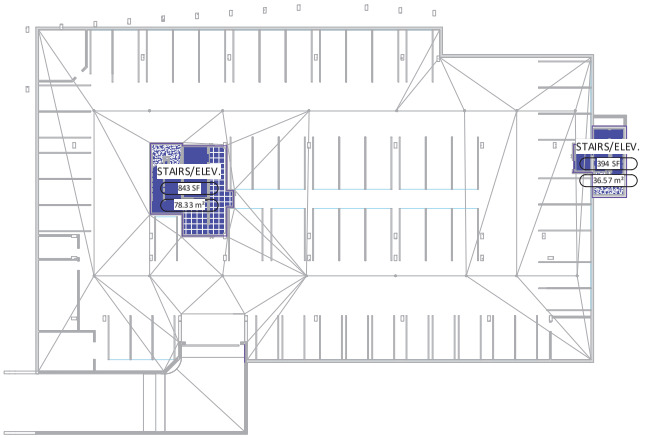
5 A0.05 Area Plan L3 3/64" = 1'-0"



6 A0.05 Area Plan Roof 3/64" = 1'-0"

Area Legend

- STAIRS/ELEV.



1 A0.05 Area Plan Parking P1 3/64" = 1'-0"

NORTH

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
AREA PLANS

scale @ 24"x 36" 3/64" = 1'-0"
date 2020 AUGUST
drawn TV checked GK

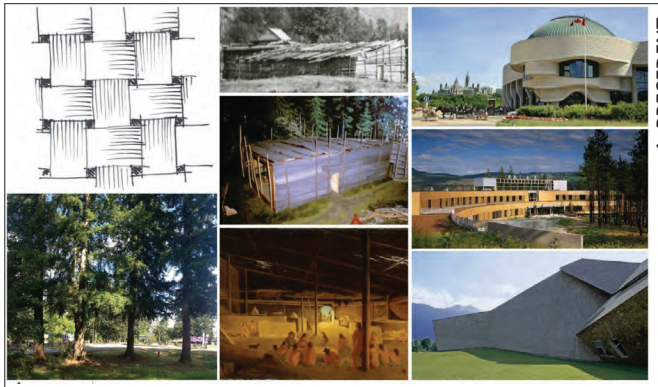
job no. 1717
sheet no. A0.01

seal

28/08/2020 4:24:45 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is done to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1. PRECEDENT

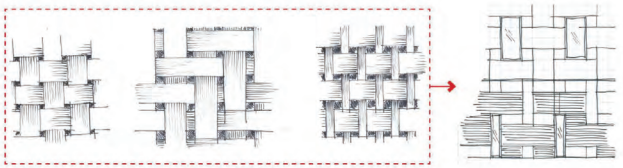


2. CONCEPT

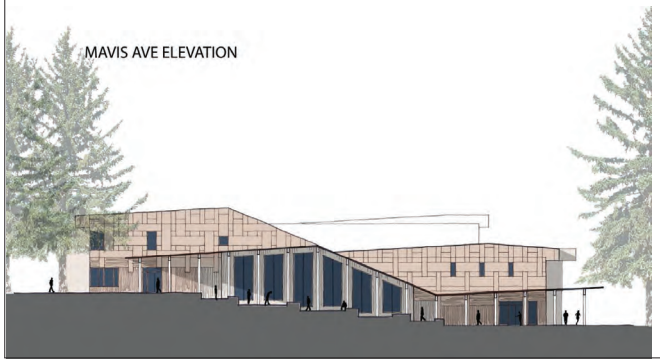
1 **DIALOGUE:** between building & natural context
- healthy preservation and integration of mature trees
- dialogue of architecture and landscape designs seeks to create a cohesive unit
- slope of the site inspires the interaction of the museums

2 **DIALOGUE:** between culture & community
- design seeks to engrain these museums into the life of the community
- create interaction between the museum inside and the environment outside
- create curiosity and interest in people outside as they interact with the building

3 **MATERIALS / TEXTURES:** natural & historical
- use of Douglas Fir in the structure of the streetside canopy on the north side of the building
- allusion toward the weaving patterns so meaningful to local First Nations traditions



3. WEAVE FACADE



LETTER OF INTENT

The intent of the Museum project is to provide Fort Langley with improved cultural facilities in the form of two partner Museums, a conference amenity, and a library.

The Zoning bylaw Section 104.10 "Uses Permitted in All Zones" sentence b) lists "public parks, playgrounds, public recreation facilities and open space/conservation areas" as a permitted use in any zone. Deemed a public recreation facility by Planning, this project is an acceptable use for its R-1E zone. Further, in the Fort Langley Community Plan, the block in which the project is located is listed as suitable for an institutional use.

The proposal is located in the R-1E zone and requests several variances:

Variance Requested:	*Zone R-1E:*	*Proposed & Rationale:*
Height	Maximum 9.0m and 2 storeys (Zoning 104.6, sentence 2) to Fl Langley)	13.05m at the highest point of the highest parapet, 3 storeys *(The site slopes the equivalent of 1 storey, and the building steps up the slope. At each side 2 storeys are exposed but with the slope it creates a 3 storey building of 13.05m in height)*
Lot Coverage	25%	52% *(The larger lot coverage is suitably sized to expand the Township's capacity to protect and display items of historical significance)*
Rear Yard	7.5m (King Street)	6.02m to column, 4.03m to edge of canopy *(The building is moved closer to the sidewalk to increase dialogue with pedestrians & museum – see design rationale)*
North Yard	4.5m (Mavis Street)	1.19m to column, 0.3m to edge of canopy *(The building is moved closer to the sidewalk to increase dialogue with pedestrians & museum – see design rationale)*
No. of Storeys	2	3
Floors above 2nd Floor	No (Section 104.5.2)	Yes
Parking	98	52 on-site parking stalls (16 add'l stalls @ Royal Street parking area)



DESIGN RATIONALE

Sections 5.1.b) and c) of the Fort Langley Community Plan Bylaw indicate the desire that new construction in Fort Langley blends harmoniously with its context (described as "historic elements of the streetscape") while respecting the evolution of Fort Langley in its architectural language.

The proposed building is located at the Northeast corner of the village of Fort Langley, adjacent to the Fort Langley National Historic Site on Mavis Avenue and two museums on King Street. The Fort's wood palisade wall and the roofs of its buildings are visible from the project site. Its presence, and that of the other nearby museums, define a museum district within Fort Langley's Heritage Conservation Area that is distinct from the Glover Road commercial area.

Although not built, the oldest and most significant historic elements that define the subject site are its sloping topography and the decades-old historic Douglas Fir tree which is located at the corner of King and Mavis at the west end of the subject site. These features, in combination with a prominent cluster of Douglas Firs at the east end of the site, inspired a building that achieves harmony with its context by thoughtful interaction with the landscape. The building's long form links the two significant tree stands at each end of the site and expresses the site's changing elevation in its overall form and massing as one travels from west to east. The canopy along the north side of the building (on Mavis Avenue) is built of Douglas Fir as a nod to the nearby trees, and recalls the timbers of the Fort to the north. The building's earthen material, texture, and undulating mass are intended to echo the topography on which it sits.

The landscape-aware approach to the streetscape is also reflective of the project's attitude toward the architectural evolution of Fort Langley. First Nations history in and around present-day Fort Langley extends far before colonial settlement and has its own rich architectural heritage. The project is inspired by the First Nations' respect of landscape and traditions. The project's goal has not been to reproduce First Nations building practices and styles since attempting to do so would only reduce their complexity and sophistication. Rather, the goal of the architecture has been to speak with symbolic value, stirring up curiosity and thus leading people into dialogue with the authentic artifacts inside the museum.

The above concepts have been further developed as follows:

- The west canopy along Mavis Avenue, on the north side of the building, engages pedestrians and provides a path from which people are invited to pass into the museum (just as those within can look out toward the street, trees, and sky).
- The spaces between trees and building define courtyards for public gathering.
- The weaving texture and motif around the building's entire façade symbolizes the importance of weaving within First Nations traditions.
- The longitudinal orientation of the loading and canopy follows the alignment of the river, as traditional longhouses did.
- The incorporation of a community programming area on the lane to the south of the building has been designed to act as a community space, complete with a sloping grass area located at its east end.
- Despite its necessary size as a public facility, the building maintains a low-slung feel in its form and massing that follows the site's slope and in its relationship to the trees that tower above it. It is two storeys at each end of the slope and on the south side (the community lane) it uses depth, colour, and shadow to further break down its apparent height and mass in this location.

Refer to A0.02 Figures "2. Concept" and "3. Weave Façade" for visual elaboration on the rationale above

CPTED considerations:

- Eyes on the street – there are enough windows overlooking spaces around the building to be aware of activity (CCTV cameras will also be provided)
- Building openings will be secured and alarmed, and well lit
- Landscape will remain low to allow good viewing
- Underground parking walls will be painted white and lighting levels will be moderately high

FLMHC Museum Project - Township of Langley, BC

Zoning Information

Zone: R-1E
Address: corner of King Street and Mavis Avenue, Fort Langley
Legal:
Site Area: 38,515 (square feet) **3,578.16 (square metres)**
Lot Cov'g: 19,897 (square feet) **1,848.54 (square metres)**

See the Letter of Intent & Design Rationale for variance rationale

	DENSITY (FAR)	REAR YARD	FRONT YARD	NORTH YARD	SOUTH YARD	LOT COVERAGE	HEIGHT
Allowed:	n/a	7.5m	7.5m	4.5m	1.5m	25%	9.0m
Proposed:	n/a	6.02m King Street	7.8m Royal Street	1.19m Mavis Ave	10.36m Neighbour	52%	13.04m

Areas & Parking

Refer to Area plans for Floor Areas
Refer to Parking Report for Parking Calculations and Rationale (As per Section 107.11 of Zoning bylaw, one accessible parking stall is required, 2 spaces have been provided)

Parking bylaw requirement: 3652m2 Gross Building Area / 45m2 per stall = 81stalls plus 1 stall per 10 seats in theatre = 17 stalls
Total parking req't per bylaw = 98 stalls
REFER TO PARKING REPORT FOR PARKING RATIONALE

site lines ARCHITECTURE
604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 Avenue Fort Langley, BC V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
DESIGN RATIONALE // ZONING ANALYSIS

scale @ 24"x 36"
date 2020 AUGUST
drawn TV checked GK

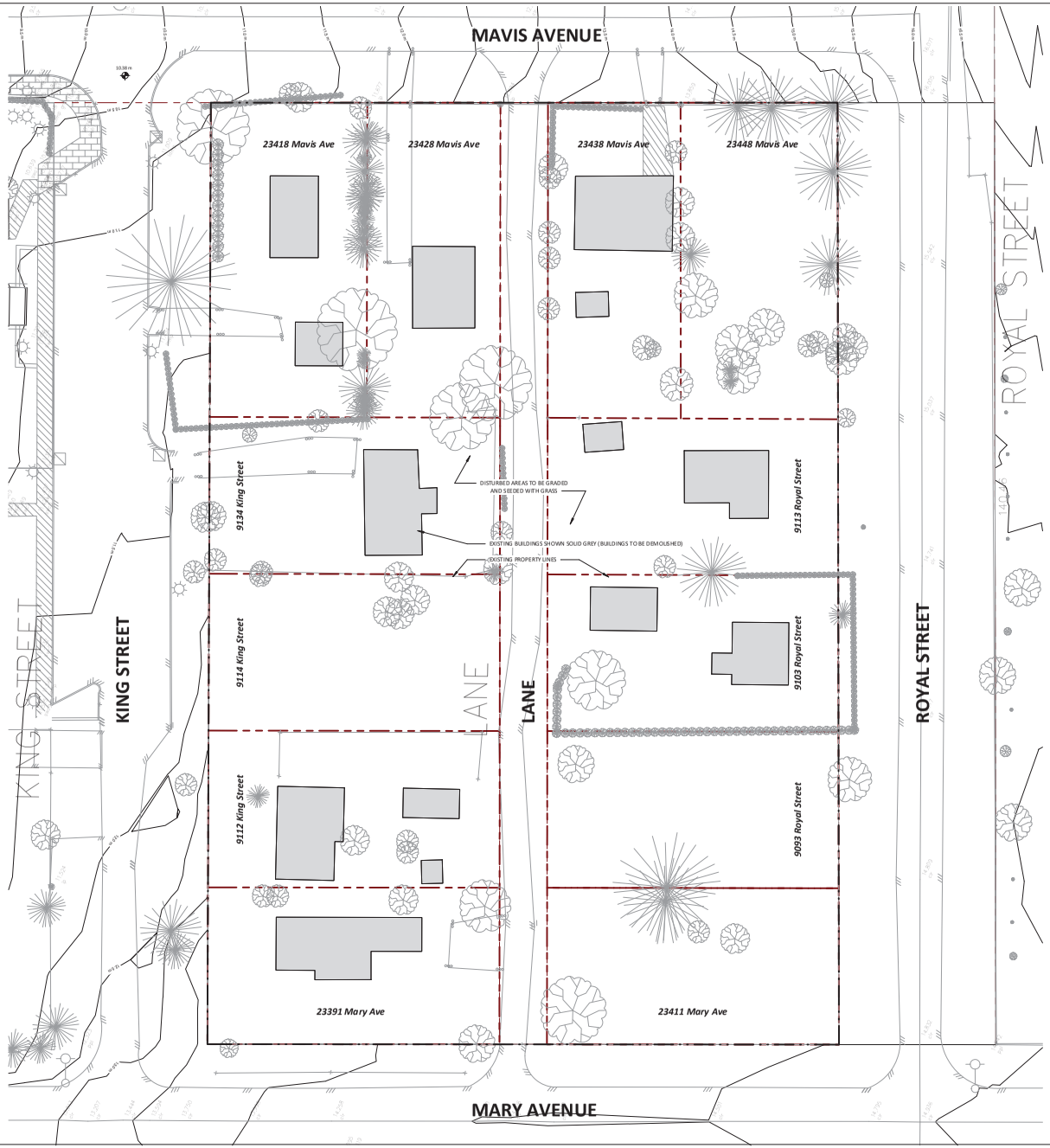
job no. 1717
sheet no. A0.02

seal

2020-08-31 2:52:33 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site or in the drawings are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is carried out to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 A0.05 Site Plan - Existing
3/64" = 1'-0"

site lines ARCHITECTURE
604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 Avenue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
10	2020.06.05	DEMOLITION HAP SITE PLAN_R1
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
EXISTING SITE PLAN

scale @ 24"x 36" 3/64" = 1'-0"
date 2020 AUGUST
drawn TV checked GK

job no. 1717
sheet no. A1.00

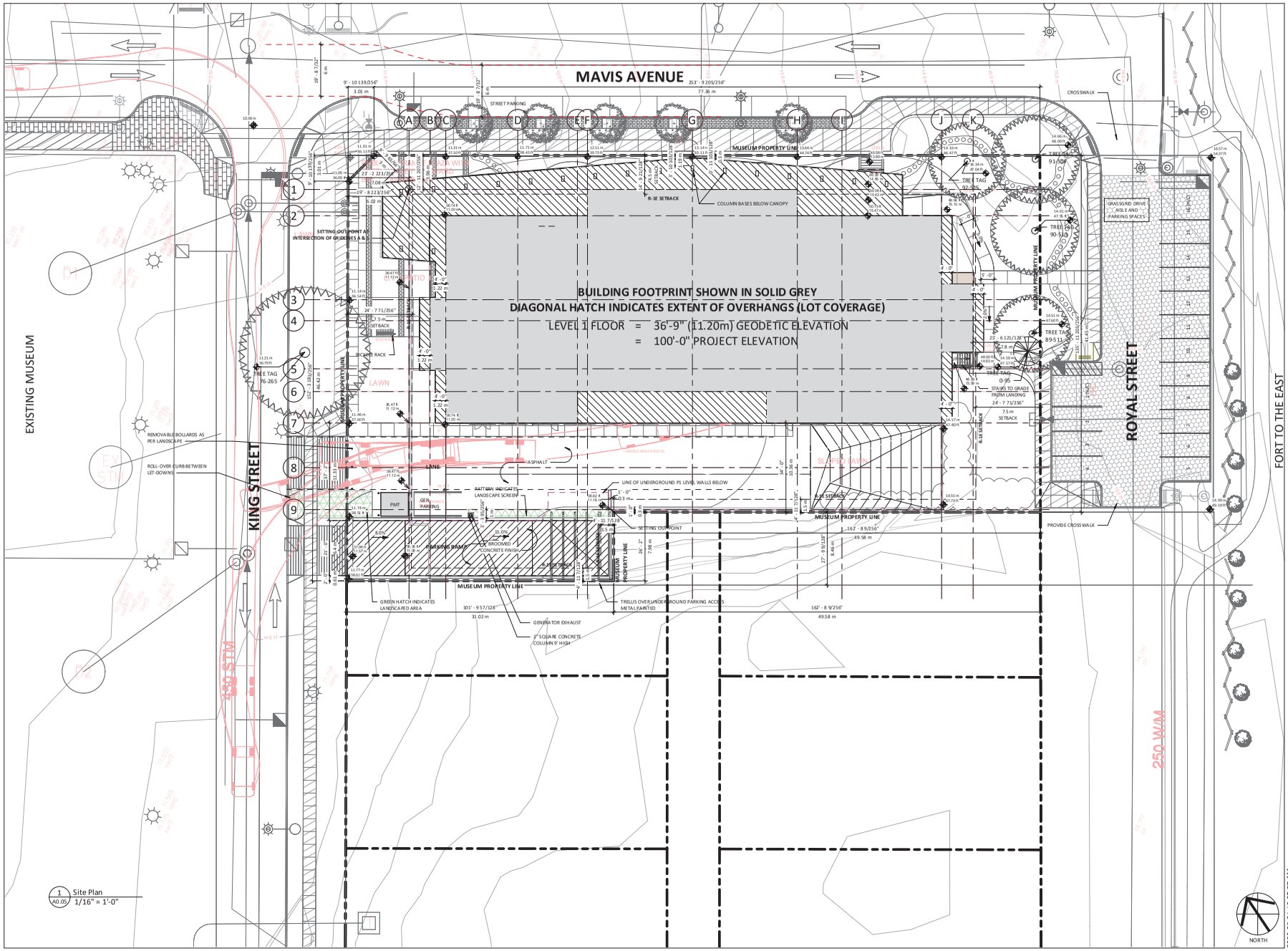
seal

2020-08-31 10:03:09 AM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is done to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.

E.2



1 Site Plan
A0.05 1/16" = 1'-0"

site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, B.C. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
4	2019.12.18	REVISIONS FOR UPDATED PRICING
7	2020.04.22	ISSUE FOR CLIENT REVIEW
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
SITE PLAN

scale 1/16" = 1'-0"
date 2020 AUGUST
drawn checked GK

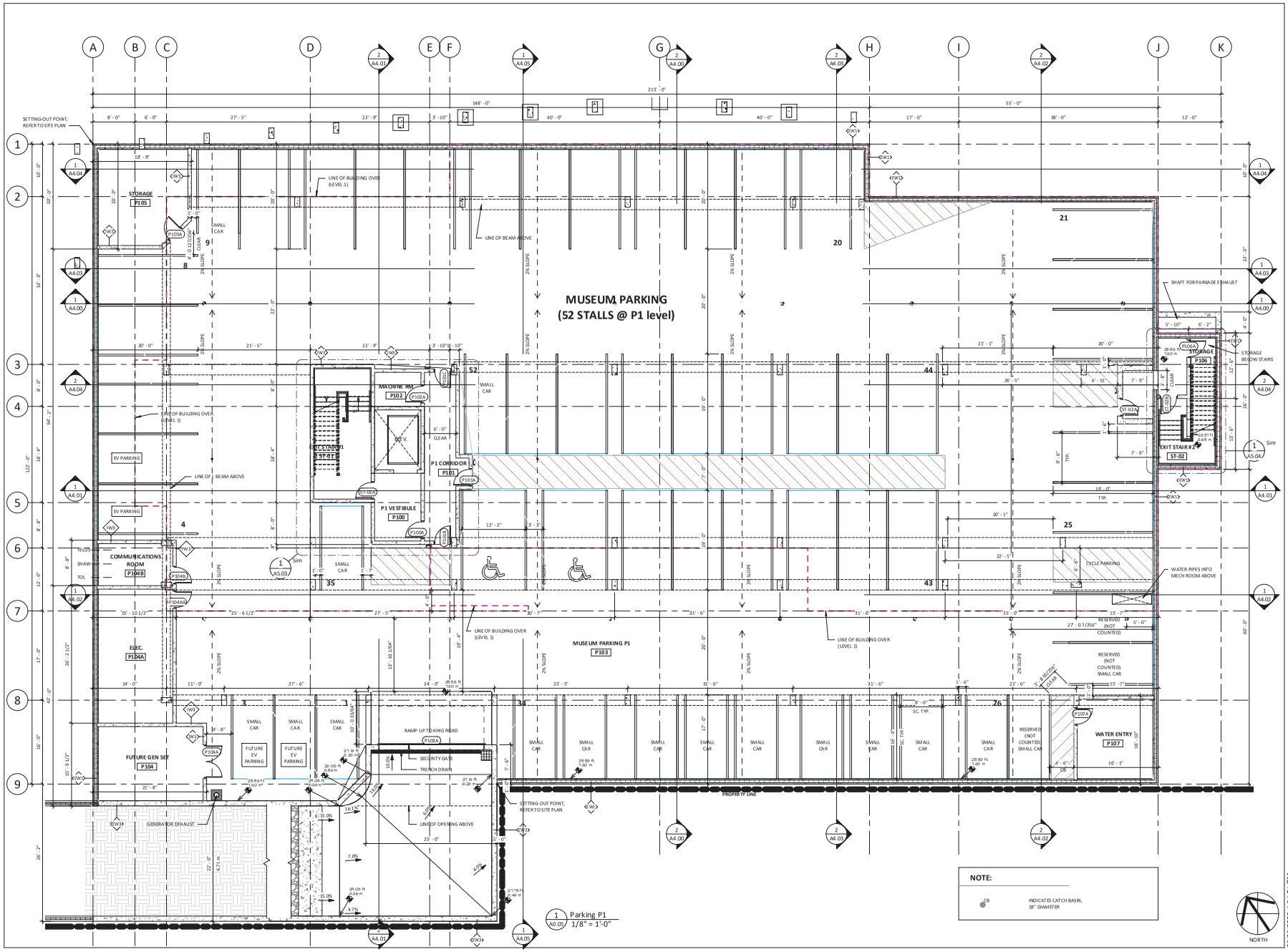
job no. 1717
sheet no. A1.01

seal

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is done to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.

2020-08-31 10:05:37 AM



site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 A Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
4	2019.12.18	REVISIONS FOR UPDATED PRICING
6	2020.03.26	REVISED PARKING FOR PKG CONSULTANT
7	2020.04.22	ISSUE FOR CLIENT REVIEW
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
PARKING LEVEL P1 PLAN

scale 1/8" = 1'-0"
date 2020 AUGUST
drawn TV checked GK

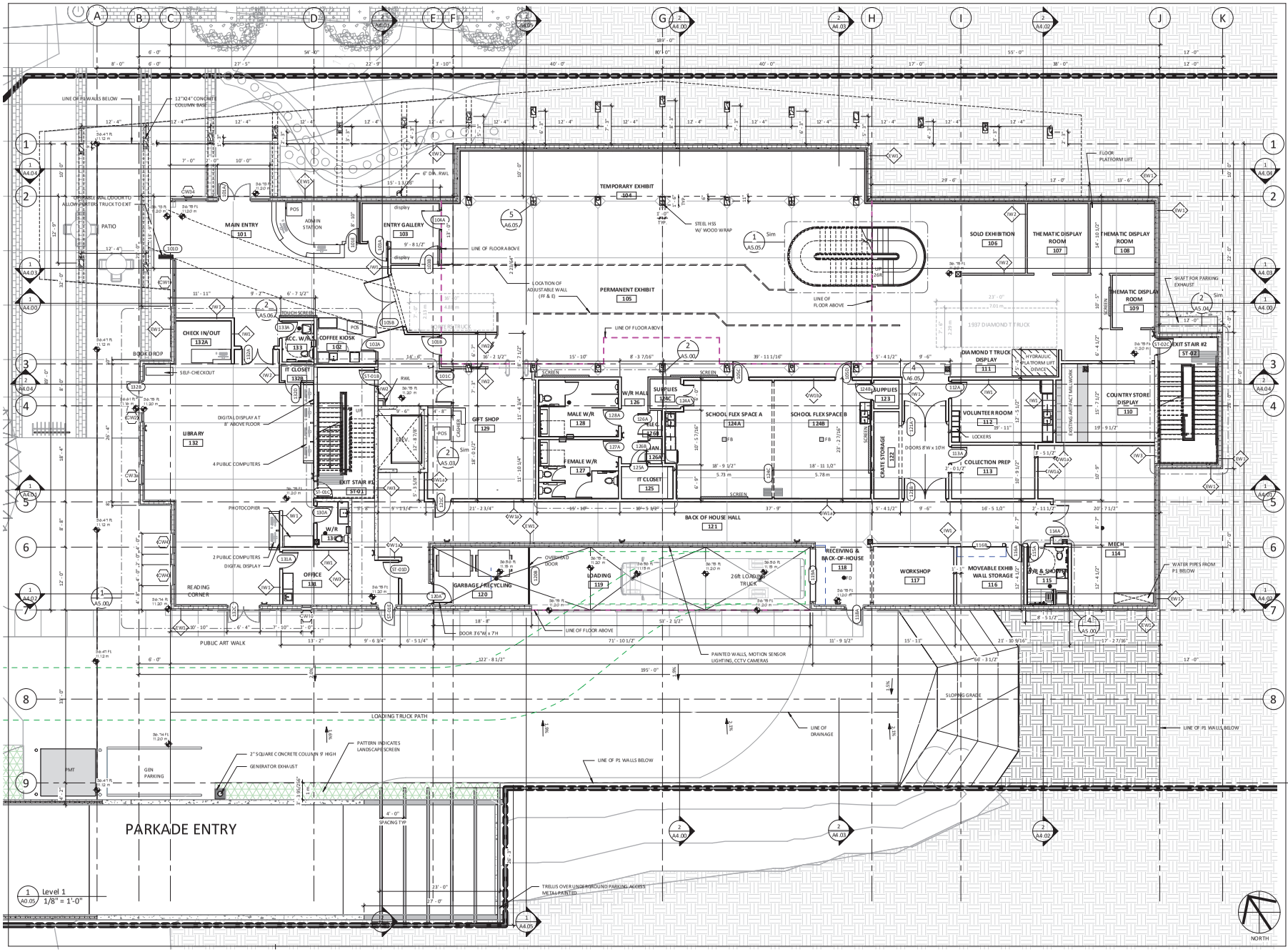
job no. 1717
sheet no. A1.02

seal

28/08/2020 4:24:51 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is as per the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 Level 1
A0.05 1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
2	2019.05.03	PLAN REVISIONS FOR ToL REVIEW
4	2019.12.18	REVISIONS FOR UPDATED PRICING
6	2020.03.26	REVISED PARKING FOR PKG CONSULTANT
7	2020.04.22	ISSUE FOR CLIENT REVIEW
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
LEVEL 1 FLOOR PLAN

scale 1/8" = 1'-0"
date 2020 AUGUST
drawn checked GK

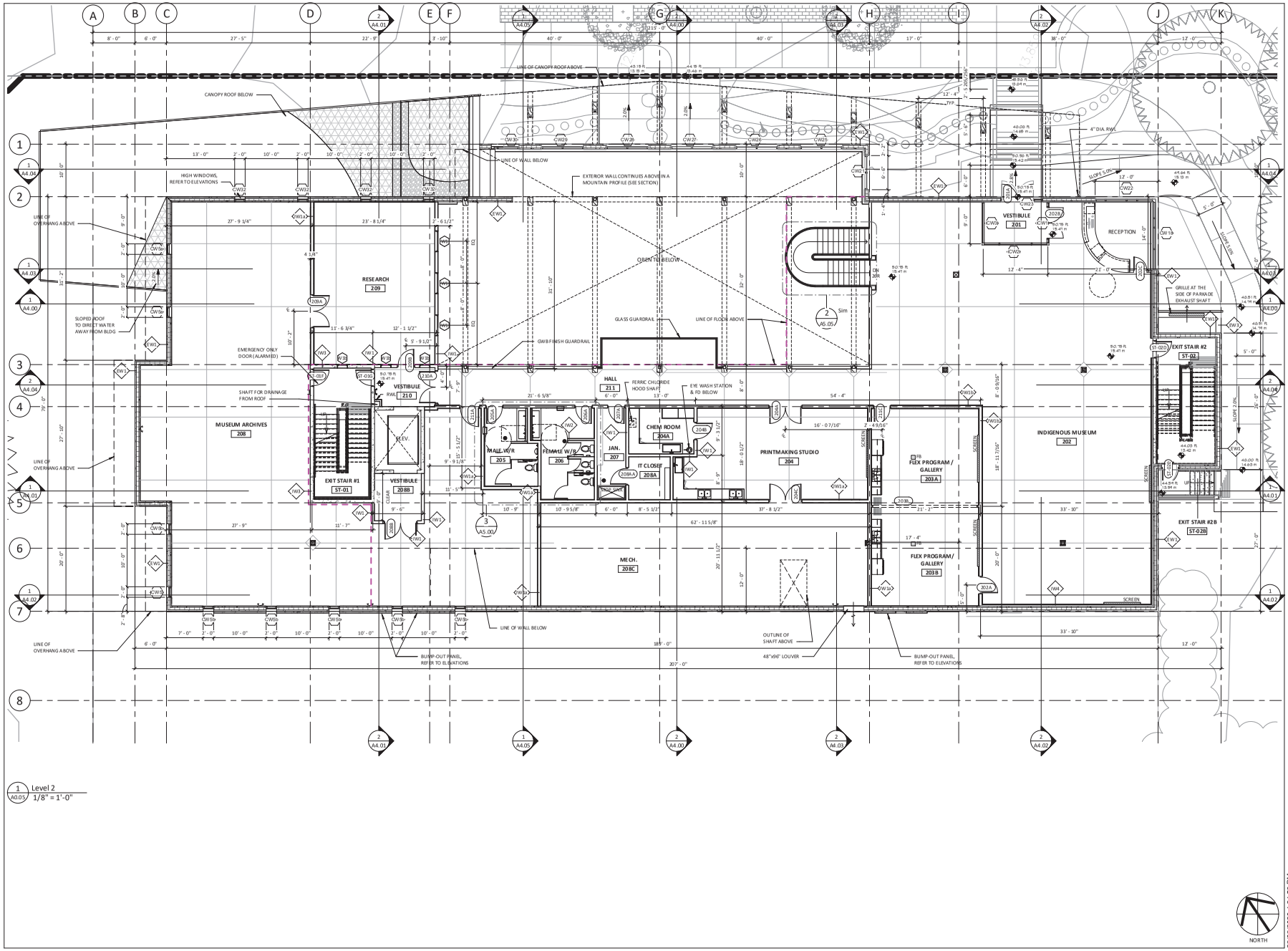
job no. 1717
sheet no. A1.03

seal

28/08/2020 4:24:55 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is in accordance with the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 Level 2
A0.05 1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
2	2019.05.03	PLAN REVISIONS FOR ToL REVIEW
4	2019.12.18	REVISIONS FOR UPDATED PRICING
6	2020.03.26	REVISED PARKING FOR PKG CONSULTANT
7	2020.04.22	ISSUE FOR CLIENT REVIEW
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
LEVEL 2 FLOOR PLAN

scale 1/8" = 1'-0"
date 2020 AUGUST
drawn Author checked GK

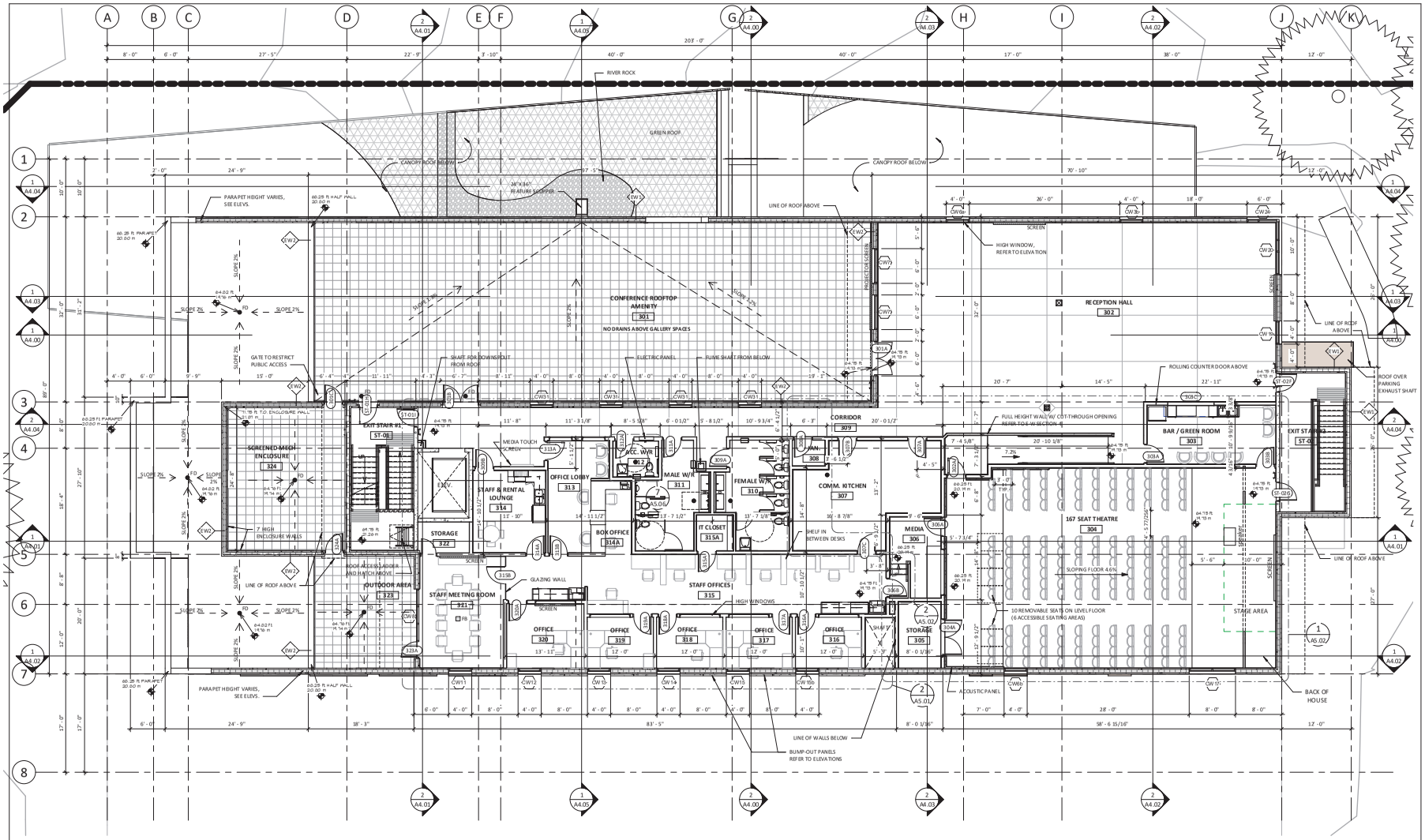
job no. 1717
sheet no. A1.04

seal

28/08/2020 4:24:55 PM

Drawings are to be read in conjunction with each other. All discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is as per the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 Level 3
A0.05 1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
2	2019.05.03	PLAN REVISIONS FOR ToL REVIEW
4	2019.12.18	REVISIONS FOR UPDATED PRICING
6	2020.03.26	REVISED PARKING FOR PKG CONSULTANT
7	2020.04.22	ISSUE FOR CLIENT REVIEW
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
LEVEL 3 FLOOR PLAN

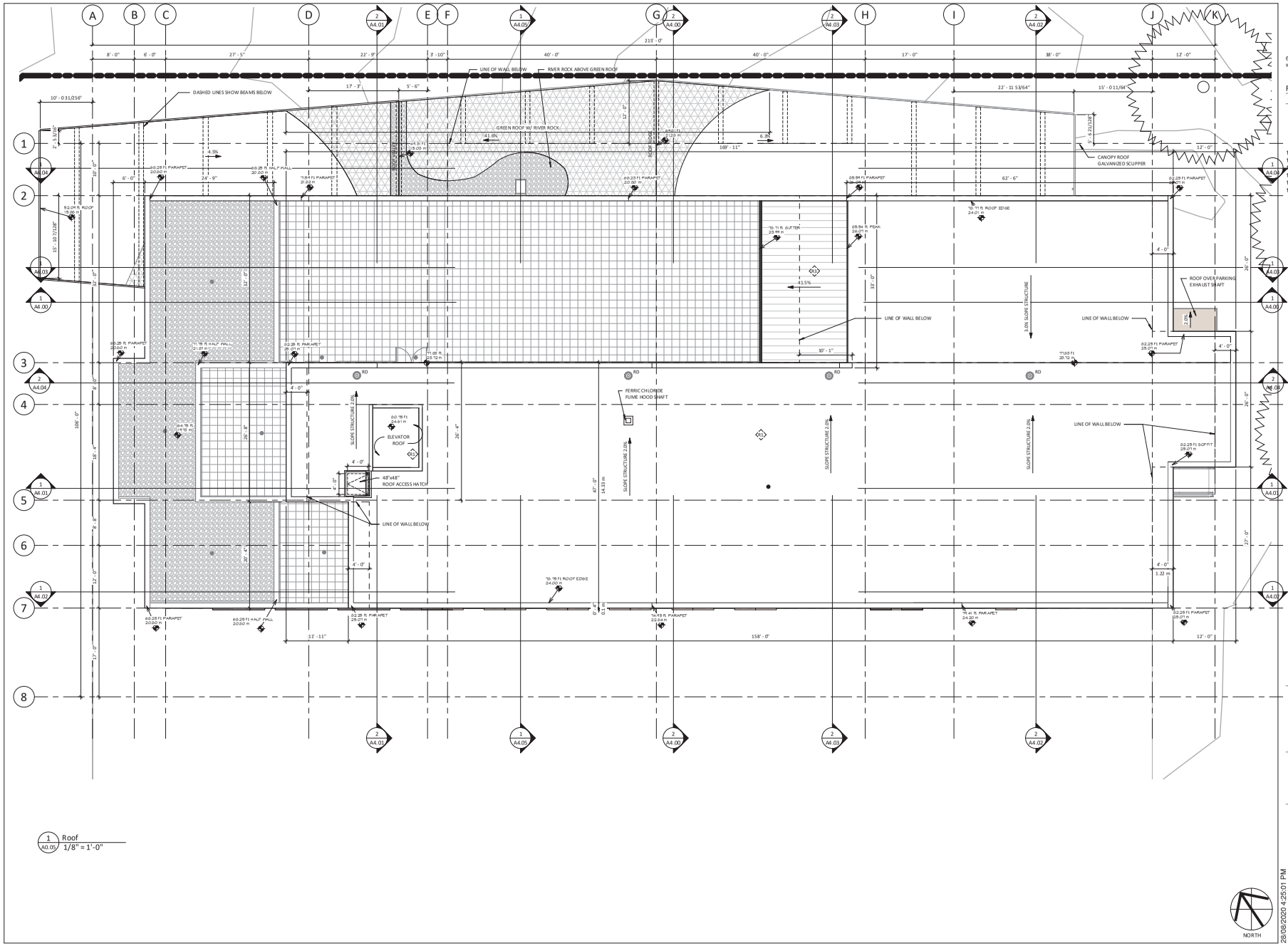
scale 1/8" = 1'-0"
date 2020 AUGUST
drawn Author checked GK

job no. 1717
sheet no. A1.05

seal

28/08/2020 4:24:59 PM

Drawings are to be read in conjunction with each other and discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is in accordance with the requirements of the latest edition of the B.C. Building Code.
COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 A0.05 Roof
1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
2	2019.05.03	PLAN REVISIONS FOR ToL REVIEW
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
ROOF PLAN

scale 1/8" = 1'-0"
date 2020 AUGUST
drawn Author checked GK

job no. 1717
sheet no. A1.06

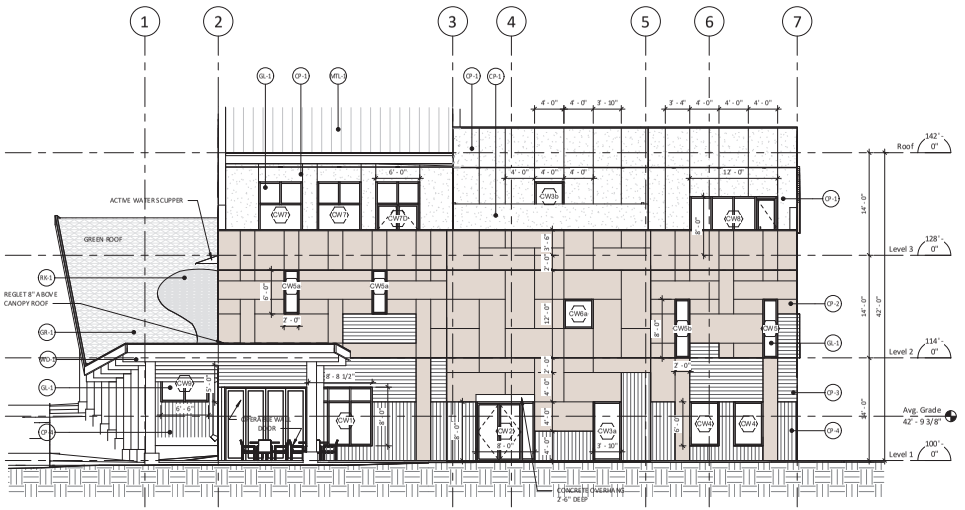
seal

NORTH

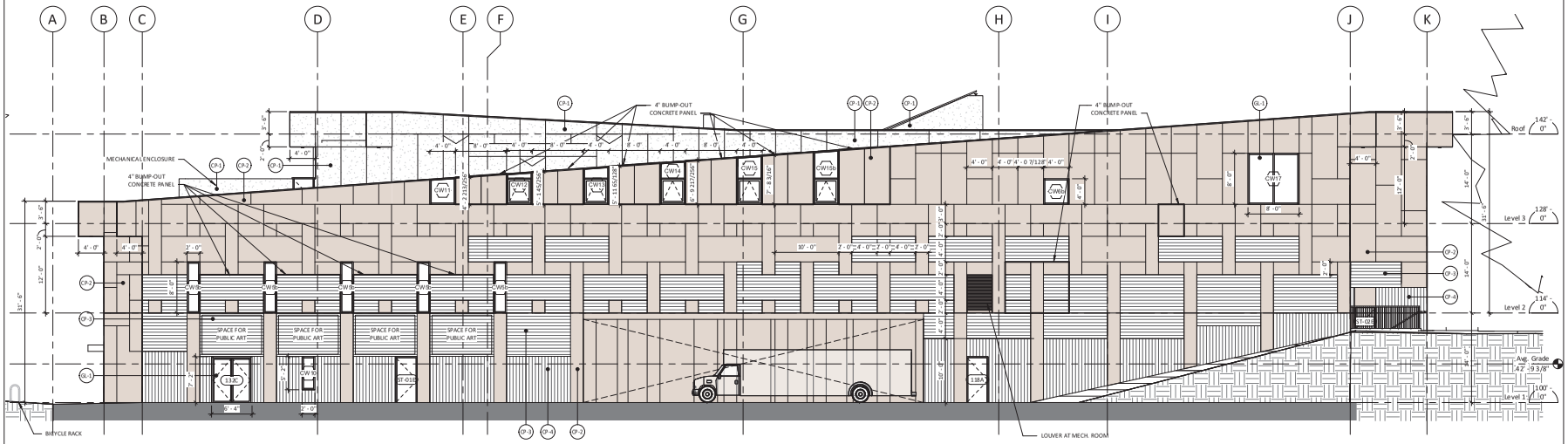
28/08/2020 4:25:01 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is done to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.

EXTERIOR MATERIALS SCHEDULE		
MAT'L	DESCRIPTION	Material: Comments
CP-1	CONCRETE - COLOURED WHITE -SMOOTH	
CP-2	CONCRETE - COLOURED IRON OXIDE - MIX OF SANDBLASTED AND NON-SANDBLASTED	AREAS RANDOMLY DISTRIBUTED FOR VARIATION IN WALL TEXTURE REFER TO TEXTURE ELEVATIONS FOR SANDBLAST PATTERN
CP-3	CONCRETE - COLOURED IRON OXIDE - FINISH TEXTURE VIA FORMLINER	FORMLINER RECKLI 2/20 AHR; HORIZONTAL ORIENTATION
CP-4	CONCRETE - COLOURED IRON OXIDE - FINISH TEXTURE VIA FORMLINER	FORMLINER RECKLI 2/20 AHR; VERTICAL ORIENTATION
GL-1	CURTAINWALL GLAZING, BLUE TINT	REFER TO SPEC
GR-1	GREEN ROOF	
MTL-1	STANDING SEAM METAL ROOFING, CHARCOAL GREY	
RK-1	RIVER ROCK OVER EPDM ROOFING, 1" MIN - 3" MAX DIA.	
WD-1	DOUGLAS FIR STRUCTURE, NATURAL FINISH	



2 West
1/8" = 1'-0"



1 South
1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 Avenue Fort Langley, B.C. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
5	2020.01.15	ELEVATIONS CLARIFICATIONS
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
ELEVATIONS

scale 1/8" = 1'-0"
date 2020 AUGUST
drawn TV checked GK

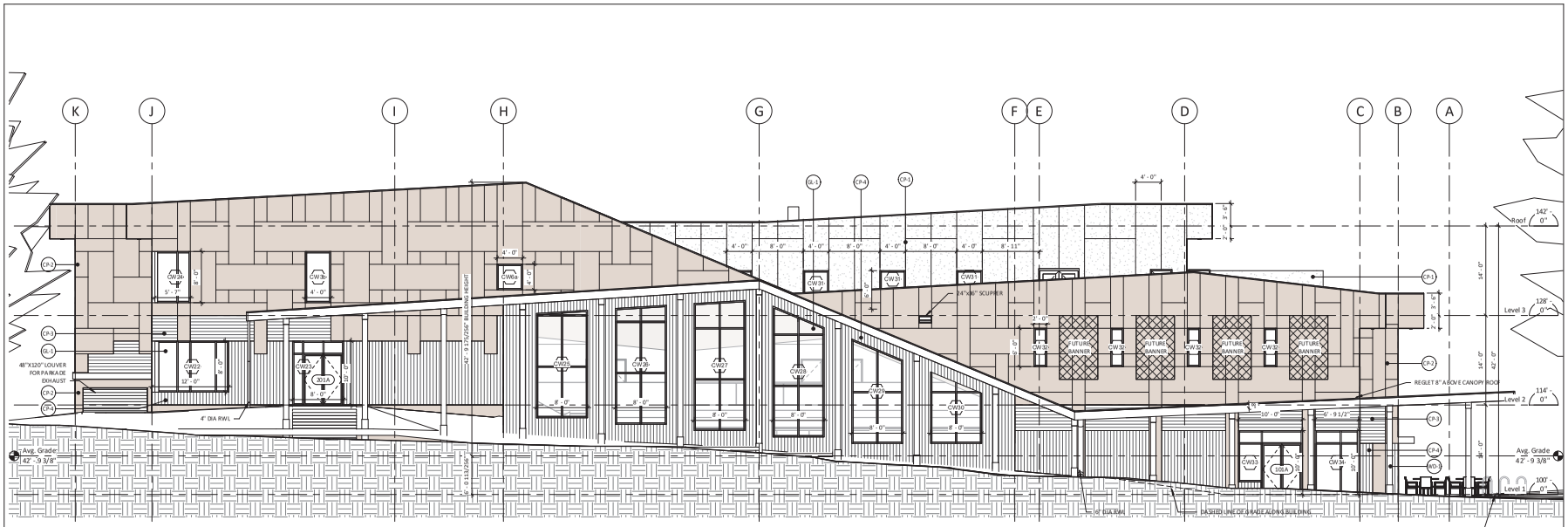
job no. 1717
sheet no. A3.00

seal

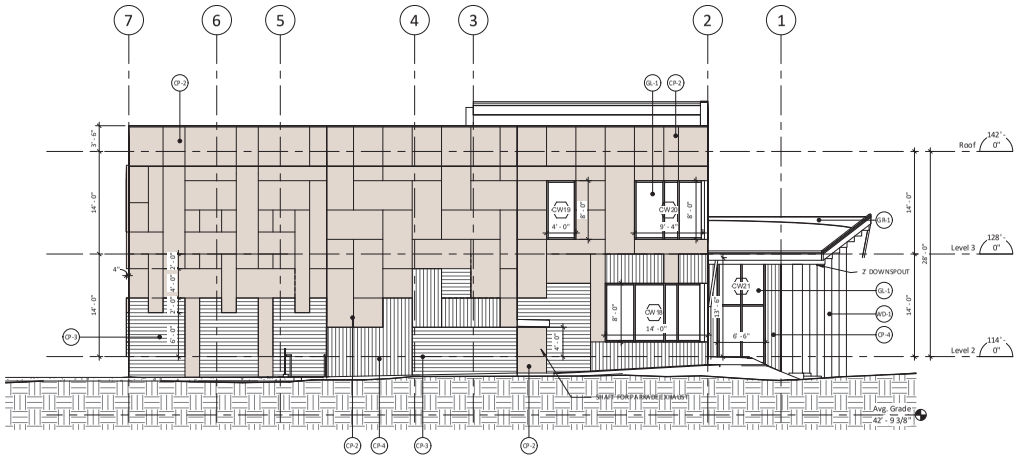
28/08/2020 4:25:04 PM

Drawings are to be read in conjunction with each other. All discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is done to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 North
1/8" = 1'-0"



2 East
1/8" = 1'-0"

EXTERIOR MATERIALS SCHEDULE		
MAT'L	DESCRIPTION	Material: Comments
CP-1	CONCRETE - COLOURED WHITE -SMOOTH	
CP-2	CONCRETE - COLOURED IRON OXIDE - MIX OF SANDBLASTED AND NON-SANDBLASTED	AREAS RANDOMLY DISTRIBUTED FOR VARIATION IN WALL TEXTURE REFER TO TEXTURE ELEVATIONS FOR SANDBLAST PATTERN
CP-3	CONCRETE - COLOURED IRON OXIDE - FINISH TEXTURE VIA FORMLINER	FORMLINER RECKLI 2/20 AHR; HORIZONTAL ORIENTATION
CP-4	CONCRETE - COLOURED IRON OXIDE - FINISH TEXTURE VIA FORMLINER	FORMLINER RECKLI 2/20 AHR; VERTICAL ORIENTATION
GL-1	CURTAINWALL GLAZING, BLUE TINT	REFER TO SPEC
GR-1	GREEN ROOF	
MTL-1	STANDING SEAM METAL ROOFING, CHARCOAL GREY	
RK-1	RIVER ROCK OVER EPDM ROOFING, 1" MIN - 3" MAX DIA.	
WD-1	DOUGLAS FIR STRUCTURE, NATURAL FINISH	

site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 A venue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
5	2020.01.15	ELEVATIONS CLARIFICATIONS
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
ELEVATIONS

scale 1/8" = 1'-0"
date 2020 AUGUST
drawn TV checked GK

job no. 1717
sheet no. A3.01

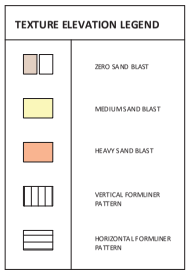
seal

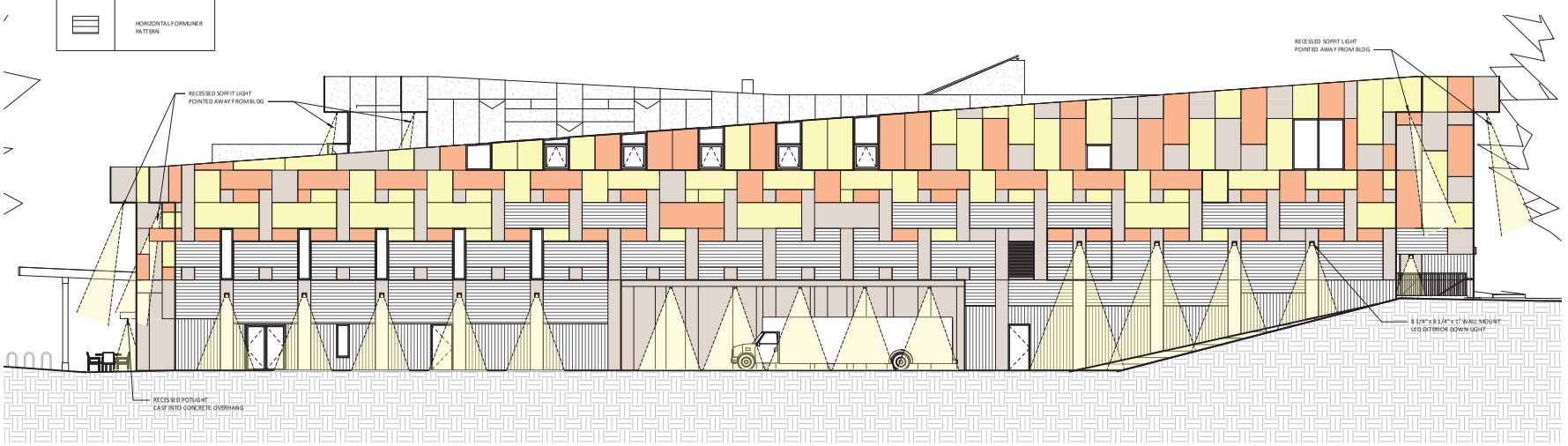
28/08/2020 4:25:07 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is done to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.

E.2

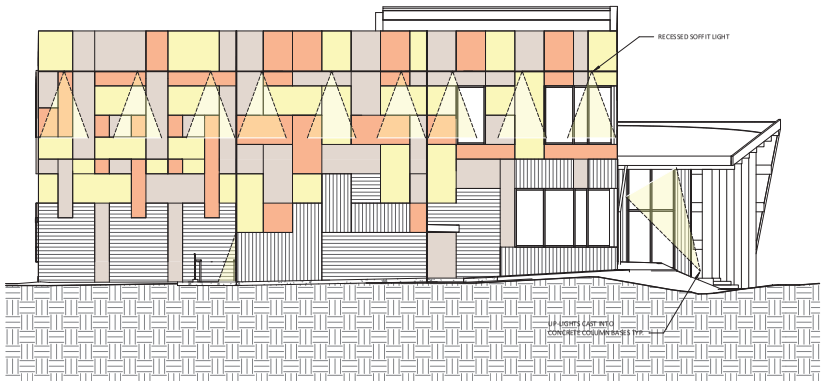




1 Texture Elevation South
1/8" = 1'-0"



2 Texture Elevation West
1/8" = 1'-0"



3 Texture Elevation East
1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23 160 96 A venue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
TEXTURE ELEVATION

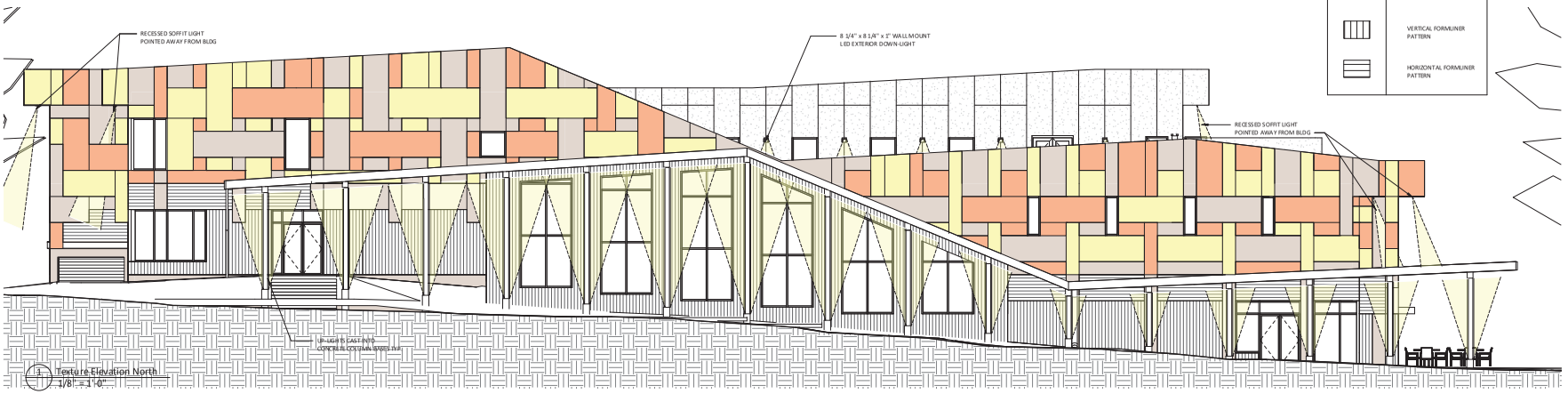
scale As indicated
date 2020 AUGUST
drawn Author checked GK

job no. 1717
sheet no. A3.02

seal

28/08/2020 4:25:11 PM

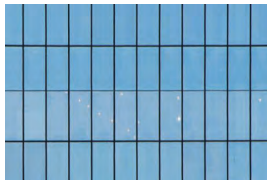
Drawings are to be read in conjunction with each other. Any discrepancies found on site or in the drawings are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is in accordance with the requirements of the latest edition of the B.C. Building Code.
COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



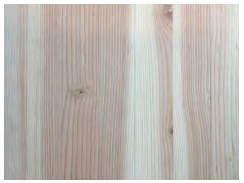
3 Texture Elevation North
1/8" = 1'-0"

MATERIALS / PRODUCTS


FLASHING & TRIMS: BLACK IRON COLOUR


BLUE TINT GLASS W/ BLACK FRAMES


RIVER ROCK ON VISIBLE ROOF SURFACES


WOOD STRUCTURAL COMPONENTS W/ CLEAR STAIN

EXTERIOR LIGHT


SOUTH ELEVATION - EXTERIOR WALL-MOUNT DOWN-LIGHT

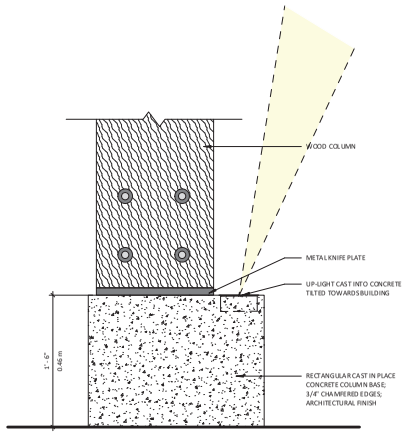
EXTERIOR CONCRETE WALL FINISHES


NO SAND BLAST | LIGHT SAND BLAST | MEDIUM SAND BLAST

GREEN ROOF


SEDUM MATS

3 Reference Images
1 1/2" = 1'-0"



2 UP-LIGHT DETAIL IN COLUMN BASE
1 1/2" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
TEXTURE ELEVATION

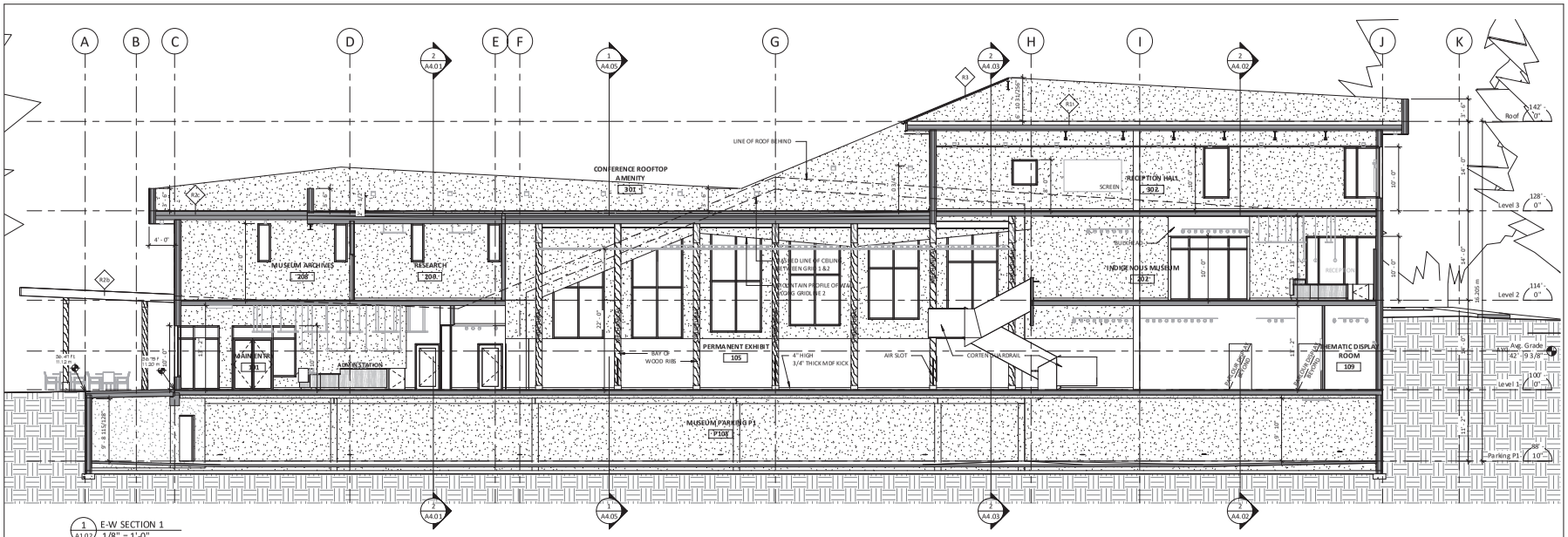
scale As indicated
date 2020 AUGUST
drawn Author checked GK

job no. 1717
sheet no. A3.03

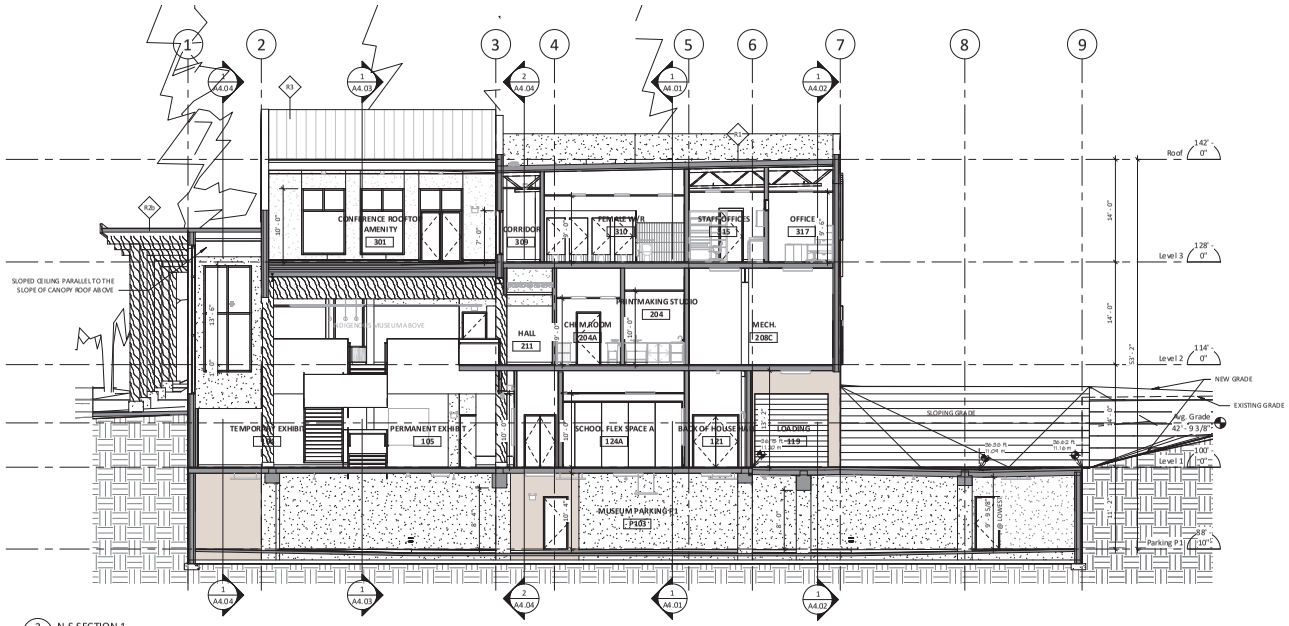
seal

28/08/2020 4:25:13 PM

Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is in accordance with the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 A1.02 E-W SECTION 1
1/8" = 1'-0"



2 A1.02 N-S SECTION 1
1/8" = 1'-0"

site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
1	2018.06.06	ISSUE FOR DEVELOPMENT PERMIT
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP_rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
BUILDING SECTIONS

scale 1/8" = 1'-0"
date 2020 AUGUST
drawn TV checked GK

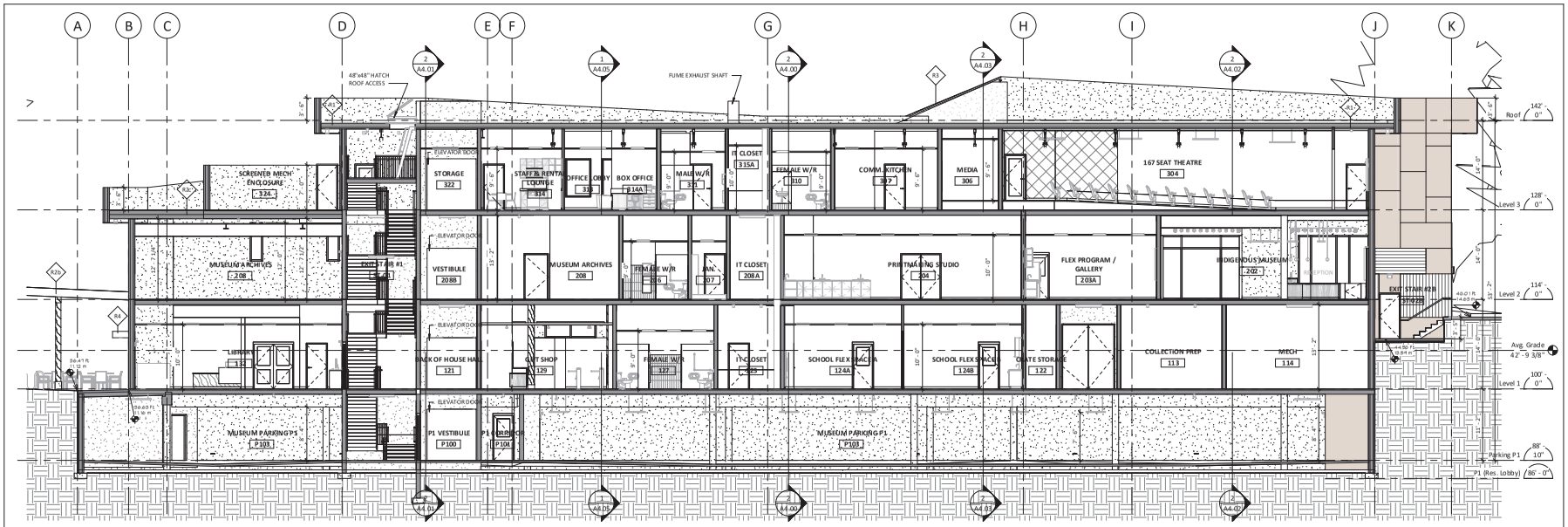
job no. 1717
sheet no. A4.00

seal

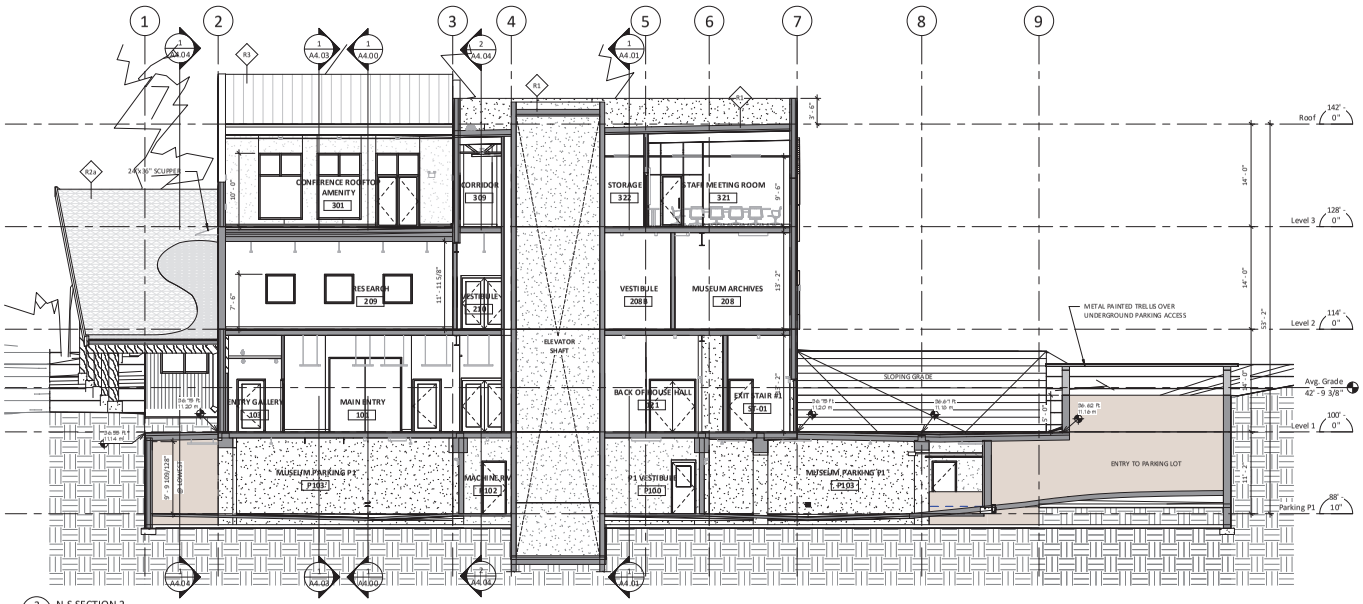
28/08/2020 4:25:22 PM

Drawings are to be read in conjunction with each other. All discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is in accordance with the requirements of the latest edition of the B.C. Building Code.

COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 A1.02 E-W SECTION 2
1/8" = 1'-0"



2 A1.02 N-S SECTION 2
1/8" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 A Avenue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
BUILDING SECTIONS

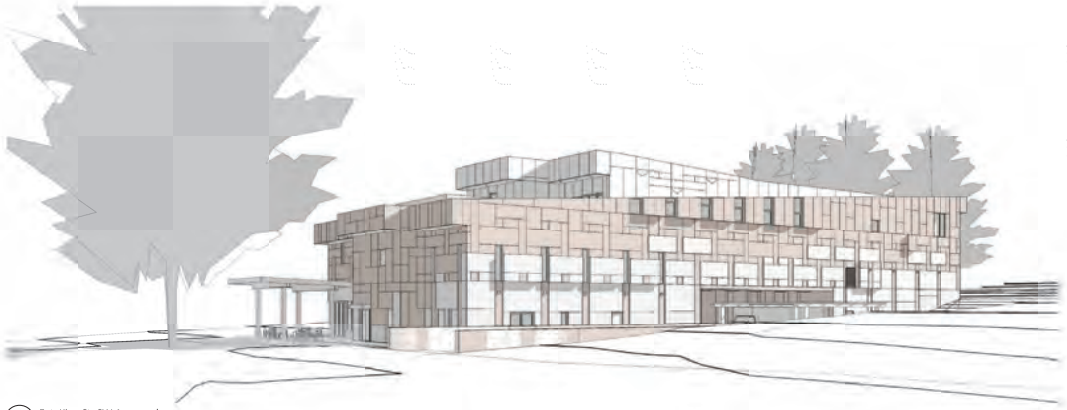
scale 1/8" = 1'-0"
date 2020 AUGUST
drawn Author checked GK

job no. 1717
sheet no. A4.01

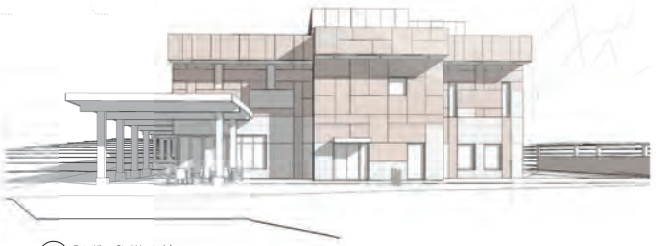
seal

28/08/2020 4:25:29 PM

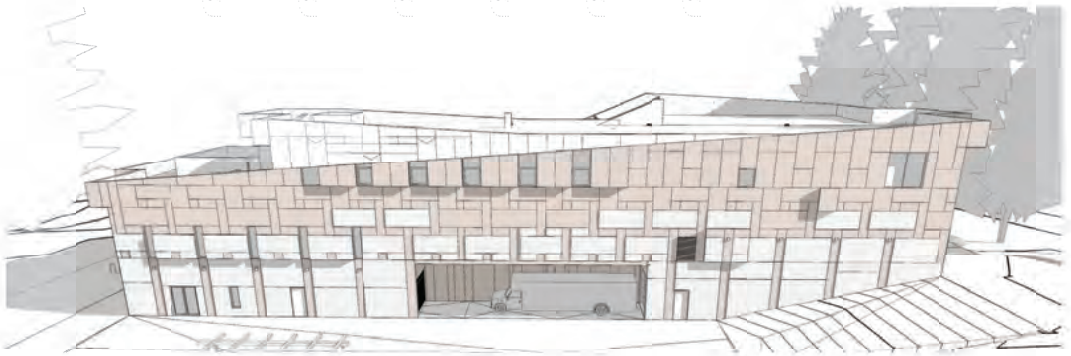
Drawings are to be read in conjunction with each other. Any discrepancies found on site are to be reported to the Architect before commencing work.
Contractors are responsible to ensure that all work is in accordance with the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



1 Ext. King St. SW Approach



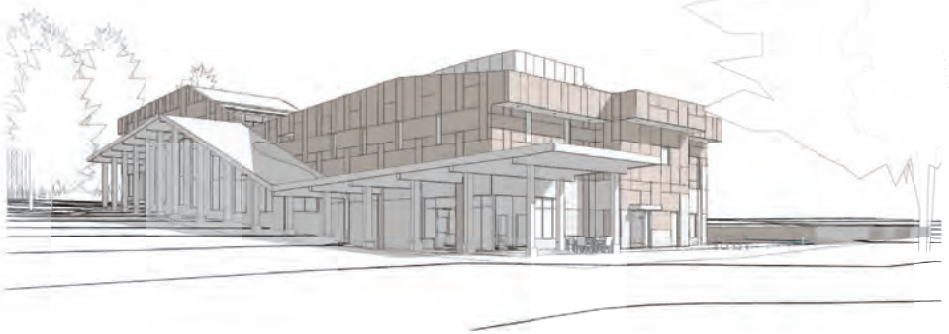
2 Ext. King St. West side



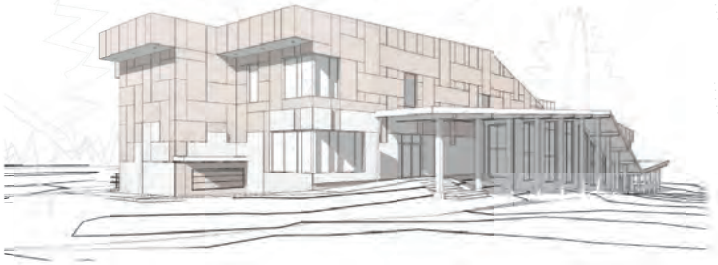
3 Ext. Lane South view



4 Ext. Royal SE sidewalk



5 Ext. Mavis NW across St



6 Ext. Mavis NE sidewalk

site lines ARCHITECTURE

604-881-7173 Suite 200 - 23160 96 A venue
www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
8	2020.05.22	RE-ISSUE FOR DP/HAP
9	2020.05.29	ISSUE FOR COORDINATION
11	2020.07.03	ISSUE FOR COORDINATION
12	2020.08.13	ISSUE FOR COORDINATION
13	2020.08.13	HAP
14	2020.08.24	RE-ISSUE FOR DP/HAP
15	2020.08.25	ISSUE FOR COORDINATION
16	2020.08.31	RE-ISSUE FOR DP/HAP _rev

SALISHAN PLACE (FORT LANGLEY MUSEUM)

KING & MAVIS, MAVIS & ROYAL
FORT LANGLEY, BC

title
PERSPECTIVE VIEWS

scale

date 2020 AUGUST

drawn Author checked GK

job no. 1717

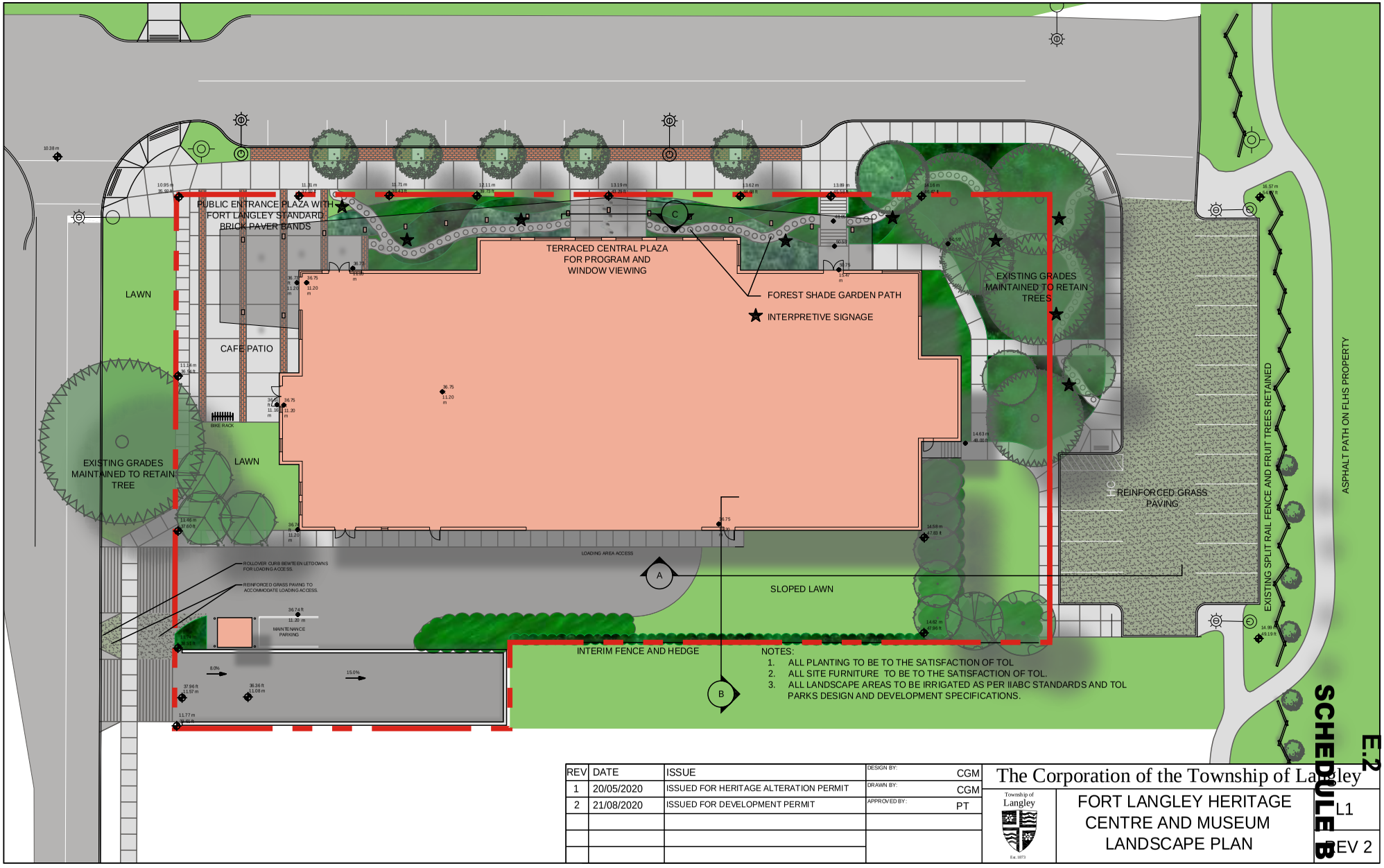
sheet no. A8.00

seal

28/08/2020 4:27:28 PM

Drawings are to be read in conjunction with each other. All discrepancies found on site are to be reported to the architect before commencing work.
Contractors are responsible to ensure that all work is done to the requirements of the latest edition of the B.C. Building Code.

© COPYRIGHT. ALL RIGHTS RESERVED
site lines architecture inc.



REV	DATE	ISSUE
1	20/05/2020	ISSUED FOR HERITAGE ALTERATION PERMIT
2	21/08/2020	ISSUED FOR DEVELOPMENT PERMIT

DESIGN BY: CGM
DRAWN BY: CGM
APPROVED BY: PT

The Corporation of the Township of Langley

Township of Langley Est. 1873

FORT LANGLEY HERITAGE CENTRE AND MUSEUM LANDSCAPE PLAN

L1

REV 2

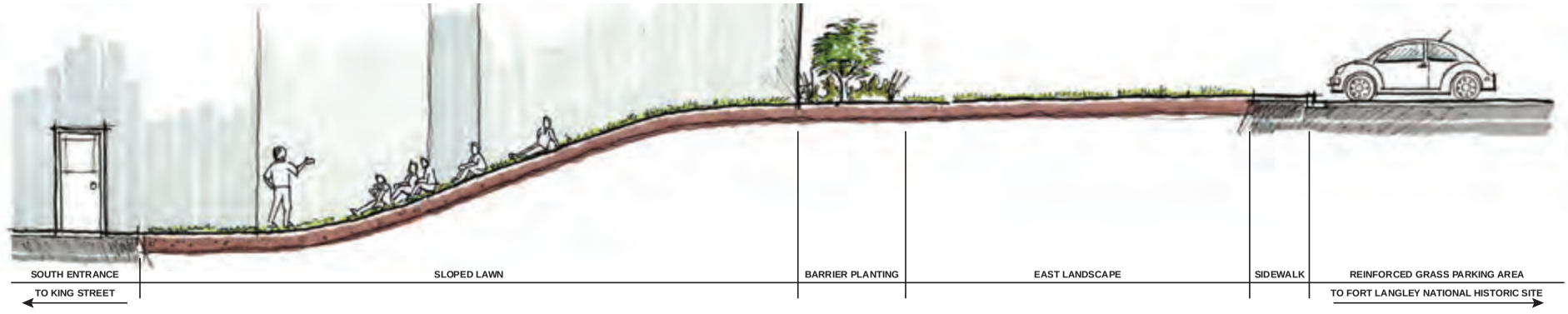
SCHEDULE B E.2



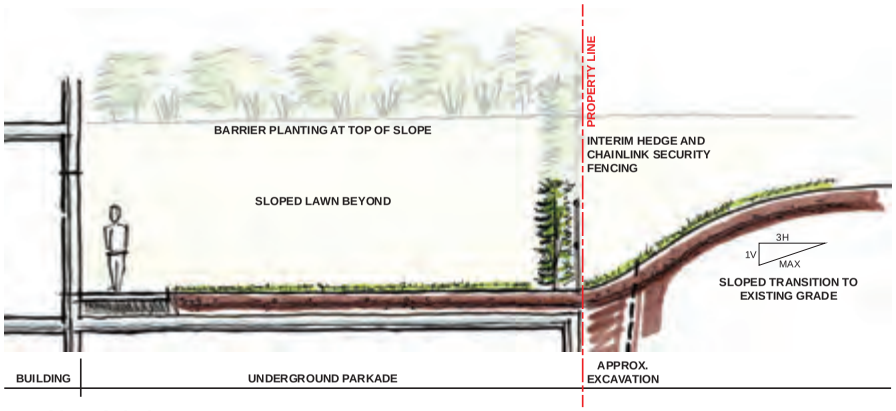
SHADE GARDEN WITH EXPLORATION PATH
Pedestrians are encouraged to experience a walk of discovery and exploration along the Mavis street frontage. A path through the shade tolerant planting areas, featuring plants typically found in a BC forest understory (i.e. Polystichum, Mahonia, Oxalis) provides a symbolic experience of walking through a local forest. Passing wood columns, representing the towering trees, public pedestrians will be able to discover the museum window displays as they climb the stepping stones through the sloped landscape experience.



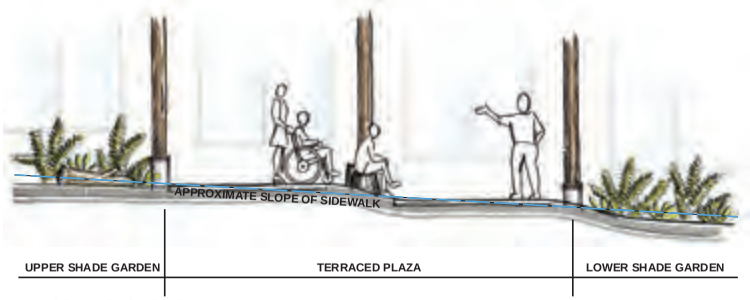
FIRST NATIONS GARDEN
Nestled amongst the large existing trees, pedestrians will be able to explore a First Nations Garden, filled with plant species typically used by First Nations peoples for various cultural uses. The step stone, exploration path extends up the slope and through this garden and will include interpretive signage explaining the content, and cultural uses of the plants. Through this garden, the educational experience of the Heritage centre is extended outside the walls of the building and brought into the public realm of its surroundings.



LANDSCAPE SECTION A



LANDSCAPE SECTION B



LANDSCAPE SECTION C

REV	DATE	ISSUE		
1	20/05/2020	ISSUED FOR HERITAGE ALTERATION PERMIT	DESIGN BY:	CGM
2	21/08/2020	ISSUED FOR DEVELOPMENT PERMIT	DRAWN BY:	CGM
			APPROVED BY:	PT

The Corporation of the Township of Langley

Township of Langley Est. 1873

FORT LANGLEY HERITAGE CENTRE AND MUSEUM LANDSCAPE PLAN

L2

REV 2

Trees

SYMBOL	QUANITY	BOTANICAL NAME	COMMON NAME	SIZE
	3	ACER CIRCINATUM	VINE MAPLE	2.5M HT B&B
	1	ACER MACROPHYLLUM	BIG LEAF MAPLE	6CM CAL B&B
	1	BETULA PAPYIFERA	PAPER BIRCH	5CM CAL B&B
	5	CORNUS NUTTALI EDDIES WHITE WONDER	EDDIES WHITE WONDER FLOWERING DOGWOOD	3M HT WB
	1	SORBUS SITCHENSIS	SITKA MOUNTAIN ASH	2.5M HT B&B
	1	THUJA PLICATA	WESTERN RED CEDAR	2.5M HT B&B
	1	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	2.5M HT B&B
	1	PICEA SITCHENSIS	SITKA SPRUCE	2.5M HT B&B

Shrubs and Groundcovers

	BOTANICAL NAME	COMMON NAME	SIZE
	ATHYRIUM FILIX-FEMINA	LADY FERN	#1 POT
	ZANTEDESCHIA AETHIOPICA	CALLA LILY	#1 POT
	ERYTHRONIUM GRANDIFLORUM	YELLOW GLACIER LILY	#1 POT
	GENISTA PILOSA VANCOUVER GOLD	VANCOUVER GOLD GENISTA	#1 POT
	GAULTHERIA SHALLON	SALAL	#1 POT
	MAHONIA NERVOSA	OREGON GRAPE	#3 POT
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT
	RIBES SANGUINEUM	FLOWERING CURRANT	#3 POT
	RUBUS PARVIFLORUS	THIMBLEBERRY	#3 POT
	RUBUS SPECTABILIS	SALMONBERRY	#3 POT
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT
	CACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3 POT

NOTE:

1. PLANT LIST HAS BEEN SELECTED BASED ON HISTORICAL CULTURAL USE BY FIRST NATIONS TO ASSIST WITH CULTURAL CENTRE PROGRAMMING.
2. PLANTING PROGRAM WILL BE CONTINUALLY REVIEWED AND MODIFIED BY TOL PARK OPERATIONS AS REQUIRED TO SUIT PROGRAMMING NEEDS AND ENVIRONMENTAL CONDITIONS.

Prior to the preparation of this Community Plan, the regional road network indicated a future diversion of River Road immediately east of the Fort to climb the face of the cliff on the eastern edge of the community and join 88th Avenue at Hudson Bay Street. This diversion had been considered desirable to divert truck traffic from the downtown core of Fort Langley.

The cost of this diversion was estimated at approximately $2,000,000 for construction costs only. Land acquisition and the cost of underpasses to provide continuity of existing farm access roads would have been additional. Furthermore, the diversion would have placed truck traffic on 88th Avenue between Hudson Bay Street and Glover Road, which is currently a quiet residential area. It was considered that the costs and impact of construction of the diversion route would not have been justified by the benefits it would have achieved. Consequently, the future link has not been shown on the Major Road Map (2).

A more cost effective approach to limiting the gravel truck traffic on Mavis Avenue and Glover Road is for the Township of Langley to insert clauses in new gravel pit development permits to prohibit the use of River Road by gravel trucks from new pits.

5. IMPLEMENTATION

5.1 HERITAGE CONSERVATION AREA

#3204
93/03/05

The area shown on Map 4 is designated a heritage conservation area under Section 945 (c) of the Municipal Act for the protection of municipal heritage sites.

As noted previously in this plan, heritage is a very important element in the community. Fort Langley was the first settlement in the Township and one of the earliest towns in B.C. as well as its first capital. Fort Langley's heritage significance is enhanced by several buildings of heritage interest in the heritage conservation area, including two that have been designated as heritage sites.

The purpose of heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area.

General building design guidelines are as follows:

a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved;
b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape; and
c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided.

#3710
97/12/01

New signs that are not covered by a heritage alteration permit require a permit under the Sign Bylaw and must conform to the general building design guidelines.

#5063
14/04/28

A heritage alteration permit is not required for:

a) façade improvements (any reconstruction or improvements including new siding, doors, windows, cornices or awnings or canopies to an elevation of an existing building) or signage that is in conformity with the general building design guidelines;
b) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are in conformity with the general building design guidelines; or

c) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are constructed in a similar style and of similar materials as the existing building.

The Fort Langley Building Façade Design Guidelines are non-binding policy guidelines for the Fort Langley Heritage Conservation Area. They are not part of the Fort Langley Community Plan and may be amended or repealed by Council resolution.

5.2 PROVINCIAL GOVERNMENT FUNDING

Fort Langley is already recognized by the Provincial government as a tourist destination. The fact that Fort Langley's downtown area serves out-of-town visitors as well as local residents may entitle the community to consideration for funding of future programs and projects. At present, improvements to Glover Road, funded by the Ministry of Transportation and Highways and by the Township of Langley have responded to design objectives for Glover Road, especially with respect to the pedestrian environment.

As Fort Langley continues to improve its visitor and community amenities, its role as a Provincial tourist destination will be enhanced. Dialogue with Provincial agencies should be continued with an eye to obtaining funding which is appropriate to community objectives.

5.3 HERITAGE AREA FUNDING

The Heritage Canada Foundation administers the Main Street Program for the revitalization of downtown commercial areas with significant heritage resources within them. The Program is currently in its second phase, which follows after an initial period which focused on demonstration projects such as Nelson, B.C. The current phase provides training, technical services, and consultant support to downtown revitalization efforts sponsored by the local community.

The costs of participation in the Main Street Program are probably beyond the resources available to a community of the small sized of Fort Langley, particularly under current economic conditions. Nevertheless, consideration should be given to the potential of using programs administered by the Heritage Canada Foundation in the future and use should be made of the literature generated by the Foundation from its experience with both the demonstration projects and the current program.

5.4 LIAISON WITH ENVIRONMENT CANADA, PARKS

Fort Langley National Historic Park and the community of Fort Langley will both benefit from efforts made to promote increased, appropriate tourist activities. The current jointly funded marketing study will lead to a coordinated marketing strategy for both the Federal ministry and the Township to follow. Continued liaison and coordination of plans and programs by each group will benefit the objectives of the community.

5.5 DEVELOPMENT PERMIT AREA

The area shown on Map 4 is designated a mandatory Development Permit area under Section 919.1 of the Local Government Act. Prior to issuance of a building permit, a Development Permit must be approved by Council. Developments within the Development Permit area must be developed in a manner sympathetic with the Heritage Conservation Area guidelines contained in Section 5.1 and be compatible with adjacent development and uses.

Fort Langley Community Association
P.O. Box 642 Fort Langley B.C. V1M 2S1
info@fortlangleycommunity.com

June 06, 2020

Teresa Hanson

Re: Development Application Project No. 11-33-0128

Generally the response from the membership felt the information provided in this release and request is poorly lacking in detail, No internal drawings or floorplans.

No mention or explanation of traffic or lanes when that section of Royal Ave is closed.

No mention or info about the accompanying condos or townhouses also going on this site.

Very hard to give feedback without all the information.

Thank you for the opportunity to respond

Andy Schildhorn
President
Fort Langley Community Association

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 14, 2020 - REGULAR MEETING	**REPORT:**	20-115
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	3900-25-5130
SUBJECT:	LICENCE BYLAW AMENDMENT CANNABIS PROCESSING, RESEARCH AND DEVELOPMENT AND NON-PROFIT BUSINESSES		

RECOMMENDATION:

That Council give first and second reading to Township of Langley Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573 and authorize staff to schedule the required public input opportunity, to ensure the imposition of appropriate fees, as necessary related to business operations involved in research, development and processing of cannabis.

EXECUTIVE SUMMARY:

The proposed bylaw amendments to the Township's Licencing Bylaw are intended to ensure that business operations, specifically those related to the production and processing, including research and development of cannabis products, are administered appropriately and in full compliance with the Township's regulatory requirements, consistent with all other businesses operating in the Township of Langley.

In light of the current regulatory framework in the Township, providing for separate and distinct cannabis-related business operations, from growth and manufacturing to production, research, processing and development to most recently retail, it is necessary to amend the Township's Licencing Bylaw to add definitions and relevant licencing fees for cannabis related businesses, wishing to operate in the Township of Langley.

The proposed amendments to the Licencing Bylaw will impose business licence fees for cannabis research and development and cannabis processing. Section 194 of the *Community Charter* states that Council may, by bylaw, impose a fee payable in respect to all or part of a service of the municipality, as well as exercise authority to regulate, prohibit or impose requirements.

The proposed licensing fees for cannabis research and development and cannabis processing have been determined based on the level of inspections and regular monitoring that staff anticipates will be necessary to provide the required administration and ensure continued compliance with all Township bylaws and applicable building and safety requirements.

The requirement for non-profit operations to obtain a Business Licence from the Township is proposed to be confirmed and clarified in the subject amendments to the Licencing Bylaw. Non-profit operations are not required to pay licencing fees; however, consistent with for-profit businesses operating in the Township, the premises for non-profit operations must be inspected to ensure compliance with applicable Building Code and Fire Department safety regulations.

PURPOSE:

To obtain Council approval for proposed bylaw amendments to the Township's Licencing Bylaw 2016 No 5192 Amendment Bylaw 2020 No. 5573.

BACKGROUND/HISTORY:

On April 20, 2020 Township Council adopted the Cannabis Retail Sales Policy No. 07-410 and the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw 2020 No. 5575. These changes included defining different areas of cannabis operations, including cannabis processing, cannabis production, cannabis research and development and cannabis retail, and permitted cannabis retail sales to occur in the Township.

The existing Licencing Bylaw addresses cannabis production and cannabis retails sales; however, it does not include licencing fees for cannabis processing and cannabis research and development. As these are also defined in the Zoning Bylaw as separate uses, it is appropriate to implement licencing fees for each of these uses.

As recommended by legal counsel, the ongoing requirement for non-profit operations to obtain a Business Licence from the Township needs to be clarified in the Licencing Bylaw. Non-profit operations are not required to pay licencing fees; however, consistent with for-profit businesses operating in the Township, the premises for non-profit operations will be inspected to ensure compliance with the Building Code and Fire Department safety regulations.

DISCUSSION/ANALYSIS:

To-date, there have been five industrial zoned properties that have been rezoned to allow for cannabis use. With the recent definition changes distinguishing the different uses, such as cannabis production, processing, and research and development, it is necessary to designate specific licencing fees for each of these uses.

The proposed licensing fees for cannabis research and development and cannabis processing have been determined based on the level of inspections and regular monitoring that staff anticipates will be necessary to ensure continued compliance with all Township bylaws and applicable building and safety requirements.

The proposed bylaw amendments to the Township's Licencing Bylaw are intended to ensure that all business operations, including specifically cannabis and non-profit organizations, that wish to operate in the Township of Langley, are administered appropriately and are otherwise operated in compliance with the Township's regulatory requirements.

Respectfully submitted,

Britta Bieberstein
LICENCE AND INSPECTION SERVICES COORDINATOR
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5192

AMENDMENT BYLAW 2020 NO. 5573

EXPLANATORY NOTE

Bylaw 2020 No. 5573 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail, processing, and research and development, and to provide requirements for non-profit entities.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW 2016 NO. 5192

AMENDMENT BYLAW 2020 NO. 5573

A Bylaw to Amend the Licencing Bylaw 2016 No. 5192

WHEREAS it is deemed necessary and desirable to regulate businesses within the Municipality; and

WHEREAS Council wishes to amend the Licencing Bylaw 2016, No. 5192;

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

1. This Bylaw may be cited for all purposes as "Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573".

2. The Township of Langley Licencing Bylaw 2016 No. 5192, as amended, is further amended by:

    1) Adding the following to Section 2.2:

        a. ", Non-Profit" after the first instance of the word "Business" under subsection (3) **"Applicable Law"**

        b. the words "or Non-Profit" after both instances of the word "Business" under subsection (9) **"Business Premises"**, to read:

            "Business Premises" means the vehicle from which a Business or Non-Profit is carried out or the Property, or portion of the Property, upon which a Business or Non-Profit is carried out.

    2) Adding, in alphabetical order, the following definitions to Section 2.2:

        "**Cannabis**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

        "**Cannabis Processing**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

        "**Cannabis Research and Development**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

        "**Cannabis Retail**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500;

    3) Adding the words "or Non-Profit" following the word "Business" under Section 3.1;

    4) Adding the words "or Non-Profit" following each instance of the word "Business" under Section 3.5, except where immediately followed by the word "Premises";

5) Adding the words “or Non-Profits” following the word “Businesses” under Section 3.5 (1);

6) Adding the words “or Non-Profit” following each instance of the word “Business” under Sections 4.1, except where immediately followed by the word “Premises”;

7) Adding “, Non-Profit” after each instance of the word “Business” under Sections 4.3 (1), (2) and (3), except where immediately followed by the word “Premises”;

8) Adding the words “or Non-Profit” after the word “Business” under Section 4.3 (5);

9) Adding the words “or Non-Profit” after each instance of the word “Business” under Section 4.4;

10) Adding the words “or Non-Profit” after the word “Business” under Section 5.1, except where immediately followed by the word “Premises”;

11) Adding the words “or Non-Profit” after the word “Business” under Section 5.2, except where immediately followed by the word “Premises”;

12) Adding the words “or Non-Profit” after the word “Business” under Sections 5.4 and 5.5, except where immediately followed by the word “Premises”;

13) Adding the words “or Non-Profit” after the word “Business” under Sections 6.2 (2) and (3), except where immediately followed by the word “Premises”;

14) Adding “, Non-Profit” after the word “Business” under Sections 6.2 (4) and 6.3, except where immediately followed by the word “Premises”;

15) Adding the words “or Non-Profit” after the word “Business” under Section 7.2 (2), except where immediately followed by the word “Premises”;

16) Adding “, Non-Profit” after the word “Business” under Sections 7.2 (5) and 7.3 except where immediately followed by the word “Premises”;

17) Adding “, Non-Profit” after the first two instances of the word “Business” under Section 8.1, except where immediately followed by the word “Premises”;

18) Adding the words “or Non-Profit” after the word “Business” under Sections 8.1 (1), (2), (3) and (6);

19) Adding “, Non-Profit” after the word “Business” under Section 8.2, except where immediately followed by the word “Premises”;

20) Adding “, Non-Profit” after each instance of the word “Business” under Sections 10.1 and 10.2, except where immediately followed by the word “Premises”;

21) Adding the words “or Non-Profit” after the word “Business” under Section 10.4, except where immediately followed by the word “Premises”;

22) Adding “or Non-Profit” after each instance of the word “Business” under Section 10.6;

23) Adding the words “or Non-Profit” after the word “Business” under Section 11.7, except where immediately followed by the word “Premises”;

24) Schedule A

a) Adding “or Cannabis Research and Development” after each instance of the word “Industrial” to read:

Licence Type	Licence Description	Licence Fee
Industrial or Cannabis Research and Development	0-200 Sq. Meters gross floor area (GFA)	140.00
Industrial or Cannabis Research and Development	201-500 Sq. Meters GFA	165.00
Industrial or Cannabis, Research and Development	501-1500 Sq. Meters GFA	240.00
Industrial or Cannabis, Research and Development	1501-3500 Sq. Meters GFA	315.00
Industrial or Cannabis Research and Development	3501 & greater Sq. Meters GFA	390.00

b) Adding “and/or Cannabis Processing” after the words “Cannabis Production” to read:

Licence Type	Licence Description	Licence Fee
Cannabis Production and/or Cannabis Processing		5,000.00

READ A FIRST TIME the day of , 2020.

READ A SECOND TIME the day of , 2020.

READ A THIRD TIME the day of , 2020.

RECONSIDERED AND ADOPTED the day of , 2020.

_____ Mayor _____ Township Clerk

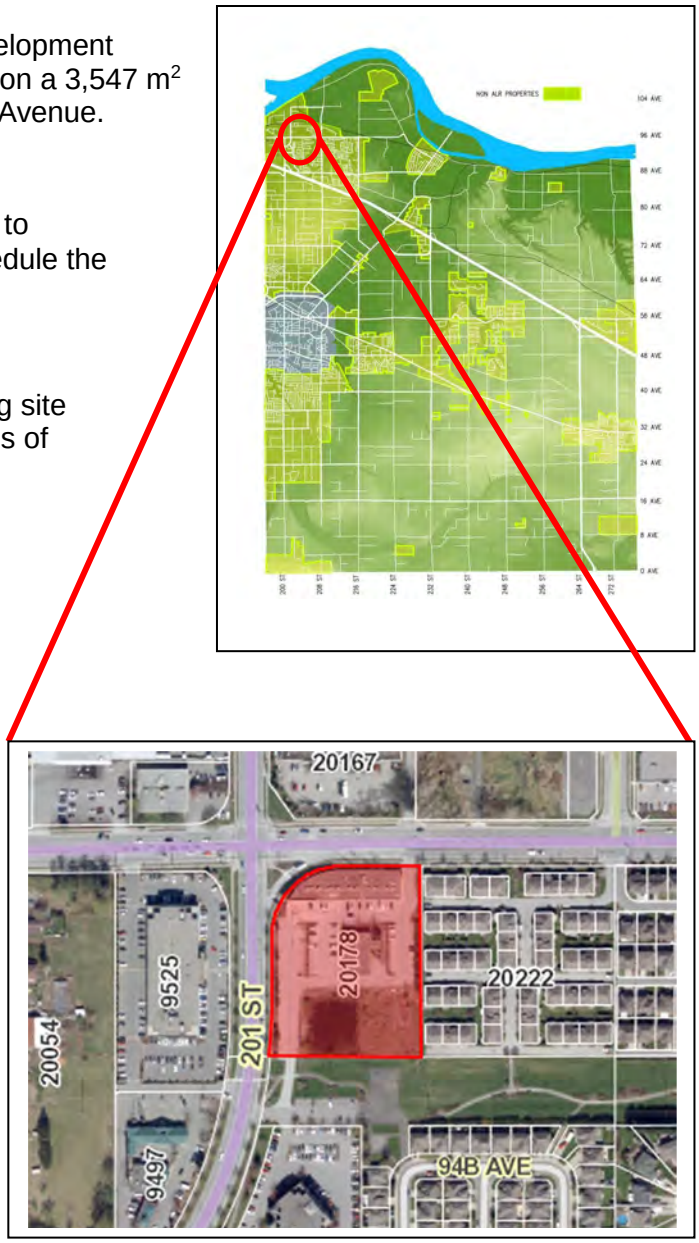
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 14, 2020 - REGULAR MEETING	**REPORT:**	20-117
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-35-0198
SUBJECT:	REZONING APPLICATION NO. 100613 (JANDA GROUP HOLDINGS INC. / 20178 – 96 AVENUE)		

PROPOSAL:

Application to amend Comprehensive Development Zone CD-14 to accommodate a pharmacy on a 3,547 m^2 (38,176 ft^2) property located at 20178 - 96 Avenue.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5636 and authorize staff to schedule the required written submission opportunity.

RATIONALE:

The proposal is compatible with the existing site context and is consistent with the provisions of the Walnut Grove Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636, amending Comprehensive Development Zone CD-14 to add pharmacy as a site specific permitted use; and further

That Council authorize staff to schedule the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5636.

EXECUTIVE SUMMARY:

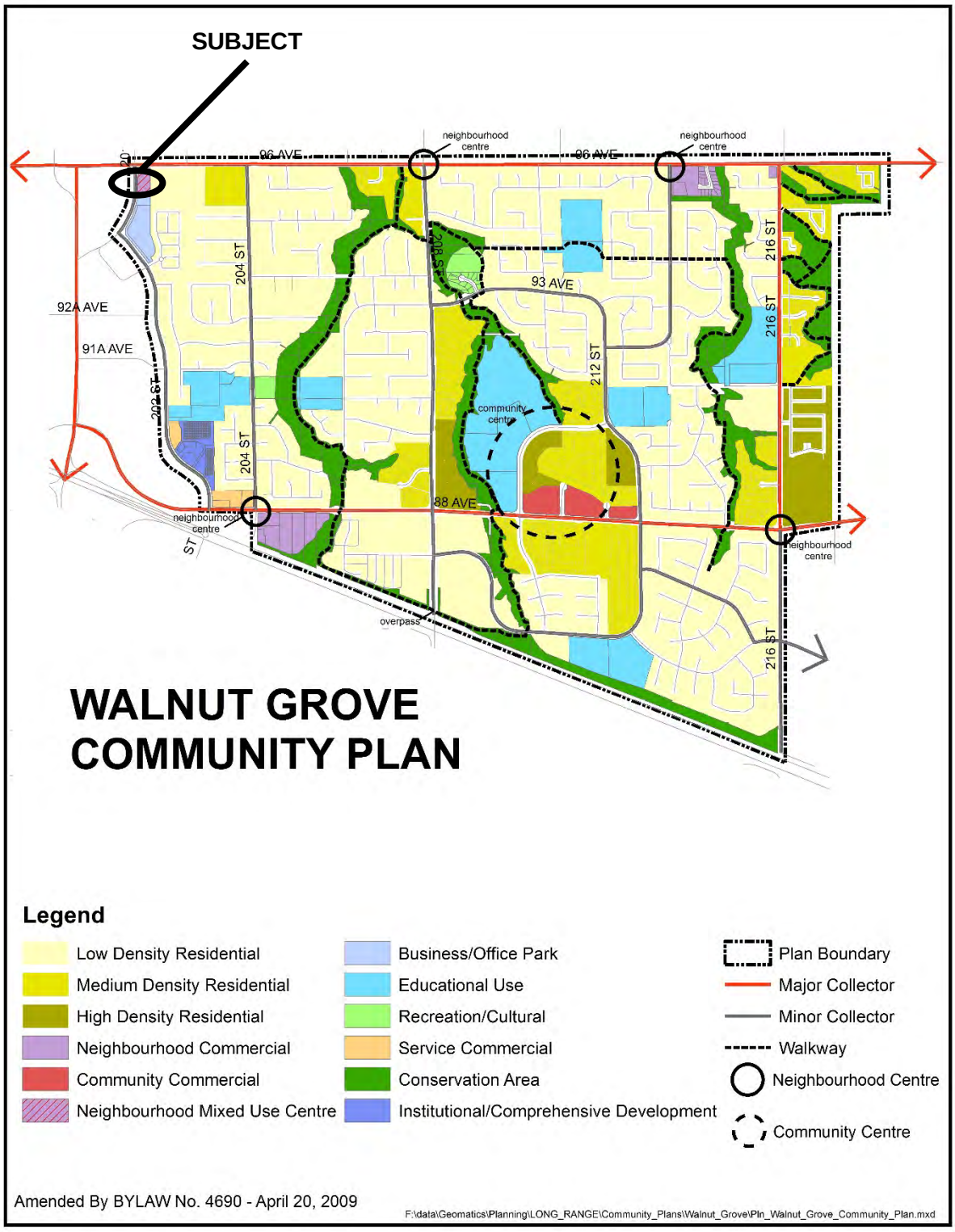
The applicant has applied to amend the text of the Comprehensive Development Zone CD-14 (on a site specific basis) in order to accommodate a pharmacy in the four (4)-storey mixed use building (currently under construction) located at 20178 - 96 Avenue.

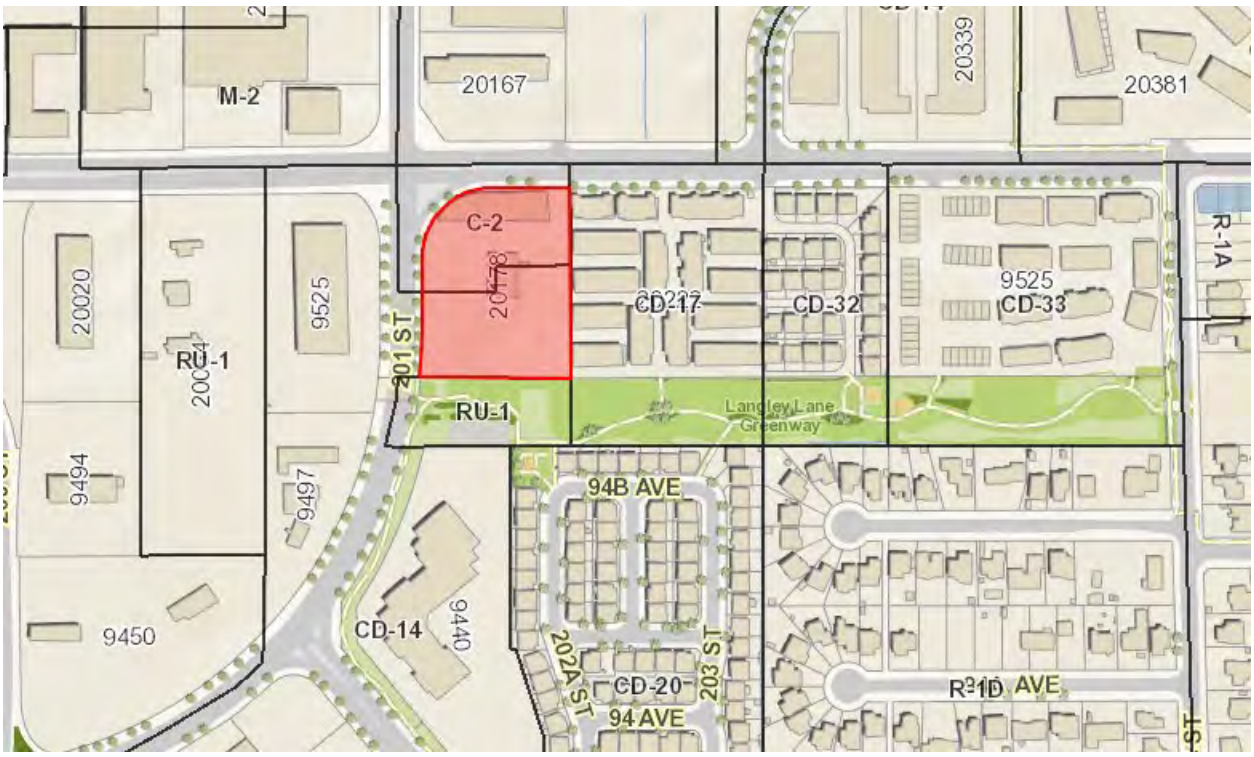
Pharmacies are currently accommodated in many existing commercial and comprehensive developments within the 'commercial uses' definition in the Township of Langley Zoning Bylaw.

The proposal aligns with the site context and is compatible with the objectives of the site's Neighbourhood Mixed Use Centre designation in the Walnut Grove Community Plan.

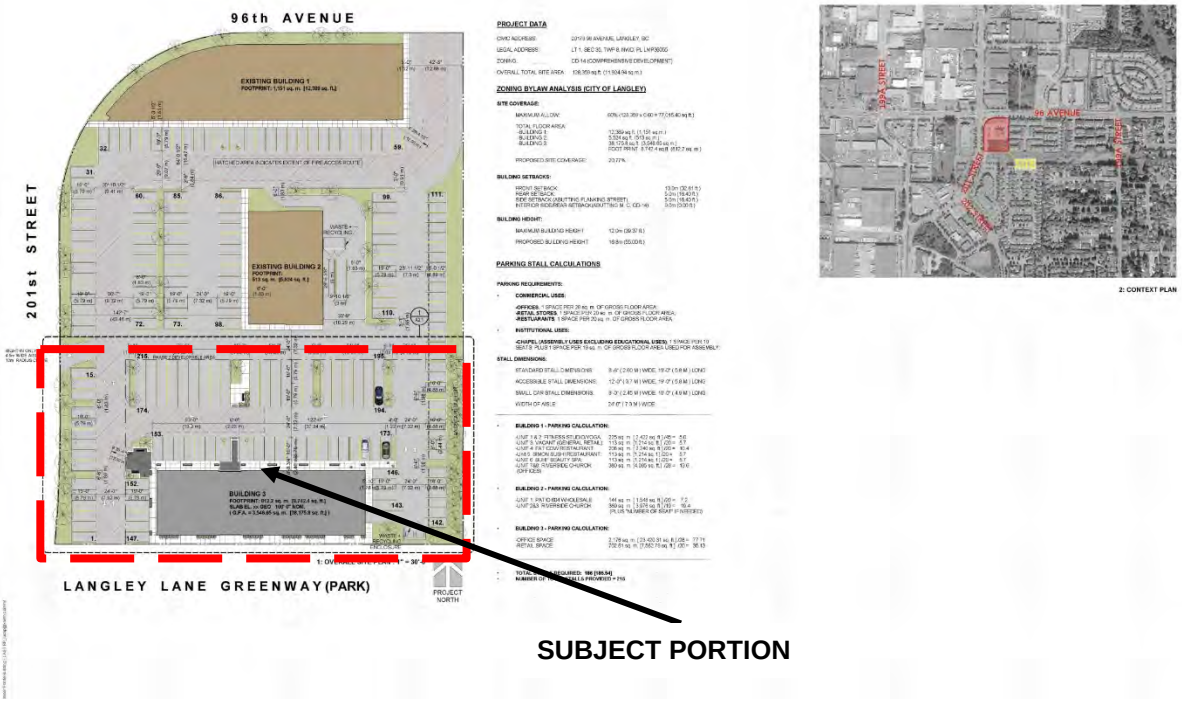
PURPOSE:

This report is to provide information and recommendations to Council concerning the proposed rezoning application.


SUBJECT
96 AVE
neighbourhood centre
96 AVE
neighbourhood centre
200 ST
204 ST
202 ST
93 AVE
216 ST
216 ST
92A AVE
91A AVE
202 ST
212 ST
community centre
204 ST
88 AVE
neighbourhood centre
neighbourhood centre
ST
overpass
216 ST
WALNUT GROVE
COMMUNITY PLAN
Legend
Low Density Residential
Medium Density Residential
High Density Residential
Neighbourhood Commercial
Community Commercial
Neighbourhood Mixed Use Centre
Business/Office Park
Educational Use
Recreation/Cultural
Service Commercial
Conservation Area
Institutional/Comprehensive Development
Plan Boundary
Major Collector
Minor Collector
Walkway
Neighbourhood Centre
Community Centre
Amended By BYLAW No. 4690 - April 20, 2009
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Walnut_Grove\Pln_Walnut_Grove_Community_Plan.mxd



ZONING BYLAW NO. 2500



SUBJECT PORTION

SITE PLAN – SUBMITTED BY APPLICANT

Reference:

Owners/Agents :	Janda Group Holdings Inc. 4770 – 72 Street Delta, BC V4K 3N3
Legal Description:	Lot 1 Section 35 Township 8 New Westminster District Plan LMP36055
Location:	20178 – 96 Avenue
Area:	3,547 m^2 (38,176 ft^2)
Existing Zoning:	Community Commercial Zone C-2 Comprehensive Development Zone CD-14
Proposed Zoning:	Community Commercial Zone C-2 Amended Comprehensive Development Zone CD-14
Walnut Grove Community Plan:	Neighbourhood Mixed Use Centre

BACKGROUND:

The subject property is located at the corner of 201 Street and 96 Avenue amongst other office commercial uses in Walnut Grove. The subject site is designated Neighbourhood Mixed Use Centre in the Walnut Grove Community Plan and accommodates a mix of commercial uses on the site. Development Permit No. 100905 was issued September 17, 2018 accommodating development of a four (4) storey office building (currently under construction) on the southerly portion of the property.

A subdivision application has also been submitted on the subject site to create an airspace parcel for the four (4) storey building currently under construction.

In addition, Development Permit and Development Variance Permit applications have been submitted proposing to construct a drive through restaurant on the northerly portion of the subject site.

DISCUSSION/ANALYSIS:

The subject property is zoned Community Commercial Zone C-2 (northerly portion) and Comprehensive Development Zone CD-14 (southerly portion) and designated Neighbourhood Mixed Use Centre in the Walnut Grove Community Plan. This designation provides a mix of retail commercial uses and employment-generating office uses as reflected in the site's 'split zoning'. A pharmacy is not currently among the uses permitted on the southerly portion of the site zoned Comprehensive Development Zone CD-14. The subject rezoning application is necessary to accommodate the proposed use on the southerly portion of the site.

The proposed pharmacy could be accommodated on the northerly portion of the site within the existing Community Commercial C-2 zoning, however, the applicant has applied to amend the text of Comprehensive Development Zone CD-14 (on a site specific basis for the southerly portion of the site) to accommodate a pharmacy in a proposed new four (4) storey building (currently under construction).

The existing CD-14 zoning is a hybrid of service industrial and office park zones, and accommodates a variety of uses such as:

1) all uses permitted in the Service Industrial Zone M-1A except the following M-1A uses which are prohibited:
a) vehicle towing uses and vehicle storage compounds (temporary and permanent);
b) public works yards, maintenance yards, and accessory open storage uses unless located in a fully screened rear yard on a lot greater than 6,000 m^2 in size;
c) transportation and trucking terminals and compounds including public transportation depots;
d) service stations and gas bars;
e) vehicle body shops;
f) vehicle servicing and vehicle repair shops unless located on a lot greater than 3,000 m^2 in size; and
g) parking of commercial vehicles
2) business and professional offices and research and development laboratories
3) computer sales, service and repair stores (excluding home electronic retail stores)
4) medical clinics
5) custom brokers
6) funeral homes excluding crematoria and accessory crematoria
7) assembly uses excluding residential institutional uses
8) new automotive parts and accessory stores
9) servicing and repair of household appliances and goods
10) home improvement centres excluding outside building material storage yards
11) mail order, mailbox and business service uses

Comprehensive Development Zone CD-14 accommodates a medical clinic as a permitted use, which often have a pharmacy located in close proximity for convenience. The applicant indicates there is a large population in the area that could support the proposed pharmacy use and that the nearest alternative pharmacy location is Thunderbird Village (see Attachment A).

Surrounding Land Uses:

Surrounding land uses include the following:

North: 96 Avenue, beyond which is an industrial property accommodating a two (2) storey commercial building with multiple tenants, zoned Service Industrial Zone M-1A, designated Light Industrial in the Northwest Langley Community Plan;

South: Langley Lane Greenway and B.C. Hydro right-of-way, zoned Rural Zone RU-1, accommodating a trail, parking and a basketball court, designated Institutional/Comprehensive Development in the Walnut Grove Community Plan;

East: A property zoned Comprehensive Development Zone CD-17 accommodating multifamily residential uses (Windsor Gardens), designated Low Density Residential in the Walnut Grove Community Plan;

West: 201 Street, beyond which, is a commercial property with a three (3) storey office building accommodating multiple tenants, zoned Comprehensive Development Zone CD-14 and designated Light Industrial in the Northwest Langley Community Plan.

Zoning Amendment:

The subject site is currently zoned Community Commercial Zone C-2 and Comprehensive Development Zone CD-14. Bylaw 2020 No. 5636 proposes to add pharmacy to the list of permitted uses in the CD-14 zone on a site-specific basis for the southerly portion of the subject site.

Public Information Meeting:

At its Special Meeting of April 20, 2020 Council resolved to temporarily suspend Council Policy No. 07-164, requiring Developer Held Public Information Meetings.

Access and Parking:

The site is accessed via a driveway on 201 Street and a driveway on 96 Avenue. No changes are proposed in conjunction with this application. The most recent parking calculation provided at time of Development Permit No. 100905 met the requirements of the Zoning Bylaw and is summarized in the table below.

	Required	Provided
Building 1 (existing)	46	46
Building 2 (existing)	27	27
Building 3 (under construction)	113	142
TOTAL	**186**	**215**

Servicing:

Full municipal services exist to the subject site.

POLICY CONSIDERATIONS:

The proposed amendment to the Comprehensive Development Zone CD-14 is consistent with the provisions of the Walnut Grove Community Plan and compatible with the surrounding area. Staff recommend that Council give first and second reading to Rezoning Bylaw No. 5636 and authorize staff to schedule the required written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale Letter

ATTACHMENT A

LETTER OF INTENT
Supplemental Document to Zoning Text Amendment Application

To Staff, Council and Mayor,

This Letter of Intent is prepared to provide a rationale for a site specific, zoning text amendment to CD14, at the Fraser Point project located at 20178 96 Avenue, Langley, B.C. (the "Property"), for a pharmacy use.

BACKGROUND

The Property is a commercial mixed-use business centre located in the Walnut Grove community of Langley, British Columbia. The Property currently hosts two retail strip buildings, with a third mixed-use, retail and office building, currently under construction. The Property is odd shaped and split zoned, with a northern, odd shaped block, zoned C2, and the southern, odd shaped, block, zoned CD-14[1]. The Property currently has 3 access points, 2 from 201st Street with a right-in and right-out privilege, and from 96th Avenue, with a right-in, right-out and a left-in privilege.

RATIONALE

There are the main arguments for rationale:

TOWNSHIP OF LANGLEY

1. The Property is one contiguous parcel with 2 non-linear polygon shapes splitting the C-2 and CD-14 zoned areas. Under the C-2 zoned area, pharmacy use is an allowed use and under the CD-14 zoned area, it is not. However, if the true intent, of this split zone, was to have a unique property with specific uses, the restricted uses on the CD-14 zoned area are permitted, in close proximity and eyesight, in one of the other two buildings on the Property;

2. Within 1 kilometer of the Property there is a total population of 3,893 compared to a daytime population of 9,040 people[2], meaning there is 3X as many people travelling to this trade area during working hours. Even if a small percentage of this demographic, has medical needs, children or value convenience, a pharmacy would have the opportunity to service a large demographic, currently being underserved. The closest pharmacy that we can find is over a 1 kilometer away, due south of the Property, located at the interchange, which is not the primary arterials for this Property; and

3. Lastly, pharmacy and medical clinics have and are more increasingly being a syndicated offering within a retail shopping experience. CD-14 and C-2 zones both allow for medical clinics use, but CD-14 does not allow for pharmacy use, and as most pharmacies and medical clinics will take space only if the other is there, having one or the other, over a contiguous parcel is important.

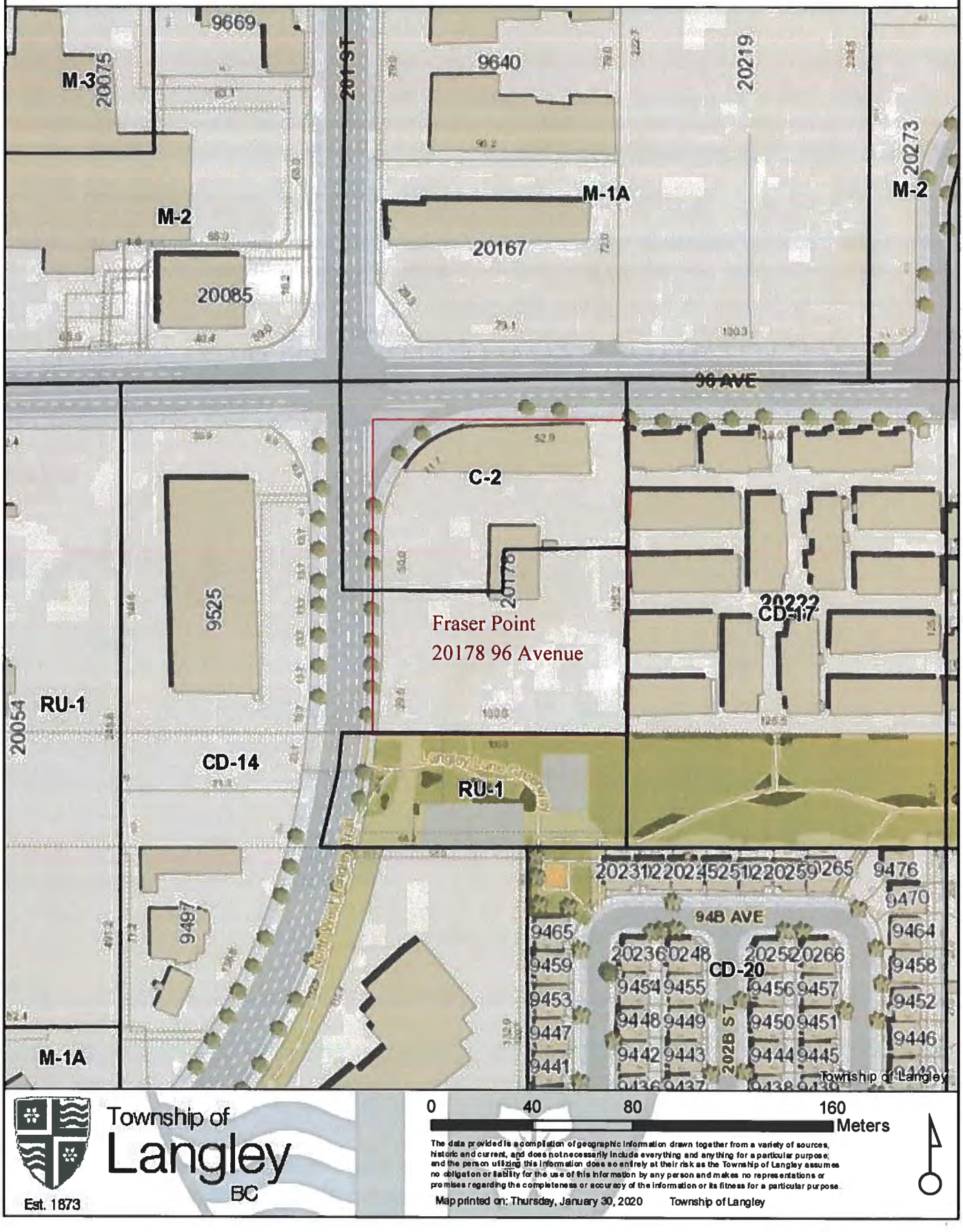
We hope the rationale provided above has presented enough evidence to justify a site specific, zoning text amendment for pharmacy use.

Thank you for considering our application.

[1] – See Exhibit A – Site Plan showing split zone configuration.
[2] – See Exhibit B – "Market Breakdown", a report by Colliers depicting the demographics in relation to this Property.

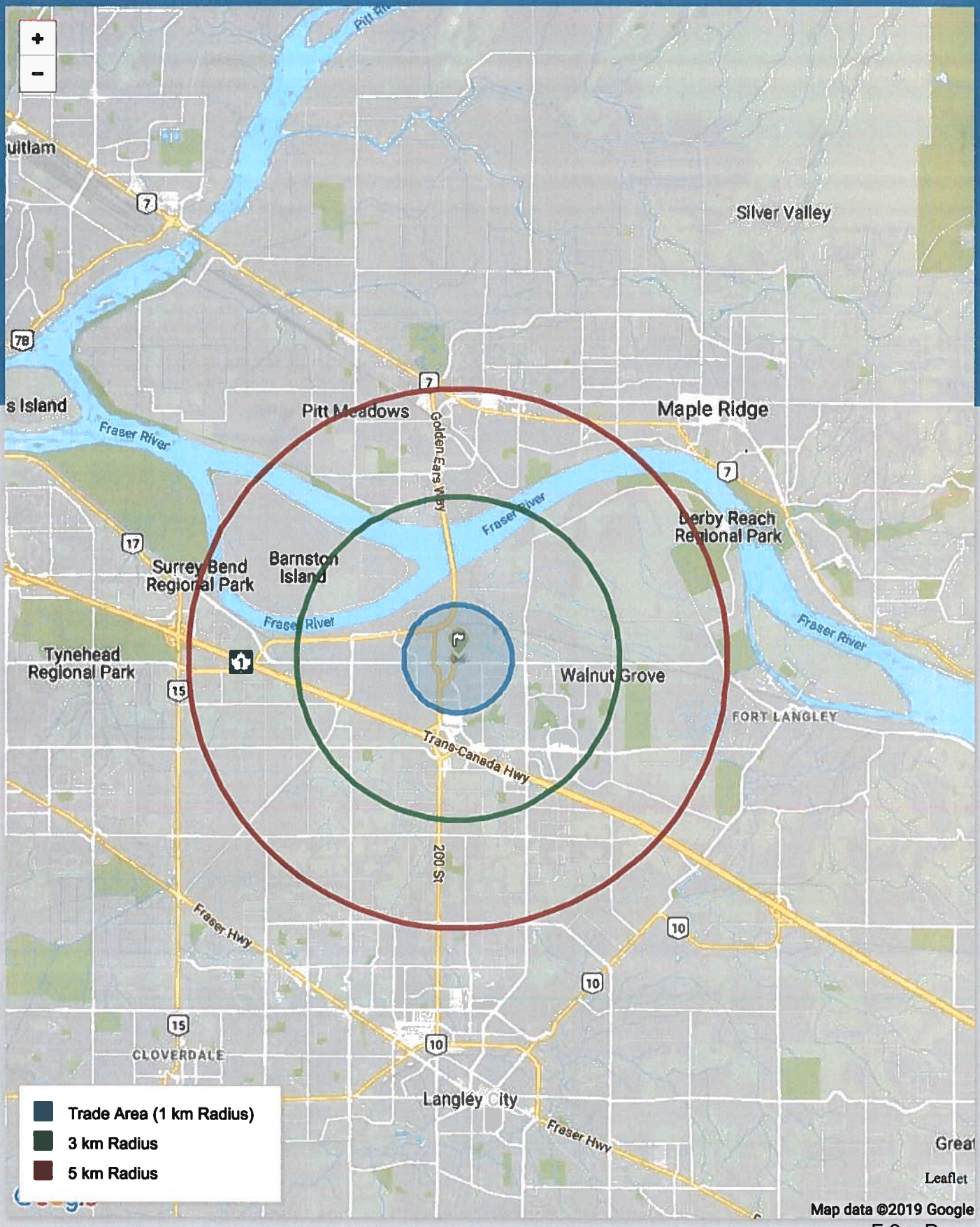
Exhibit A to Letter of Intent

Fraser Point - 20178 96 Ave.



Fraser Point - 20178 96 Avenue, Langley, B.C.

Exhibit B to the Letter of Intent



Market Breakdown

Total Population
within Trade Area (1 km Radius)
3,893

Daytime Population
within Trade Area (1 km Radius)
9,040

Total Households
within Trade Area (1 km Radius)
1,390

Retail Landscape (Trade Area)



- **Restaurants** - 18 (66.7%)
- **Financial Services** - 4 (14.8%)
- **Personal Care** - 3 (11.1%)
- **Cafes** - 1 (3.7%)
- **Bars** - 1 (3.7%)

Custom Demographics

Your Demographics

Criteria	Aggregation	Trade Area (1 km Radius)	3 km Radius	5 km Radius
Total Population	Sum	3,893	25,743.3	60,992.6
Average household income	Average	108,863.2	103,900.3	105,702.1
Number of people in private households	Sum	3,715.1	25,186.3	59,807.8
Total Households	Sum	1,389.9	9,598.5	21,387.1
Annual spending on Child care	Average	532.9	496.1	508.8
Total Dwellings	Sum	1,417.8	9,895.3	22,150.9
Average household size	Average	2.7	2.6	2.8
Annual spending on Health care	Average	2,996.9	2,769.1	2,804
Average size of families	Average	3	2.9	3

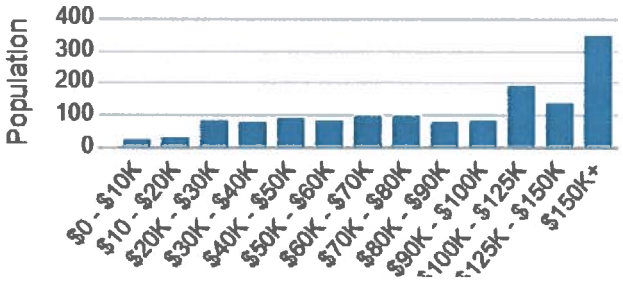
Demographic Overview

Median Household Income

within Trade Area (1 km Radius)

$99,270

↑ 10% higher than Langley

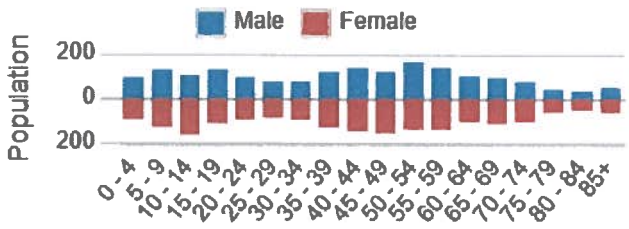


Median Age

within Trade Area (1 km Radius)

44

↑ 6% higher than Langley



Education

within Trade Area (1 km Radius)

93%

same as Langley

Employment Rate

within Trade Area (1 km Radius)

64%

↓ 0% lower than Langley

Visible Minorities

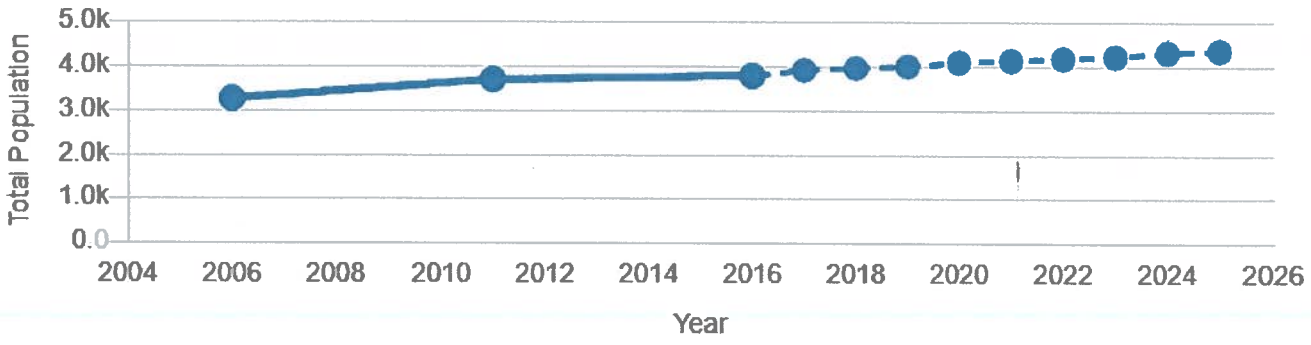
within Trade Area (1 km Radius)

17%

↓ 7% lower than Langley

Demographic Projections

Total Population



Criteria	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Growth
Total Population	3.2k	3.7k	3.8k	3.9k	3.9k	4.0k	4.1k	4.1k	4.2k	4.2k	4.3k	4.3k	**33.55%**

Custom Demographic Tables

Households, Income (Current Year $)

Variable	Trade Area (1 km Radius)	3 km Radius	5 km Radius
Median Household Income	99,269.7	92,073.6	95,898
Total Households	1,417.8	9,895.3	22,150.9
$0 to $4,999	12.9 (0.9%)	147.6 (1.5%)	314.6 (1.4%)
$5,000 to $9,999	7 (0.5%)	74.6 (0.8%)	173 (0.8%)
$10,000 to $14,999	7.5 (0.5%)	103.4 (1.0%)	261.1 (1.2%)
$15,000 to $19,999	18.4 (1.3%)	183.9 (1.9%)	404.8 (1.8%)
$20,000 to $24,999	46.3 (3.3%)	251.6 (2.5%)	520.4 (2.3%)
$25,000 to $29,999	36.9 (2.6%)	256 (2.6%)	499.8 (2.3%)
$30,000 to $34,999	43.9 (3.1%)	291.6 (2.9%)	561.3 (2.5%)
$35,000 to $39,999	31.3 (2.2%)	296 (3.0%)	642.2 (2.9%)
$40,000 to $45,999	30.6 (2.2%)	299.8 (3.0%)	611.4 (2.8%)
$45,000 to $49,999	55.9 (3.9%)	338.3 (3.4%)	643.5 (2.9%)
$50,000 to $59,999	82.8 (5.8%)	645.9 (6.5%)	1,316.1 (5.9%)
$60,000 to $69,999	94.8 (6.7%)	650.9 (6.6%)	1,324 (6.0%)
$70,000 to $79,999	91.8 (6.5%)	680.5 (6.9%)	1,394.7 (6.3%)
$80,000 to $89,999	75 (5.3%)	569.8 (5.8%)	1,312.1 (5.9%)
$90,000 to $99,999	79.1 (5.6%)	558.7 (5.6%)	1,293.6 (5.8%)
$100,000 to $124,999	190 (13.4%)	1,266.1 (12.8%)	2,949.4 (13.3%)
$125,000 to $149,999	138.1 (9.7%)	1,030.4 (10.4%)	2,316.1 (10.5%)
$150,000 to $199,999	203.4 (14.3%)	1,148.5 (11.6%)	2,797.4 (12.6%)
$200,000 and Over	142.2 (10.0%)	758.9 (7.7%)	1,817 (8.2%)

All demographic data is based on 2017 census information from Statistics Canada.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (JANDA GROUP HOLDINGS INC) BYLAW 2020 NO. 5636

EXPLANATORY NOTE

Bylaw 2020 No. 5636 amends the Comprehensive Development Zone CD-14 by adding pharmacy to the list of permitted uses to accommodate a pharmacy at 20178 – 96 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (JANDA GROUP HOLDINGS INC.) BYLAW 2020 NO. 5636

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 (Janda Group Holdings Inc.) Bylaw 2020 No. 5636".

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

   (1) By amending "Section 914 – Comprehensive Development Zone CD-14" by adding as Section 914.1(5) after Section 914.1(4) the following and renumber accordingly:

   "pharmacy not exceeding 450 m^2 (4,844 ft^2) in *gross floor area*, on Lot 1 Section 35 Township 8 New Westminster District Plan LMP36055*"*

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (19708 86 AVE LANGLEY HOLDINGS CORP.) BYLAW 2020 NO. 5628

EXPLANATORY NOTE

Bylaw 2020 No. 5628 rezones property located in the 19700 block of 86 Avenue in the Carvolth Neighbourhood Plan Area to Carvolth Business Park Zone C-18 to accommodate construction of two (2) multi-tenant industrial buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (19708 86 AVE LANGLEY HOLDINGS CORP.) BYLAW 2020 NO. 5628

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 (19708 86 Ave Langley Holdings Corp.) Bylaw 2020 No. 5628”.

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

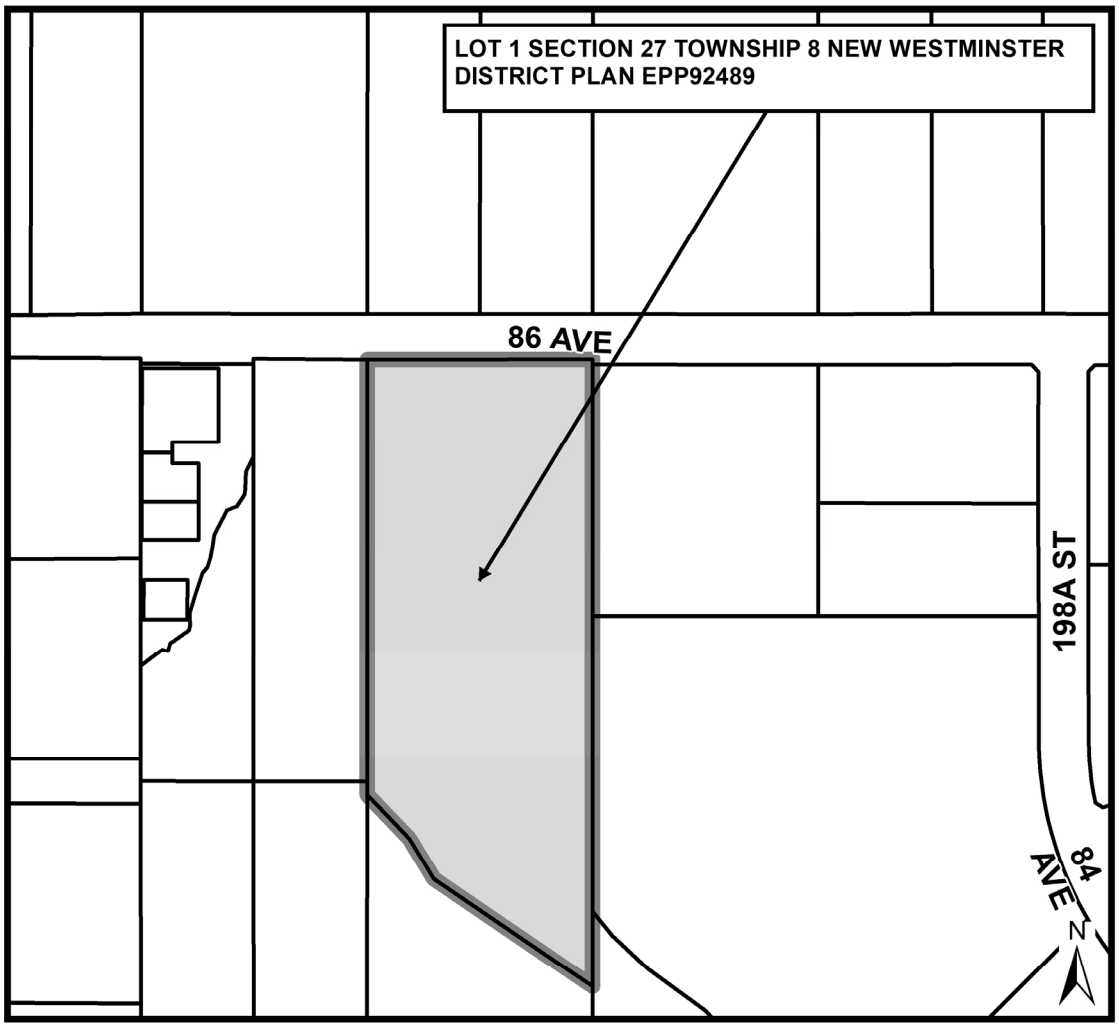
   Lot 1 Section 27 Township 8 New Westminster District Plan EPP92489

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Carvolth Business Park Zone C-18.

READ A FIRST TIME the	27	day of	July	, 2020.
READ A SECOND TIME the	27	day of	July	, 2020.
NOTICE WAS ADVERTISED on the	3, 10	day of	September	, 2020.
READ A THIRD TIME the		day of		, 2020.
RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5628



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 27, 2020 – REGULAR MEETING	**REPORT:**	20-105
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0069
SUBJECT:	REZONING APPLICATION NO. 100601 AND DEVELOPMENT PERMIT APPLICATION NO. 101151 (19708 86AVE LANGLEY HOLDINGS CORP. / DENCITI DEVELOPMENT CORP. / 19700 BLOCK OF 86 AVENUE)		

PROPOSAL:

Application to rezone 2.42 ha (5.98 (ac) of land located in the 19700 block of 86 Avenue to Carvolth Business Park Zone C-18 with an accompanying Development Permit Application to accommodate construction of two industrial buildings totalling 8,395 m^2 (90,363 ft^2) of floor area.



RECOMMENTATION SUMMARY:

That Council give first and second reading to Bylaw No. 5628 subject to ten (10) development prerequisites being satisfied prior to final reading, authorize issuance (at time of final reading of Bylaw No. 5628) of Development Permit No. 101151 subject to six (6) conditions, noting eight (8) building permit conditions and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposal complies with the Willoughby Community Plan, Carvolth Neighbourhood Plan, and the Township's land use policies.

RECOMMENDATION:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (19708 86Ave Langley Holdings Corp.) Bylaw 2020 No. 5628, rezoning 2.42 ha (5.98 ac) of land located in the 19700 block of 86 Avenue to Carvolth Business Park Zone C-18, to facilitate development of two (2) industrial buildings, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades, extensions and improvements, including provision of a stormwater management and detention as required in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for 86 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth 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 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);
5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk, landscaping details and security;
6. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
7. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Registration of the following restrictive covenants:
    a. Prohibiting left-hand turns for ingress and egress;
    b. Prohibiting reliance on street parking;
    c. Providing for cross access in favor of 19676 – 86 Ave;
9. Compliance with the requirements of the Carvolth Greenway Amenity Policy;
10. 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. 5628 authorize issuance of Development Permit No. 101151 to 19708 86Ave Holdings Corp., for property located in the 19700 block of 86 Avenue, 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

f. All outdoor storage areas being covered by a dust free surface;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) 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. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Completion of an erosion and sediment control plan or exemption 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. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
g. Payment of supplemental Development Permit application fees; and
h. Payment of applicable 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. 5628, in conjunction with proposed Development Permit No. 101151.

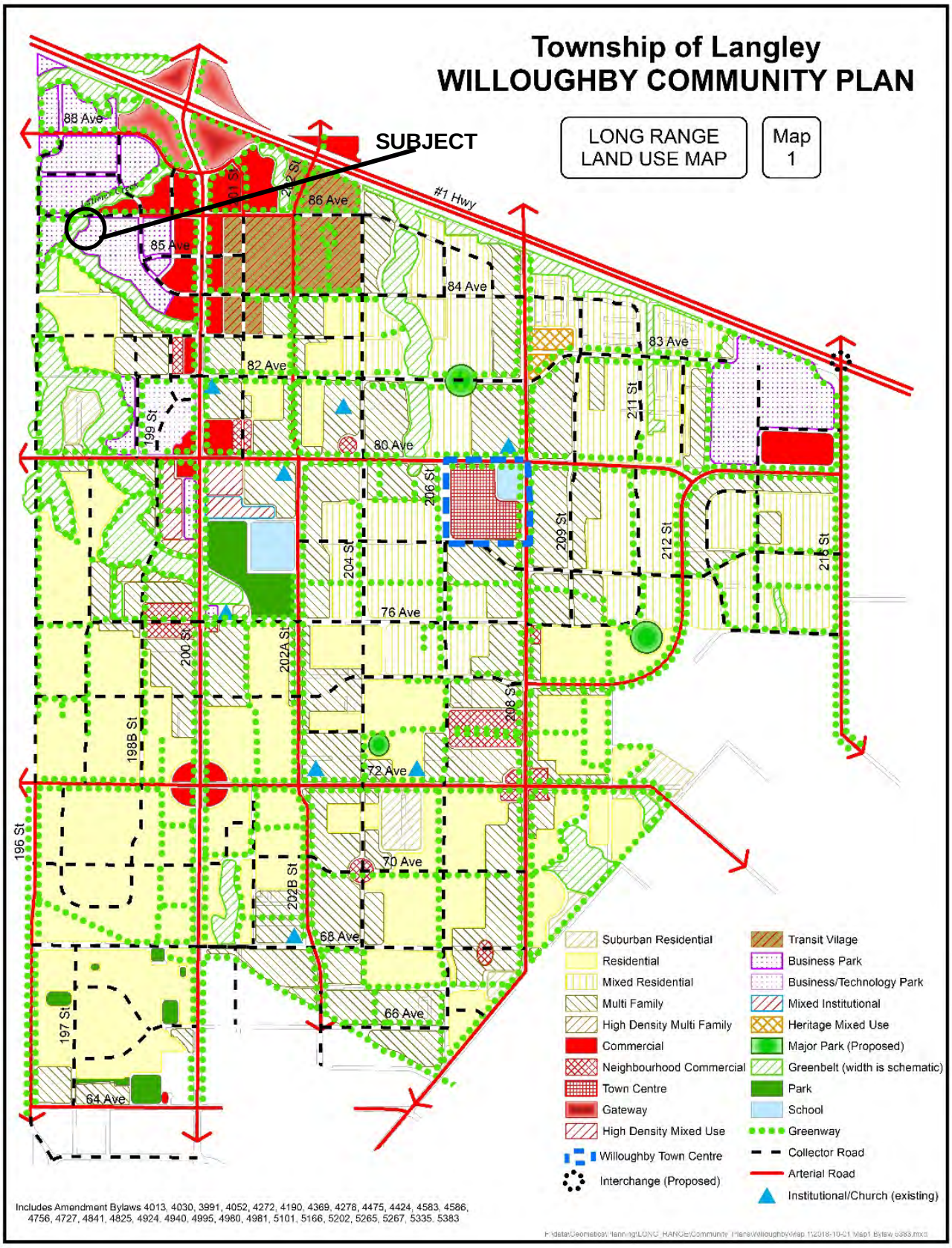
EXECUTIVE SUMMARY:

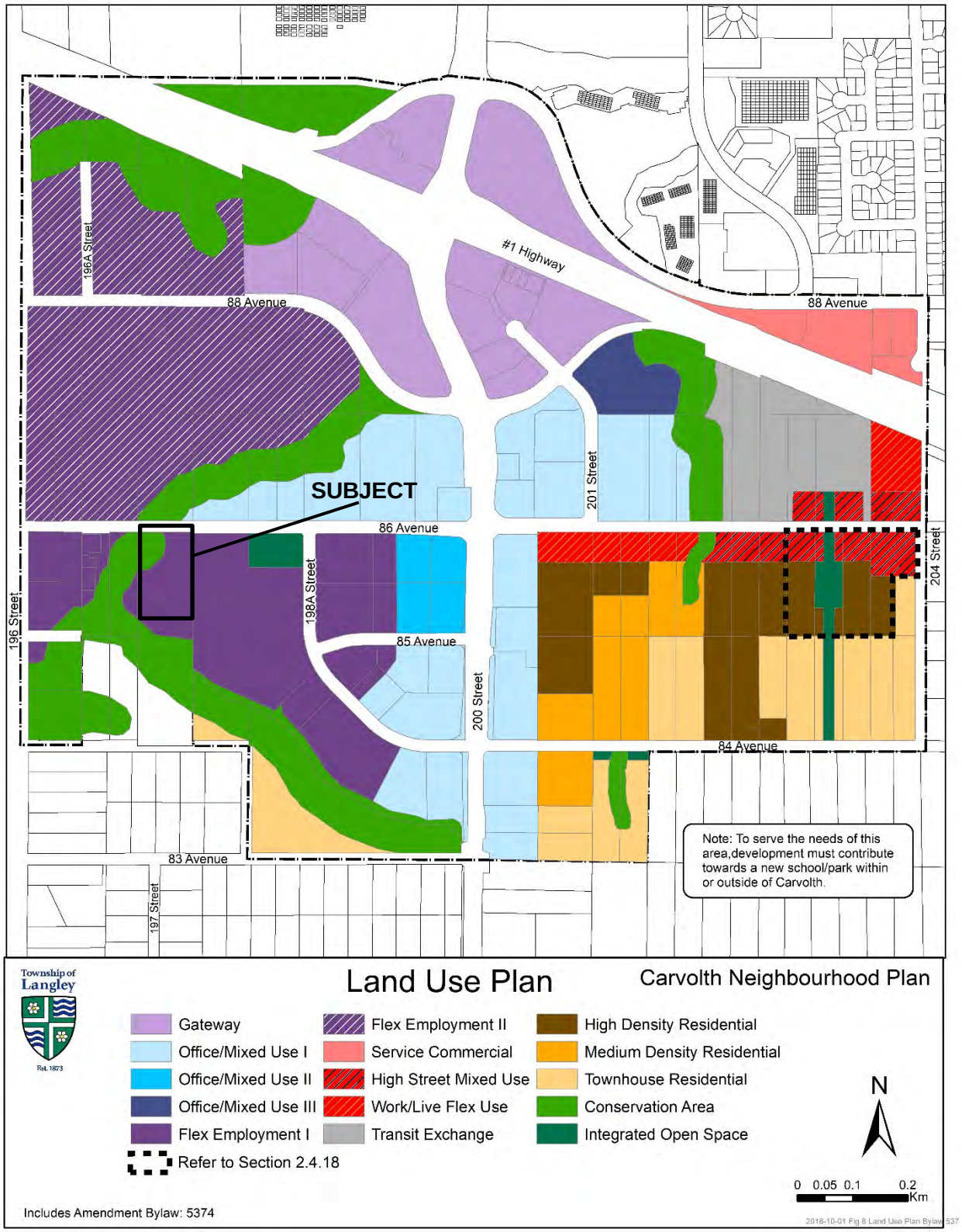
Denciti Development Corp., on behalf of the property owners, has applied to rezone a 2.42 ha (5.98 ac) site to Carvolth Business Park Zone C-18 to construct two (2) industrial buildings totalling 8,395 m^2 (90,363 ft^2) of floor space. The proposed development complies with the site's Flex Employment I and Conservation Area designations and the Development Permit Guidelines of the Carvolth Neighbourhood Plan (Attachment B).

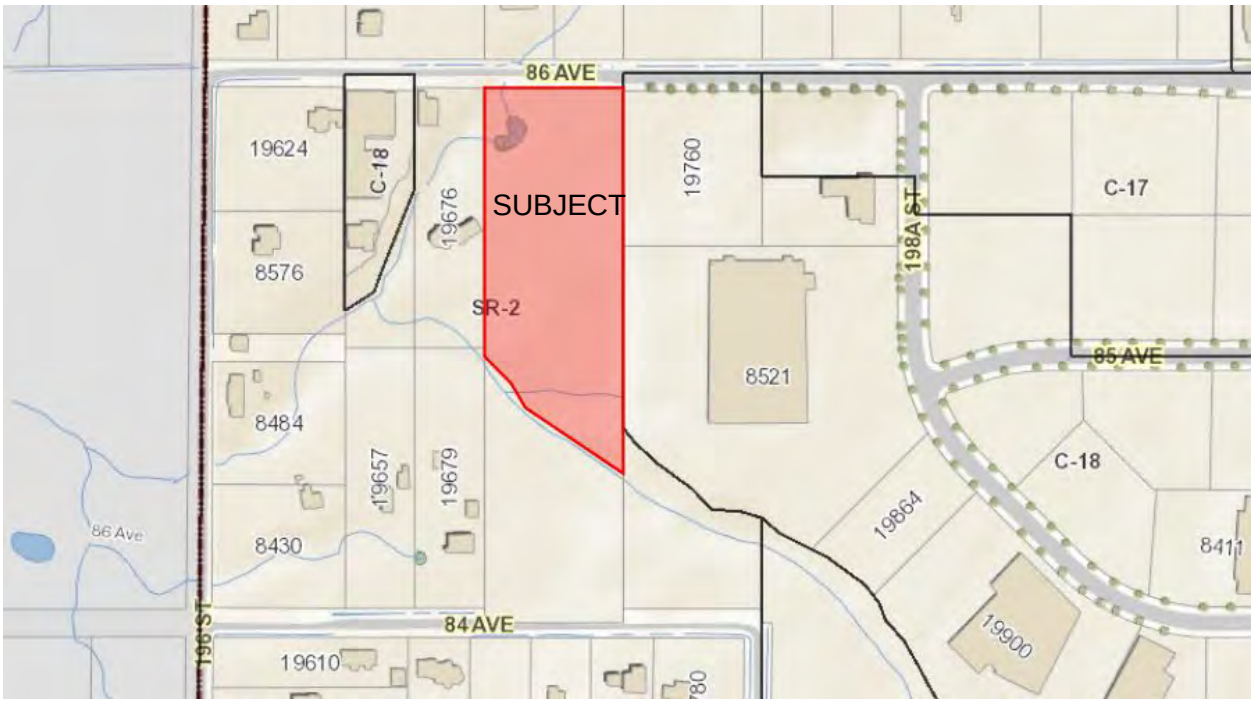
The proponent's application package also includes a Development Permit to provide Council the opportunity to review the proposed development's form and character. A separate delegated Development Permit is being processed concurrently with these applications to address the Energy Conservation and Greenhouse Gas Emissions Reductions objectives of the Carvolth Neighbourhood Plan.

PURPOSE:

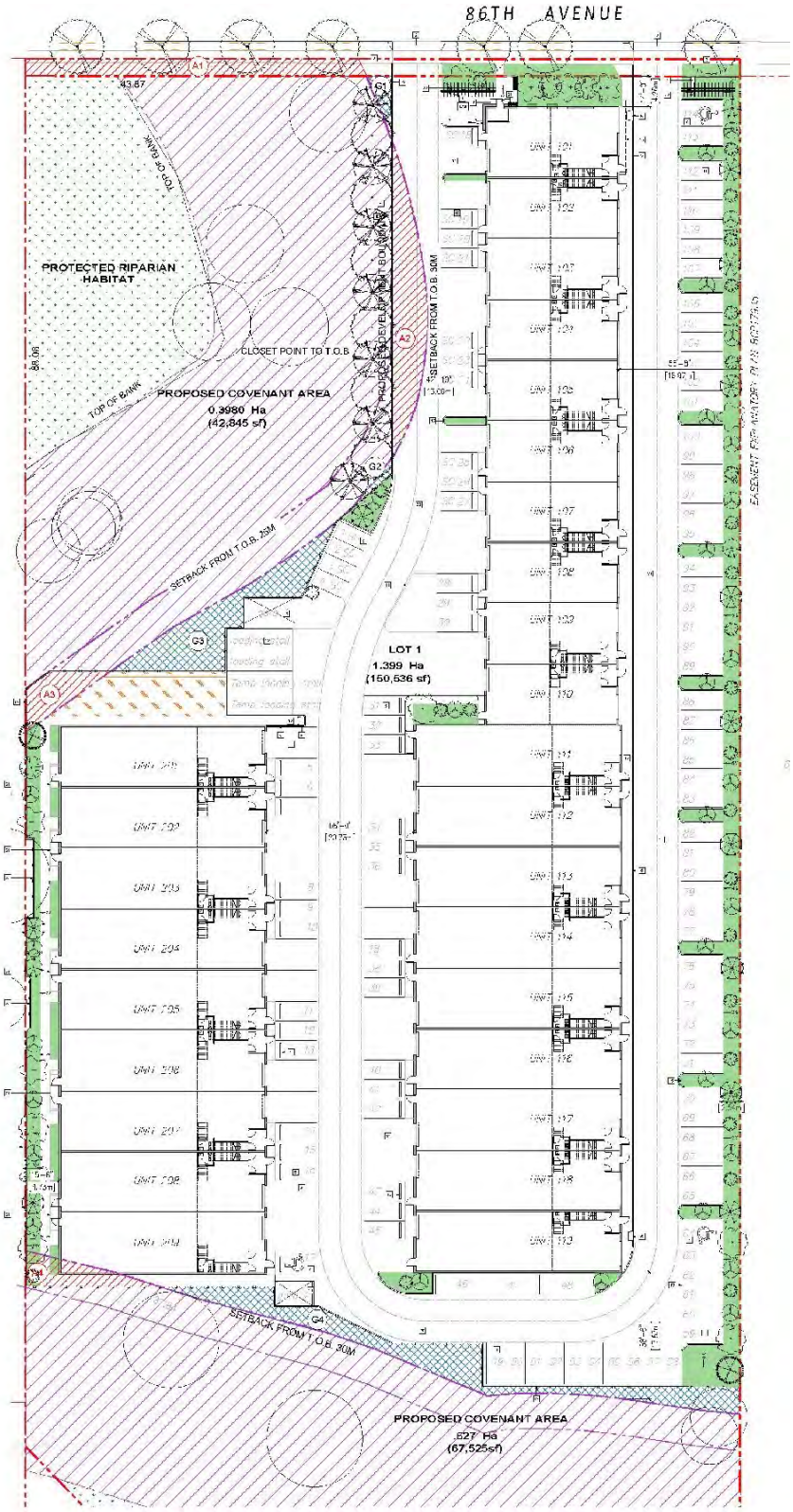
This report provides information and recommendations concerning proposed Rezoning and Development Permit Applications for property located in the 19700 Block of 86 Avenue.


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


SUBJECT
#1 Highway
88 Avenue
88 Avenue
86 Avenue
85 Avenue
84 Avenue
83 Avenue
196A Street
196 Street
198A Street
200 Street
201 Street
204 Street
197 Street
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Township of Langley
Est. 1873
Land Use Plan
Carvolth Neighbourhood Plan
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Flex Employment I
Refer to Section 2.4.18
Flex Employment II
Service Commercial
High Street Mixed Use
Work/Live Flex Use
Transit Exchange
High Density Residential
Medium Density Residential
Townhouse Residential
Conservation Area
Integrated Open Space
N
0 0.05 0.1 0.2
Km
Includes Amendment Bylaw: 5374
2018-10-01 Fig 8 Land Use Plan Bylaw 537



ZONING BYLAW NO. 2500


86TH AVENUE
PROTECTED RIPARIAN HABITAT
TOP OF BANK
CLOSET POINT TO T.O.B
PROPOSED COVENANT AREA
0.3980 Ha
(42,845 sf)
SETBACK FROM T.O.B. 30M
LOT 1
1.399 Ha
(150,636 sf)
PROPOSED COVENANT AREA
.627 Ha
(67,525sf)
EASEMENT FOR WATER PLAN 80717A
N
02 ARCHITECTURAL SITE PLAN
SCALE: 1:350

SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	19708 86AVE Langley Holdings Corp 1620 – 1185 West Georgia Street Vancouver, BC V6E 4E6
Applicant / Agent:	Denciti Development Corp. 1620 – 1185 West Georgia Street Vancouver, BC V6E 4E6
Legal Description:	Lot 1 Section 27 Township 8 New Westminster District Plan EPP92489
Location:	19700 Block of 86 Avenue
Area:	2.42 ha (5.98 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Carvolth Business Park Zone C-18
Willoughby Community Plan:	Business Park Greenbelt
Carvolth Neighbourhood Plan:	Flex Employment I Conservation Area

BACKGROUND:

The subject site is currently vacant and was recently subdivided along the boundary of a tributary to Latimer Creek into two parcels approximately 2.4 ha (5.9 ac) and 1.4 ha (3.5 ac) in size. The subject site is designated Flex Employment I and Conservation Area in the Carvolth Neighbourhood Plan, Business Park and Greenbelt in the Willoughby Community Plan, and zoned Suburban Residential Zone SR-2.

A tributary to Latimer Creek traverses the northwest corner and southerly portions of the subject site. These portions are designated Conservation Area in the Carvolth Neighbourhood Plan. Protection of the watercourse in accordance with the requirements of Schedule 3 of the Township of Langley Official Community Plan has been identified as a prerequisite of rezoning and discussed further in this report.

As the property is designated as a mandatory Development Permit Area in the Carvolth Neighbourhood Plan, Council is provided the opportunity to review the form, character and siting of the proposed development. Issuance of the Development Permit is required prior to the issuance of a Building Permit

DISCUSSION/ANALYSIS:

The applicant has applied to rezone the subject property from Suburban Residential Zone SR-2 to Carvolth Business Park Zone C-18 (with accompanying Development Permit Applications) to accommodate development of two (2) single storey (with mezzanine) industrial buildings totalling 8,395 m^2 (90,363 ft^2) of floor area. The buildings are proposed to be divided into 28 separate units, each with warehouse and accessory office space.

The proponent's application package also includes the following:

- Rezoning application to rezone the subject site to Carvolth Business Park Zone C-18,
- Development Permit to provide Council the opportunity to review the form and character of the proposed development, and water conservation measures included in the development, and
- Delegated Energy Conservation and Greenhouse Gas Emission Reduction Development Permit

Property adjacent to the west (19676 – 198 St) is similarly designated Flex Employment I and Conservation Area, but with a potential development area being isolated from 86 Avenue by a red coded watercourse (Latimer Creek). In order to provide access to the future development of this portion of the adjacent lot outside the streamside protection area, the applicant proposes to provide a 6 m (19 ft) wide all-purpose easement from 86 Avenue, southwest through the subject property, to that portion of the adjacent lands at west property line.

Surrounding Land Uses

North: 86 Avenue, beyond which are residential properties zoned Suburban Residential Zone SR-2, designated Office/Mixed Use I and Conservation Area in the Carvolth Neighbourhood Plan;

South: A vacant property (previously subdivided from the subject property) zoned Suburban Residential Zone SR-2, designated as Conservation Area in the Carvolth Neighbourhood Plan and designated Single Family Residential 2 in the Latimer Neighbourhood Plan;

East: A vacant property with a recently issued Development Permit (TOL Project: 08-27-0045) for construction of an industrial building, zoned Carvolth Business Park Zone C-18, designated as Flex Employment I in the Carvolth Neighbourhood Plan. A property containing Fraser Health Support Services Facility zoned Carvolth Business Park Zone C-18, designated as Flex Employment I in the Carvolth Neighbourhood Plan.

West: A residential property zoned Suburban Residential Zone SR-2, with the majority being designated Conservation Area and the remainder designated Flex Employment I in the Carvolth Neighbourhood Plan;

Zoning Amendment:

The subject site is currently Zoned Suburban Residential Zone SR-2. Bylaw No. 5628 proposes to rezone the subject property to Carvolth Business Park Zone C-18 based on the site's Flex Employment I designation in the Carvolth Neighbourhood Plan in order to accommodate the proposed industrial development. The proposed development as shown in Development Permit No. 101151 complies with the provisions of the site's proposed C-18 zoning in terms of siting, parking, height, use and lot coverage.

Public Information Meeting:

At its Special Meeting of April 20, 2020 Council resolved to temporarily suspend Council Policy No. 07-164, requiring Development Held Public Information Meetings.

Development Permit No. 101151:

The subject site is located in Development Permit Area "M" as designated under section 488 of the Local Government Act to establish objectives for:

- the form and character of development,
- to promote energy conservation,
- to promote water conservation, and
- to promote the reduction of greenhouse gas emissions.

The Carvolth Neighbourhood Plan specifies Development Permit Area guidelines (Attachment B) for the subject site. In accordance with Council policy, supporting materials have been submitted detailing the proposed development's form, character and siting. The supporting materials also address the measures implemented to promote water conservation.

Development Permit Area "M" guidelines establish objectives to promote energy conservation and reduction of greenhouse gas (GHG) 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 required Energy Conservation and GHG Emissions Development Permit is being processed concurrently with the overall application and that issuance of this Development Permit is required prior to issuance of a building permit as indicated in Development Permit No. 101151.

The applicant is proposing to construct two (2) single storey industrial buildings totalling 8,395 m^2 (90,363 ft^2) of floor area. The buildings will be constructed from tilt up concrete panels painted grey with blue and dark-grey accents (Attachment A – Schedule A). The site has relatively limited road frontage due to the streamside protection area located in the northwesterly portion of the property. Building 1 is proposed to be located adjacent to 86 Avenue and Building 2 is located internally to the site. In order to provide visual interest and street presence, the applicant proposes a curtain wall on the northeast corner of Building 1 and glazing along the north elevation. The main entry to the street facing unit is framed with a raised brow style articulation that wraps the building corner while the northwest corner features a projection element that wraps the opposite corner with a roof line articulation and man door facing the street with supplementary steel canopy.

The landscape plan provided by the applicant proposes landscape screening along the road frontage adjacent to the drive aisles with trellises and vertical plantings in order to further screen parking areas. The site plan indicates refuse bins are proposed to be located and enclosed at the rear of the site. As a condition of the Development Permit, refuse bins are to be located in an enclosure and screened to the acceptance of the Township. A similar condition has been included in the Development Permit requiring the screening of rooftop mechanical equipment and is indicated accordingly in Attachment A – Schedule A.

The applicant indicates that the proposed buildings are consistent with the character of the neighbourhood as per the following excerpt:

> *"The building design for this application offers a similar aesthetic, typical for light industrial buildings. The design incorporates additional visual interest elements including:*
> - *A higher percentage of glazing (70%) with reduced amount of solid wall panel (30%);*
> - *A corner entry incorporating a strong visual 'eyebrow' element and a two storey curtain glazing; and*
> - *Colour and rhythm on the concrete panels, which extends internally to the front facades of Buildings 1 and 2."*

The proposal is consistent with the applicable Development Permit Guidelines (Attachment B) of the Carvolth Neighbourhood Plan. The proposed development also complies with the Carvolth Business Park Zone C-18 provisions concerning use, site coverage (27%), height and building setbacks.

Landscaping:

The landscape plan proposes landscape screening along property lines and parking lot landscaping as required by the Zoning Bylaw. A 4 m (13 ft) landscape area with plantings and vertical screening elements including trellises is proposed along the front lot line with shrubs and ground cover plantings proposed adjacent to other lot lines (Attachment A – Schedule B). Details of the landscape plan are subject to final approval of the Township prior to issuance of a building permit.

Access and Parking:

Access will be provided to the site by two (2) driveways on 86 Avenue (restricted to right in / out movements).

A total of 113 parking spaces are required and 118 parking spaces are provided as summarized below:

Use	Required	Provided
Office	80	85
Warehouse	33	33
Total	**113**	**118**

Four (4) at grade loading spaces are proposed at the rear of the site and each proposed industrial unit includes an overhead door.

Signage:

Individual channel letter fascia signage is proposed above the main entry to each unit along the interior elevations. Freestanding signage is proposed at the northeast corner of the site. The proposed signage is illustrated in Attachment A - Schedule "A" of the Development Permit, and is required to comply with the Township's Sign Bylaw.

Tree Protection/Replacement

The tree management plans submitted by the applicant indicate that 23 significant trees exist on the developable portion of 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 104 replacement trees are required (104 proposed). In addition, seven (7) street trees are required along the road frontage (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 111 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 of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement to secure works and servicing including construction of road works, greenways/trails, tree replacement, stormwater management plan, including provision of on-site detention as required, and utility upgrades and/or extensions, all to the acceptance of the General Manager of Engineering and Community Development. 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 and also to register any legal documents identified through the detailed engineering design stage.

Road dedication and widening and necessary traffic improvements (both on and off site) for 86 Avenue are required in accordance with the Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan Mobility Network.

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 Official Community Plan (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.

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

Portions of two watercourses are located on the subject site. A 50 m (164 ft) long segment of watercourse and associated wetland is located in the north west corner of the site and an 80 m (262 ft) long segment of watercourse is located in the south portion of the site. Both watercourses are Class A (red-coded) fish bearing tributaries to Latimer Creek. OCP Schedule 3 designates a 30 m wide SPEA (measured from watercourse top-of-bank) adjacent to a Class A watercourse.

Section 4.15 of OCP Schedule 3 allows for modification, or "flex", of the SPEA width to accommodate a proposed site plan. OCP SPEA flex guidelines require a SPEA modification to be offset through an equivalent SPEA increase elsewhere on the project site and SPEA enhancements to be completed over an area that is two times the area of SPEA modification. To accommodate the land use and 86 Avenue improvements, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 357 m^2 (3,842 ft^2) and a portion of SPEA being increased by 371 m^2 (3,993 ft^2). Staff note the proposal exceeds minimum OCP Schedule requirements by providing an additional 13 m^2 (140 ft^2) of SPEA and a minimum of 714 m^2 (7685 ft^2) of SPEA enhancements (i.e. native riparian plantings).

Based on the results of the applicant’s assessment and proposed streamside enhancements, the proposal is, in staff's opinion, consistent with the objectives of Schedule 3 of the OCP. Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.
Based on the results of the applicant’s assessment and proposed streamside enhancements, the proposal is, in staff's opinion, consistent with the objectives of Schedule 3 of the OCP. Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

Exterior Lighting:

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

Ministry of Transportation and Infrastructure:

As the site is located within 800 metres of Highway 1 (a controlled access highway), the Ministry of Transportation and Infrastructure (MOTI) is required to approve the proposed rezoning bylaw prior to final reading.

POLICY CONSIDERATIONS:

The proposed development complies with the site’s Flex Employment I and Conservation Area designations in the Carvolth Neighbourhood Plan and Willoughby Community Plan in addition to its proposed Carvolth Business Park C-18 zoning. The overall form and character of the development and water conservation measures are consistent with the objectives of the Carvolth Neighbourhood Plan.

Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5628 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Development Permit No. 101151 (to be issued at the time of final reading of the rezoning bylaw), and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101151
ATTACHMENT B	Excerpt from the Carvolth Neighbourhood Plan – Development Permit Area 'M' – Carvolth
ATTACHMENT C	Applicant Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101151

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

1. Name: 19708 86AVE Langley Holdings Corp.

   Address: 1620 – 1185 West Georgia Street
   Vancouver, BC V6E 4E6

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 1 Section 27, Township 8, New Westminster District Plan EPP92489

   CIVIC ADDRESS: 19700 Block of 86 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule “A”;
   e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   f. All outdoor storage areas being covered by a dust free surface;

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) 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. Onsite landscaping being secured by a letter of credit at the building permit stage;
   d. Completion of an erosion and sediment control plan or exemption 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. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
   f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the

acceptance of the Township of Langley General Manager of Engineering and Community Development;

g. Payment of supplemental Development Permit application fees; and
h. Payment of applicable 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 Plan

INDUSTRIAL BY DENCITI 19708 86TH AVE, LANGLEY, B.C.



ARTIST RENDERS FROM 86TH STREET



PROJECT STATISTICS

AUTHORITY HAVING JURISDICTION
TOWNSHIP OF LANGLEY

CIVIC ADDRESS
19708 86TH AVE LANGLEY, BC

LEGAL DESCRIPTION
LOT 1 SECTION 27 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN EPP92489

SITE AREA
2.43 Ha

ZONING
CURRENT: SR-2 SUBURBAN RESIDENTIAL
PROPOSED: C-18 CARVOLTH BUSINESS PARK

PROPOSED OCCUPANCY
GROUP F2 - LIGHT IMPACT INDUSTRIAL
GROUP D - OFFICES

BUILDING AREA
BUILDING 1:
GROUND FLOOR (WAREHOUSE): 41,979 SQ.FT. (3,900.00 M2)
SECOND FLOOR (OFFICE): 16,372 SQ. FT. (1,521.00 M2)

BUILDING 2:
GROUND FLOOR (WAREHOUSE): 24,326 SQ. FT. (2,260.00 M2)
SECOND FLOOR (OFFICE): 7,683 SQ. FT. (713.77 M2)

TOTAL GROUND FLOOR (WAREHOUSE): 66,305 SQ. FT. (6,159.94 M2)
TOTAL SECOND FLOOR (OFFICE): 24,055 SQ. FT. (2,234.75 M2)

LOT COVERAGE
MAXIMUM ALLOWED:40%
LOT COVERAGE PROPOSED: 69952 / 261563 = 0.2674 27%

BUILDING HEIGHT
ALLOWABLE: 49.21ft (15m)

PROPOSED: 32ft (9.75m)

SETBACKS

ELEVATION SIDE	ALLOWED	PROPOSED	MINIMUM
NORTH (FRONT) ON 96	BY COUNCIL	4.26 m (14'-0")	
SOUTH (REAR)	BY COUNCIL	28.57m (93'-6")	25.0m (82'-0")
EAST (RIGHT SIDE)	BY COUNCIL	16.97 m (55'-8")	16.0m (52'-6")
WEST (LEFT SIDE)	BY COUNCIL	4.73 m (15'-6")	4.0 m (13'-2")

PARKING REQUIREMENTS: AS PER T.O.L BYLAW 107
OFFICE:
1 SPACE PER 28 M2 OF GROSS FLOOR AREA:
2,234.75/28 = 79.81 STALLS

WAREHOUSE (INDUSTRIAL):
1 SPACE FOR EVERY 186M2 OF GROSS FLOOR AREA:
6159.94/186 = 33.1 STALLS

TOTAL REQUIRED: 79.81 + 33.1 = 112.91 (113 STALLS)
PROVIDED: 114 STALLS

LOADING REQUIREMENTS:
ONE SPACE FOR EVERY BUILDING: 2 STALLS REQUIRED
STALLS SIZE: 3M (9.8FT) X 9.25M (30.3 FT)

PROVIDED:

4 LOADING STALLS (SHARED)
28 DRIVE-IN LOADING BAYS

DRAWING LIST:

1. ARCHITECT

LOVICK SCOTT ARCHITECT LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(email) rslight@lovickscott.com

A0.0 COVER SHEET
A0.1 CONTEXT PHOTOS
A1.1 SITE PLAN
A2.1 FLOOR PLAN
A3.1 ELEVATIONS BUILDING 1
A3.2 ELEVATIONS BUILDING 2
A3.3 SIGHT LINES & ROOFSCREENS
A3.4 PERSPECTIVE RENDERS
A3.5 SIGNAGE SCHEDULE

2. LANDSCAPE

PMG LANDSCAPE ARCHITECTS
SUITE C100 - 4185 STILL CREEK DRIVE
BURNABY, B.C., V5C 6G9
(tel) 604.294.0011
(email) rebecca@pmglandscape.com

L1 LANDSCAPE PLAN
L2 GRADING PLAN
L3 NORTH SHRUB PLAN
L4 SOUTH SHRUB PLAN
L5 LANDSCAPE DETAILS

3. ARBORIST

BINNIE
300-4940 CANADA WAY
BURNABY, BC, V5G 4K6
(tel) 604.420.1721
(email) rhiggs@binnie.com

4. CIVIL

BINNIE
300-4940 CANADA WAY
BURNABY, BC, V5G 4K6
(tel) 604.420.1721
(email) dmarchand@binnie.com

ISDC INTEGRATED SITE DESIGN CONCEPT

5. ENVIRONMENTAL

HEMMERA ENVIROCHEM INC.
18TH FLOOR 4730 KINGSWAY,
BURNABY, BC, V5H 0C6
(tel) 604.669.0424
(email) kirby.ottenbreit@hemmera.com

6. SURVEY

CONDOR LAND SURVEYING LTD.
B-45515 KNIGHT RD
CHILLIWACK
B.C. V2R 5L2
(tel) 604.858.6349
(email) reception@condor-surveyors.ca

SUBDIVISION PLAN EPP92489

7. CLIENT

DENCITI DEVELOPMENT CORP.
1620-1185 WEST GEORGIA ST
VANCOUVER, BC, V6E 4E6
(tel) 604-638-0771

SCHEDULE A

RE-ISSUED FOR REZONING/DEVELOPMENT PERMIT- JULY 3RD 2020

H.1



01 SITE PHOTO: EAST PROPERTY LINE LOOKING SOUTH FROM 86TH



02 SITE PHOTO: TREE 4 LOOKING SOUTH FROM 86TH



03 SITE PHOTO: NORTH COVENANT AREA FROM 86TH AVE.



04 SITE PHOTO: NORTH SPEA BOUNDARY LOOKING SOUTH.



05 SITE PHOTO: NORTH SPEA.



06 SITE PHOTO: LOOKING NORTH FROM WEST PROPERTY LINE.



07 SITE PHOTO: UNNAMED WATER COURSE @ 86TH AVE.



08 SITE PHOTO: WEST PROPERTY LINE FROM CENTER OF SITE



09 SITE PHOTO: SOUTH SPEA FROM TOP OF BANK

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2020	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: RS
APPROVED: LSA

PROJECT
19708 86TH AVE,
LANGLEY, BC

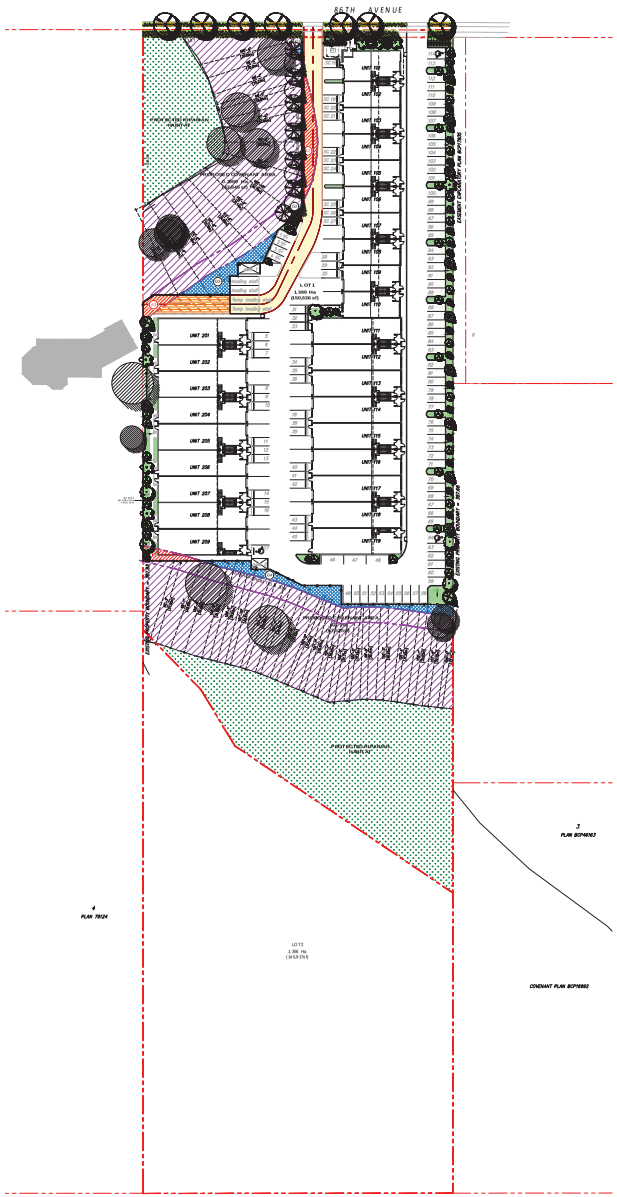
DRAWING
CONTEXT PHOTOGRAPHS

PROJECT NUMBER: 19-059
DRAWING NUMBER: H.1 A0.1

SCALE: AS NOTED

DATE: NOV 1ST 2019
REVISION: NOV 4TH 2019

19-059 DENCITI



N

01 FULL SITE/GRADING PLAN

SCALE: 1:750

N

02 ARCHITECTURAL SITE PLAN

SCALE: 1:350

SITE LEGEND & ENVIRONMENTAL COMPENSATION

COVENANT PLAN BCP16991 1
PLAN BCP17934

PROPERTY LINE

COVENANT AREA N. 42,845 S. F. (.398 HA) - 16.5%
COVENANT AREA S. 67,525 S.F. (.627 HA) - 25.8%
USABLE AREA: 150,536 S.F. (1.40 HA) - 57.7%
SITE AREA: 260,906 S.F. (2.43 HA)

SPEA SETBACK:

PROPOSED 30M SETBACK FROM TOP OF BANK.

DENOTES 30M SETBACK AREA FROM T.O.B

ENCROACHING AREA:

A1 = 1236 SQ.FT.
A2 = 1,525 SQ.FT.
A3 = 597.66 S.QFT.
A4 = 551.8 SQ.FT.

AREA ABSORBED TOTAL - 3,874.46 SQ.FT.

COMPENSATION AREA:

G1 =154.3 SQ.FT.
G2 =63.2 SQ.FT.
G3 =1634.6 S.QFT.
G4 =2154.26 SQ.FT.

AREA GIVEN BACK TOTAL - 3,996.36 S.QFT.

LANDSCAPE AREA:

REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS.

TEMPORARY LANDSCAPE AREA:

REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS.

LAND ENHANCEMENT:

DIFFERENCE : ADDITIONAL 121.9 SQ.FT.
RATIO : 1.031

SPEA SETBACKS

AVERAGE SPEA SET BACK NORTH	100'-4" 30.57M
MINIMUM SPEA SET BACK NORTH	82'-1" 25.01M
AVERAGE SPEA SET BACK SOUTH	103'-2" 31.42M
MINIMUM SPEA SET BACK SOUTH	84'-6" 25.75M

BASED ON 5M INTERVALS TAKEN PERPENDICULAR TO CREEK AND TOP OF BANK AS DEINOTE ON CONDOR SITE SURVEY (18.09_1). FOR ADDITIONAL DETAILS PLEASE REFER TO ENVIRONMENTAL SUMMARY REPORT BY HEMMERA ENVIROCHEM INC.

PROPOSED EASEMENT:

OUTLINE OF PROPOSED EASEMENT (6M DRIVE AISLE) REFER TO SURVEY DRAWINGS FOR ADDITIONAL DETAILS.

SITE KEY NOTES

NOTE: (E) EXISTING (N) NEW (S) SALVAGED (F) FUTURE

1. (N) PROPOSED LOCATION OF FREESTANDING SIGN BY OTHER.
2. (N) CURB CUT SEE CIVIL DRAWING FOR DETAILS.
3. (N) OFFSITE SIDEWALK SEE CIVIL DRAWING FOR DETAILS.
4. (N) ELECTRICAL TRANSFORM. TO BE COORDINATED WITH CIVIL, B.C. HYDRO & T.O.L. ENGINEERING DEPARTMENT.
5. (N) CONC. PEDESTRIAN SIDE WALK & CURB.
6. (N) ACCESSIBLE PEDESTRIAN CURB CUT. (AS PER 3.8.3.3 BCBC 2018)
7. (N) ACCESSIBLE PARKING STALL 3.7M (12'-0") X 5.8M (19'-0")
8. (N) STANDARD PARKING STALL 2.75M (9'-0") X 5.8M (19'-0")
9. (N) SMALL CAR PARKING STALL 2.44M (8'-0") X 4.88M (17'-0")
10. (N) SMALL CAR+ PARKING STALL 2.75M (9'-0") X 4.88M (17'-0")
11. (N) TYP. LOADING BAY 4.9M (14'-6") X 7M (23'-0")
12. (N) TYP. LOADING STALL 3M (9'-8") X 9.25M (30'-0")
13. (N) WHEEL STOP SEE CIVIL DRAWING FOR DETAILS.
14. PAINTED TRAFFIC LINES.
15. LANDSCAPE MEDIUMS. SEE CIVIL & LANDSCAPE DRAWING FOR DETAILS.
16. (N) OUTLINE OF ARCHITECTURAL BLADE ABOVE. SEE ELEVATIONS.
17. (N) OUTLINE OF ARCHITECTURAL CANOPY ABOVE. SEE ELEVATIONS.
18. (N) SECURE GARBAGE ENCLOSRE.
19. (N) PREMIER FENCE ON RETAINING WALL SEE CIVIL DRAWING FOR EXTENT & DETAILS.
20. OUTLINE OF **FIRE LANE** @ 6M (19'-8") WIDE WITH A CENTRAL RADIUS OF NO LESS THAN 12M(39'-4") & A GRADIENT CHANGE NO MORE THAT 1:12 (AS PER 3.2.5.6 BCBC 2018)
21. **BIKE RACK** SEE LANDSCAPE DRAWING.
22. **TRELLIS SCREEN** SEE LANDSCAPE DRAWING.
23. RETAINING WALL AND FENCE JOGED TO AVOID DRIP EDGE OF NEIGHBORING TREES SEE LANDSCAPE DRAWING & ARBORIST REPORT.
24. EXTERIOR **GUARD RAIL** @ 42" ABOVE LANDING AS PER 3.4.6.6 (BCBC 2018)

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2020	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: RS
APPROVED: LSA

PROJECT
19708 86TH AVE,
LANGLEY, BC

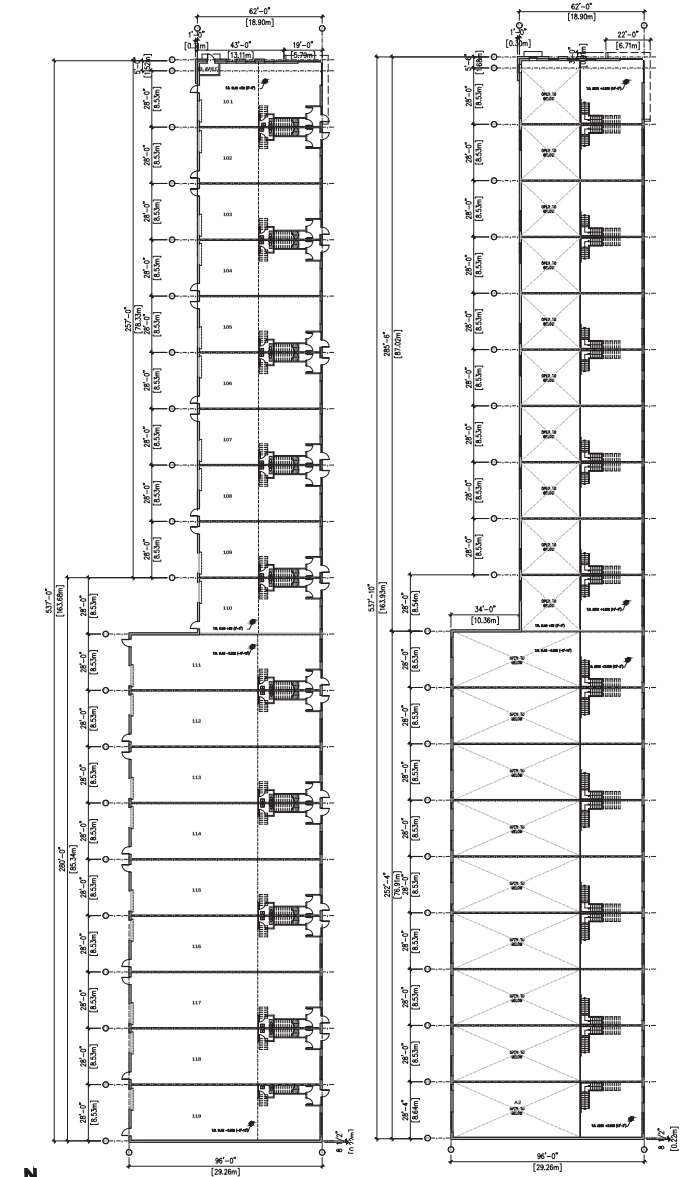
DRAWING
SITE PLAN

PROJECT NUMBER: 19-059
DRAWING NUMBER: A1.1

SCALE: AS NOTED

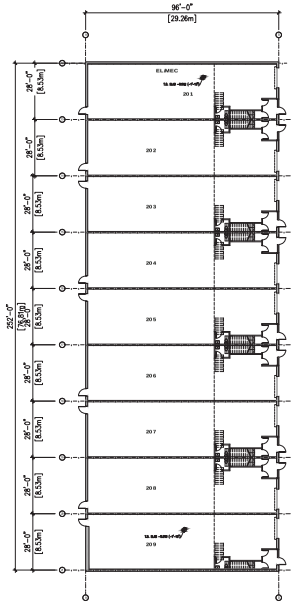
DATE: AUG 23RD 2019
REVISION: JUNE 30TH 2020

19-059 DENCITI

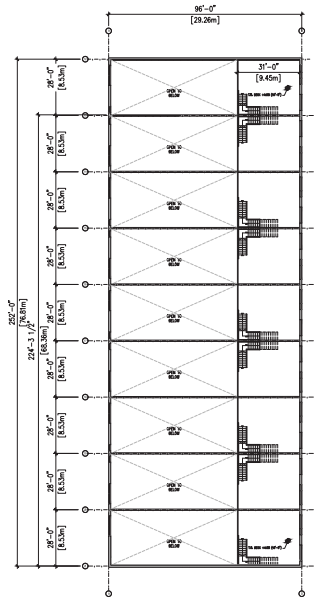


01 PLAN: BUILDING 1 GROUND
SCALE: 1:350
BUILDING 1:
GROUND FLOOR (WAREHOUSE): 41,979 SQ.FT. (3,900.0 M2)

02 PLAN: BUILDING 1 SECOND
SCALE: 1:350
BUILDING 1
SECOND FLOOR (OFFICE): 16,372 SQ. FT (1,521.0 M2)



03 PLAN: BUILDING 2 GROUND
SCALE: 1:350
BUILDING 2:
GROUND FLOOR (WAREHOUSE): 24,326 SQ. FT. (2,260.0 M2)



04 PLAN: BUILDING 2 SECOND
SCALE: 1:350
BUILDING 2:
SECOND FLOOR (OFFICE): 7,683 SQ. FT. (713.77 M2)

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2020	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

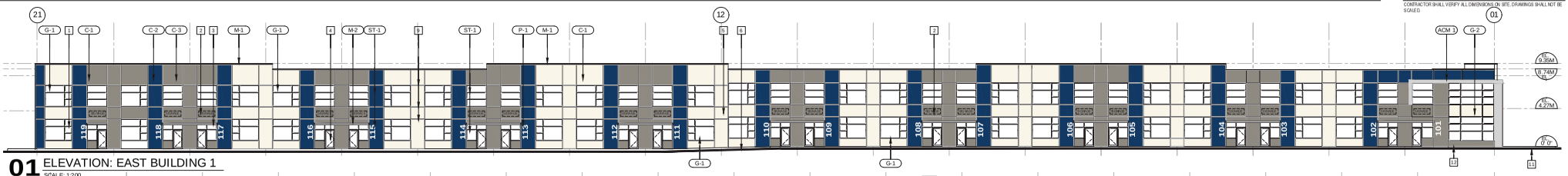
DRAWN BY: RS
APPROVED: LSA

PROJECT
19708 86TH AVE,
LANGLEY, BC

DRAWING
FLOOR PLANS

PROJECT NUMBER: 19-059
DRAWING NUMBER: A2.1
SCALE: 1:350
DATE: AUG 23RD 2019
REVISION: MAY 15TH 2019

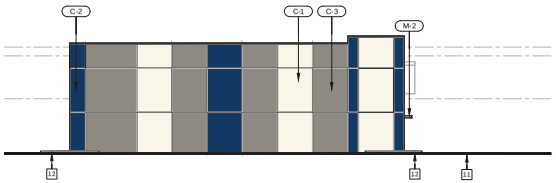
19-059 DENCITI



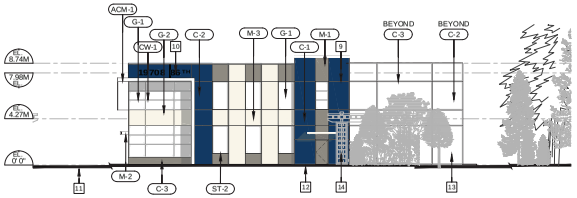
01 ELEVATION: EAST BUILDING 1
SCALE: 1:200



02 ELEVATION: WEST BUILDING 1
SCALE: 1:200



03 ELEVATION: SOUTH BUILDING 1
SCALE: 1:200



04 ELEVATION: NORTH BUILDING 1
SCALE: 1:200

EXTERIOR FINISHES LEGEND

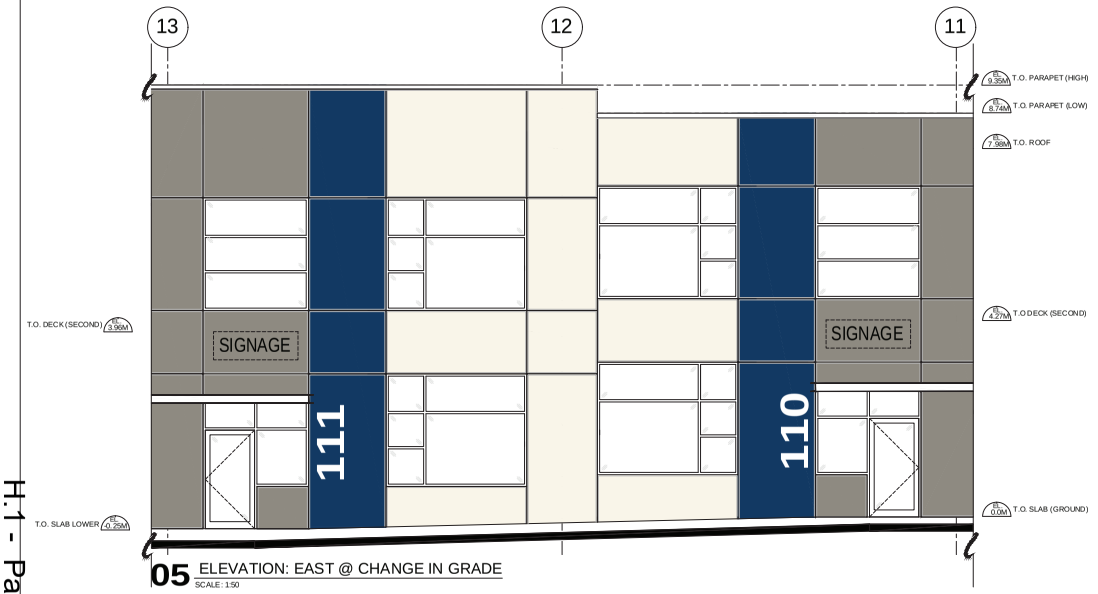
NOTE: COLOUR NOTED BELOW ARE FOR VISUAL REFER TO FINISHING SCHEDULE FOR FULL DETAILS

C-1	PAINT CONCRETE TILT PANEL (TUNDRA BM 2133-70)
C-2	PAINT CONCRETE TILT PANEL (FROLTLINE BLUE PANTONE 2195C)
C-3	PAINT CONCRETE TILT PANEL (TROUT GREAY BM 2124-20)
M-1	PRE-FINISHED CAP FLASHING (CASCADIA METAL CHARCOAL)
M-2	PRE-FINISHED METAL C CHANNEL (CASCADIA METAL CHARCOAL)
M-3	PRE-FINISHED BREAK METAL (CASCADIA METAL CHARCOAL)
ACM-1	ALUMINUM COMPOSITE PANEL (ALFOLIC B SX SILVER METALLIC)
P-1	PAINTED - (WHITE BM PM-2)
P-2	PAINTED - (TROUT GREAY BM 2124-20)
P-3	PRE-FINISHED (WHITE TO MATCH BM PM-2)
G-1	GLAZING PANEL - VISION GLASS (CLEAR)
G-2	SPANDREL PANEL - OPAQUE (TO MATCH BM 2133-70)
ST-1	STORE FRONT SYSTEM - FRAME (CLEAR ANODIZED)
ST-2	STORE FRONT SYSTEM - FRAME (CHARCOAL)
CW-1	CURTAIN WALL SYSTEM - FRAME (CLEAR ANODIZED)

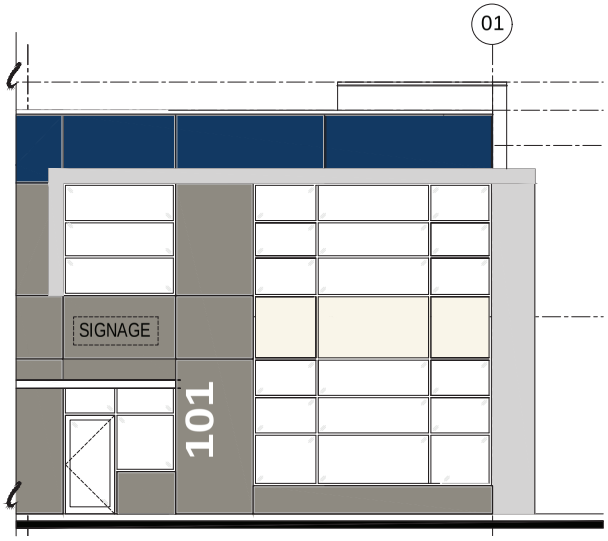
EXTERIOR KEY NOTES

NOTE: (E) EXISTING (N) NEW (S) SALVAGED (F) FUTURE

1	PAINTED UNIT NUMBERS - FINAL ADDRESS TO BE ASSIGNED BY MUNICIPALITY AND CANADA POST.
2	FASCIA SIGN FOR TENANCY - SIGNAGE PERMIT BY OTHER.
3	C CHANNEL CANOPY THERMAL BROKEN FROM BUILDING FACE. (TYP.)
4	UNIT ENTRANCE STORE-FONT, THERMAL BROKEN DOOR AND SIDE PANEL. (TYP.)
5	FIREWALL - BUILDING SEPARATION AND STEP IN FOUNDATION SEE CIVIL DRAWINGS FOR GRADES.
6	SIDE WALK SLOPED AT 3% FOR CHANGE IN FINISHED GRADE.
7	PAINTED H.M.D DOOR (TYP.)
8	PRE-FINISHED 10'X12' &PANEL ROLE UP DOORS WITH VISION GLASS (TYP.)
9	DETAIL - REVEAL LINES IN OUTSIDE FACE OF TILT PANEL (TYP.)
10	SITE ADDRESS - FINAL ALLOCATION BY MUNICIPALITY
11	FINISHED GRADE: SLOPED ASPHALT TYP. REFER TO CIVIL DRAWING FOR DETAILS.
12	CONC. CURB - REFER TO CIVIL DRAWING FOR DETAILS
13	BUILDING STEP BEYOND SEE PLAN.
14	TRELLIS SCREEN SEE LANDSCAPING DRAWINGS.
15	OUTLINE OF EXIT STAIR AND LANDING SEE SITE PLAN FOR ADDITIONAL DETAILS.



05 ELEVATION: EAST @ CHANGE IN GRADE
SCALE: 1:50



06 ELEVATION: EAST @ UNIT 101
SCALE: 1:50

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2020	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial
DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: RS
APPROVED: LSA

PROJECT
19708 86TH AVE,
LANGLEY, BC

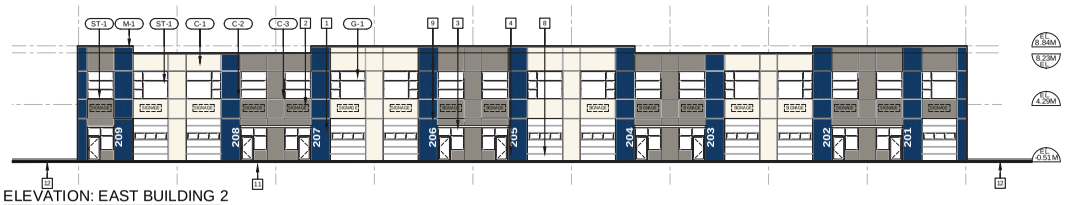
DRAWING
ELEVATIONS
BUILDING 1A&B

PROJECT NUMBER: 19-059
DRAWING NUMBER: A3.1

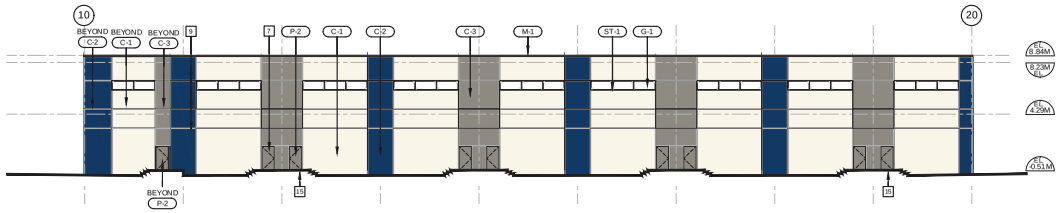
SCALE: AS NOTED

DATE: AUG 23RD 2019
REVISION: JULY 2ND 2020

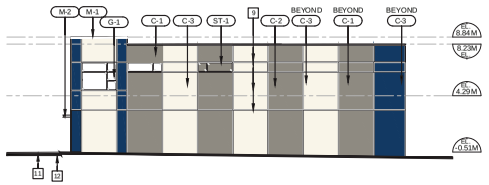
19-059 DENCITI



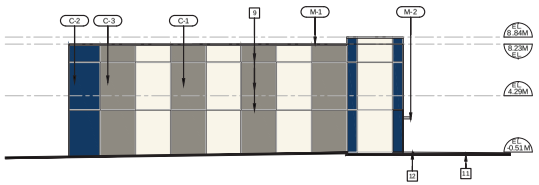
01 ELEVATION: EAST BUILDING 2
SCALE: 1:200



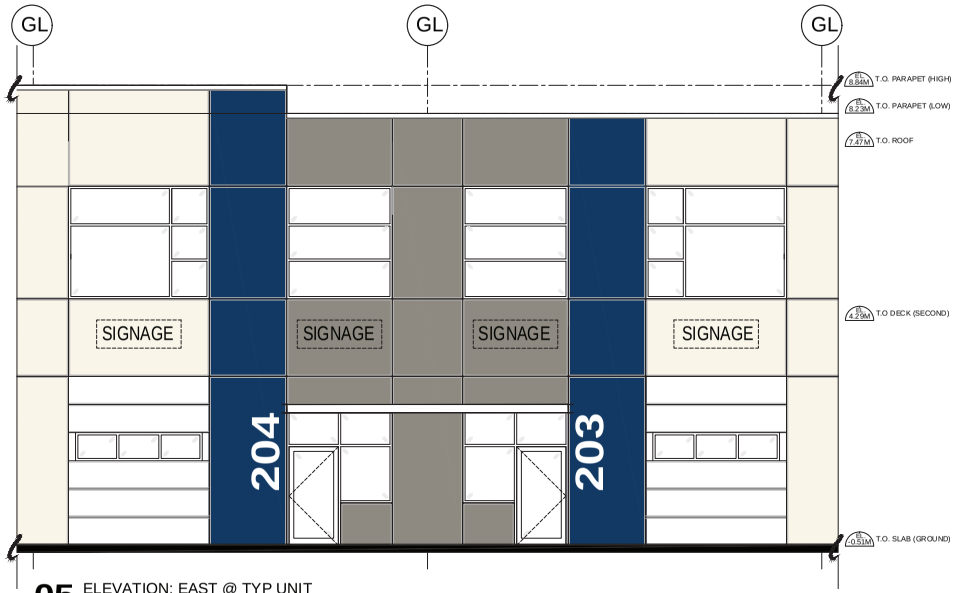
02 ELEVATION: WEST BUILDING 2
SCALE: 1:200



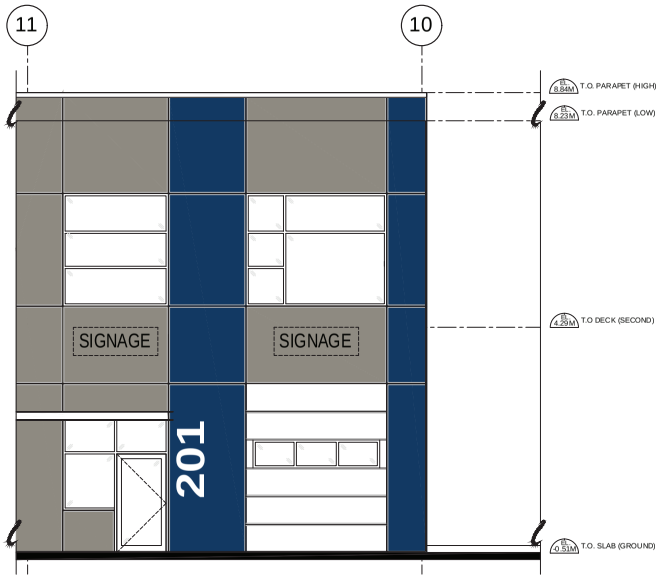
03 ELEVATION: NORTH BUILDING 2
SCALE: 1:200



04 ELEVATION: SOUTH BUILDING 2
SCALE: 1:200



05 ELEVATION: EAST @ TYP UNIT
SCALE: 1:50



06 ELEVATION: EAST @ UNIT 201
SCALE: 1:50

EXTERIOR FINISHES LEGEND

NOTE: COLOUR NOTED BELOW ARE FOR VISUAL REFER TO FINISHING SCHEDULE FOR FULL DETAILS

C-1	PAINT CONCRETE TILT PANEL (TUNDRA BM 2133-70)
C-2	PAINT CONCRETE TILT PANEL (FRONTLINE BLUE PANTONE 2955C)
C-3	PAINT CONCRETE TILT PANEL (TROUT GREAY BM 2124-20)
M-1	PRE-FINISHED CAP FLASHING (CASCADIA METAL CHARCOAL)
M-2	PRE-FINISHED METAL C CHANNEL (CASCADIA METAL CHARCOAL)
M-3	PRE-FINISHED BREAKMETAL (CASCADIA METAL CHARCOAL)
ACM-1	ALUMINUM COMPOSITE PANEL (ALPOLIC BSX SILVER METALLIC)
P-1	PAINTED - (WHITE BMPM-2)
P-2	PAINTED - (TROUT GREAY BM 2124-20)
P-3	PRE-FINISHED (WHITE TO MATCH BM PM-2)
G-1	GLAZING PANEL - VISION GLASS (CLEAR)
G-2	SPANDREL PANEL - OPAQUE (TO MATCH BM 2133-70)
ST-1	STORE FRONT SYSTEM - FRAME (CLEAR ANODIZED)
ST-2	STORE FRONT SYSTEM - FRAME (CHARCOAL)
CW-1	CURTAIN WALL SYSTEM - FRAME (CLEAR ANODIZED)

EXTERIOR KEY NOTES

NOTE: (E) EXISTING (N) NEW (S) SALVAGED (F) FUTURE

1. PAINTED UNIT NUMBERS - FINAL ADDRESS TO BE ASSIGNED BY MUNICIPALITY AND CANADA POST.
2. FASCIA SIGN FOR TENANCY - SIGNAGE PERMIT BY OTHER.
3. C- CHANNEL CANOPY THERMAL BROKEN FROM BUILDING FACE. (TYP.)
4. UNIT ENTRANCE STORE-FONT, THERMAL BROKEN DOOR AND SIDE PANEL. (TYP.)
5. FIRE WALL - BUILDING SEPARATION AND STEP IN FOUNDATION SEE CIVIL DRAWINGS FOR GRADES.
6. SIDE WALK SLOPED AT 3% FOR CHANGE IN FINISHED GRADE.
7. PAINTED H.I.M. D DOOR (TYP.)
8. PRE-FINISHED 10'X 12' 6PANEL ROLE UP DOORS WITH VISION GLASS (TYP.)
9. DETAIL - REVEAL LINES IN OUTSIDE FACE OF TILT PANEL. (TYP.)
10. SITE ADDRESS - FINAL ALLOCATION BY MUNICIPALITY
11. FINISHED GRADE- SLOPED ASPHALT TYP. REFER TO CIVIL DRAWING FOR DETAILS.
12. CONC. CURB - REFER TO CIVIL DRAWING FOR DETAILS
13. BUILDING STEP BEYOND SEE PLAN.
14. TRELLIS SCREEN SEE LANDSCAPING DRAWINGS.
15. OUTLINE OF EXIT STAIR AND LANDING SEE SITE PLAN FOR ADDITIONAL DETAILS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2020	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial
DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR REUSE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: RS
APPROVED: LSA

PROJECT
19708 86TH AVE,
LANGLEY, BC

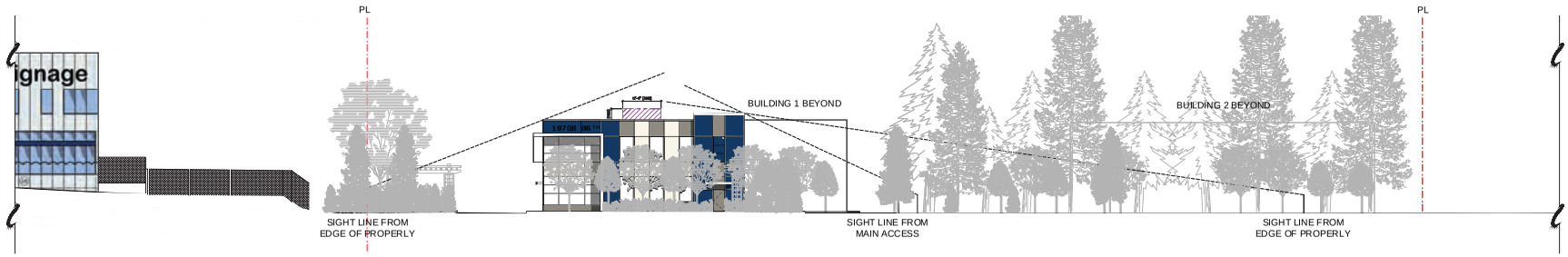
DRAWING
ELEVATIONS
BUILDING 2

PROJECT NUMBER: 19-059
DRAWING NUMBER: A3.2

SCALE: AS NOTED

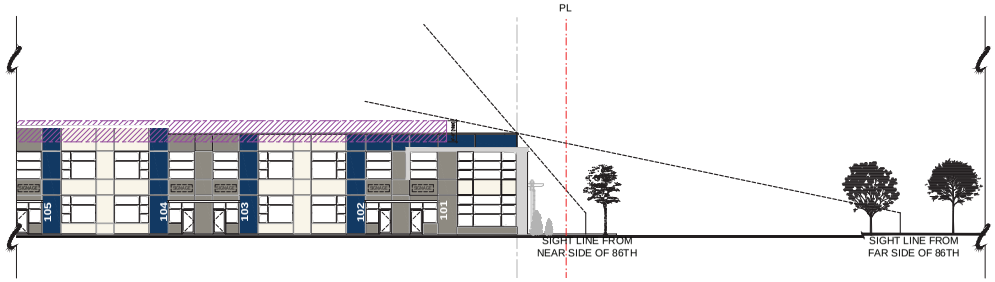
DATE: AUG 23RD 2019
REVISION: JULY 2ND 2020

19-059 DENCITI



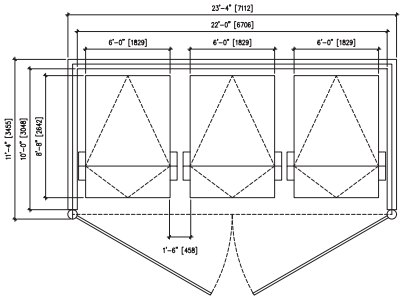
01 ELEVATION: @ 86TH STREET SHOWING SIGHT LINES

SCALE: 1:200



02 SITE SECTION: @ 86TH SHOWING SIGHT LINES

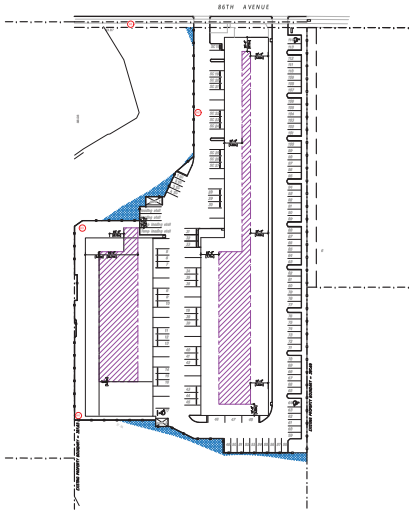
SCALE: 1:200



05 PLAN DETAIL: GARBAGE ENCLOSURE 1

SCALE: 1:50

SUBJECT TO STRUCTURAL,GEOTECHNICAL & BUILDING PERMIT REQUIREMENTS.

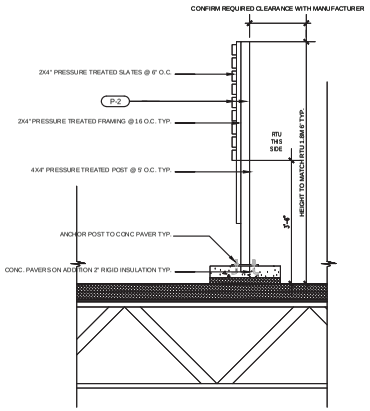


03 PLAN: ROOF

SCALE: 1:1000

LEGEND

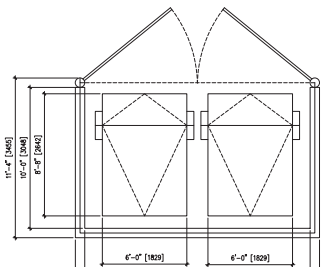
SHADED AREA NOTES LOCATION WHERE RTU WILL NOT BE VISIBLE FROM STREET AND WHERE SCREENS WILL NOT BE REQUIRED.



04 DETAIL: ROOF SCREEN TYP.

SCALE: 1:20

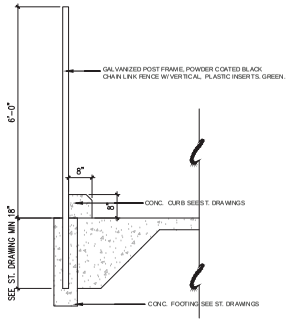
* IF REQUIRED FOR FUTURE TENANT IMPROVEMENT.



06 PLAN DETAIL: GARBAGE ENCLOSURE 2

SCALE: 1:50

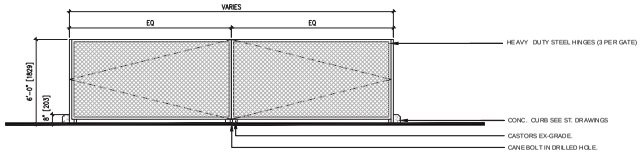
SUBJECT TO STRUCTURAL,GEOTECHNICAL & BUILDING PERMIT REQUIREMENTS.



07 SEC DETAIL: GARBAGE FENCE TYP.

SCALE: 1:20

SUBJECT TO STRUCTURAL,GEOTECHNICAL & BUILDING PERMIT REQUIREMENTS.



08 ELEVATION: GARBAGE ENCL. DOOR TYP

SCALE: 1:50

SUBJECT TO STRUCTURAL,GEOTECHNICAL & BUILDING PERMIT REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2020	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY,BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: RS | APPROVED: LSA

PROJECT: 19708 86TH AVE, LANGLEY, BC

DRAWING: SIGHT LINES & ROOF SCREENS

PROJECT NUMBER: 19-059 | DRAWING NUMBER: A0.3

SCALE: AS NOTED

DATE: AUG 23RD 2019 | REVISION: JULY 2ND 2020

19-059 DENCITI



ELEVATION PERSPECTIVE: ENDCAP BUILDING 1 FROM 86TH AVE



ELEVATION PERSPECTIVE: BETWEEN BUILDING 1 & 2 LOOKING NORTH

NOTE: LANDSCAPING IS FOR REFENCE ONLY & DOSE NOT REFLECT FINAL PLANTING PLAN. SEE COVER PAGE OR LANDSCAPE DRAWINGS



ELEVATION PERSPECTIVE: ENDCAP BUILDING 2

NOTE: LANDSCAPING IS FOR REFENCE ONLY & DOSE NOT REFLECT FINAL PLANTING PLAN. SEE COVER PAGE OR LANDSCAPE DRAWINGS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2020	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial
DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: RS
APPROVED: LSA

PROJECT
19708 86TH AVE,
LANGLEY, BC

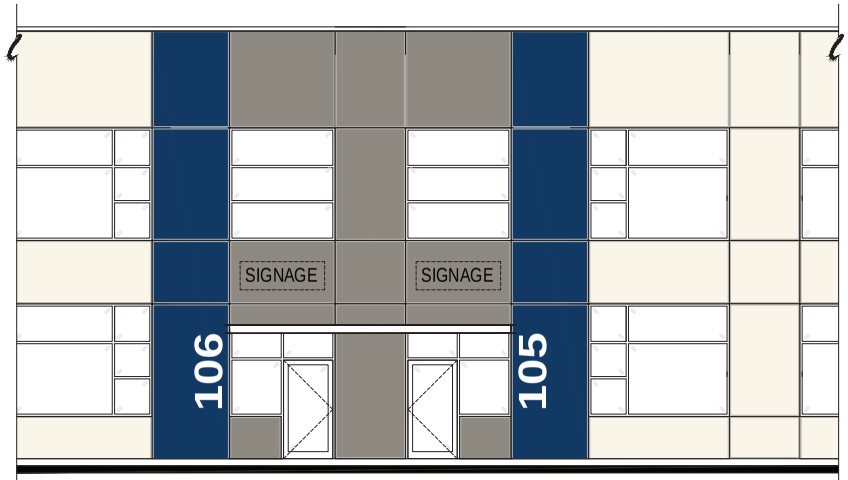
DRAWING
PERSPECTIVE RENDERS

PROJECT NUMBER: 19-059
DRAWING NUMBER: A3.1 H

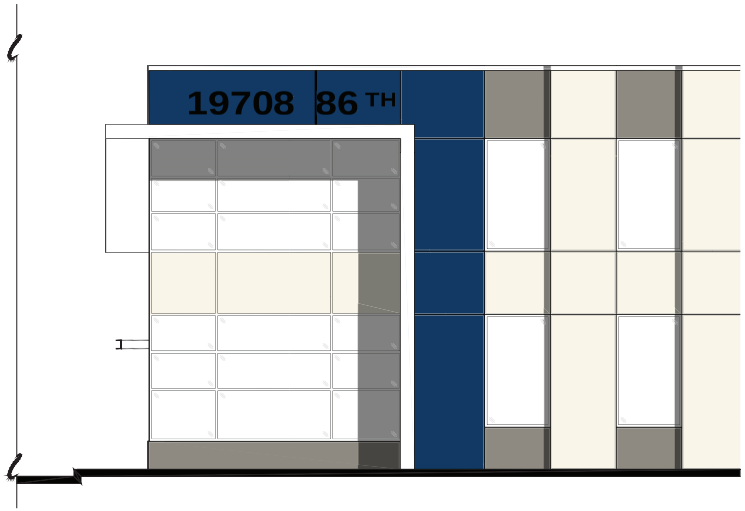
SCALE

DATE: AUG 23RD 2019
REVISION: JULY 2ND 2020

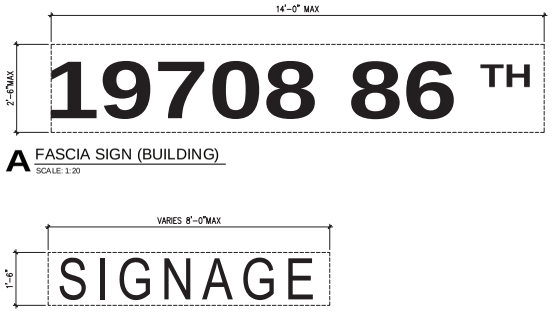
19-059 DENCITI



01 ELEVATION: EAST @ TYPICAL UNIT
SCALE: 1:50

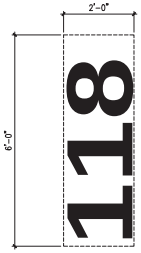


02 ELEVATION: NORTH @ UNIT 101
SCALE: 1:50

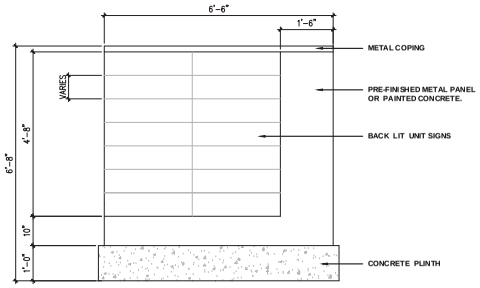


A FASCIA SIGN (BUILDING)
SCALE: 1:20

B FASCIA SIGN (UNIT)
SCALE: 1:20



C FASCIA SIGN (UNIT NUMBER)
SCALE: 1:20



D FREE STANDING SIGN
SCALE: 1:20

SIGNAGE SCHEDULE

TAG	TYPE	LOCATION	MAX DIMS	AREA	STYLE
A	FASCIA	NORTH BUILDING FACE 1 (MAIN SITE ENTRANCE)	14' 0" X 2' 6"	35 SF.FT.	CHANNEL LETTERS
B	FASCIA	ABOVE ENTRANCE DOORS (PEDESTRIAN / VEHICLE)	8' 0" X 1' 6"	12 SF.FT.	CHANNEL LETTERS
C	FASCIA	UNIT NUMBER	2' 0" X 6' 0"	12 SF.FT.	PAINTED ON BUILDING
D	FREESTANDING	SITE ENTRANCE	6' 6" X 6' 8"	43.8 SF.FT.	PRE-FINISHED METAL ON PAINTED CONC. PLINTH

FASCIA SIGNS BUILDING 1

BUILDING FACE	LENGTH OF BUILDING FACE	MAX ALLOWED AREA	PROPOSED
NORTH	62' 0"	**124 SQ.FT.**	35 SQ.FT.
EAST	537' 4"	**1074 SQ.FT.**	456 SQ.FT.
WEST	537' 4"	**1074 SQ.FT.**	228 SQ.FT.
SOUTH	95' 0"	**190 SQ.FT**	0 SQ.FT.

FASCIA SIGNS BUILDING 2

BUILDING FACE	LENGTH OF BUILDING FACE	MAX ALLOWED AREA	PROPOSED
NORTH	60' 0"	**120 SQ.FT.**	0 SQ.FT.
EAST	252' 8"	**505.5 SQ.FT.**	314 SQ.FT.
WEST	252' 8"	**505.5 SQ.FT.**	0 SQ.FT.
SOUTH	95' 0"	**190 SQ.FT**	0 SQ.FT.

GENERAL NOTES

ALL SIGNS TO COMPLY WITH TOWNSHIP OF LANGLEY SIGN BYLAW 4927
ALL SIGNS TO BE INDIVIDUAL CHANNEL LETTER/LOGOS ON RACEWAY OR FASTENED DIRECTLY TO BUILDING. NO SIGN BOXES ALLOWED.
ALL SIGNAGE TO BE LOCATED IN LOCATIONS AS SHOWN ON ELEVATION DRAWINGS ONLY. UNLESS OTHERWISE APPROVED BY STRATA AND/OR T.O.L.
SIGNS PERMIT TO BE APPLIED FOR BY SIGN CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED

REV	DATE	DESCRIPTION
	2/7/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 3
	28/4/2020	RE-ISSUED FOR REZONING/D.P. PERMIT 2
	14/2/2019	RE-ISSUED FOR REZONING/D.P. PERMIT
	5/11/2019	ISSUED FOR REZONING/D.P PERMIT

CONSULTANT

CONSULTANT SEAL

CLIENT

Industrial DENCITI

ARCHITECT

LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: RS
APPROVED: LSA

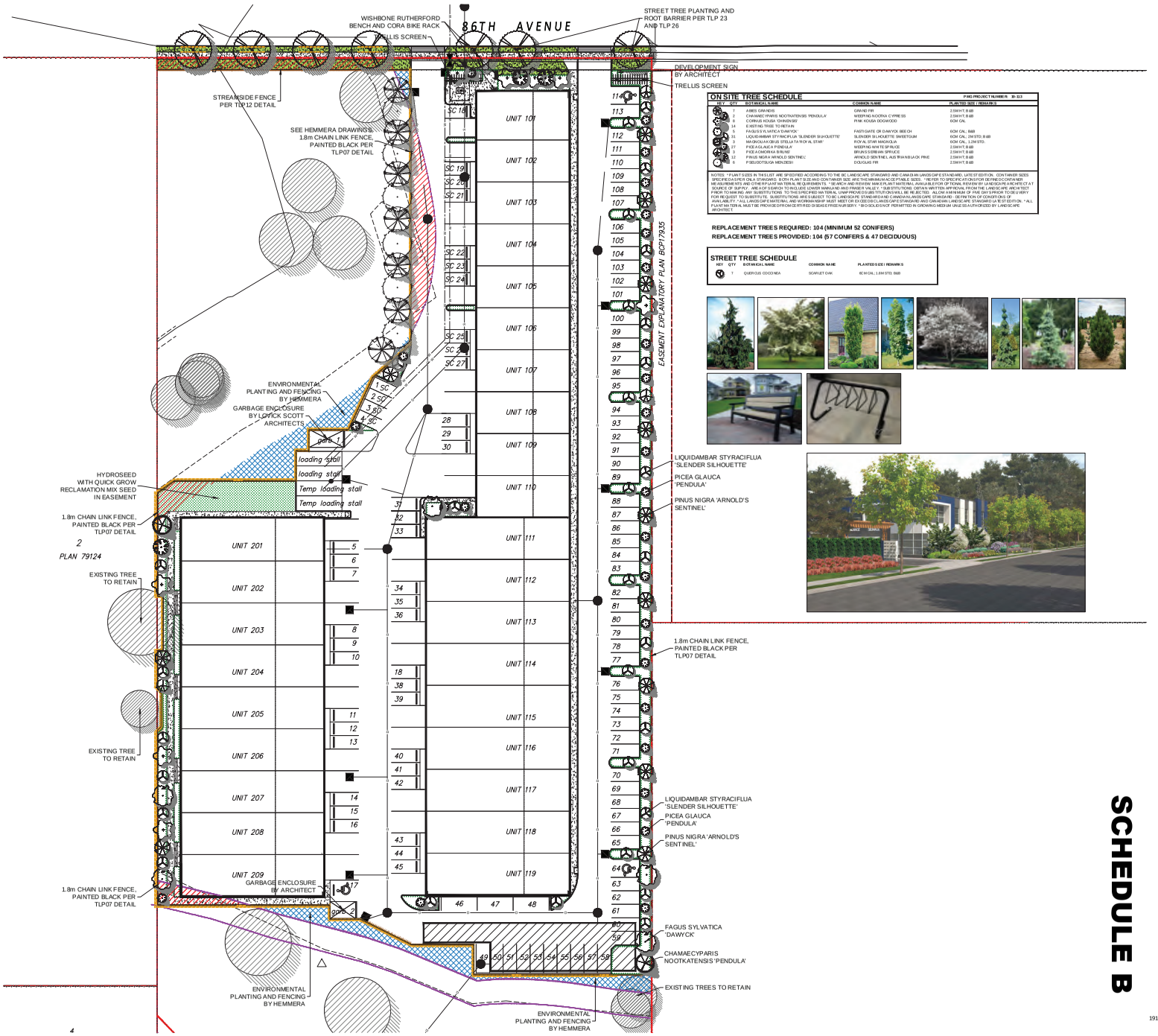
PROJECT
19708 86TH AVE,
LANGLEY, BC

DRAWING
SIGNAGE SCHEDULE

PROJECT NUMBER: 19-059
DRAWING NUMBER: A3.1

SCALE: AS NOTED
DATE: APRIL 24 2020
REVISION: JULY 2ND 2020

19-059 DENCITI



ON SITE TREE SCHEDULE

PMG PROJECT NUMBER: 19-113

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	ABIES GRANDIS	GRAND FIR	2.5M HT; B&B
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	8	CORNUS KOUSA 'CHINENSIS'	PINK KOUSA DOGWOOD	6CM CAL.
	14	EXISTING TREE TO RETAIN		
	5	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL.; B&B
	31	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL.; 2M STD; B&B
	3	MAGNOLIA X LOEBNERI 'MERRILL'	ROYAL STAR MAGNOLIA	6CM CAL.; 1.2M STD.
	27	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	3	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	12	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. ARE AOF 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 DAY'S PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF ACCEPTANCE. * ALL LIMITS OF PLANTING BEDS ARE TO BE CLEARLY DEFINED BY EDGES AS PER CNLA AND BCSLA STANDARD AND GRASS AREAS. ALL GRASS AREAS TO BE STRAIGHT LINES OR SMOOTH CURVES. * ALL PLANTING AREAS TO BE MULCHED WITH MINIMUM 3" DEPTH OF SHREDDED BARK MULCH. * ALL PLANTING BEDS ARE TO BE CLEARLY DEFINED BY EDGES AS PER CNLA AND BCSLA STANDARD AND GRASS AREAS. ALL GRASS AREAS TO BE STRAIGHT LINES OR SMOOTH CURVES. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SEE SPECIFICATIONS FOR PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REPLACEMENT TREES REQUIRED: 104 (MINIMUM 52 CONIFERS)
REPLACEMENT TREES PROVIDED: 104 (57 CONIFERS & 47 DECIDUOUS)

STREET TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	QUERCUS COCCINEA	SCARLET OAK	6CM CAL.; 1.8M STD; B&B

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	20.JUN.29	REVISE PER TOL COMMENTS	RK
10	20.JUN.26	REVISE PER TOL COMMENTS	RK
9	20.JUN.22	ADD TRELLIS SCREEN	RK
8	20.JUN.19	REVISE PER NEW CIVIL	RK
7	20.JUN.16	REVISE PER TOL COMMENTS	RK
6	20.JUN.02	REVISE PER TOL COMMENTS, NEW SITE PLAN	RK
5	20.MAY.14	REVISE PER NEW SITE PLAN	RK
4	20.APR.24	REVISE PER TOL COMMENTS	RK
3	20.FEB.14	REVISE PER RZ SUBMISSION	RK
2	19.OCT.31	REVISE FOR ISDC SUBMISSION	RK
1	19.OCT.18	REVISE PER NEW SITE PLAN	RK

CLIENT:

DENCITI DEVELOPMENT CORP.

PROJECT:

LIGHT INDUSTRIAL DEVELOPMENT

19708 86th AVENUE
LANGLEY, BC

TOL # 08-27-0069

DRAWING TITLE:

LANDSCAPE PLAN

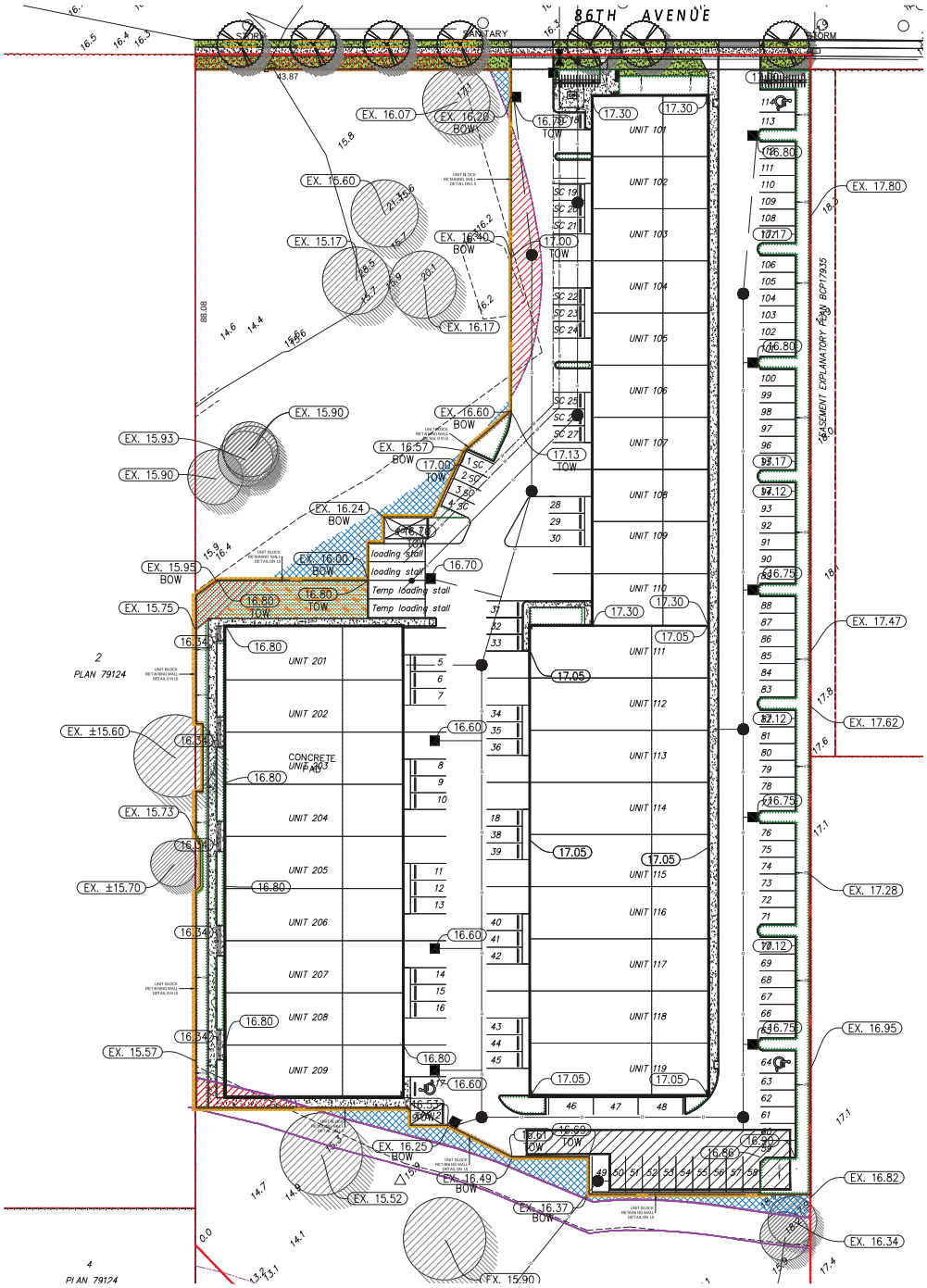
DATE: 19.OCT.08
SCALE: 1:350
DRAWN: RK
DESIGN: RK
CHK'D: MCY

DRAWING NUMBER: L1
OF 5

19113-11.ZIP

PMG PROJECT NUMBER: **19-113**

SCHEDULE B



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	20.JUN.29	REVISE PER TOL COMMENTS	RK
10	20.JUN.26	REVISE PER TOL COMMENTS	RK
9	20.JUN.22	ADD TRELLIS SCREEN	RK
8	20.JUN.19	REVISE PER NEW CIVIL	RK
7	20.JUN.16	REVISE PER TOL COMMENTS	RK
6	20.JUN.02	REVISE PER TOL COMMENTS, NEW SITE PLAN	RK
5	20.MAY.14	REVISE PER NEW SITE PLAN	RK
4	20.APR.24	REVISE PER TOL COMMENTS	RK
3	20.FEB.14	REVISE PER RZ SUBMISSION	RK
2	19.OCT.31	REVISE FOR ISDC SUBMISSION	RK
1	19.OCT.18	REVISE PER NEW SITE PLAN	RK

CLIENT:

DENCITI DEVELOPMENT CORP.

PROJECT:

LIGHT INDUSTRIAL DEVELOPMENT

19708 86th AVENUE
LANGLEY, BC

TOL # 08-27-0069

DRAWING TITLE:

GRADING PLAN

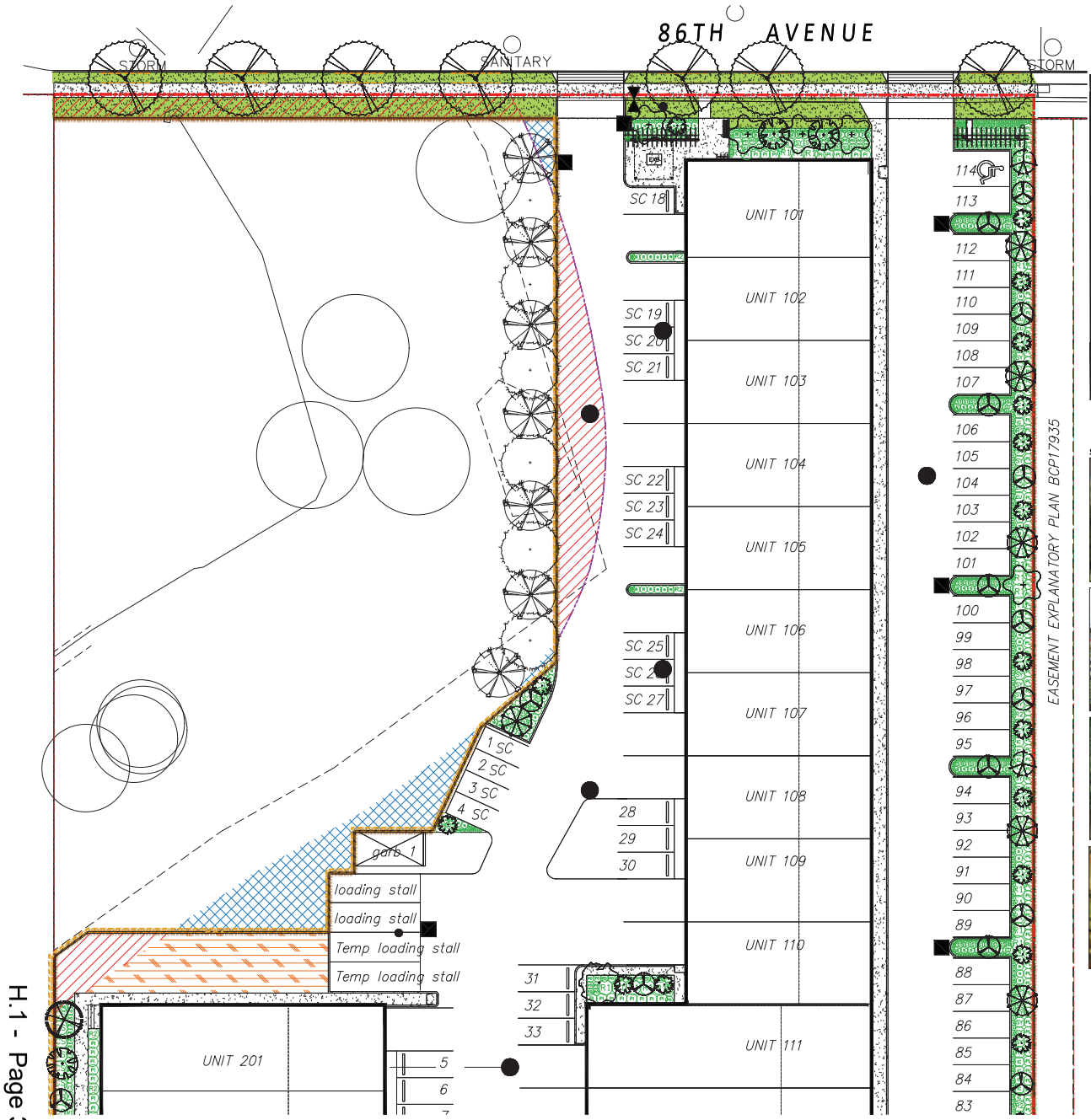
DATE:	19.OCT.08
SCALE:	1:350
DRAWN:	RK
DESIGN:	RK
CHK'D:	MCY

DRAWING NUMBER: L2

OF 5

1913-11.ZIP

PMG PROJECT NUMBER: **19-113**



ON SITE PLANT SCHEDULE

PMG PROJECT NUMBER: 19-113

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
	7	ABIES GRANDIS	GRAND FIR	2.5M HT; B&B
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	8	CORNUS KOUSA CHINENSIS'	PINK KOUSA DOGWOOD	6CM CAL
	14	EXISTING TREE TO RETAIN		
	5	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL; B&B
	31	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	3	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	6CM CAL; 1.2M STD.
	27	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	3	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	12	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B
SHRUBS				
	51	CORNUS SERICEA	RED OSIER DOGWOOD	#5 POT; 1.5M HT
	27	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
	25	ILEX CRENATA 'COMPACTA'	JAPANESE HOLLY	#3 POT; 50CM
	168	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
	62	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
	202	PRUNUS LAUROCERASUS 'RENYAANE'	RUSSIAN LAUREL	#5 POT; 1.5M HT
	41	RHODODENDRON 'ANAHKRUSCHKE'	RHODODENDRON, BLUE	#3 POT; 50CM
	57	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM
	41	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
	8	SKIMMIA JAPONICA (100% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	110	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT 40 CM
	54	SYMPHORICARPOS ALBUS	SNOWBERRY	#3 POT; 50CM
	20	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
	48	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
	391	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
	136	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM
GC				
	195	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
	11	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
	87	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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

SHRUB PLANTING FOR PARKING SCREENING AND SEASONAL INTEREST



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	20.JUN.29	REVISE PER TOL COMMENTS	RK
10	20.JUN.26	REVISE PER TOL COMMENTS	RK
9	20.JUN.22	ADD TRELLIS SCREEN	RK
8	20.JUN.19	REVISE PER NEW CIVIL	RK
7	20.JUN.16	REVISE PER TOL COMMENTS	RK
6	20.JUN.02	REVISE PER TOL COMMENTS, NEW SITE PLAN	RK
5	20.MAY.14	REVISE PER NEW SITE PLAN	RK
4	20.APR.24	REVISE PER TOL COMMENTS	RK
3	20.FEB.14	REVISE PER RZ SUBMISSION	RK
2	19.OCT.31	REVISE FOR ISDC SUBMISSION	RK
1	19.OCT.18	REVISE PER NEW SITE PLAN	RK

CLIENT:
DENCITI DEVELOPMENT CORP.

PROJECT:

LIGHT INDUSTRIAL DEVELOPMENT

19708 86th AVENUE
LANGLEY, BC

TOL # 08-27-0069

DRAWING TITLE:

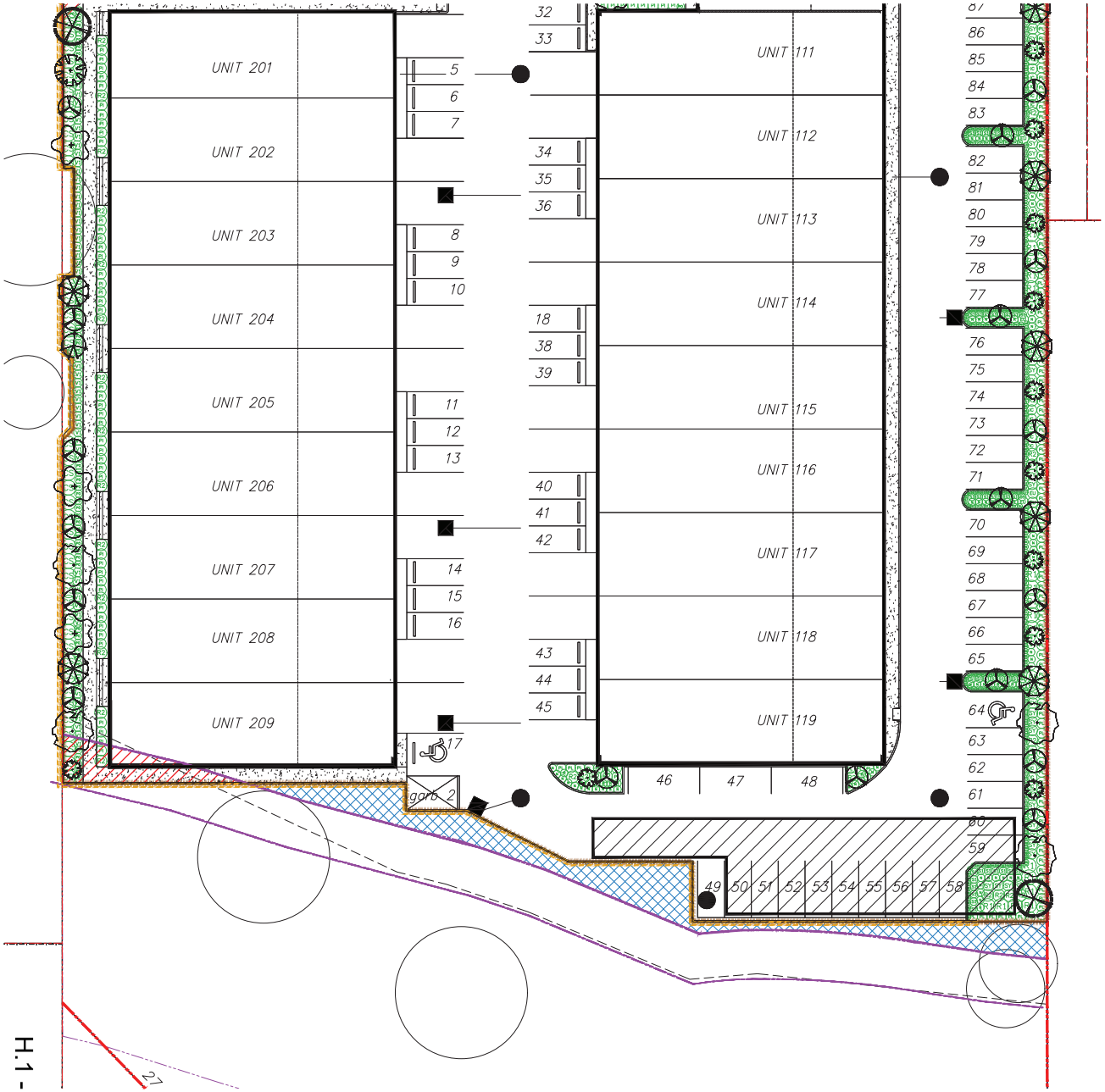
NORTH SHRUB PLAN

DATE:	19.OCT.08
SCALE:	1:200
DRAWN:	RK
DESIGN:	RK
CHK'D:	MCY

DRAWING NUMBER: L3
OF 5

1913-11.ZIP

PMG PROJECT NUMBER: **19-113**



ON SITE PLANT SCHEDULE

PMG PROJECT NUMBER: 19 413

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ABIES GRANDIS	GRAND FIR	2.5M HT; B&B
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	2.5M HT; B&B
	8	CORNUS KOUSA 'CHINENSIS'	PINK KOUSA DOGWOOD	6CM CAL
	14	EXISTING TREE TO RETAIN		
	5	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL; B&B
	31	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	3	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	6CM CAL; 1.2M STD.
	27	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	3	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	12	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B
SHRUB				
	51	CORNUS SERICEA	RED OSIER DOGWOOD	#5 POT; 1.5M HT
	27	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
	25	ILEX CRENATA 'COMNEXA'	JAPANESE HOLLY	#3 POT; 50CM
	168	NANDINA DOMESTICA 'WOOBRAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
	62	PIERIS JAPONICA 'FOREST FLAME'	PIERIS WHITE BLOOMS	#3 POT; 50CM
	202	PRUNUS LAUROCERASUS 'RSYNVAUNI'	RUSSIAN LAUREL	#5 POT; 1.5M HT
	41	RHODODENDRON 'ANN KRUSCHKE'	RHODODENDRON, BLUE	#3 POT; 50CM
	57	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM
	41	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
	8	SKIMMIA JAPONICA (100% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	110	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT 40CM
	54	SYMPHORICARPOS ALBUS	SNOWBERRY	#3 POT; 50CM
	20	TAXUS X MEDIA 'HILLI'	HILLI YEW	1.5M B&B
	48	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GRASS				
	391	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
	136	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM
GC				
	195	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1 POT; 20CM
	11	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
	87	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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 BCLANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	20.JUN.29	REVISE PER TOL COMMENTS	RK
10	20.JUN.26	REVISE PER TOL COMMENTS	RK
9	20.JUN.22	ADD TRELLIS SCREEN	RK
8	20.JUN.19	REVISE PER NEW CIVIL	RK
7	20.JUN.16	REVISE PER TOL COMMENTS	RK
6	20.JUN.02	REVISE PER TOL COMMENTS, NEW SITE PLAN	RK
5	20.MAY.14	REVISE PER NEW SITE PLAN	RK
4	20.APR.24	REVISE PER TOL COMMENTS	RK
3	20.FEB.14	REVISE PER RZ SUBMISSION	RK
2	19.OCT.31	REVISE FOR ISDC SUBMISSION	RK
1	19.OCT.18	REVISE PER NEW SITE PLAN	RK

CLIENT:

DENCITI DEVELOPMENT CORP.

PROJECT:

LIGHT INDUSTRIAL DEVELOPMENT

19708 86th AVENUE LANGLEY, BC

TOL # 08-27-0069

DRAWING TITLE:

SOUTH SHRUB PLAN

DATE:	19.OCT.08	DRAWING NUMBER:
SCALE:	1:200	L4
DRAWN:	RK	
DESIGN:	RK	
CHK'D:	MCY	OF 5

19113-11.ZIP

PMG PROJECT NUMBER: **19-113**

3.2 JUSTIFICATION AND INTENT

The broad intent of these design guidelines is to help shape and support high quality, attractive, functional urban design and a unique sense of place in the various Carvolth character areas. Specifically, the intent of the Carvolth Design Guidelines is:

- To emphasize building and open space design that enhances pedestrian activity, amenities, and safety.
- To encourage energy efficiency and low carbon building and neighbourhood design.
- To foster transit oriented design.
- To guide development of the Carvolth Neighbourhood as a major urban gateway to the Township with a high quality of design and a unique identity and sense of place.

The Carvolth Design Guidelines translate Township objectives and policies and into a set of design strategies and approaches to help guide the development review process for both private and public realm development.

3.3 DESIGNATION

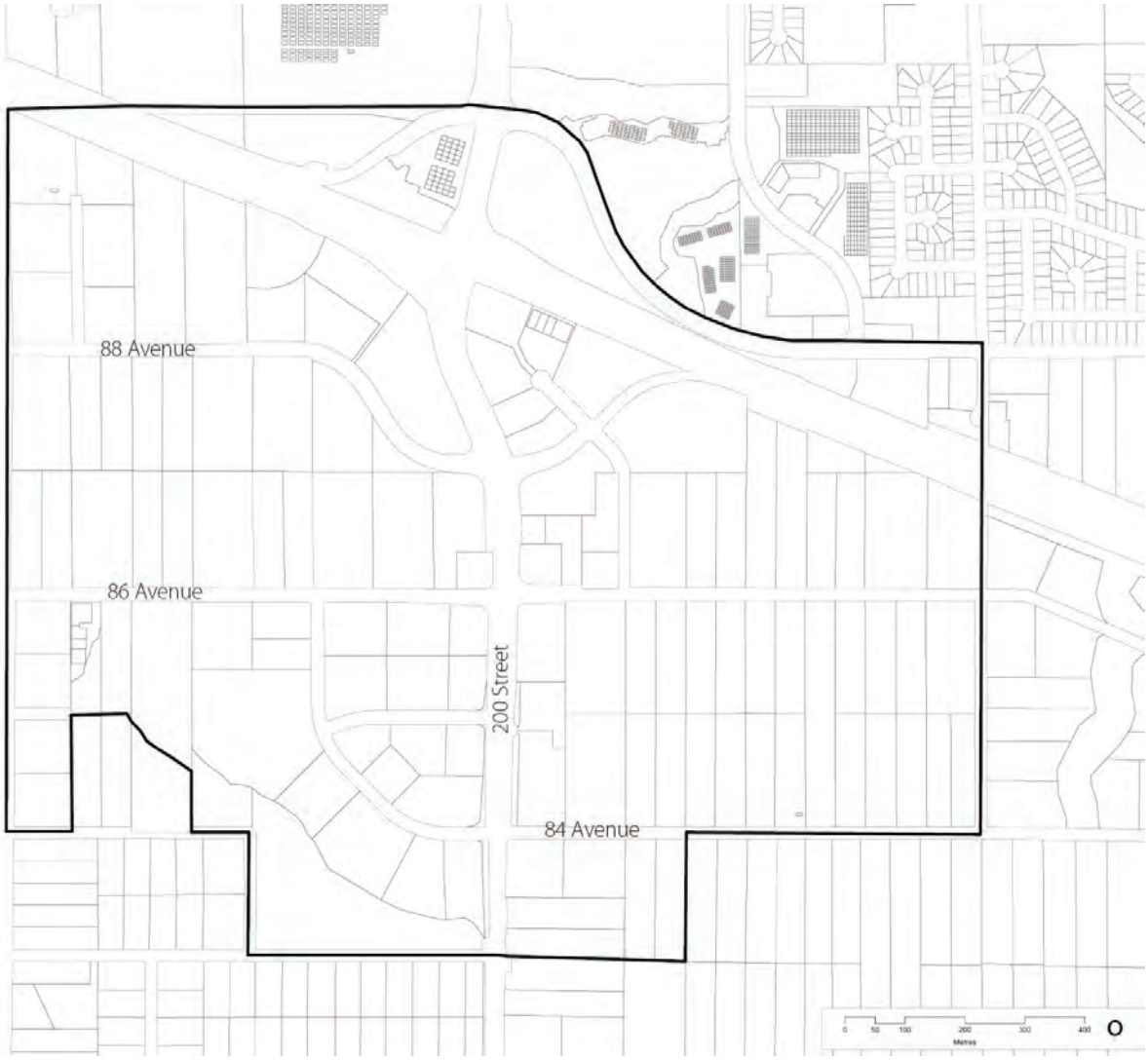
The Carvolth Development Permit Area is identified in the Willoughby Community Plan as Development Permit Area “M”. The lands identified on Figure 42: Carvolth Development Permit Area are designated under the following sections of the Local Government Act:

- 919(1) (e) establishment of objectives for the form and character of intensive residential development.
- 919(1) (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.
- 919(1) (h) establishment of objectives to promote energy conservation.
- 919(1) (i) establishment of objectives to promote water conservation.
- 919(1) (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

These sections of the Local Government Act allow regulation respecting the character of development within the Development Permit Area, including landscaping, and the siting, form, exterior design and finish of buildings and other structures, as justified by the special conditions and objectives in Section 3.2 of this Plan.

In addition, Development Permit Area “F” - Agricultural Land Reserve, as identified in the Willoughby Community Plan, also applies to the Carvolth Neighbourhood Plan area. See Section 4.3.2 of the Willoughby Community Plan for details.

Figure 42. Carvolth Development Permit Area.



3.4 GENERAL GUIDELINES

The general guidelines described below will apply to all new development in the Carvolth area. They are premised on urban design principles that will create a vibrant and accessible urban environment that promotes pedestrian activity and street life.



Figure 43. Mid-block pedestrian pathways increase connectivity.

3.4.1 Connectivity

The intent of these guidelines is to ensure a highly connective street and open space network that creates more route options for pedestrian and bicycle traffic traveling to, from and within the downtown, and direct connections to key amenities and destinations within and adjacent to Carvolth.

- Look for opportunities to create additional mid-block pedestrian pathways to increase the number of pedestrian connections within and through the site.

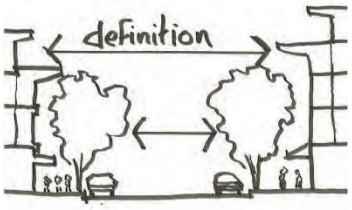


Figure 44. Buildings and street trees can be used to create "street definition".

3.4.2 Street Definition

The intent of these guidelines is to site and design buildings to positively frame and define streets and other public open spaces, and to ensure a positive response to specific site conditions and opportunities.

- Minimize the distance buildings are set back from the sidewalk to create good street definition and a sense of enclosure.
- Build ground floor commercial uses up to the front property line to maintain a continuous commercial street frontage and positive street definition. A setback may be considered where there is a courtyard or other feature that benefits the pedestrian experience or responds to the building setback of an adjacent property.
- New developments with tall buildings (over 4 storeys in height) should incorporate a base building or street-wall at a scale similar to adjacent buildings and appropriate to the street width.
- Buildings should be sited and designed to create the following general building height to street width proportions:
  - » 1:1 - 1:5 for mews or courtyards.
  - » 1:2 - 1:3.5 for residential and commercial streets.
  - » 1:3 - 1:5 for squares, plazas or wide boulevards.

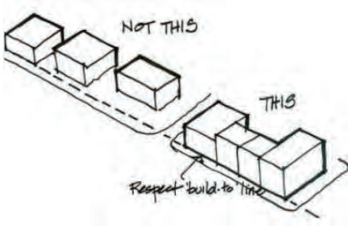


Figure 45. Use a common "build to line" to create a street definition and a sense of enclosure.

3.4.3 Height and Massing

The intent of these guidelines is to reduce the visual mass of large buildings, and ensure the sensitive transition from new development or redevelopment to existing adjacent buildings and open spaces.

- Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, steep topography, natural features, prominent open spaces and views.
- New development should reflect significant natural topographic features. Buildings should be designed to step down hillsides to accommodate significant changes in elevation and to connect with and transition well to the sidewalk and street.
- Break up the visual mass of large buildings to reduce their visual impact on the pedestrian realm and create variation along the street. Limit the visual mass of building facades to lengths of 40m or less.
- Buildings over 3 storeys in height shall have a maximum frontage length of 80m.
- Buildings 3 storeys in height or lower shall have a maximum frontage length of 40m.
- Buildings up to 4 storeys in height should step back the top storey back by a minimum of 1.5m.
- Building of 5 to 6 storeys in height should step back the top two storeys by a minimum of 1.5m.
- Minimize impacts from sloping sites on neighbouring development. Examples of treatments to minimize impacts include using terraced retaining walls of natural materials, or stepping a building to respond to the slope.

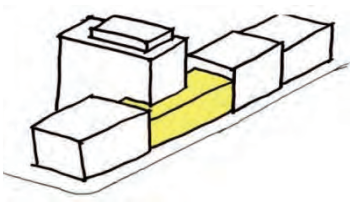


Figure 46. The base massing of this taller building should complement setbacks and heights of adjacent buildings.



Figure 47. Step buildings down to respond to the natural topography of the site.

3.4.4 Active Frontages

The intent of these guidelines is to ensure buildings are sited and designed to be welcoming, and encourage street vitality, visual interest, and safety.

- Site and orient buildings to overlook public streets, parks, walkways and communal spaces.
- Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing of 15m. Ensure that these are active entrances. A maximum spacing of 10m for entrances is desired along retail high streets.

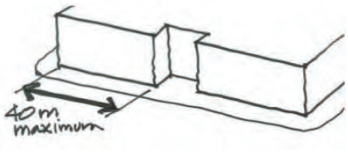


Figure 48. Limit the visual mass of building façades to lengths of 40 m or less.

- Recess building entrances by a minimum of 0.6m to provide for door swings, weather protection and to visually emphasize the building entrance.
- Large floor plate commercial developments shall respond to the prevailing street character along all commercial streets by incorporating small, transparent storefronts with frequent entrances.
- Large format commercial buildings with compatible uses should incorporate smaller shops wrapped around outside edges to better integrate these buildings and uses and make them more compatible with the desired character of the Carvolth area.
- Avoid expansive blank walls (over 5m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use design treatments to break up the visual impact such as:
  - » A vertical trellis with climbing vines or other plant materials.
  - » Wall setbacks to provide room for planters.
  - » Wall murals, mosaics or other artistic features.
  - » Quality materials of different colours and textures.
  - » Special lighting, canopies, awnings, horizontal trellises or other human-scale features.
- Provide pedestrian access to buildings from the adjacent public street, and orient upper-storey windows and balconies to overlook adjoining public open spaces.
- On corner sites, develop street-facing frontages for both streets and design front elevations with pronounced entrances oriented to the corner and/or primary streets.
- Maintain site lines from inside the buildings to public open space to allow for casual surveillance of the street and sidewalk.
- Ensure a minimum glazing area of 75% for frontages at grade along all commercial streets.



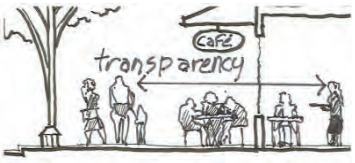
Figure 49. Vertical setbacks break up the visual mass of buildings.



Figure 50. When unavoidable, blank walls should be screened to make it more visually interesting.

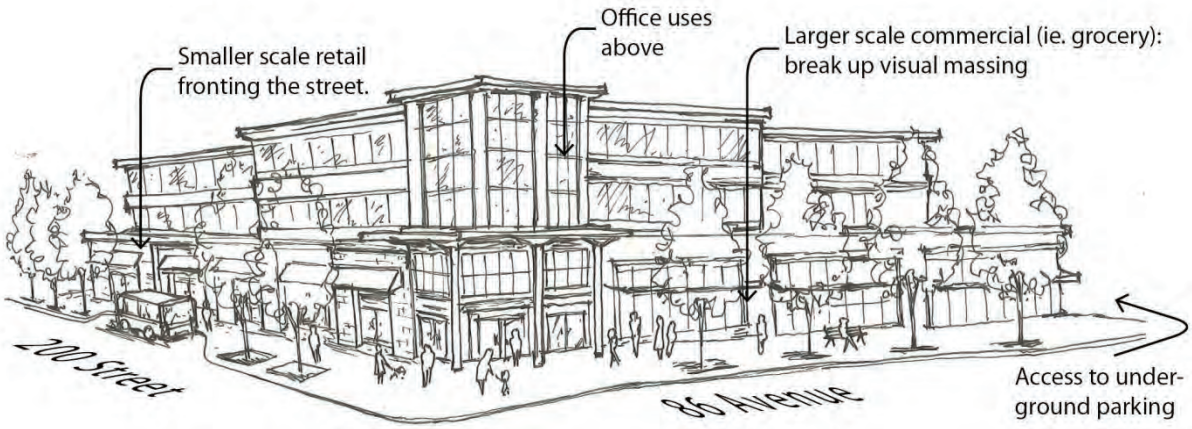


Figure 51. Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk.



3.4.5 Weather Protection

The intent of these guidelines is to provide comfort for pedestrians and enhance the pedestrian function of public streets through the provision of weather protection.



- Provide continuous weather protection along building frontages immediately adjacent to public streets, sidewalks or open space.
- Ensure that the depth, height and angle of weather protection are adequate to protect pedestrians from rain or snow that may be blown by the wind.
  - » The width to height ratio should be 1:1 to 1:1.4.
  - » The minimum height should be 2.5 m.
- Where sloping sidewalks occur, break up awnings and canopies into modules, and terrace them down to follow the profile of the street.
- Design canopies extending over building frontages greater than 30 m to reduce their apparent scale and length by, for example, breaking up the canopy to reflect the architecture and fenestration pattern of the building facade.

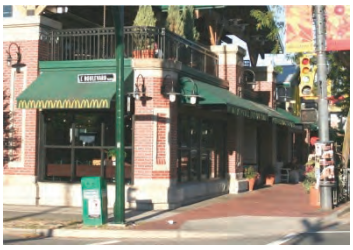


Figure 52. Weather protection to enhance pedestrian comfort.



Figure 53. Canopies provide weather protection over a large area in front of buildings.

3.4.6 Green Development

The intent of these guidelines is to encourage building design and site planning that maximizes livability, daylight access, and energy efficiency and reduces the overall “ecological footprint” (energy use, waste, and pollution) of development.

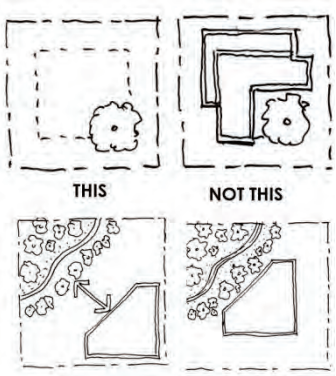


Figure 54. Retain existing trees and buffer ecologically sensitive areas.

Site Design

The intent of these guidelines is to preserve or enhance the natural habitat, energy performance and ecosystem processes of the site and the neighbourhood.

- Creating sustainable buildings starts with proper site selection. The location of a building affects a wide range of environmental factors such as ecosystem function, energy consumption and mobility. If possible, locate buildings in areas of existing development to concentrate development and take advantage of existing infrastructure. Consider conserving resources by renovating existing building for new uses. Maximize the restorative impact of site design. Additional guidelines related to landscaping and stormwater control can be found in Section 3.4.11 and 3.4.12 respectively.
- Minimize site disturbance during construction and retain or enhance existing vegetation where possible, particularly remnant riparian zones, watercourses, and urban forests.
- Enhance habitat, biodiversity and ecosystem processes through plant selection and landscape design. Include native or adaptive plant species.
- Minimize impervious surfaces such as roads, parking lots and sprawling buildings and infiltrate rainwater on-site using retention and infiltration best management practices as appropriate (bioswales, infiltration trenches, rain gardens, etc.).
- Incorporate green roofs, where appropriate, to help absorb stormwater, improve thermal efficiency, and provide outdoor amenity space for residents and workers.
- Improve service, minimize light pollution and maximize energy efficiency through the use of full cut-off lighting (avoiding light reflectance) and by directing lighting downwards. Exceptions may be made for signage and architectural lighting.

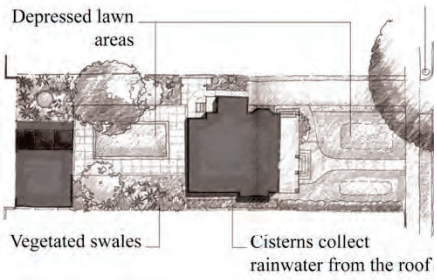


Figure 55. Landscape design can contribute to local ecosystem health.

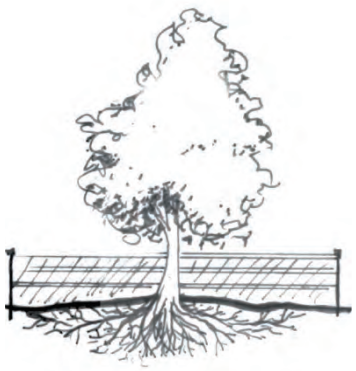


Figure 56. Protective barriers around existing trees.

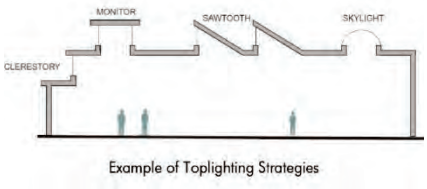


Figure 57. Roof openings can provide lighting where typical side lighting is restricted.

- Where possible, locate new buildings within a five minute walk (400 metres) of frequent public transit and provide alternative transportation incentives such as bike storage, change rooms and priority parking for bicycles, carpool vehicles or alternative fuel vehicles.
- Retrofit existing building where possible and look for opportunities to intensify use adjacent to existing infrastructure.

Energy Performance

The intent of these guidelines is to optimize building energy performance and where possible use energy from renewable sources.

- In this section it is important to balance complementary and competing priorities for passive design (efficiency, heating, cooling, daylighting and ventilation) to optimize energy performance and cost. Consider site and building constraints and the specific commercial, residential and institutional application in building design.
- Orient buildings to optimize passive solar energy potential. Most solar energy gain can be achieved when facing within around 20 degrees of solar south. For single loaded buildings, orient the building on an east-west axis and/or ensure a south facing roof aspect. For buildings that are double loaded, consider orienting the building on a north-south axis to ensure that units on both sides of the building receive some amount of solar exposure.
- To cost-effectively limit heat loss, limit fenestration to 40% of the total facade area (window to wall ratio). If higher fenestration ratios are desired, compensate with highly efficient windows. Fenestration should be emphasized on southern and western exposures and be minimized on northern and eastern exposures.
- Maximize daylight penetration by locating windows high on walls or by using clerestories and light shelves.
- Ensure solar shading with an emphasis on those buildings with high window to wall ratios. The benefits of reducing solar gains in summer should be balanced with the benefit of solar gains in the winter by taking advantage of the different seasonal sun angles. External shading such as recessed balconies, overhangs, and louvers are preferable over internal shading such as internal blinds.

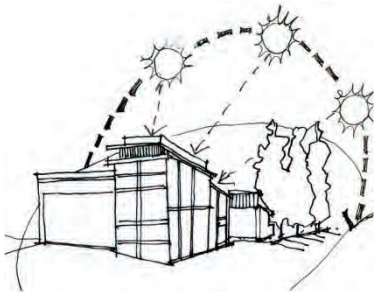


Figure 58. Buildings oriented to maximize use of solar energy.

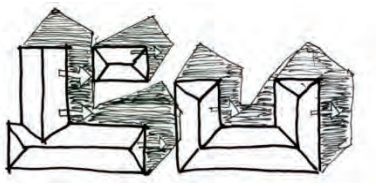


Figure 59. Corner and through units facilitate natural ventilation and daylight access.

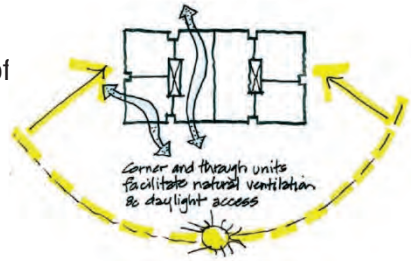


Figure 60. Sun shade diagrams can help determine the siting of buildings to minimize overshadowing of adjacent open

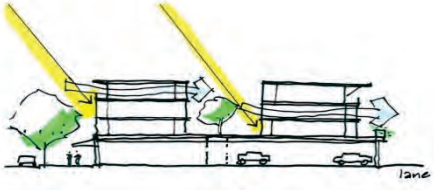


Figure 61. Through units allow for natural ventilation and increased daylight access.

- Balance narrow floor plans that increase the potential for cross ventilation and penetration of daylight into the building with minimizing the envelope to floor area ratio to optimize thermal efficiency.
- Design with greater floor-to-ceiling heights to increase the amount of interior space that can be lit from windows.
- Buildings should be narrow to increase the amount of interio space with access to day-lighting and winds for passive ventilation. Buildings with through units (i.e., units with exterior walls on at least two sides) can be created by incorporating a mews or central courtyard into the form and design of low rise buildings or into the base massing of tall buildings.
- Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, dwellings should have a choice of aspect: front and back, or on two sides (for corner units).
- Ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized. Proposals for new projects should include sun/shade diagrams of the subject development and the surrounding properties at the following times:
  - » Equinox: 8 a.m., 12 noon, 4 p.m.
  - » Winter Solstice: 9 a.m., 12 noon, 3 p.m.
- Incorporate courtyards and greenways in residential and mixed-use projects to maximize the amount of direct sunlight received.
- Landscaping and building design should ensure solar access in winter and in summer provide shading of afternoon sun and reduce the urban heat island effect. Provide deciduous landscaping and/or shading devices on southern and western exposures.
- For all outdoor lighting, use efficient lighting design such as LEDs and motion or photo-sensitive lighting.
- Use energy efficient fixtures and design lighting for specific needs to reduce ambient lighting requirements.

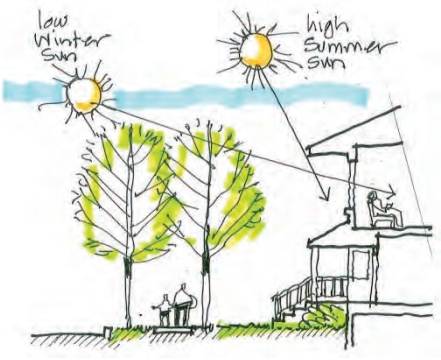


Figure 62. Ensure light penetration into interior living spaces in winter, and protection from direct sunlight in the afternoon hours of summer.

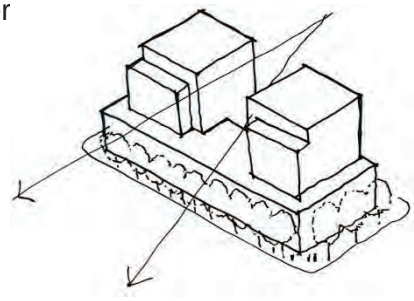


Figure 63. Slender building forms enhance daylight penetration and cooling through cross ventilation.



Figure 64. Sun shading devices reduce lighting and cooling demands and protect the building envelope from pre-mature aging.

- Acquire at least 5% of the building's total energy through the use of on-site renewable energy systems with an emphasis on heating and cooling systems such as geo-exchange, air-source heat pumps, heat recovery from wastewater, biomass, or solar thermal. If a District Energy system is established in Carvolth, connection to the system could be considered to meet this guideline.



Figure 65. Shared composting facilities.

Water

The intent of these guidelines is to protect and conserve fresh water resources.

- Limit or eliminate the use of potable water for landscape irrigation by using high-efficiency irrigation technology, captured rain or recycled site water and/or drought tolerant plant species.
- Design landscaping and select plants that are appropriate for the local climate, minimizing irrigation needs.
- Design lawns for residential and commercial use, rather than aesthetics, minimizing unnecessary irrigation.
- Reduce the generation of wastewater and potable water demand by using captured rainwater for sewage conveyance or by treating wastewater on site to tertiary standards.
- Employ water efficiency strategies such as water-conserving plumbing fixtures, appliances and control technologies.

3.4.7 Public Realm

The intent of these guidelines is to ensure that the design of streets and open spaces creates visual interest, comfort and safety for pedestrians and contributes to a unique local identity and sense of place.

- Provide a continuous planting of street trees along both sides of streets in residential, commercial and office neighbourhoods.
- Provide a zebra- or ladder-painted crosswalks, or crosswalk made of special paving materials, at all key pedestrian crossings to increase driver awareness.
- Curb to curb widths of local streets should be as narrow as practical to accommodate expected traffic and services.
- Incorporate corner bulges into streetscape design to enhance pedestrian crossings and provide space for landscaping, stormwater management, seating and public art.
- Ensure a continuous public sidewalk on both sides of the street throughout the Carvolth area.



Figure 66. Buildings should be designed and oriented to encourage casual surveillance and "eyes on the street."

- Provide street furnishings, including transit shelters, benches, lighting, and waste receptacles to enhance the public realm.
- Cafes are permitted and encouraged on public sidewalks in commercial areas provided that safe passage for pedestrian and emergency services is maintained.
- Pedestrian-oriented lighting should be provided throughout residential, commercial and office areas.
- Distinctive bus shelters or deep canopies should be provided along major transit routes to provide comfort for transit users.
- Hydro kiosk/utility boxes to be incorporated wherever possible into landscape areas to reduce visual impact.

3.4.8 Safety, Security and Accessibility

The intent of these guidelines is to enhance personal safety and security through building siting, orientation, and design, and to ensure buildings and open spaces accommodate and provide access for all users and abilities.



Figure 67. Buildings oriented to the street with clear definition of the transition from public to private realm help to promote neighbourhood safety and security.

- Ensure the design of new development increases “eyes on the street” with the placement of windows, balconies and street-level uses, and allows for casual surveillance of parks, open spaces, and children’s play areas.
- Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.
- Incorporate the creative use of ornamental grilles over ground-floor windows or as fencing, as necessary/appropriate.
- Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.
- Design parking areas to allow natural surveillance by retaining clear lines of sight to and between public sidewalks and building entrances for those who park there and for users of nearby buildings.
- Ensure CPTED principles are adhered to with respect to landscape design and construction.
- Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of pedestrian abilities. Generally, such routes should be direct, level, obstacle-free, easily identifiable and clearly separated from vehicular routes.

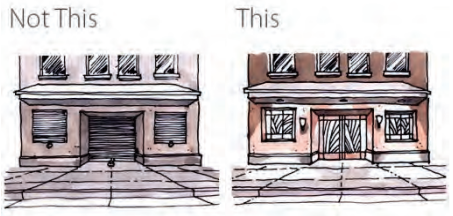


Figure 68. Security grilles can be incorporated in an attractive way.

3.4.9 Tall Buildings

The intent of these guidelines is to encourage siting, massing and design that minimizes negative impacts on views, privacy, and solar access for individual units, reduce the perceived bulk of tall buildings, and minimize impacts of tall buildings on adjacent public streets and open spaces.

Tall Buildings are defined as buildings over 6 storeys or 18 m in height. In addition to the preceding general guidelines (Sections 3.1 - 3.12), the following tall building guidelines are applicable to development proposals that include buildings over 6 storeys in height.

- An open spacing of tall buildings should be maintained to ensure adequate light, air, access and views for residents.
- The minimum facing distance between tall buildings should be 40 m.
- The placement of tall buildings should achieve a diagonal spacing to avoid tall buildings looking directly into each other.
- Tall buildings should have a maximum floor plate size of 700 sq. m.
- Tall buildings should have a maximum floor plate width of 24 m.
- The bulk of towers should be minimized using vertical and horizontal articulation, for example, by incorporating changes of plane, stepped terraces or modulated plan and facade forms.
- Tall buildings should have a maximum height of 50 m, excluding appurtenances and mechanical equipment.
- Tall buildings should generally be aligned parallel to the street in a north-south direction.
- New developments with tall buildings should incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street edge definition. (See section Street Definition Guidelines, section 3.3).
- Tall buildings should incorporate ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces.
- Tall buildings should be set back a minimum of 5 m from the fronting public street or open space, while still achieving good address on the fronting public street or open space.

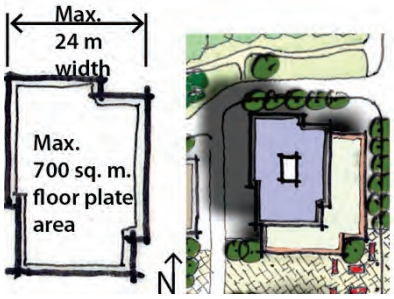


Figure 69. Tall buildings.

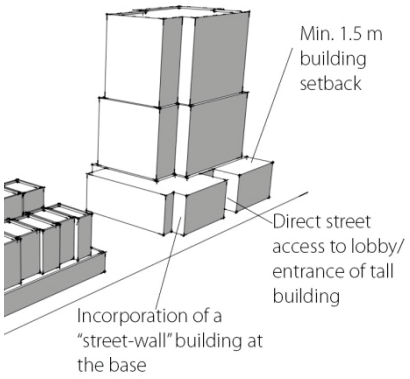


Figure 70. Ensure vertical and horizontal articulation.

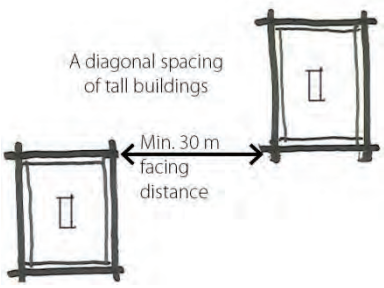


Figure 71. Spacing of tall buildings.

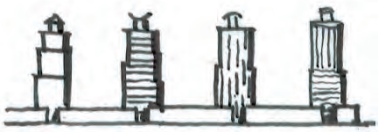


Figure 72. Variation in tower form and design should be achieved.

- Tall building address should be achieved by stepping back the base building (podium) at the primary entrance of tall buildings to allow the tall building to meet the street and by locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza or other open space.
- An interesting and varied roof form should be achieved, for example, by incorporating a top pent house or amenity space to conceal appurtenances and mechanical equipment.

3.4.10 Master Planning Tall Buildings and Large Sites

The intent of these guidelines is to ensure the integration of larger sites and sites with tall buildings with adjacent areas.

Proposals for Large Sites and sites with Tall Buildings should include a master plan. Master planning will enable tall buildings to be sited and organized in a way that provides desirable transitions to adjacent areas and ensures appropriate tall building separation. More broadly, a master planning process will help knit the public realm into a single, cohesive whole as demonstrated by the illustrative concept plan and encouraged by the design guidelines.

A Master Plan is to be provided at both the neighbourhood scale and the site or block scale and should reflect the intent of the Integrated Area Concept Plan (Figure 7) and Design Guidelines.

Tall Buildings are defined as buildings over 6 storeys or 18 m in height. Large Sites are defined as those over 5000 sq. m in size. However, the Township may, at its discretion, identify other sites with special characteristics or conditions where master plans will be required. A Master Plan for Large Sites and sites with Tall Buildings should describe in drawings and words for the site and its context the following issues:

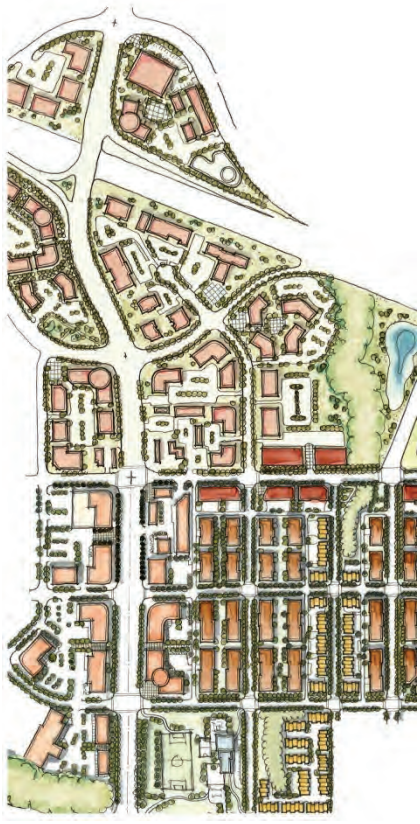


Figure 73. Master planning should reflect the pattern of streets, open spaces and built form described in this plan.

- The location and dimensions of public streets, parks and accessible open spaces.
- General location and dimensions of pedestrian circulation and relationship to pedestrian sidewalks and paths, transit stops and shelters.
- General location of building footprints - base buildings and taller buildings.
- General layout and dimensions of setbacks from streets, parks and open spaces, as well as dimensions between base and tall buildings on the same site.
- General location of building entrances for each building.
- General location and dimensions of site access, service areas, ramps, drop-off and parking for each building.
- The location of watercourses including non-disturbance areas.
- Phasing plan and schedule.
- Perspective showing important views.

- Shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times:
  - » Equinox: 8 a.m., 12 noon, 4 p.m.
  - » Winter Solstice: 9 a.m., 12 noon, 3 p.m.

3.4.11 Parking, Servicing and Access

The intent of these guidelines is to ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the pedestrian realm.

- Structured underground or “tuck-under” parking is preferred over off-street surface parking.
- Where off-street surface parking is unavoidable, it should be located to the rear of the building with parking access from the lane or side street.
- Off-street parking located between the front face of a building and the public sidewalk is not permitted.
- If surface parking is located beside the building and adjacent to the public sidewalk, screen these areas from sidewalks and other active open spaces using materials that provide a visual buffer while still allowing clear visibility into the parking areas to promote passive surveillance.
- Locate public on-street parking at the curb to provide convenient and easy access to commercial/residential entrances.
- In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is not possible, access may be provided from the street, provided that:
  - » The street is not a primary retail high street.
  - » Access is from the long face of the block.
  - » There is no more than one interruption per block face and only one curb cut on the street.
- Any vehicular entrance and its associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize the visual impact.
  - » Avoid ramps located directly off the street or lane.
  - » Use treatments such as screening, high-quality finishes, sensitive lighting and landscaping to minimize the visual impact of parking ramps and entrances.
- Incorporate pedestrian pathways and landscaping into surface parking areas. Pedestrian sidewalks should be incorporated into islands to minimize conflict with vehicles.

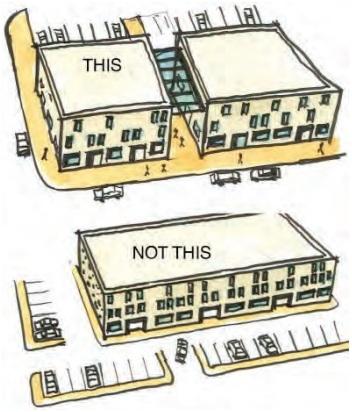


Figure 74. Off-street parking uses should not be located between the front of a building and the public sidewalk.



Figure 75. Access to underground parking should be architecturally integrated to minimize the visual impact.



Figure 76. Screen surface parking using a trellis, landscaping, or climbing vines that maintain site lines.

- Bicycle parking should be located in a visible, active and well lighted area convenient to primary building access and bike route access.

3.4.12 Lighting

The intent of these guidelines is to contribute to the overall quality, character and safety of the Carvolth area.

- Illuminate building facades and features by providing architectural lighting on the face of commercial and office buildings and at the main entrances to multi-family residential buildings to help create a sense of safety and intimate space around the building.
- Light paths and entry areas sufficiently to ensure pedestrian comfort and safety while avoiding visible, glaring light sources.



Figure 77. A combination of wall-mounted lights and up lighting animate the building façade and adjacent pedestrian areas.

3.4.13 Landscaping

The intent of these guidelines is to contribute to the overall quality, character and ecological function of the Carvolth area.

- Use landscaping to create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings where appropriate.
- Use hard landscape features such as terraced retaining walls and planters to transition between grades.
- Provide a continuous planting of street trees along both sides of all public streets with a maximum tree spacing of 10 meters.
- Use native or adaptive plant species to enhance ecological function and reduce the need for external inputs such as additional watering and fertilizers.
- Irrigate landscape material during plant establishment.
- Existing healthy trees should be preserved where possible.

3.4.14 Stormwater Source Control

The intent of these guidelines is to provide guidance and inspiration on innovative means of achieving stormwater management objectives.

Absorbent Landscape:

- Maximize the area of absorbent landscape on site and conserve as much existing vegetation and undisturbed soil as possible.
- Disconnect impervious areas (such as roofs and parking lots) from the storm sewer system and have them drain into an absorbent landscape.
- Maximize the vegetation canopy cover over the site and provide multi-layered canopies where possible.
- Ensure adequate growing medium depth for horticulture and stormwater needs: a minimum of 150 mm for lawn areas, and 450 mm for shrub/tree areas.

Infiltration Swale:

- Flow to the swale should be distributed sheet flow (i.e., travelling through a grassy filter area). Provide pre-treatment and erosion control to avoid sedimentation in the swale.
- Provide a 25 mm drop at the edge of paving to swale soil surface.
- Provide longitudinal slope of 1-2% and ensure side slopes are not more than 3 (horizontal): 1 (vertical).
- Provide weirs or check dams to slow water flow with a maximum ponding level of 150 mm.

Infiltration Rain Garden:

- At point source inlets, install non-erodible material, sediment cleanout basins, and weir flow spreaders; install a non-erodible outlet or spillway to discharge overflow.
- Soil depths of 450 mm to 1200 mm are desirable; use soils with a minimum infiltration rate of 13 mm/hour.
- Surface planting should be primarily trees, shrubs, and groundcovers, with planning designs respecting the various soil moisture conditions in the garden.
- Drain rock reservoir and perforated drain pipe may be avoided where infiltration tests by a design professional show subsoil infiltration rate that exceeds the inflow rate.



Figure 78. Stormwater infiltration as an amenity for residents.



Figure 79. Weirs and check-dams help to slow the flow of water and facilitate infiltration.



Figure 80. Storm water source controls like these rain gardens reduce pollutant run-off.

Pervious Paving:



- Ensure protection of pervious paving from sedimentation during and after construction.
- Surface slow should be at least 1% to avoid ponding and related sedimentation of fine particulate matter.
- Wrap paver bedding material with geotextile filter cloth on bottom and sides to maintain water quality performance.

Extensive Green Roof



- Ensure at least 2% slope for drainage.
- Avoid monocultures to increase success of establishing a self-maintaining plant community.
- Provide plan free zones along the perimeter, adjacent facades, expansion joints, and around each roof penetration.
- Ensure intensive maintenance during establishment (2 years).

Infiltration Trench

- Locate infiltration trenches at least 3.0 m from any building.
- Provide access for periodic inspection and clean-out.
- Install the infiltration trench in native ground, and avoid over-compaction of the trench sides and bottom.

3.5 CHARACTER AREA GUIDELINES

The character area guidelines described below will provide additional detail about the unique character and urban design of the various character areas in Carvolth. These guidelines are intended to supplement the general design guidelines described in the previous section.

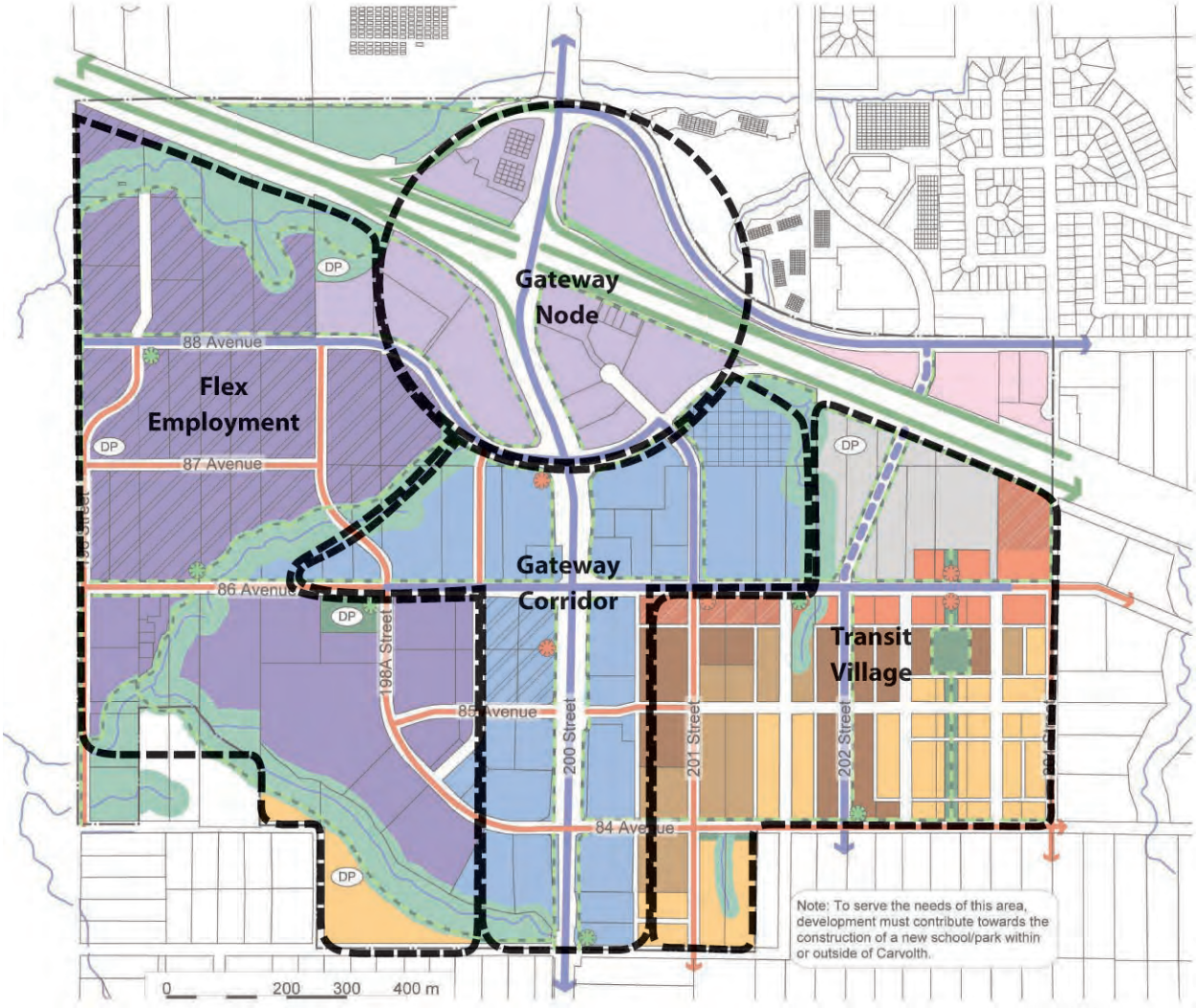


Figure 81. Map of Character Areas.

Figure 82. Illustrative Concept Plan: Gateway Node.





Figure 83. View of Carvolth Gateway Looking West From Highway 1.

3.5.1 Gateway Node

The subject planning area, or 'node', is comprised of properties adjacent to the 200 Street Interchange at Carvolth. The location presents a significant opportunity to evoke a strong sense of arrival to this emerging community within the Township of Langley BC. The vehicle interchange is a strategic access point to the Township from the regional transportation network. Approximately 80,000 vehicles travel through this interchange every day and for many visitors it is their first impression of the community.

It is intended that the area adjacent to the roadway interchange be developed as an urban Gateway. It will serve as a landmark that builds anticipation and celebrates arrival at Carvolth. Thoughtful urban design can improve the quality of experience and convenience of a street and a district. It can establish the physical character of Carvolth as a unique and definable place. Its image and identity can be partially formed by the placement, scale and architectural design of the buildings, open spaces and streetscapes.

The composition and aesthetics of these elements can visually communicate the transition from highway to urban community. Along with individual expressive components overlaid on the buildings and spaces, the initiatives and activities of the people living and working Carvolth will animate the place and provide visual cues to motorists of a vital commercial, cultural and pedestrian- friendly precinct.

To achieve the visual qualities and experience of an urban gateway, start with the following:

- Site prominent buildings with signature architecture in areas of key visibility. Design gateway buildings to emphasize the focal nature of these locations.
- Maintain a minimum facing distance between tall buildings of 35 m to ensure adequate light, air and views.
- Orient buildings so that they present an attractive facade toward the highway.
- Utilize buildings and landscaping to effectively screen large parking areas, service and loading areas.
- Where possible buildings should be aligned parallel to the street. At intersections, buildings should be placed at or near the sidewalk of both streets to "hold the corner."
- Provide visual design cues to motorists that they are entering an area with higher pedestrian activity (i.e., change in paving patterns, narrower lane $_{\text{widths}}$, street trees etc.).

Figure 84. Illustrative Concept Plan: Gateway Corridor.





Figure 85. View of Carvolth Gateway Corridor along 200 Street.

3.5.2 Gateway Corridor

The 200 Street corridor between 88 Avenue and 83 Avenue is intended to be a high quality employment node and urban gateway into the Township of Langley. It is intended as part of a major transit oriented, high density, mixed use corridor along 200 Street, building on the existing office mixed use developments already located here and the status of 200 Street as part of TransLink's Frequent Transit Network.

The gateway corridor will allow corporate headquarters and business and professional offices to locate in a contemporary business park with complimentary commercial facilities and other amenities that support the employment area. It will be a high quality, well designed business park at this major gateway that will stimulate and promote economic growth in the Township.

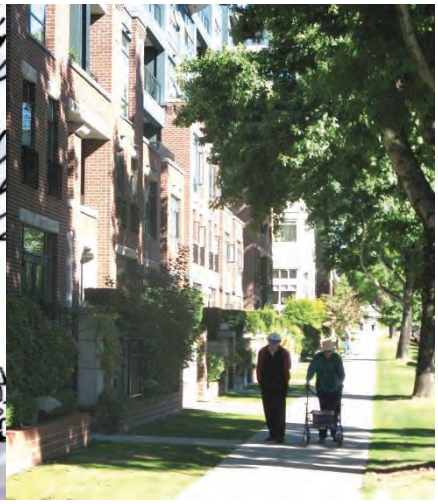
Office-Mixed Use Design Guidelines

- Provide a high standard of building and site design appropriate for a prestigious business park.
- Promote a development form which is sensitive to the natural environment and creates new natural features which can become part of the parks and open space network.
- Create visually attractive streetscapes and views along 200 Street.

Figure 86. Illustrative Concept Plan: Transit Village.







3.5.3 Transit Village

The Carvolth Transit Village is comprised of a compact mix of housing, local shops and services, parks and plazas. An interconnected network of pathways, pedestrian streets and greenways creates safe, attractive and accessible pedestrian and cycling connections to the Carvolth Transit Exchange, local shops and services, and the employment node/Frequent Transit Corridor along 200 Street.



Residential Buildings:

- Site and orient townhouses and apartments to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.
- Ground floor residential uses should emphasize ‘doors on the street’ by incorporating individual entrances to ground floor units in residential buildings that are accessible from the fronting street. This provides easy pedestrian connections to buildings, encourages street activity and walking, and enhances safety.
- Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours.
- Set back residential buildings on the ground floor by a minimum of 2 m and a maximum of 4 m, and elevate by a minimum of 0.6 m to create a semi-private entry or transition zone to individual ground floor units. For these units, ensure an alternate access point that is accessible by wheelchair (as required by the B.C. Building Code).
- A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.



- Apartment lobbies and main building entries shall be clearly visible from the fronting street with direct sight lines into them. Where possible, apartment lobbies should have multiple access points to enhance building access and connectivity with adjacent open spaces.
- Lobbies and main building entries should be clearly visible from the street, and have direct sight lines into them. Seating in the lobby should be provided to ensure people with mobility issues have a comfortable secure place to sit while waiting for rides.
- Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.

Human Scale:

- The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments (for example, by articulating façades into a series of intervals).
- Design buildings to express their internal function and use.
- Incorporate into building façades a range of architectural features and design details that are rich and varied to create visual interest when approached by pedestrians.
- Examples of architectural features include:
  - » Building height, massing, articulation and modulation.
  - » Bay windows and balconies.
  - » Corner features accent, such as turrets or cupolas.
  - » Decorative rooflines and cornices.
  - » Building entries.
  - » Canopies and overhangs.
- Examples of architectural details include:
  - » Treatment of masonry (ceramic tile, paving stones, brick patterns, etc.).
  - » Treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors).
  - » Articulation of columns and pilasters.
  - » Ornament or integrated artwork.
  - » Integrated architectural lighting.
  - » Detailed grilles and railings.
  - » Substantial trim details and moldings.
  - » Trellises and arbors.



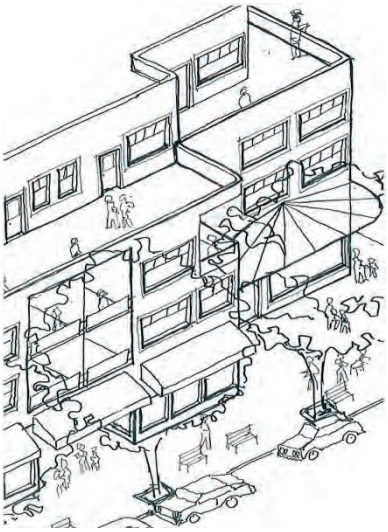


Figure 87. Architectural details and features help to create visual interest when approached by pedestrians.



Figure 88. Architectural features and details combined in a simple and pleasing composition.

- Locate and design entrances to create building identity and to distinguish between individual commercial and/or residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide “punctuation” in the overall streetscape treatment.
- Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.
- Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).



Windows and Doors

- Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that:
  - » Are vertically proportioned and approximately the size and proportion of a traditional window.
  - » Include substantial trim or molding.
  - » Are separated from adjacent windows by a vertical element.
  - » Are made up of small panes of glass.
  - » Are separated with moldings or jambs but grouped together to form larger areas of glazing.
- The use of figured or frosted glass or tinted glazing is discouraged for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

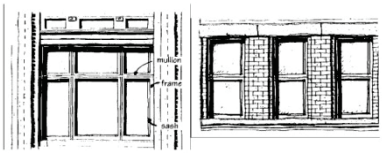


Figure 89. Punched windows with vertical proportions create variation and texture in the façade and help achieve a human scale.



Exterior Materials

- A key objective is to encourage the use and expression of wood as a renewable resource. This can be achieved through the use of wood in façade design and the architectural expression of buildings.
- In general, new buildings should incorporate natural building materials into façades to avoid a “thin veneer” look and feel, incorporated with more modern treatments, including glass curtain walls for office buildings.

The following materials are recommended, acceptable, or discouraged for use:

- Recommended:
  - » Natural wood materials, including:
    - Milled and un-milled timbers.
    - Window and door trim.
    - Canopy structures and signage.
  - » Brick masonry, glazed tile, stone, concrete (painted).
  - » Flat profile “slate” concrete tiles.
  - » Glass and wood for window assemblies.
  - » Standing seam metal roofing.
- Acceptable:
  - » Pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements but not both.
  - » Limited amounts of stucco.
- Discouraged:
  - » Vinyl siding or window frames.
  - » Swirl Type Stucco.

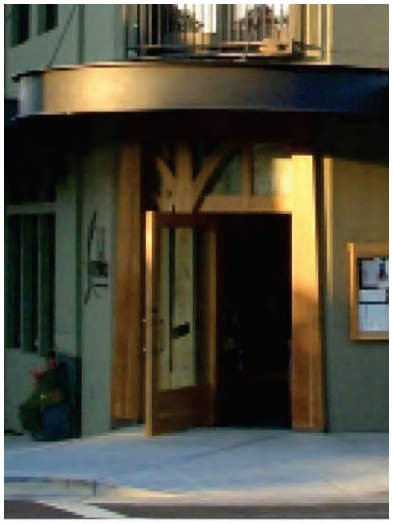


Figure 90. Tasteful use of timbers integrated with a range of complimentary colours and materials.



Landscaping

- Landscaping should be used to create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings, where appropriate.
- Hard landscape treatments such as terraced retaining walls and planters should be used to transition between grades, where necessary. The following are preferred approaches for achieving this guideline:
  - » Incorporate a planter guard or low planter wall as part of the building design.
  - » Use distinctive landscaping in open areas created by building articulation.
  - » Include a special feature such as a courtyard, fountain, or pool.
  - » Emphasize entries with special planting in conjunction with trellises, decorative paving and/or lighting.

3.5.4 Flex Employment

This area provides future capacity for employment uses. It is constrained by the Agricultural Land Reserve (ALR) to the west, Highway 1 to the north and Latimer Creek to the south. Access within and through this area is highly constrained therefore it is important to carefully consider traffic impacts of new development.

Light industrial development is preferred in this location because it is a fairly low intensity land use and generates less traffic than office, retail and residential uses. There is provision for an Outlet Distribution Centre in this area but any development of this type would require a detailed traffic impact assessment and management plan and would need to conform to the design guidelines outlined in this plan.

Parking is tucked in behind buildings but lacks pedestrian circulation and plantings.



Better surface parking design includes pedestrian connections throughout and extensive plantings.

Flex Employment II - Outlet Distribution Centre

The intent of these guidelines is to provide direction on the development of a potential Outlet Distribution Centre in the Carvolth area. These guidelines emphasize a higher quality, more pedestrian oriented design that integrates large format retail into the surrounding context and provides amenities for the adjacent community.

Any development in this zone should adhere to the general design guidelines in Section 3.2 of this document. Where the type of land use presents additional challenges the following guidelines should be used to supplement the general guidelines.

- Any inward-looking, pedestrian-oriented circulation must be counter-balanced with a strong outward facing relationship between the development and the adjacent street network. Buildings must present a ‘friendly face’ to the street in addition to any internal ‘high-street’ condition that may be desired.
- Large surface parking lots should be avoided where possible. Where it is not possible, parking lots must be broken up with plantings and a clear, direct and defined (i.e., with different paving material) pedestrian network must be incorporated into the parking area to provide access between where people park and where they will enter the Outlet Distribution Centre.
  - » Orient parking pattern to allow for logical pedestrian circulation from parking area to buildings.
  - » Provide preferential parking close to buildings for clean or alternative fuel vehicles, carpool, co-op cars, families and handicap person’s vehicles.

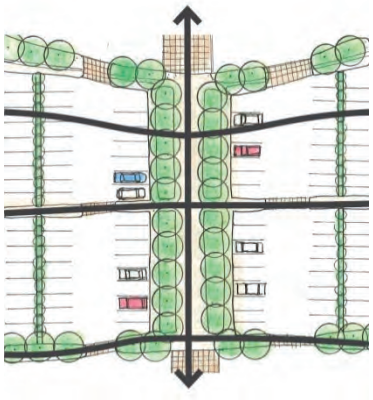


Figure 91. Strong pedestrian connections improve safety and accessibility and large planted areas break up the visual impact of the surface parking and provide opportunities for on-site infiltration.



Figure 92. Facade articulation and variation of the building height help to define the main entrance and reduce the visual impact.



  - » Provide trees in planting strips and parking lot islands to provide shade and minimize the heat island effect.
  - » Direct runoff to landscape filter strips, bioswales and/or rain gardens within or adjacent to parking areas.
  - » Use permeable materials to increase infiltration of stormwater into soils.
  - » Install oil/water and soil/grit separators in the storm drainage system within parking areas.



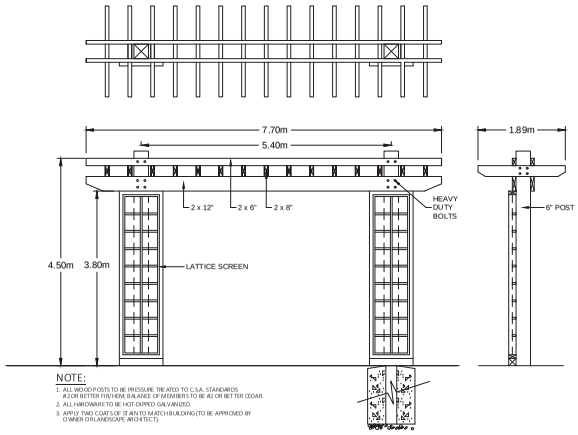
- Provide a scale transition between existing large format retail buildings and their surrounding streets and adjacent properties to minimize the visual bulk of developments and/or create a street frontage by “wrapping or capping” a larger retail unit with smaller retail units that front the street edge or units directly around the existing building.
- Corner elements are required at major intersections and at the end of streets to ensure street definition is maintained.
- New development should address streets and other public spaces using entrances, windows and patios that are clearly visible from and, where appropriate overlook, public sidewalks and open spaces.



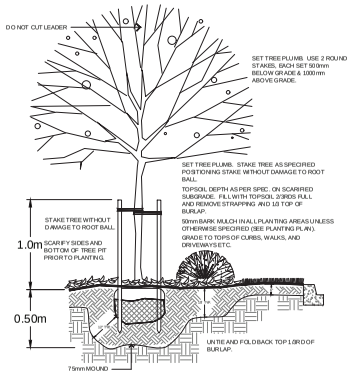
- Modulation of building facades at grade level should be used to enable street activity.
- Commercial buildings should be located to the edge of the sidewalk with parking located underground or in the rear.
- Ensure clear sight lines and accessible grades from the public sidewalk to the primary building entrance.



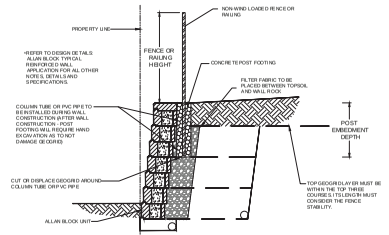
- Buildings should be sited in a manner that provides safe, attractive and accessible pedestrian networks that supplement the streetscape network.
- Public seating areas, nodes and gathering places should be appropriately scaled and located logically in relation to buildings and the overall pedestrian circulation network. Provide spatial definition and character through landscape elements and building facades while carefully considering climate and sun orientation.
- Locate loading bays, reduce, recycling, service and maintenance areas so they are easily accessible but not prominent from commercial entries or the street.
- Provide non-compacted soil and subsoil (30 cm) in landscape areas designed to absorb stormwater and to ensure healthy plant growth.
- Design and construct roofs to detail stormwater and capture and use rainwater for landscape irrigation.



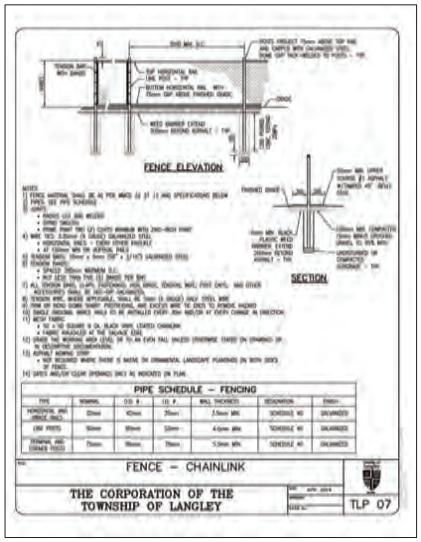
1 L5 **TRELLIS SCREEN**

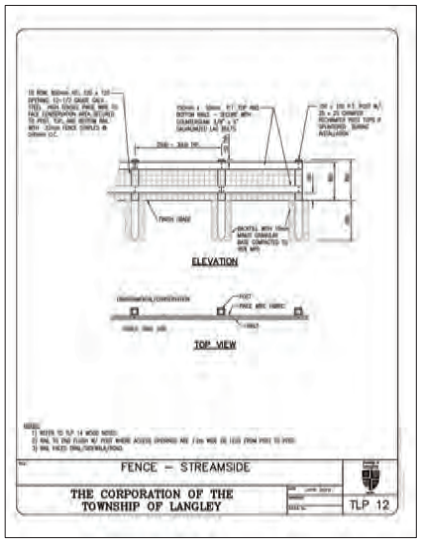


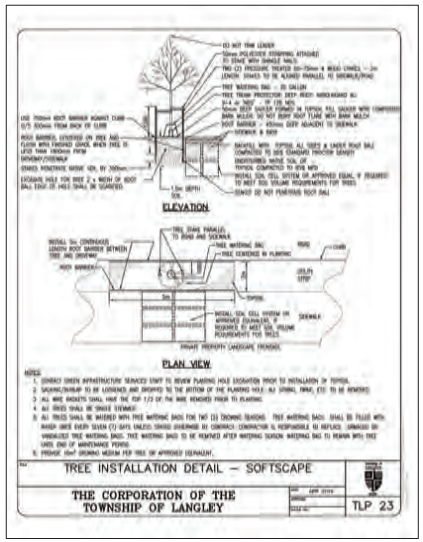
2 L5 **TREE PLANTING DETAIL**

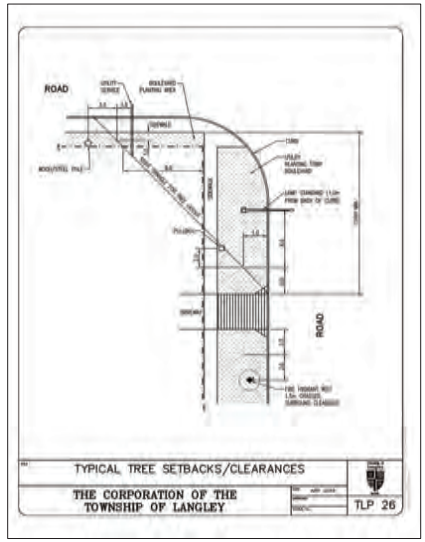


3 L5 **TYPICAL ALLAN BLOCK WALL DETAIL**









© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	20.JUN.29	REVISE PER TOL COMMENTS	RK
10	20.JUN.26	REVISE PER TOL COMMENTS	RK
9	20.JUN.22	ADD TRELLIS SCREEN	RK
8	20.JUN.19	REVISE PER NEW CIVIL	RK
7	20.JUN.16	REVISE PER TOL COMMENTS	RK
6	20.JUN.02	REVISE PER TOL COMMENTS, NEW SITE PLAN	RK
5	20.MAY.14	REVISE PER NEW SITE PLAN	RK
4	20.APR.24	REVISE PER TOL COMMENTS	RK
3	20.FEB.14	REVISE PER RZ SUBMISSION	RK
2	19.OCT.31	REVISE FOR ISDC SUBMISSION	RK
1	19.OCT.18	REVISE PER NEW SITE PLAN	RK

CLIENT:

DENCITI DEVELOPMENT CORP.

PROJECT:

LIGHT INDUSTRIAL DEVELOPMENT

19708 86th AVENUE
LANGLEY, BC

TOL # 08-27-0069

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	19.OCT.08	DRAWING NUMBER:
SCALE:	1:50	L5
DRAWN:	RK	
DESIGN:	RK	
CHK'D:	MCY	OF 5

19113-11.ZIP

PMG PROJECT NUMBER: **19-113**

Design Rationale
19708 86 Avenue

Located at 19708 86 Avenue in Langley, we are proposing to build two light industrial buildings of 41,691 sqft & 22,921 Sqft on 3.4 Acres of developable area. The site is currently zoned SR-2 and are requesting rezoning to C18 – Carvolth Business Park. The lot is 5.98 acres total, with 2.58 Acres of protective covenant and is subject to the SPEA bylaw to protect Latimer creek.

The two light industrial buildings will be constructed of tilt up insulated concrete wall panels that will incorporate reveals, a mixture of beige, charcoal and blue vertical painted panels and canopies over all entrance doors. A touch of whimsy is added to the building by incorporating large vertical numbers for each of the strata lots. The prominent corner face for the large building, will have a glazed corner that is embraced with a metal canopy that curves around it on 3 sides. The rear of this building has individual loading doors. The smaller industrial building will have their front doors and warehouse doors along the same face, side by side. We have incorporated glazed panels into the warehouse doors to provide additional light into the space. Both buildings have mezzanines provided in the units that include upper floor glazing.

The landscape design features preserved natural areas at the perimeter of the site, 90 replacement trees, and low maintenance, seasonally interesting planting. The planting consists of a mixture of deciduous and coniferous trees, shrubs, ornamental grasses and perennials for scale, texture and interest. The overall planting design focuses on providing low maintenance spring flowers, summer shade and fall colour. Plants selection is also aimed at providing habitat for birds and pollinators along the edges of the natural areas. An enhanced sidewalk with street trees is proposed along the 86th Avenue frontage. The proposed tree species include Chamaecyparis nootkatensis ‘pendula’, Cornus kousa ‘chinensis’, Fagus sylvatica ‘dawyck’, Liquidambar styraciflua ‘slender silhouette’, Magnolia Kobus stellata ‘royal star’, Picea glauca ‘pendula’, Picea omorika ‘bruns’, Pinus nigra ‘arnold sentinel’.

Yours truly,



Andrea Scott, Principal
Architect AIBC, AAA, LEED AP
c/o Lovick Scott Architects Ltd.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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

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

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612”.

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

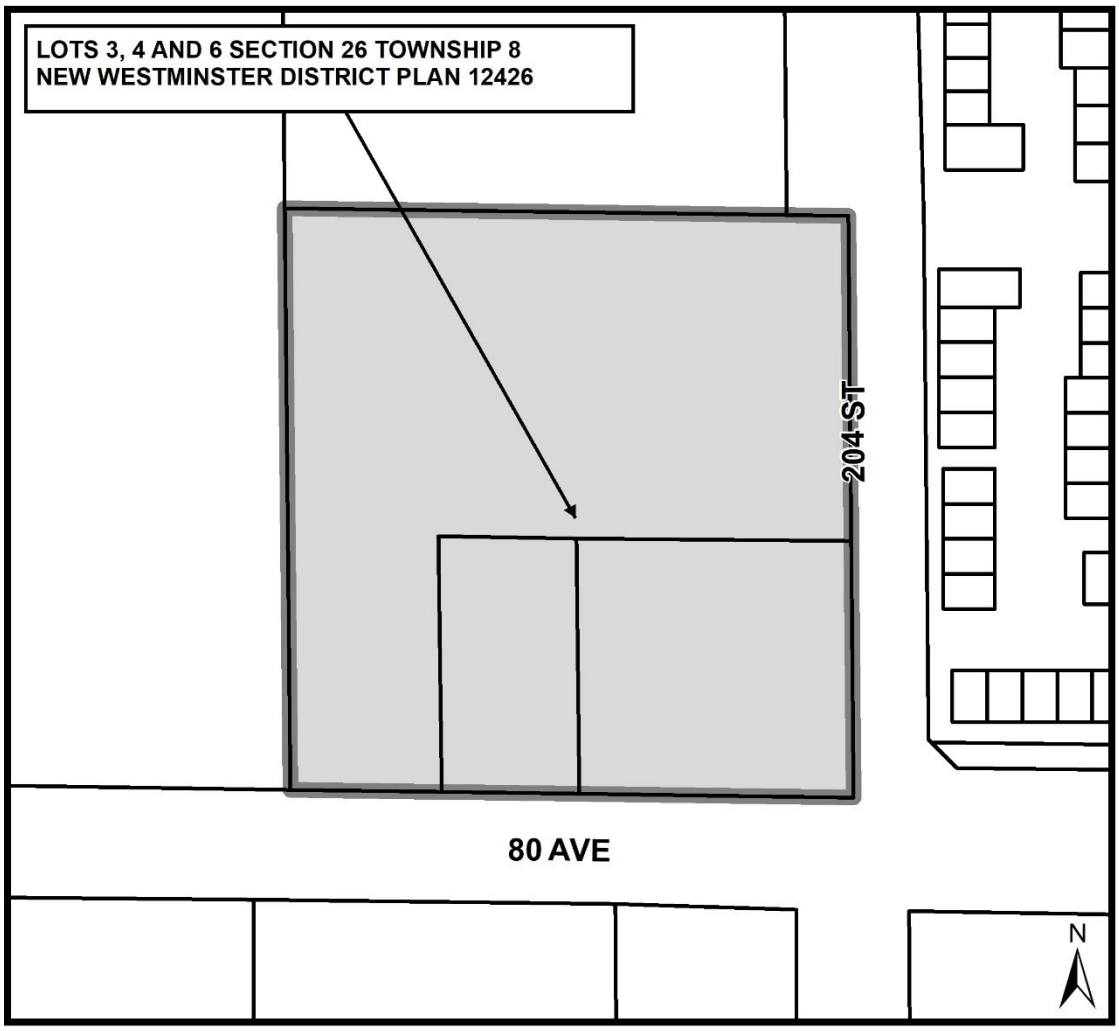
   Lots 3, 4 and 6 Section 26 Township 8 New Westminster District Plan 12426

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

READ A FIRST TIME the	27	day of	July	, 2020.
READ A SECOND TIME the	27	day of	July	, 2020.
NOTICE WAS ADVERTISED on the	3, 10	day of	September	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5612



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 27, 2020 - REGULAR MEETING	**REPORT:**	20-104
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0159
SUBJECT:	REZONING APPLICATION NO. 100579 DEVELOPMENT PERMIT APPLICATION NO. 101113 (POLLYCO YORKSON CENTRE INC. / 20365, 20375 AND 20387 – 80 AVENUE)		

RECOMMENDATIONS:

That Council receive the submission provided by the applicant, and should Council consider the proposed amendments to be consistent with Council's May 11, 2020 and June 15, 2020 resolutions, grant first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612, rezoning 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 – 80 Avenue to Community Commercial Zone C-2, to facilitate the development of a commercial development, subject to the following development prerequisites being satisfied to the acceptance of the General Manager of Community Development and Engineering prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the west half of 204 Street and the north half of 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 Avenue;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
   a. Prohibiting reliance on street parking on 80 Avenue and 204 Street;
   b. Limiting access to 80 Avenue to right-in and right-out only;
   c. Requiring roof-top mechanical equipment to be screened from view; and
   d. Registration of a public access right of way for a pedestrian access between 204 Street and the western property line;
7. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges Development Works Agreement (DWA) and Latecomer charges;

That Council authorize the issuance of revised Development Permit No. 101113 at the time of final reading of Rezoning Bylaw No. 5612 consistent with Attachment A to this report 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. All signage being in compliance with Schedule "A" and the Township Sign Bylaw;
d. Section 107.3 – Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and
e. Section 107.5 (sub-section 6) – Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

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; and
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

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

EXECUTIVE SUMMARY:

On May 11, 2020 Council referred Rezoning Application No. 100579 and Development Permit Application No. 101113 concerning commercial development (Pollyco Yorkson Centre Inc.) to staff to work with the proponent for a mixed-use development.

A supplemental Council motion made on June 15, 2020 directed staff to work with the proponent to also explore multi-storey options, consistent with uses permitted under the Community Commercial C-2 zone. Staff have advised the proponent of Council's motions and been in communication with a view to bringing forward revisions for Council's consideration.

In response, the applicant has proposed to add a daycare use on the second storey of one (1) of the proposed buildings. However, to accommodate the proposed revision, the applicant has requested a parking variance for the number of stalls and the percentage of small car stalls to address the parking requirements for the additional floor area required as a daycare use.

Staff have reviewed the information provided and do not support the proposed parking variance. Firstly, the proposed reduction appears to have been based on the currently proposed uses. Staff note that the Township's Zoning Bylaw provides for a variety of potentially permitted uses, which may change in the future resulting in a shortage of parking stalls available on-site. The second concern relates to the proposed reduction being based on the 'shared' nature of the parking demand for the mix of uses. In this case, the subject site's context does not provide for support of a variance, based on the Township's observed experience in similar mixed-use developments. A revised Development Permit is presented for Council's consideration.

PURPOSE:

The purpose of this report is to provide information to Council with respect to Rezoning Bylaw No. 5612, and Development Permit No. 101113.

BACKGROUND/HISTORY:

On May 11, 2020 Council considered first and second reading of Rezoning Application No. 100579 and Development Permit No. 101113 submitted by Pollyco Yorkson Centre Inc. to facilitate a commercial development at 20365, 20375 and 29387 – 80 Avenue. Council did not grant first and second reading, and instead resolved as follows:

> *"That Rezoning Application No. 100579 Development Permit Application No. 101113 (Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 – 80 Avenue) Bylaw No. 5612 be referred back to staff to work with the proponent to make it a mixed-use development in conjunction with staff recommendations."; and*
>
> *"The signalization or a roundabout be installed at the corner of 80 Avenue and 204 Street running concurrently with this application, and that the WARCAP policy be applied if applicable."*

On June 15, 2020 the project was reconsidered by Council as an item under Other Business where Council resolved as follows:

> *"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."*

DISCUSSION/ANALYSIS:

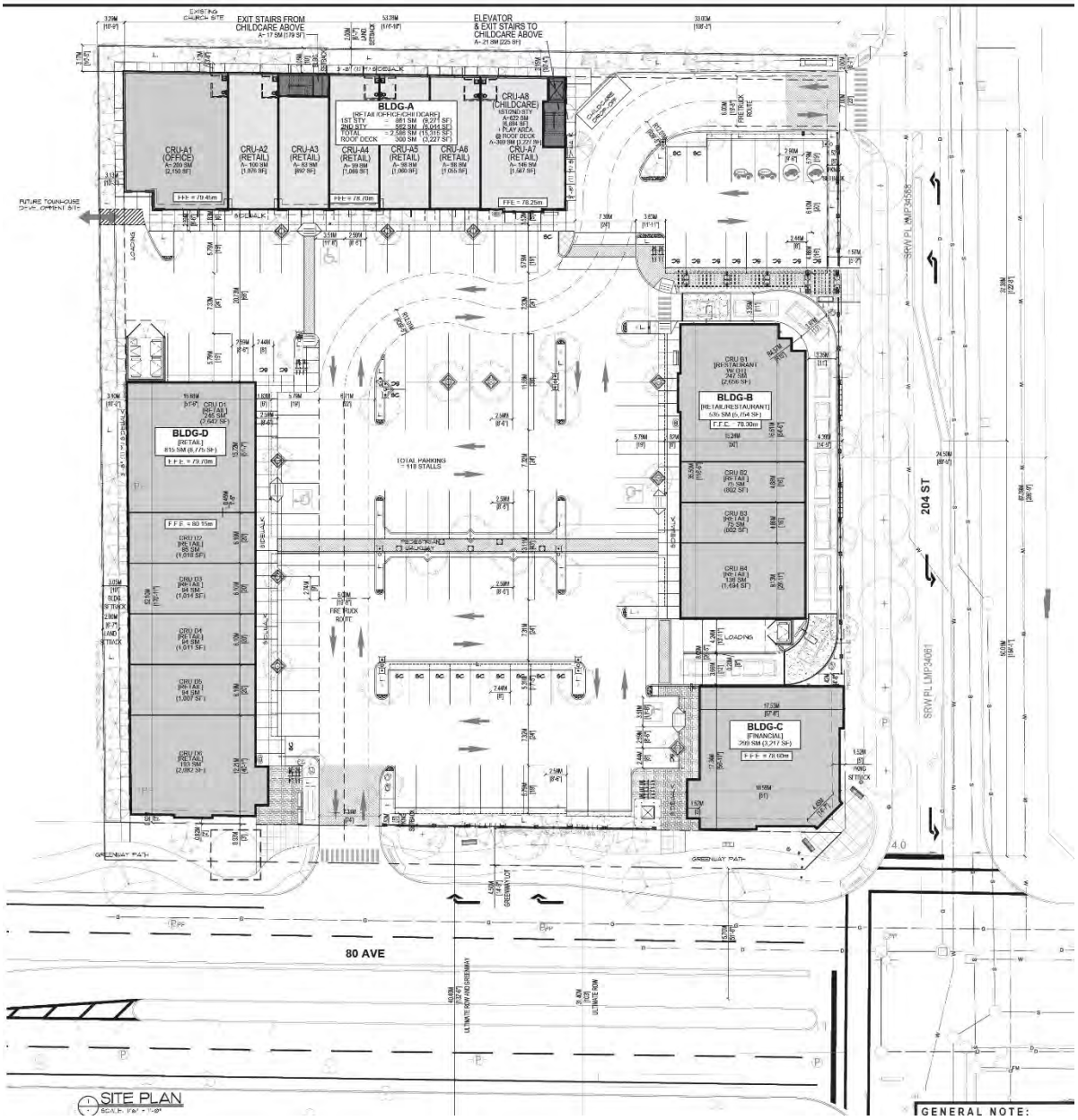
Based on the background and history presented, the applicant has proposed revisions to the development to address Council's resolutions. The applicant has proposed to increase the height of the northern building (Building A) from one (1) storey to two (2) to accommodate a group children's daycare use on the second storey of the building with a rooftop outdoor play area for the daycare use. The proposed addition increases the floor area of the development from 2,490 m^2 (26,812 ft^2) to 3,070 m^2 (33,060 ft^2) an increase of 580 m^2 (6,248 ft^2).

As a result of the proposed floor area increase, the parking requirements for the site have also increased from 118 spaces required, to 132 spaces required. No additional parking stalls have been proposed by the applicant from the original application, Pollyco has requested a parking variance to accommodate the proposed parking short fall.

A revised version of Development Permit No. 101113 is provided as Attachment A to this report for Council's consideration. Overall revisions to the proposal are summarized in Table 1 and the below site plan, and are further outlined in subsequent sections of this report.

Table 1 - Comparison of Original and Revised Proposals

	Original Proposal	Revised Proposal
Floor Area	2,490 m^2 (26,812 ft^2)	3,070 m^2 (33,060 ft^2)
Building Heights	Building A – 1 Storey Building B – 1 Storey Building C – 1 Storey Building D – 1 Storey	Building A – 2 Storeys Building B – 1 Storey Building C – 1 Storey Building D – 1 Storey
Parking	118 required 118 proposed	132 required 118 proposed (14 stall parking variance proposed



Revised Site Plan



Previously considered Building A - South Elevation



Currently proposed Building A - South Elevation

The overall internal site layout of the development remains consistent with the original proposal.

The use, form and character, and internal road network of the revised proposal is consistent with the original proposal. The proposed building height increase and group children daycare use are consistent with the proposed Community Commercial C-2 zone. As a result of the increased floor area a parking variance is required. The proposed changes (including the proposed parking variance) have been included in revised Development Permit No. 101113 (Attachment A) for Council's consideration.

In support of the revised proposal, the applicant has submitted a rationale that is provided as Attachment C.

Access and Parking:

Vehicular access to the development will be provided via a driveway near the northern end of the site on 204 Street and at the south end of the site to 80 Avenue.

The applicant has proposed to vary the parking requirements for the site. The Zoning Bylaw requires a minimum of 132 parking spaces for the site and a maximum of 20% of those spaces to be small car spaces. The applicant has proposed 118 parking spaces and 22% of spaces to be small car spaces as shown below:

	Parking Spaces Required	**Parking Spaces Provided**
Retail 1 space / 20m^2	99	99
Financial Institution / Office: 1 space / 28 m^2	18	18
Group Children's Daycare: 1 space / employee + drop off area	15	1
Total	132 (maximum of 20% of spaces may be small car)	118 (22% of spaces are proposed to be small car)

In support of the proposed parking variance, the proponent has submitted a traffic study as part of their rationale (Attachment C).

Staff have reviewed the information provided and do not support the proposed parking variance based on a number of key point, highlights of which are provided below. Firstly, the proposed reduction appears to have been based on the currently proposed uses. Staff note that the Township's Zoning Bylaw provides for a variety of potentially permitted uses, which may change in the future resulting in a shortage of parking stalls available on-site. The second concern relates to the proposed reduction being based on the 'shared' nature of the parking demand for the mix of uses. In this case, the subject site's context does not provide for support of a variance, based on the Township's observed experience in similar mixed-use developments.

Servicing:
Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) for 204 Street, and 80 Avenue will be required in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan. The 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.

The subject application is not identified on Schedule B of the Willoughby Arterial Roads Completion Amenity Program and therefore not required to contribute to the program. Signalization at the intersection of 204 Street and 80 Avenue is currently under review as part of the Qualico project south of 80 Avenue (Project No. 08-23-0179). A development application has not been submitted for the southeast corner of the intersection. As only three (3) of the four (4) corners of the intersection have applications, staff are working on mechanisms to secure signalization of the intersection in a temporary condition until such time as the property at the southeast corner of the intersection is developed when the ultimate condition may be achieved.

POLICY CONSIDERATIONS:
The applicant has made revisions to the development proposal (increasing the height of Building A from one (1) storey to two (2) storeys, increasing the total floor area from 2,490 m^2 (26,812 ft2) to 3,070 m^2 (33,060 ft^2) to accommodate a group children's daycare and requested a parking variance of 14 stalls and 22% small car spaces) in response to Council's May 11, 2020 and June 15, 2020 resolutions.

Staff recommend that Council receive this report for information and should Council consider the proposed amendments consistent with its May 11, 2020 and June 15, 2020 resolutions that Bylaw No. 5612 be considered for 1st and 2nd reading and issuance of revised Development Permit No. 101113 (incorporating the revised plans) be authorized at the time of final reading.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101113 (Revised)
ATTACHMENT B	May 11, 2020 Council Report
ATTACHMENT C	Applicant's Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101113

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

1. NAME: Pollyco Yorkson Centre Inc.

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

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 3, 4 and 6 Section 26 Township 8 New Westminster District Plan

   CIVIC ADDRESS: 20365, 20375 and 20387 – 80 Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule "A"; and
   b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
   c. All signage being compliance with Schedule "A" and the Township Sign Bylaw;
   d. Section 107.3 – Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and
   e. Section 107.5 (sub-section 6) – Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

   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; and
   d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

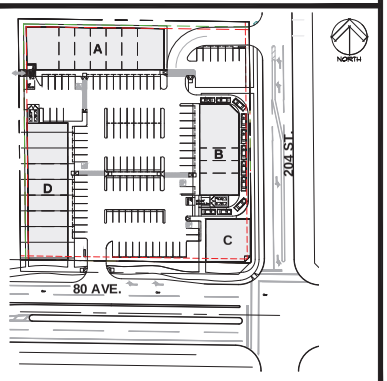
Schedule A	Architectural Drawings (Revised)
Schedule B	Landscaping Drawings



AERIAL KEY PLAN



SITE KEY PLAN



PROJECT DATA

CIVIC ADDRESS

20365, 20375 & 20387 80 AVE, LANGLEY, BC

LEGAL DESCRIPTION

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

ZONING

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

DEVELOPMENT APPLICATION FOR YORKSON VILLAGE COMMERCIAL DEVELOPMENT

CONTACTS

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

DRAWING LIST

ARCHITECTURAL

A- 0.0	COVER SHEET
A- 0.1	SITE CONTEXT PLAN
A- 0.1-1	CIRCULATION PLAN
A- 0.3	RENDERINGS - VIEWS ALONG 80 AVE
A- 0.4	RENDERINGS - VIEWS ALONG 204 ST
A- 0.5	RENDERINGS - VIEWS AT PEDESTRIAN ENTRANCE (204ST)
A-A0.3	BLDG-A - RENDERINGS
A-B0.3	BLDG-B - RENDERINGS
A-C0.3	BLDG-C - RENDERINGS
A-D0.3	BLDG-D - RENDERINGS
A- 1.1	SCHEMATIC SITE PLAN
A- 1.3-1	SITE DETAILS
A- A2.1	BLDG-A FLOOR PLANS (MAIN & 2ND STY)
A- 3.1C	ELEVATIONS (COLOURED) - STOREFRONT
A- 3.2C	ELEVATIONS (COLOURED) - ROAD-FACING
A-A3.1C	BLDG-A - ELEVATIONS (COLOURED)
A-B3.1C	BLDG-B - ELEVATIONS (COLOURED)
A-C3.1C	BLDG-C - ELEVATIONS (COLOURED)
A-D3.1C	BLDG-D - ELEVATIONS (COLOURED)
A- 7.1	DETAILOF FREESTANDING (PYLON) SIGN
A- 7.2	DETAILOF PEDESTRIAN WALKWAY
A-7.3	TYPICAL SECTION AT SIDEWALK
	DETAILOF MECHANICAL RTU SCREEN
	DETAILOF CANOPY AND BLADE SIGN

LANDSCAPE

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

ELECTRICAL

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

CIVIL

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

SURVEY

GEOTECHNICAL

Schedule A

no	m/mm/dd	description
4	20/06/05	4TH RZN-REPLY TO CSL (DIRECTION 20/05/21 & RPC 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+LANDSCAPE (DWG 20/02/11 & RPC 20/03/11
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST RPC 0/0 TO, & CLOSE 19/11/20
1A	19/11/13	1ST RZN/DVA-REPLY CSL REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT) REPLY TO CSL LETTER 19/07/24
–	19/05/21	RZ/DVA/ DVP SUBMISSION

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

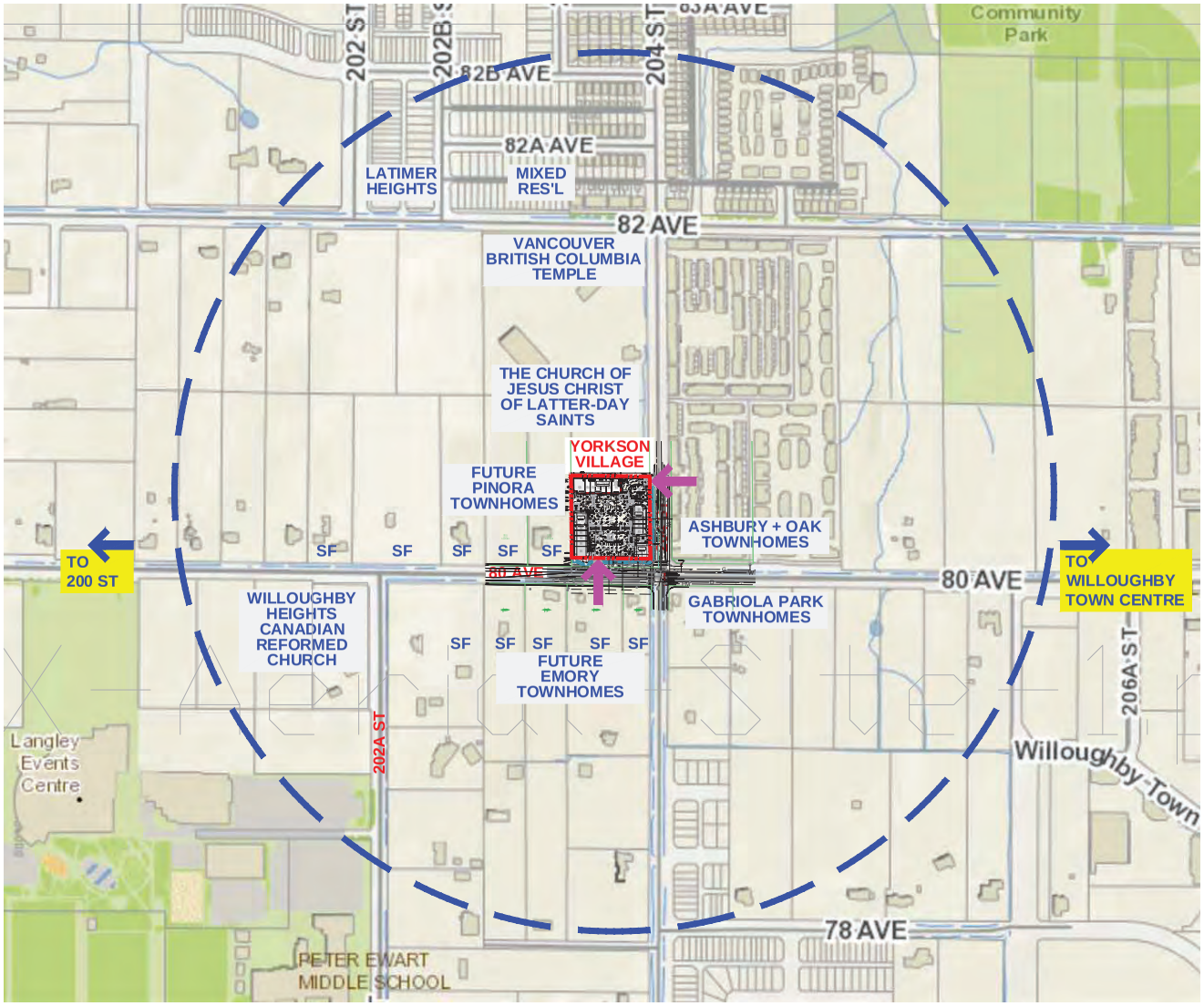
architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE: (604) 687-2334

project no. 4809
sheet title
COVER SHEET

date	2020-06-05
scale	@ 11X17 (SR-2)
drawn	MM
checked	AH/PC

sheet number A-0.0

\\Us13\project\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-000.dwg PRINTED BY WS136 ON June 5, 2020 8:33:23 PM



SITE CONTEXT PLAN (500 M RADIUS WALKING DISTANCE)
SCALE: NTS

SITE ACCESS

SF SINGLE-FAMILY



KEY PLAN
SCALE: N.T.S.

NORTH





VIEW FROM 80 AVE
SCALE: NTS



VIEW FROM 204 ST
SCALE: NTS

revisions
0 20/05/28 DP APPLICATION
1 [illegible] 20/09/10
no. yy/mm/dd description

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

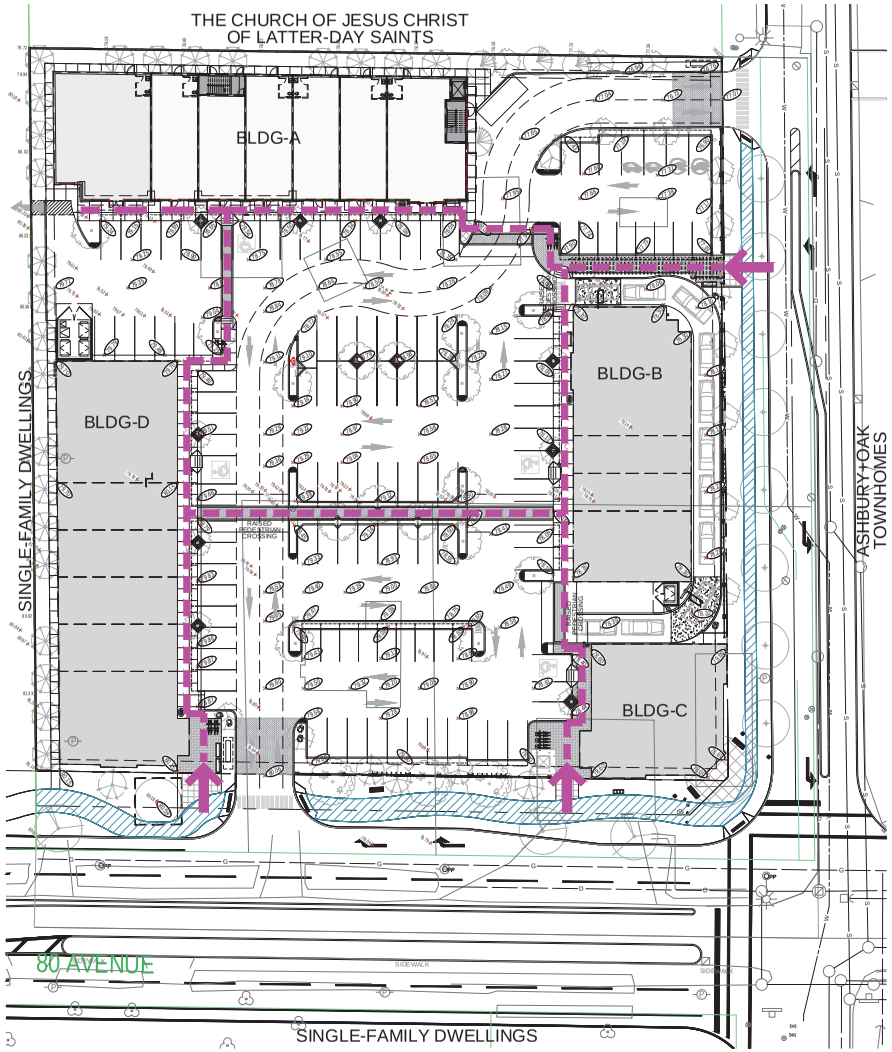
YORKSON VILLAGE COMM'L DEV'T
20365, 20375 & 20387 80 AVE (204 ST), LANGLEY, BC
For POLLYCO YORKSON VILLAGE INC.

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

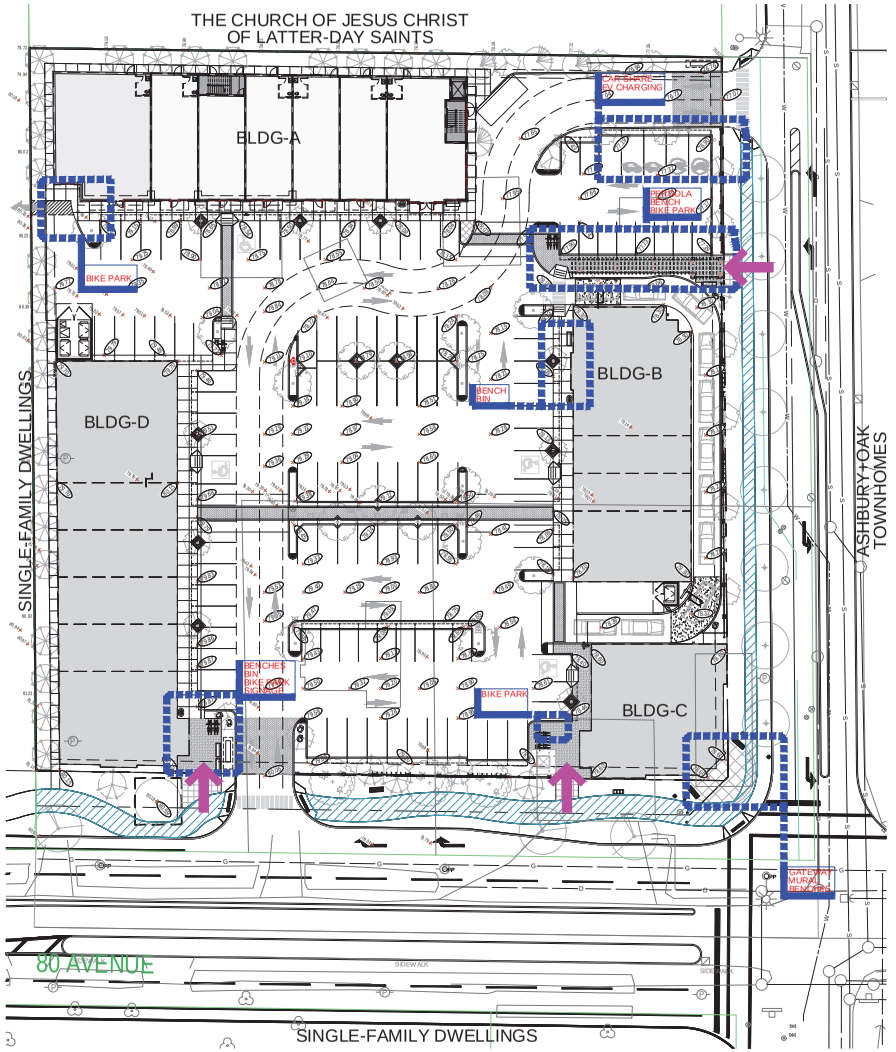
project no. 4809
sheet title SITE CONTEXT PLAN

date	2020-02-25
scale	as noted (24 x 36)
drawn	EV/MK
checked	AH/PC
sheet number	A-0.1

H.2 - Page 16



CONTINUOUS PEDESTRIAN ROUTE
SCALE: NTS



SITE AMENITIES
SCALE: NTS


PEDESTRIAN ACCESS AT 80 AVE (BLDG-D)


GATEWAY MURAL AT 80 AVE COR 204 ST (BLDG-C)


MURAL AND DECORATIVE FENCE AT 204 ST (BLDG-B)


PEDESTRIAN ACCESS PERGOLA AT 204 ST (BLDG-B)

0	20/05/28 DP APPLICATION
no	m/mm/dd description

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

sheet title
SITE CIRCULATION PLAN

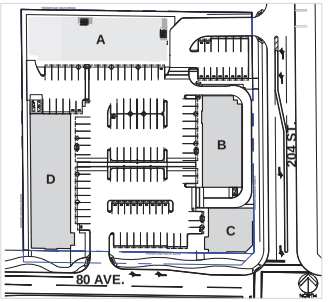
date	2020-06-05
scale	@ 11X17 (1:1)
drawn	EV/MK
checked	AH/PC

sheet number A-0.11

P:\4809\4809A-001.dwg PRINTED BY WS136 ON June 5, 2020 8:33:50 PM



1 / A-03 SOUTH-WEST VIEW (80 AVE)
SCALE: NTS



KEY PLAN
SCALE: NTS



2 / A-03 SOUTH VIEW (80 AVE)
SCALE: NTS

Ø BLDG-A: ADDITION OF 2ND STY CHILDCARE

0	20/05/28 DP APPLICATION
1	19/08/16 BUILDING RE. 20/05/19
no	yy/mm/dd description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

sheet title
RENDERINGS
VIEWS ALONG 108 AVE

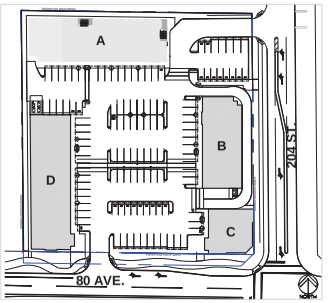
date	2020-05-28
scale	@ 11X17 (SK-17)
drawn	YC/MK
checked	AH/YC

sheet number A-0.3

P:\4809\4809A-003.dwg PRINTED BY WS136 ON June 5, 2020 8:33:54 PM



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



KEY PLAN
SCALE: NTS



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

BLDG-A: ADDITION OF 2ND STY CHILDCARE

0	20/05/28 DP APPLICATION
1	19/JUNE/10 20/05/19
no	yy/mm/dd description

revisions

This drawing, as an instrument of service, is the property of Ud Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

sheet title
RENDERINGS
VIEWS ALONG 204 ST

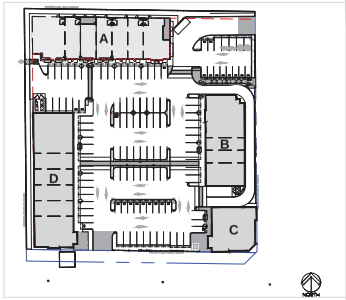
date	2020-05-28
scale	@ 11X17 (SK-17)
drawn	YC/MA
checked	AH/YC

sheet number A-0.4

P:\4809\4809A-003.dwg PRINTED BY WS136 ON June 5, 2020 8:33:57 PM



1 A-15 NORTH-EAST VIEW (204 ST) - PEDESTRIAN ENTRANCE
SCALE: NTS



KEY PLAN
SCALE: NTS



2 A-15 NORTH-EAST VIEW (204 ST) - PEDESTRIAN ENTRANCE
SCALE: NTS



3 A-15 NORTH-EAST VIEW (204 ST) - PEDESTRIAN ENTRANCE
SCALE: NTS

no	m/m/dd	description
4	20/06/05	4TH RZN-REPLY TO CSL DIRECTION
		20/05/21 & MTG 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+ADDENDUM
		(DWG. 20/02/11 & MTG 20/03/17)
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST
		MTG 0/R TO, & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL
		REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
		REPLY TO CSL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION

revisions

This drawing, as an instrument of service, is the property of Ulrban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

sheet title
RENDERINGS
VIEWS ALONG 204 ST

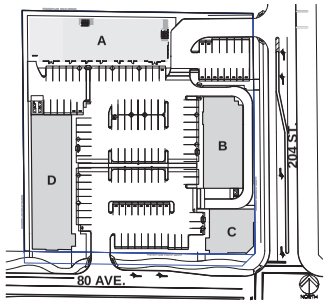
date	2019-01-24
scale	@ 11X17 (SIN CE)
drawn	YC/MM
checked	AH/YC

sheet number A-0.4

\\Us13\project\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-003.dwg PRINTED BY WS136 ON June 5, 2020 8:51:47 PM



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



KEY PLAN
SCALE: NTS

⊘ BLDG-A: ADDITION OF 2ND STY CHILDCARE

NATURAL BRICK RED	FIBER-CEMENT BOARD TRIM SHERWIN WILLIAMS SW6117 SMOKEY TOPAZ
FIBER-CEMENT BOARD PANEL COLOUR SHERWIN WILLIAMS SW 6250 GRANITE PEAK	
FIBER-CEMENT BOARD PANEL COLOUR SHERWIN WILLIAMS SW 7070 SITE WHITE	FIBER-CEMENT LAP SIDING HARDIEPLANK CEDARMILL FINISH, PAINTED AS SPECIFIED
FIBER-CEMENT BOARD PANEL COLOUR SHERWIN WILLIAMS SW 7022 ALPACA	FIBER-CEMENT BOARD LAP SIDING COLOUR SHERWIN WILLIAMS SW 7072 ONLINE
FIBER-CEMENT BOARD PANEL COLOUR SHERWIN WILLIAMS SW 6004 MINK	FIBER-CEMENT BOARD LAP SIDING COLOUR SHERWIN WILLIAMS SW 6523 DENIM



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



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



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

4	20/06/05	4TH RZN-REPLY TO CSL DIRECTION 20/05/21 & RFR 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+ADDENDUM (DWG. 20/02/11 & RFR 20/03/9)
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST RFR 0/R TO A CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT) REPLY TO CSL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E0C5
TELEPHONE 604-6872334

project no. 4809

sheet title
RENDERINGS
BLDG-A

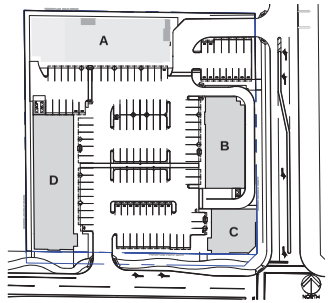
date	2020-06-05
scale	@ 11X17 (SIN CE)
drawn	YC/MM
checked	AH/YC

sheet number A-A03

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-A003.dwg PRINTED BY WS136 ON June 5, 2020 8:34:10 PM



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



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

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

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

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

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



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



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



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

4	20/06/05	4TH RZN-REPLY TO CSL DIRECTION 20/03/21 & MTG 20/05/11
3	20/03/24	3RD RZN-REPLY TO CSL+ADDENDUM (INCL 20/02/11 & MTG 20/03/11
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST MTG 0/M CSL & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL
1	19/11/07	REPLY TO CSL LETTER 19/07/24 CLARIFICATION (DWG REPLACEMENT)
-	19/05/21	REPLY TO CSL LETTER 19/07/24 REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

project no. 4809
sheet title
BLDG-B RENDERINGS

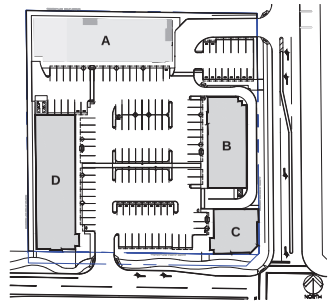
date	2020-06-05
scale	@ 11X17 (SHEET)
drawn	YC/MM
checked	AH/YC

sheet number A-B03

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-B003.dwg PRINTED BY WS136 ON June 5, 2020 8:34:15 PM



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



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

FIBER-CEMENT BOARD PANEL COL
SHERWIN WILLIAMS SW 6250 GRANIT

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

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

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



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



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



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

4	20/06/05	4TH RZN-REPLY TO CSL COMMENTS 20/05/21 & MTG 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL-UNDERGROUND (DWG. 20/02/11 & MTG 20/03/9
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST MTG 0/0 TO, & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL
1	19/11/07	REPLY TO CSL LETTER 19/07/24 CLARIFICATION (DWG REPLACEMENT)
-	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

sheet title
BLDG-C RENDERINGS

date	2020-06-05
scale	@ 11X17 (ON CT)
drawn	YC/MM
checked	AH/YC

sheet number A-C03

H.2 - Page 23

NATURAL BRICK
RED

FIBER-CEMENT BOARD
TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

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

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

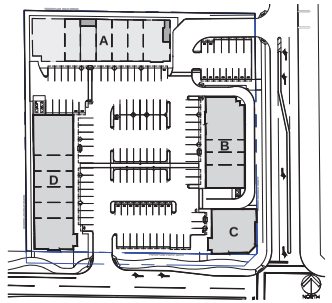
FIBER-CEMENT LAP SIDING
HARDIEPLANK CEDARMILL FINISH,
PAINTED AS SPECIFIED

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

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



KEY PLAN
SCALE: NTS



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



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



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



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

4	20/06/05	4TH RZN-REPLY TO CSL COMMENTS
		29/05/21 & 4TH 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+LANDSCAPE
		COMM. 20/02/11 & 4TH 20/05/11
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST
		RPC 0/0 TO, & CLOSE 19/11/20
1	19/11/13	1ST REVISION-REPLY TO CSL
		REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (2ND REPLACEMENT)
		REPLY TO CSL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

urban design group architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE: 604-687-2334

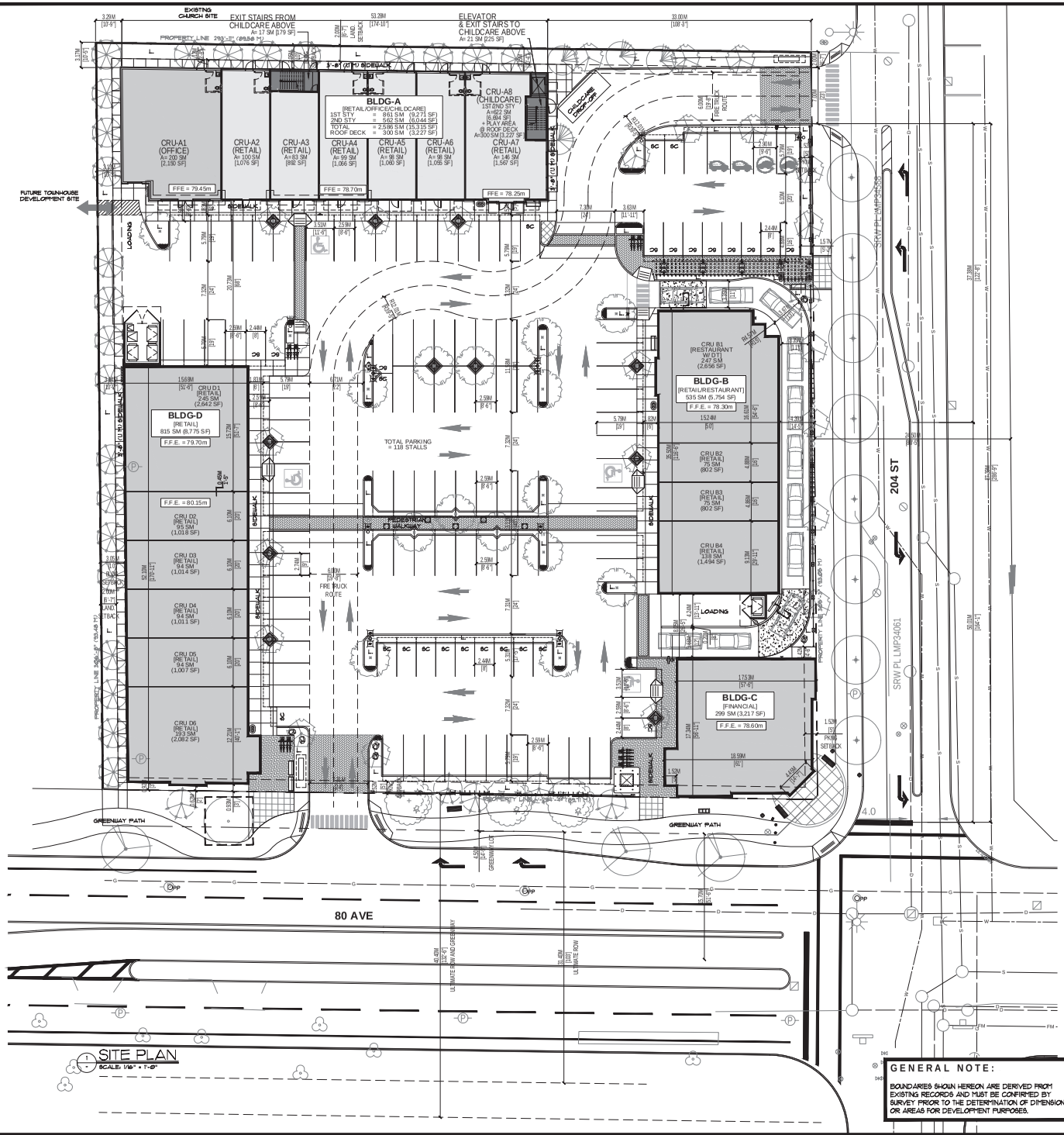
project no. 4809

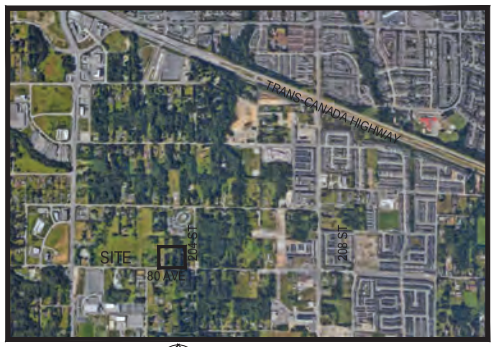
sheet title
BLDG-D
RENDERINGS

date	2020-06-05
scale	@ 11x17 (36:1)
drawn	YC/MM
checked	AH/YC

sheet number A-D0.3

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-D003.dwg PRINTED BY WS136 ON June 5, 2020 8:34:30 PM





KEY PLAN
SCALE: N.T.S.

NORTH

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 3, 4, AND 6 ALL OF SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 12426		
CIVIC ADDRESS:	20365, 20375 & 20387 80 AVE, LANGLEY, BC		
EXISTING ZONING:	SR-2		
PROPOSED ZONING:	C-2		
COMMUNITY PLAN:	WILLOUGHBY		
NEIGHBOURHOOD PLAN:	YORKSON		
TOTAL SITE AREA:	112,217 SF	10,425 SM	2.58 ACRES
LESS ROAD DEDICATION:	22,106 SF	2,053 SM	0.51 ACRES
NET SITE AREA:	90,111 SF	8,372 SM	2.07 ACRES
BUILDING AREA:	33,059 SF	3,070 SM	

LOT COVERAGE (MAX. 40%): 33,060 SF / 90,111 SF X 100% = 37%

GROSS FLOOR AREAS:

BUILDING-A [RETAIL/OFFICE/CHILDCARE]:	15,315 SF	1,422 SM
BUILDING-B [RESTAURANT/RETAIL]:	5,754 SF	535 SM
BUILDING-C [FINANCIAL]:	3,216 SF	298 SM
BUILDING-D [RETAIL]:	8,775 SF	815 SM
TOTAL GROSS FLOOR AREA:	33,060 SF	3,070 SM

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED: 132
TOTAL PARKING PROVIDED: 118 (VARIANCE 12 STALLS)
PARKING RATIO: 4.48 / 1,000 SF

PARKING BREAKDOWN:
- REGULAR CAR = 88
- SMALL CAR (MAX 20%) = 26 **(*VARIANCE REQ'D 22%)**
- ACCESSIBLE STALLS = 4
- BICYCLE PARKING = 9

CALCULATION:
- RETAIL & RESTAURANT = 1,727 + 247 = 1,974 SM @20 = 98.69
- OFFICE & FINANCIAL = 200 + 299 = 499 SM @28 = 17.80
- CHILDCARE = 1 PER EMPLOYEE+1 PARENT DROPOFF = 15.00

BYLAW REQUIREMENTS (BASED ON C-2):

PARKING REQUIREMENTS (ROUND NEAREST WHOLE NUMBER):

RETAIL OR RESTAURANT :	1 PER 20 SM (215.3 SF) GLA
OFFICE OR FINANCIAL:	1 PER 28 SM (301.4 SF) GLA

PARKING DIMENSIONS:	WIDTH	LENGTH	TWO WAY AISLE
REGULAR CAR STALL (90°):	9'-6" (2.90m)	19'-0" (5.8m)	19'-8" (6.0m)
REGULAR CAR STALL (90°):	9'-0" (2.75m)	19'-0" (5.8m)	22'-0" (6.7m)
REGULAR CAR STALL (90°):	8'-6" (2.60m)	19'-0" (5.8m)	24'-0" (7.3m)
SMALL CAR STALL (MAX 20%):	8'-0" (2.44m)	16'-0" (4.88m)	
LOADING STALL:	13'-11" (4.25m)	30'-4" (9.25m)	21'-6" (6.55m)
ADJACENT TO OBSTRUCTIONS:	ADD 0.3m TO STALL WIDTH		
ACCESSIBLE STALL (PROPOSED):	ADD 0.9M TO STALL WIDTH		

BUILDING REQUIREMENTS:

MAXIMUM LOT COVERAGE :	40%
MAXIMUM BUILDING HEIGHT:	39'-5" (12m)
BUILDING & LANDSCAPE SETBACKS, FRONT YARD & STREETS:	0'-0" (0m)
BUILDING & LANDSCAPE SETBACKS, REAR & SIDE YARDS:	6'-7" (2.0m)
LANDSCAPE SETBACKS, PARKING STALLS:	4'-11" (1.5m)

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

4	20/06/05	4TH RZN-REPLY TO CSL DIRECTION
		25/03/21 & RPT 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+LANDSCAPE
		DWG. 25/03/21 & RPT 20/03/01
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST
		RPT 0/0 TO & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY TO
		REPLY TO CSL LETTER 19/05/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
		REPLY TO CSL LETTER 19/05/24
–	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E0C5
TELEPHONE 604-6872334

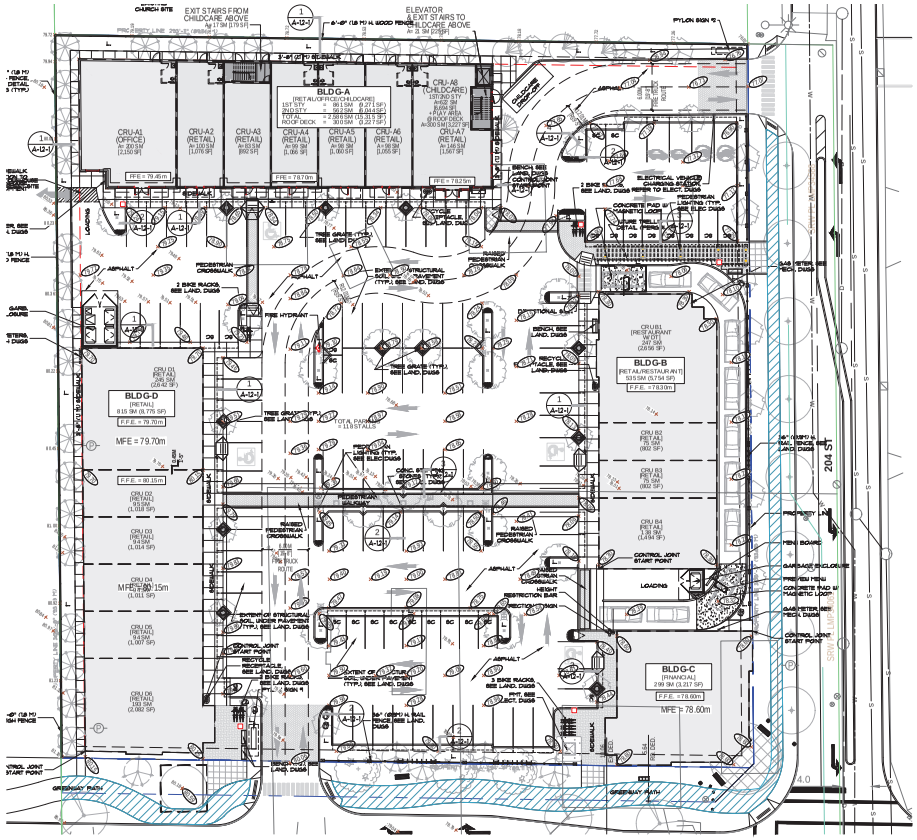
project no. 4809

sheet title
SITE PLAN

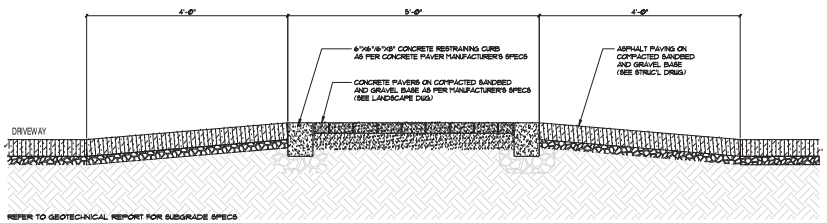
date	2020-06-05
scale	as noted (24 x 36)
drawn	MM/JDC
checked	AH

sheet number A-1.1

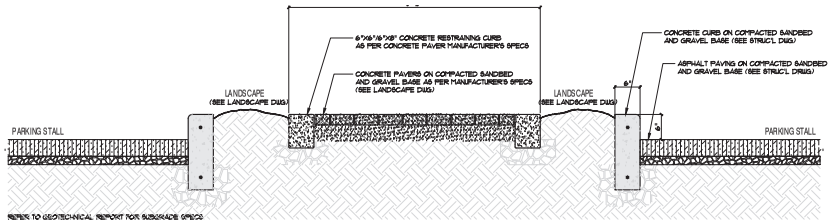
P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-101.dwg PRINTED BY WS136 ON June 5, 2020 8:34:38 PM



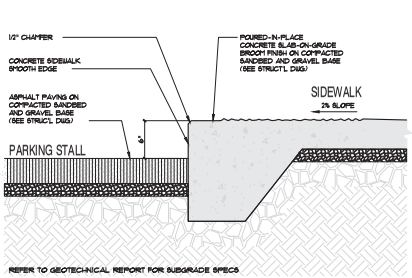
0 KEY PLAN - CURBS AND RAMPS
A-1.3 SCALE: NTS



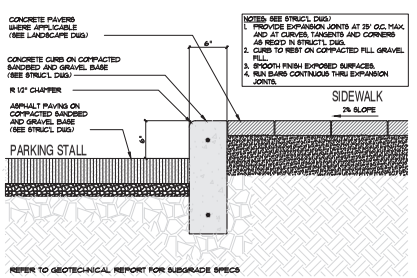
1 RAISED PEDESTRIAN CROSSING W/ CONCRETE PAVERS
A-1.3 SCALE: 1" = 1'-0"



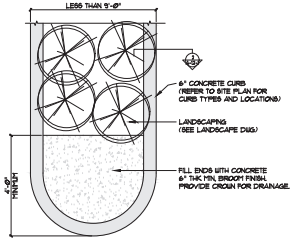
7 PEDESTRIAN WALKWAY W/ CONCRETE PAVERS
A-1.3 SCALE: 1" = 1'-0"



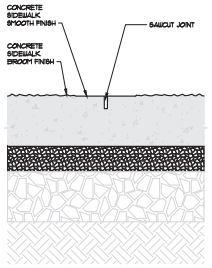
1 POURED-IN-PLACE CONCRETE SIDEWALK AT PARKING STALL ASPHALT PAVING
A-1.3 SCALE: 1 1/2" = 1'-0"



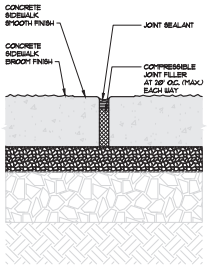
3 CONCRETE CURB BETWEEN CONCRETE PAVERS AND PARKING STALL ASPHALT PAVING
A-1.3 SCALE: 1 1/2" = 1'-0"



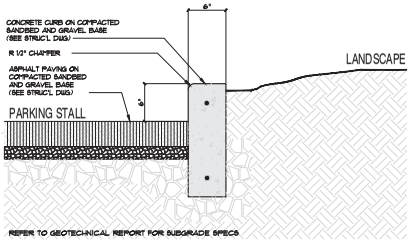
2A TYP. DET. OF PLANTING ISLAND
A-1.3 SCALE: 1/2" = 1'-0"



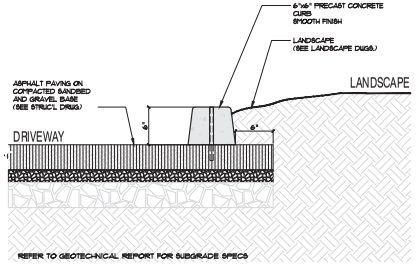
A TYP. CONTROL JOINT AT CONCRETE SIDEWALK
A-1.3 SCALE: NTS



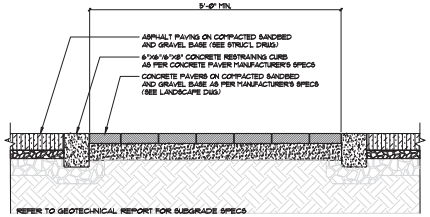
B TYP. EXPANSION JOINT AT CONCRETE SIDEWALK
A-1.3 SCALE: NTS



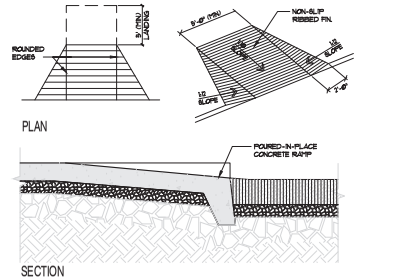
2 CONCRETE CURB BETWEEN LANDSCAPING AND PARKING STALL ASPHALT PAVING
A-1.3 SCALE: 1 1/2" = 1'-0"



4 PRECAST CONCRETE CURB AT LANDSCAPING AND DRIVEWAY ASPHALT PAVING
A-1.3 SCALE: 1-1/2" = 1'-0"



6 PEDESTRIAN CROSSING W/ CONCRETE PAVERS
A-1.3 SCALE: 1" = 1'-0"



5 CONCRETE CURB RAMP (LETDOWN)
A-1.3 SCALE: 1 1/2" = 1'-0"

4	20/06/05	4TH RES'D ISSUE TO CITY FOR REVIEW
3	20/03/24	3RD RES'D ISSUE TO CITY FOR REVIEW (INCL. 20/02/11 & 20/03/11 REVISIONS)
2	19/11/27	2ND RES'D ISSUE TO CITY FOR REVIEW
1A	19/11/13	1ST RESUBMISSION
1	19/11/07	RES'D TO CITY FOR REVIEW
–	19/05/21	ISSUED TO CITY FOR REVIEW
no	yy/mm/dd	description

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

architects ltd.
420 - 7[illegible] BELOW ST
VANCOUVER, BC V6E 0C5
TELEPH[illegible] 604-6872334

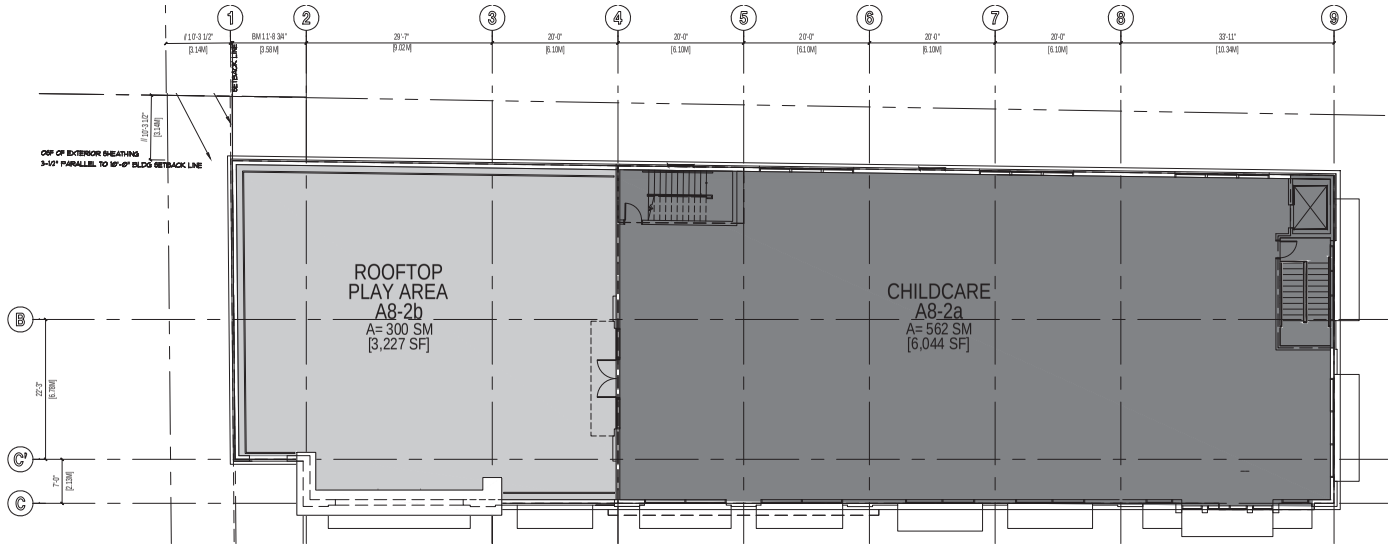
project number 4809

sheet title
SITE DETAILS
CURBS AND RAMPS

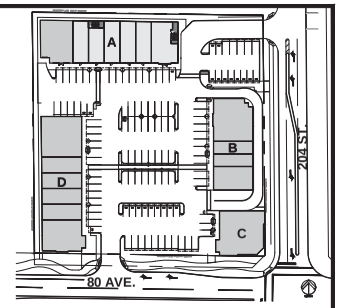
date	2020-06-05
scale	AS NOTED ON D1
drawn	MM/CC
checked	AH/PC

sheet number A-1.3-1

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-103-1.dwg PRINTED BY WS136 ON June 5, 2020 8:35:06 PM



2 BLDG-A SECOND FLOOR PLAN
A-A21 SCALE: 1/8" = 1'-0"

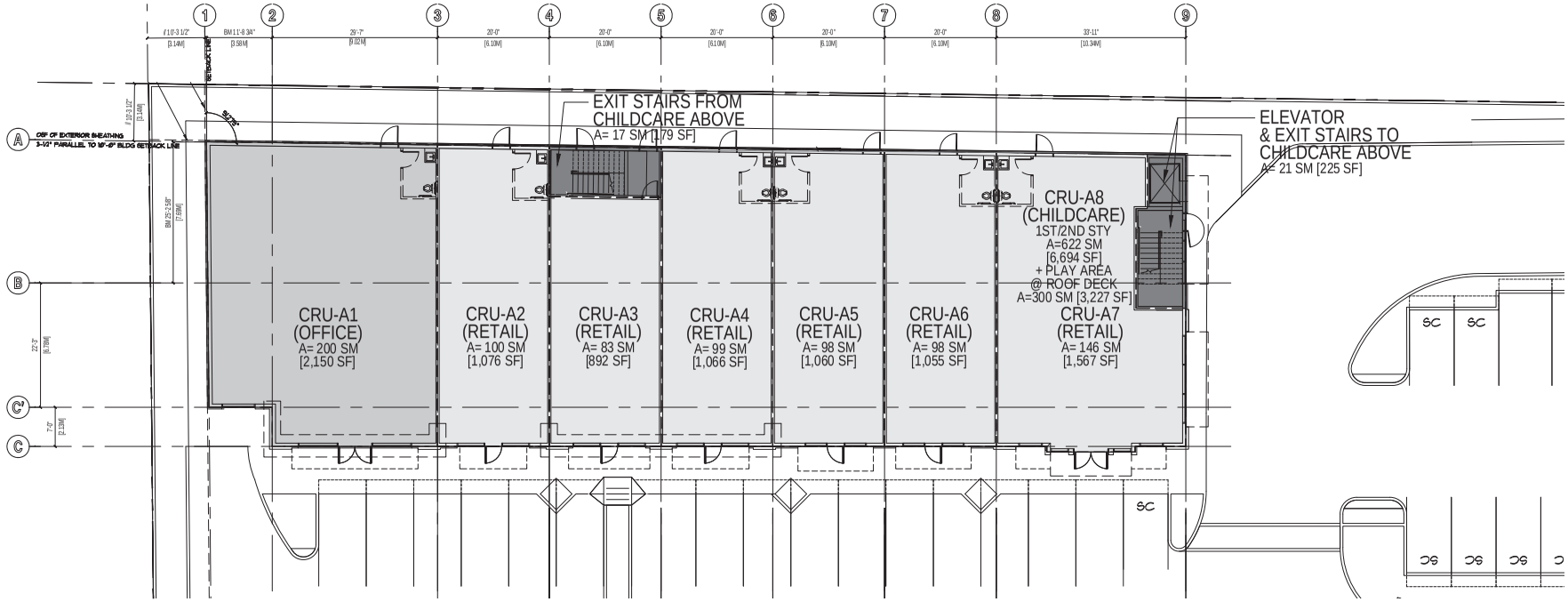


KEY PLAN
SCALE: NTS

OFFICE (1ST STY)	A = 200 SM	[2,150 SF]
RETAIL (1ST STY)	A = 624 SM	[6,717 SF]
CHILD-CARE (1ST & 2ND STY)		
1ST STOREY	A = 38 SM	[404 SF]
2ND STOREY	A = 562 SM	[6,044 SF]
PLAY AREA (ROOF DECK)	A = 300 SM	[3,227SF]

PARKING REQUIREMENT

OFFICE (A1): 1 PER 28 SM	=	7
RETAIL(A2-A7): 1 PER 20 SM	=	31
CHILDCARE (A8): 1 PER EMPLOYEE AND 1 PARENT DROP-OFF:	=	15
50 TODDLERS (3-5Y) & 25 INFANTS AT 1 STAFF PER 8 TODDLERS AND 1 STAFF PER 4 INFANTS		
6.25 STALLS FOR KIDS STAFF		
6.25 STALLS FOR INFANTS STAFF		
1 STALL FOR PARENTS DROP-OFF		
TOTAL REQUIRED PARKING STALLS	=	53



1 BLDG-A MAIN FLOOR PLAN
A-A21 SCALE: 1/8" = 1'-0"

BLDG-A: ADDITION OF 2ND STY CHILDCARE

4	20/06/05	4TH RZN-REPLY TO CSL DIRECTION 20/05/21 & MTG 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+LANDSCAPE COMM. 20/02/21 & MTG 20/03/11
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST MTG 0/0 TO, & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT) REPLY TO CSL LETTER 19/07/24
-	19/05/21	RESUBMIT AND DP APPLICATION
no	yy/mm/dd	description

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

urban design group architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE: (604) 687-2334

project number 4809

sheet title
BLDG-A
MAIN & 2ND FLOOR PLAN

date	2020-06-05
scale	AS NOTED ON CT
drawn	AC
checked	MH/PC

sheet number A-A21

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-A201.dwg PRINTED BY WS136 ON June 5, 2020 8:35:16 PM



1 A-31 BLDG-C WEST ELEVATION
SCALE: NTS



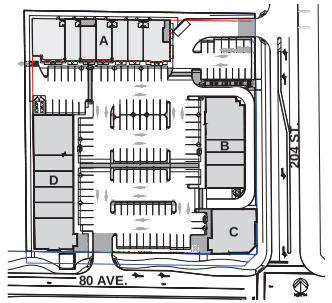
2 A-31 BLDG-B WEST ELEVATION
SCALE: NTS



3 A-31 BLDG-A SOUTH ELEVATION
SCALE: NTS



4 A-31 BLDG-D EAST ELEVATION
SCALE: NTS



KEY PLAN
SCALE: NTS

e BLDG-A: ADDITION OF 2ND STY CHILDCARE

no	m/mm/dd	description
4	20/06/05	4TH RZN-REPLY TO CSL (REVISION 20/05/21 & RFD 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+ADDENDUM (DWG. 20/02/11 & RFD 20/03/19
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST RFD 0/R TO A CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT) REPLY TO CSL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION

revisions

This drawing, as an instrument of service, is the property of Ud Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 345 YELLOW ST
VANCOUVER, BC V6B 0C5
TELEPHONE 604-6872334

project no. 4809

sheet title
ELEVATIONS (COLOURED)
STOREFRONTS

date	2020-06-05
scale	@ 11X17 (SHEET)
drawn	YC/MM
checked	AH/YC

sheet number A-31G

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-301.dwg PRINTED BY WS136 ON June 5, 2020 8:35:36 PM



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



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



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



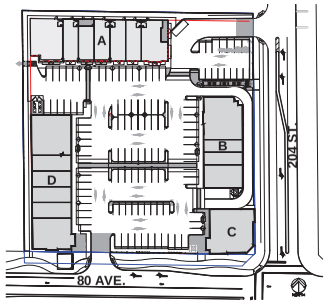
4 A-32 BLDG-B EAST ELEVATION (204 ST)
SCALE: NTS



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



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



A-32 KEY PLAN
SCALE: NTS

4	20/06/05	4TH RZN-REPLY TO CSL (DIRECTION
		25/03/21 & RFD 20/06/01
3	20/03/24	3RD RZN-REPLY TO CSL+ADDENDUM
		(DWG. 25/02/11 & RFD 20/03/19)
2	19/11/27	2ND RZN-REPLY TO CSL REQUEST
		RFD 0/R TO. & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL
		REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
		REPLY TO CSL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E0C5
TELEPHONE 604-6872334

project no. 4809

sheet title
ELEVATIONS (ROAD-FACING)

date	2019-06-12
scale	@ 11X17 (SK-1)
drawn	YC/MM
checked	AH/YC

sheet number A-426

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-301.dwg PRINTED BY WS136 ON June 5, 2020 8:35:49 PM



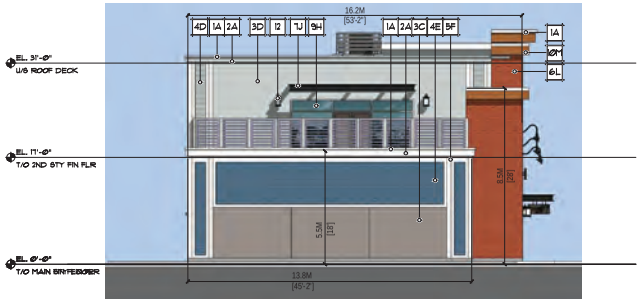
1 BLDG-A SOUTH ELEVATION (80 AVE)
A-A3 SCALE: 1:100 M



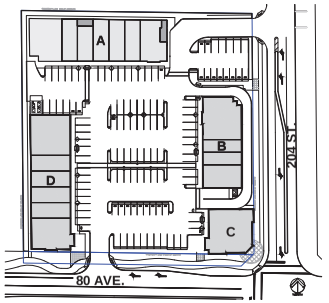
2 BLDG-A NORTH ELEVATION
A-A3 SCALE: 1:100 M



3 BLDG-A EAST ELEVATION (204 ST)
A-A3 SCALE: 1:100 M



4 BLDG-A WEST ELEVATION
A-A3 SCALE: 1:100 M



KEY PLAN
SCALE: NTS

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

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED BARN GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6064 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6503 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7019 GITE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 2012 NO. 4927. ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

4	20/06/05	4TH RZN-RESP TO TWP. COMMENTS
		20/03/31 & RFC 20/05/11
3	20/03/24	3RD RZN-RESP TO TWP.+LANDSCAPE (DWG. 20/02/11 & RFC 20/05/11
2	19/11/27	2ND RZN-RESP TO TWP. COMMENTS RFC 0/R TO 1A & CLOSE 19/11/20
1A	19/11/13	1ST RZN/DEN-RESP TWP.
		RESP TO TWP. LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REVISIONS)
		RESP TO TWP. LETTER 19/07/24
–	19/05/21	RZN/DEN 2ND SUBMISSION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

project no. 4809

sheet title
ELEVATIONS (COLOURED)
BLDG-A

date	2020-06-05
scale	@ 11X17 (IN IT)
drawn	YC/MM
checked	AH/YC
sheet number	A-A3.1C

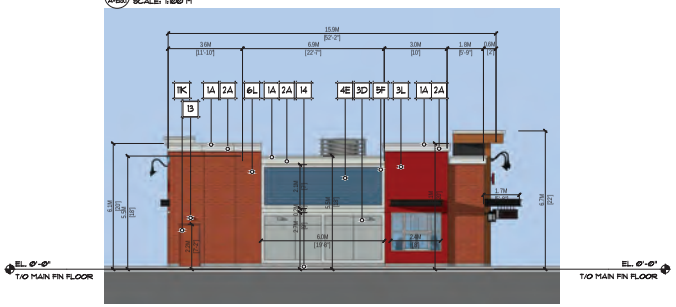
P:\4809\2) Design Development\2020-06-05_DP.r4_Rezoning.DP Application Resubmission_r4_Childcare\4809A-A301-r1.dwg PRINTED BY WS136 ON June 26, 2020 10:33:32 AM



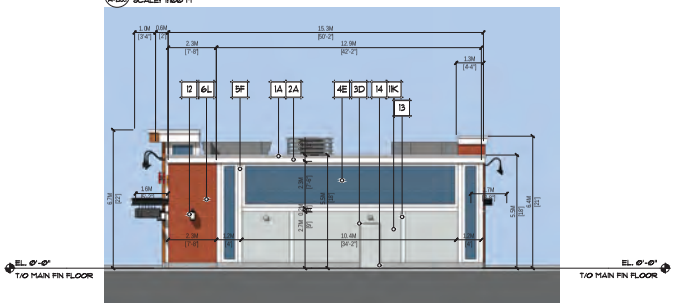
1 A-B3/ BLDG-B WEST ELEVATION
SCALE: 1/100 M



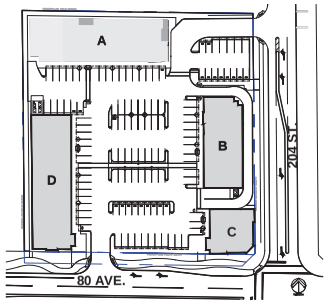
2 A-B3/ BLDG-B EAST ELEVATION (204 ST)
SCALE: 1/100 M



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



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



KEY PLAN
SCALE: NTS

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

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7002 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6004 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6523 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7018 DTE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 3692 NO. 4927. ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

revisions	
4	20/06/05 4TH RZN-REPLY TO CSL DIRECTION
	20/05/25 4 RZN 20/06/01
3	20/03/24 3RD RZN-REPLY TO CSL+LANDSCAPE
	(DWG. 20/02/21 & RZN 20/03/19
2	19/11/27 2ND RZN-REPLY TO CSL REQUEST
	RZN 6/8 TO A CLOSE 19/11/20
1A	19/11/13 1ST REVISION-REPLY CSL
	REPLY TO CSL LETTER 19/07/24
1	19/11/07 CLARIFICATION (DWG REVISIONS)
	REPLY TO CSL LETTER 19/07/24
-	19/05/21 REZONING AND DP APPLICATION
no	yy/mm/dd description

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

urban design group architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E0C5
TELEPHONE 604-6872334

project no. 4809

sheet title
ELEVATIONS (COLOURED)
BLDG-B

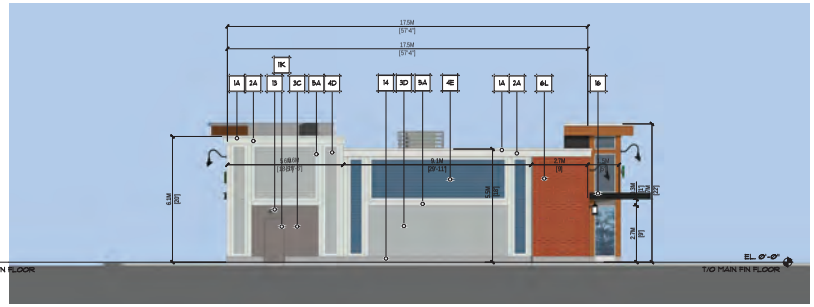
date	2020-06-05
scale	@ 11X17 (SHEET)
drawn	YC/MM
checked	AH/YC
sheet number	A-B3.6



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



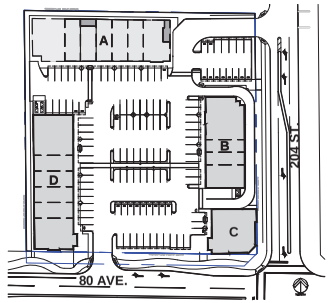
2 A-C3.1 BLDG-C EAST ELEVATION (204 ST)
SCALE: 1:100 M



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



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



KEY PLAN
SCALE: NTS

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

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7002 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6004 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6523 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7076 SITE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 3692 NO. 4927. ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

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

no	by	mm/dd	description
4		20/06/05	4TH RZN-REPLY TO CL DIRECTION
			20/05/21 & RPC 20/06/01
3		20/03/24	3RD RZN-REPLY TO CL+LANDSCAPE
			DWG. 20/02/11 & RPC 20/03/19
2		19/11/27	2ND RZN-REPLY TO CL REQUEST
			RPC 0/R TO CL & CLOSE 19/11/20
1A		19/11/13	1ST RZN/DPA-REPLY CL
			REPLY TO CL LETTER 19/07/24
1		19/11/07	CLARIFICATION (DWG REVISIONS)
			REPLY TO CL LETTER 19/07/24
–		19/05/21	RZN/DPA 2ND SP APPLICATION

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

architects ltd.
420 - 345 YELLOW ST
VANCOUVER, BC V6B 6S
TELEPHONE: 604-6872334

project no. 4809

sheet title
ELEVATIONS (COLOURED)
BLDG-C

date	2020-06-05
scale	@ 11X17 (IN CT)
drawn	YC/MM
checked	AH/YC

sheet number A-C3.1

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-C301.dwg PRINTED BY WS136 ON June 5, 2020 8:36:31 PM



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

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

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



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

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

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



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

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

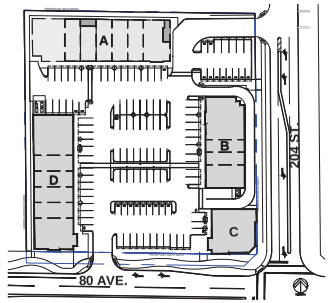
3 A-D3.1 BLDG-D NORTH ELEVATION
SCALE: 1:100 M



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

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

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



KEY PLAN
SCALE: NTS

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

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7007 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6004 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6503 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7018 DTE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 2002 NO. 4527.
ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

no	by/mm/dd	description
4	20/06/05	4TH RZN-REPLY TO TOL DIRECTION
	20/05/21	& RFS 20/06/01
3	20/03/24	3RD RZN-REPLY TO TOL-LANDSCAPE
		(DWG. 20/02/21 & RFS 20/03/19
2	19/11/27	2ND RZN-REPLY TO TOL REQUEST
		RFS 0/R TO TOL & CLOSE 19/11/20
1A	19/11/13	1ST RZN/DVA-REPLY TOL
		REPLY TO TOL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REVISIONS)
		REPLY TO TOL LETTER 19/07/24
-	19/05/21	RZN/DWG AND DP APPLICATION

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

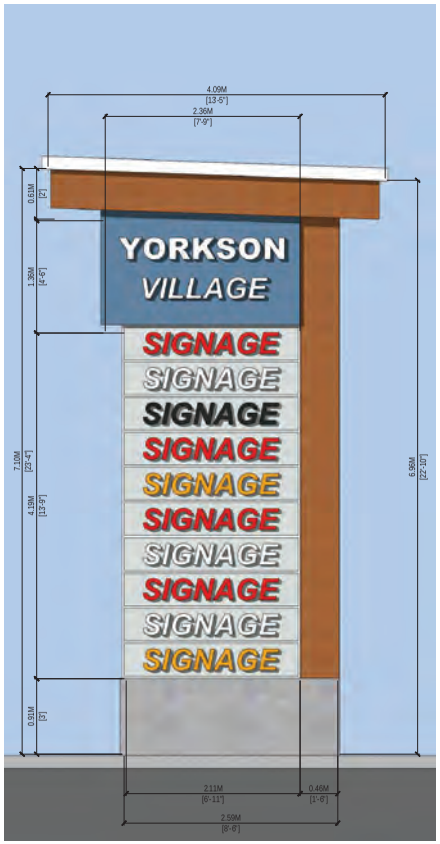
architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE 604-6872334

project no. 4809
sheet title
ELEVATIONS (COLOURED)
BLDG-D

date	2020-06-05
scale	as noted (24 x 36)
drawn	YC/MM
checked	AH/YC

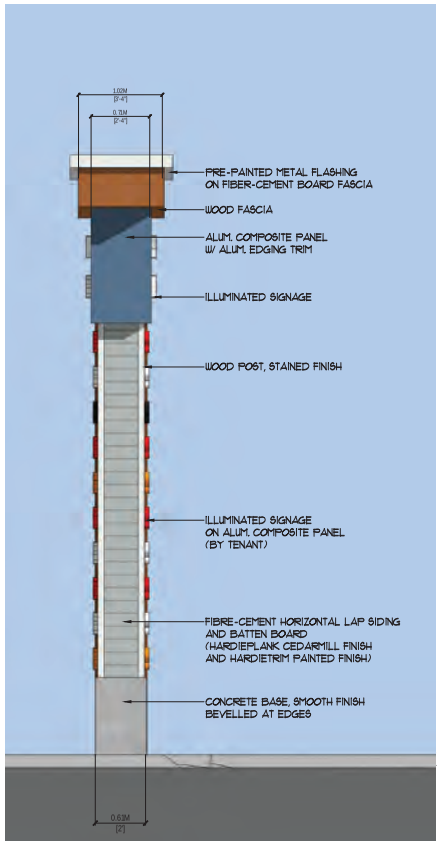
sheet number A-D3.1

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-D301.dwg PRINTED BY WS136 ON June 5, 2020 8:36:40 PM



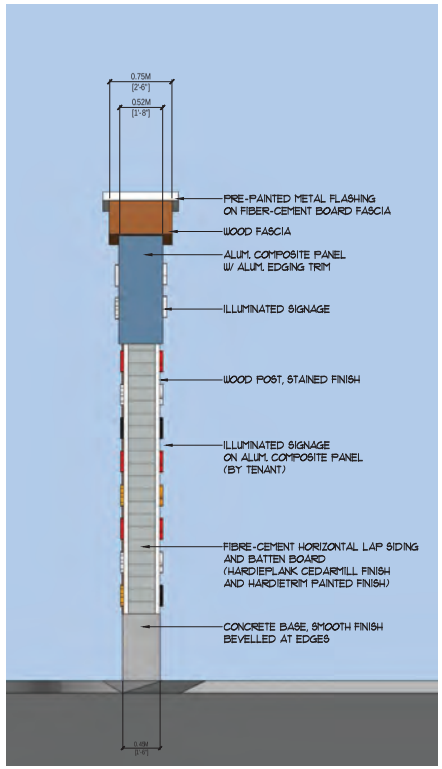
DETAIL OF FREE-STANDING (PYLON) SIGN AT 80 AVE - FRONT ELEVATION

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



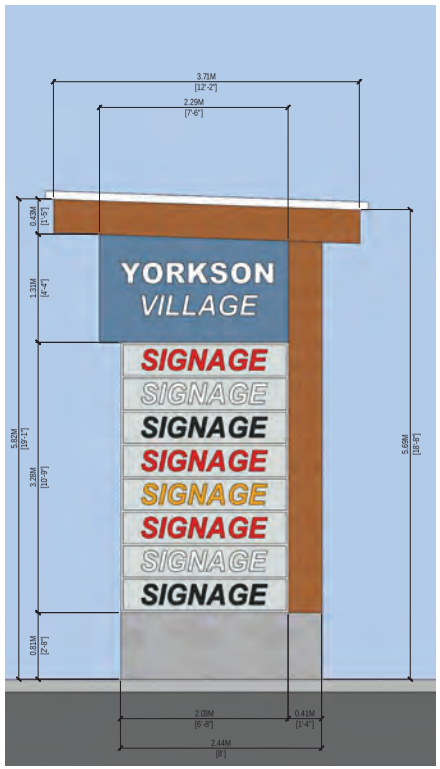
DETAIL OF FREE-STANDING (PYLON) SIGN AT 80 AVE - SIDE ELEVATION

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



DETAIL OF FREE-STANDING (PYLON) SIGN AT 204 ST - FRONT ELEVATION

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



DETAIL OF FREE-STANDING (PYLON) SIGN AT 204 ST - SIDE ELEVATION

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

4	20/08/05	4TH RZN-RESP TO 3RL COMMENTS
		3RD RZN-RESP TO 2ND RZN COMMENTS
3	20/03/24	2ND RZN-RESP TO 1ST RZN COMMENTS
		(DWG. 3RD RZN-RESP TO 2ND RZN COMMENTS
2	19/11/27	2ND RZN-RESP TO 1ST RZN COMMENTS
		2ND RZN SUB. & CLIENT REVIEWS
1A	19/11/13	1ST REVISION-RESP TO RZN COMMENTS
1	19/11/07	RESP TO 1ST RZN COMMENTS
		CLARIFICATION (DWG REVISIONS)
-	19/05/21	ISSUED AND RESP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

architects ltd.

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

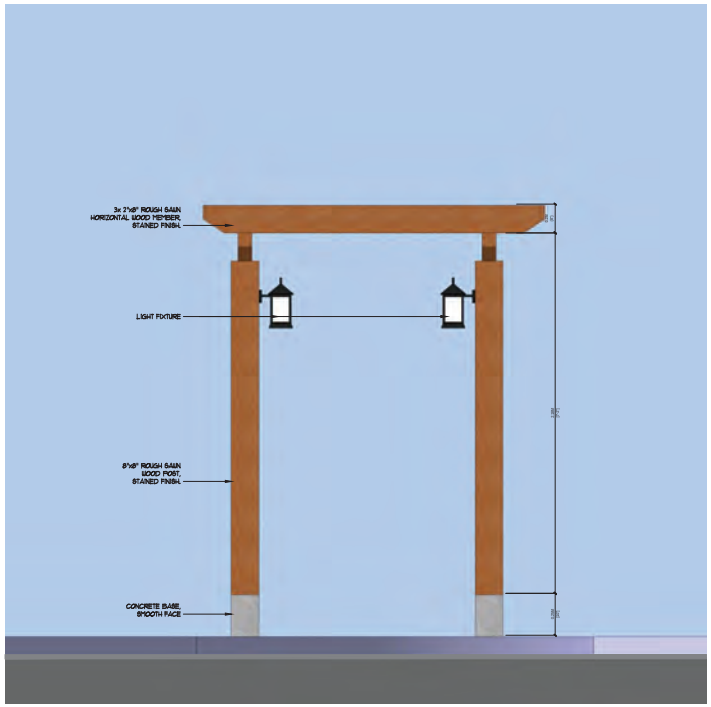
project no. 4809

sheet title
DETAIL OF FREE-STANDING
(PYLON) SIGN

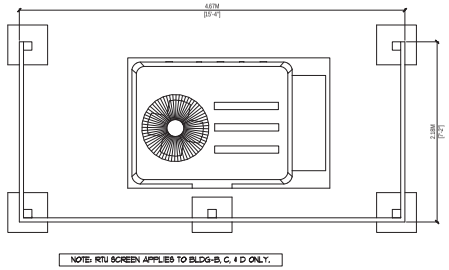
date	2020-06-05
scale	AS NOTED
drawn	YG/AH/MM
checked	AH/PC

sheet number A-7.1

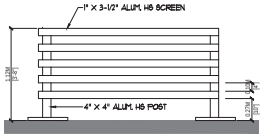
P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-701.dwg PRINTED BY WS136 ON June 5, 2020 8:35:53 PM



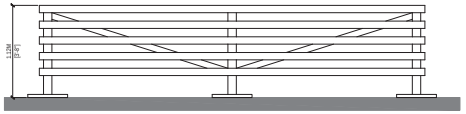
1 / A-7.2 TYP. SECTION AT PEDESTRIAN WALKWAY (PERGOLA)
SCALE: 1" = 1'-0"



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



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



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

4	20/08/05	4TH RZN-REPLY TO CITY COMMENTS
		3RD RZN-REPLY TO CITY COMMENTS (ENG. 20/03/11 & ARB 20/03/11)
3	20/03/24	3RD RZN-REPLY TO CITY COMMENTS (ENG. 20/03/11 & ARB 20/03/11)
2	19/11/27	2ND RZN-REPLY TO CITY COMMENTS
		2ND D/P RE-SUBMISSION
1A	19/11/13	1ST RZN/DP-REPLY TO CITY COMMENTS
		REPLY TO CITY LETTER 19/07/29
1	19/11/07	CLARIFICATION (NEW ARTICULATION)
		REPLY TO CITY LETTER 19/07/29
-	19/05/21	RZ/SUBDIV AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 345 YELLOW ST
VANCOUVER, BC V6B 0C5
TELEPHONE 604 687 2334

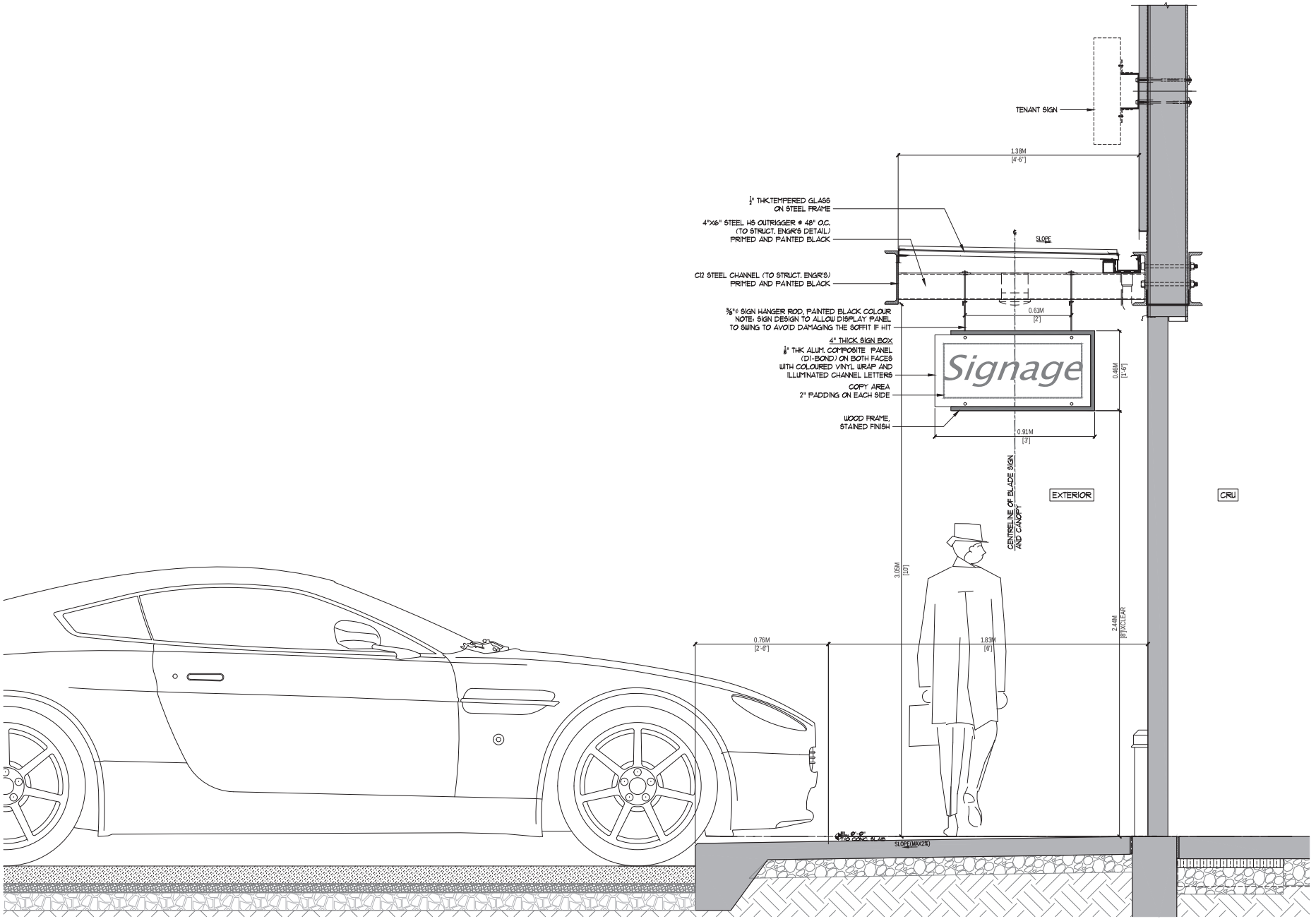
project no. 4809

sheet title
PEDESTRIAN WALKWAY (PERGOLA)
MECHANICAL RTU SCREEN

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

sheet number A-7.2

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-701.dwg PRINTED BY WS136 ON June 5, 2020 8:35:56 PM



TYP. SECTION AT SIDEWALK - CANOPY AND BLADE SIGN

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

4	20/06/05	RZ RES-REVT TO TSL SUBMISSION
		20/05/11 A RES 20/05/11
3	20/03/24	RZ RES-REVT TO TSL-ADDENDUM
		(DWG. 20/05/11 A RES 20/05/11
2	19/11/27	RZ RES-REVT TO TSL RESUBMIT
		RES 19/11 TSL A CLOSE 19/11/20
1A	19/11/13	RZ RESUBMISSION-REVT TSL
		REVT TO TSL LETTER 19/11/13
1	19/11/07	CLARIFICATION (NEW ARTICULATION)
		REVT TO TSL LETTER 19/11/13
–	19/05/21	RESUBMISSION FOR DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

[redacted]
architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E0C5
TELEPHONE 604 6872334

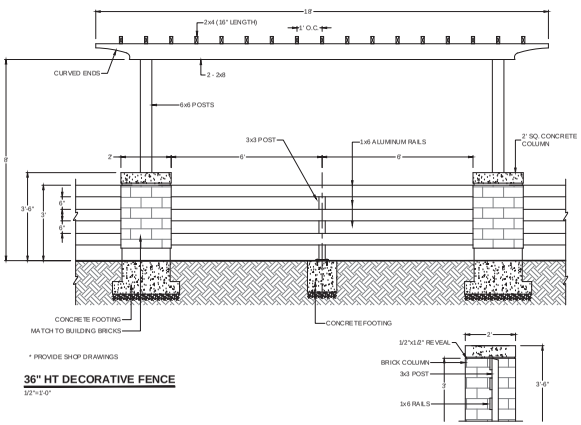
project no. 4809

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

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

sheet number A-7.3

P:\4809\6) Submission\1) DP\2020-06-05_Rezoning.DP Application Resubmission_r4\CAD\4809A-701.dwg PRINTED BY WS136 ON June 5, 2020 8:36:01 PM



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



WISHBONE SITE FURNISHINGS CLASSIC PARK BENCH



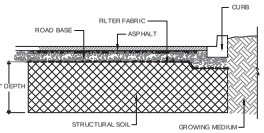
WISHBONE SITE FURNISHINGS BAYVIEW 2 SPACE



MAGLIN SITE FURNITURE 200 RECYCLE RECEPTACLE

SITE FURNISHINGS ONSITE

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



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

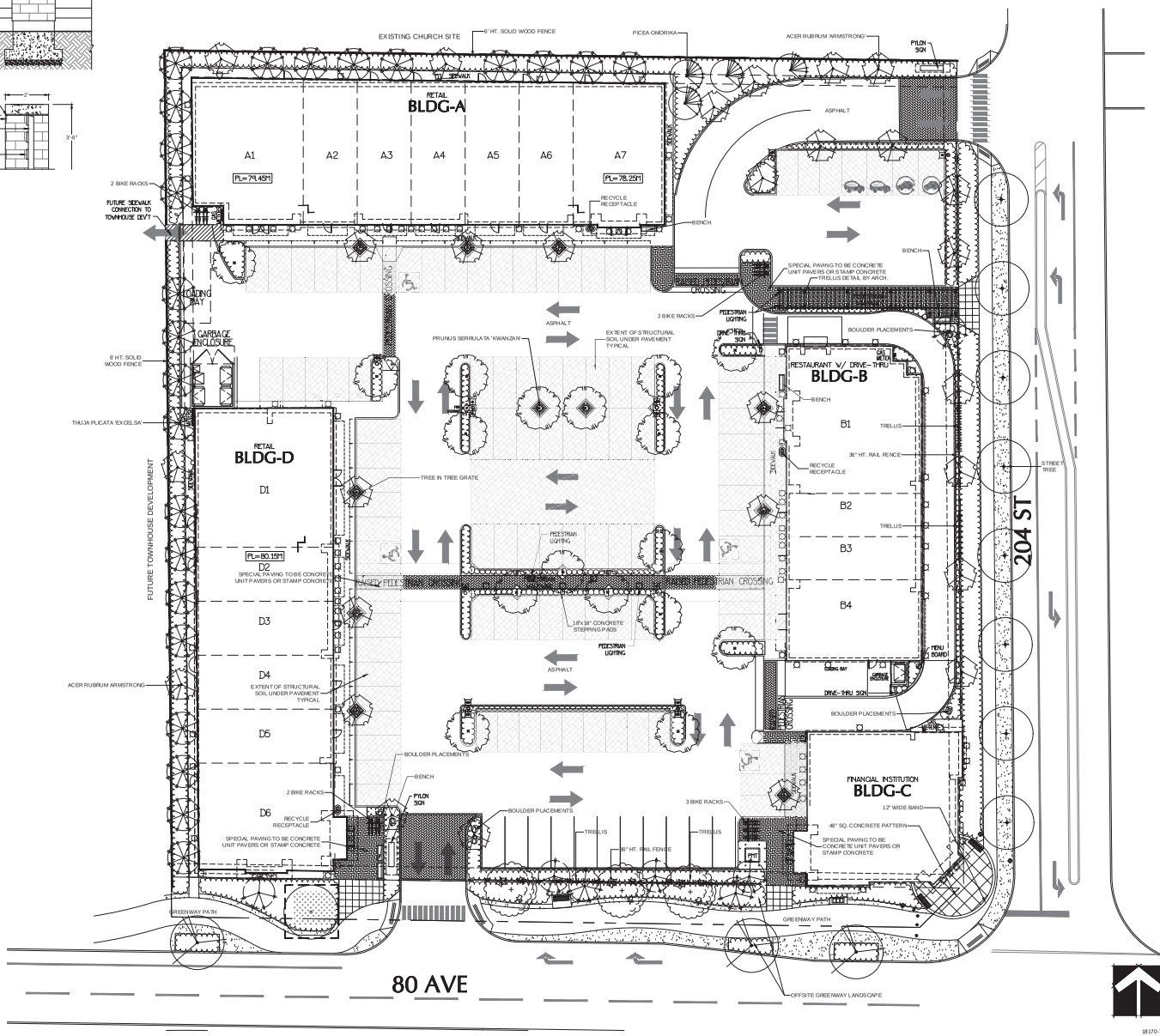
SECTION THROUGH STRUCTURAL SOIL (PARKING ISLAND)
NTS

PLANT SCHEDULE ONSITE — PMG PROJECT NUMBER: 18-170

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

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

STRUCTURAL SOIL UNDER PAVEMENT



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	20.APR.14	PLANTLIST, PAVING FINISH, TCL RESUB	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	DD
4	31.OCT.11	UPDATED OFFSITE PLANS	MK
3	31.OCT.09	NEW SITE PLAN, MUA, COMMENTS	MK
2	19.MAY.07	REVISE TO METRIC	DD
1	19.APR.17	UPDATE PLANTING, DETAIL	MK

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

Schedule B H.2

DATE: 18.DEC.07 DRAWING NUMBER:
SCALE: 1/16"=1'-0" **L1**
DRAWN: DD
DESIGN: DD
CHKD: MCY OF 5

PMG PROJECT NUMBER: **18-170**

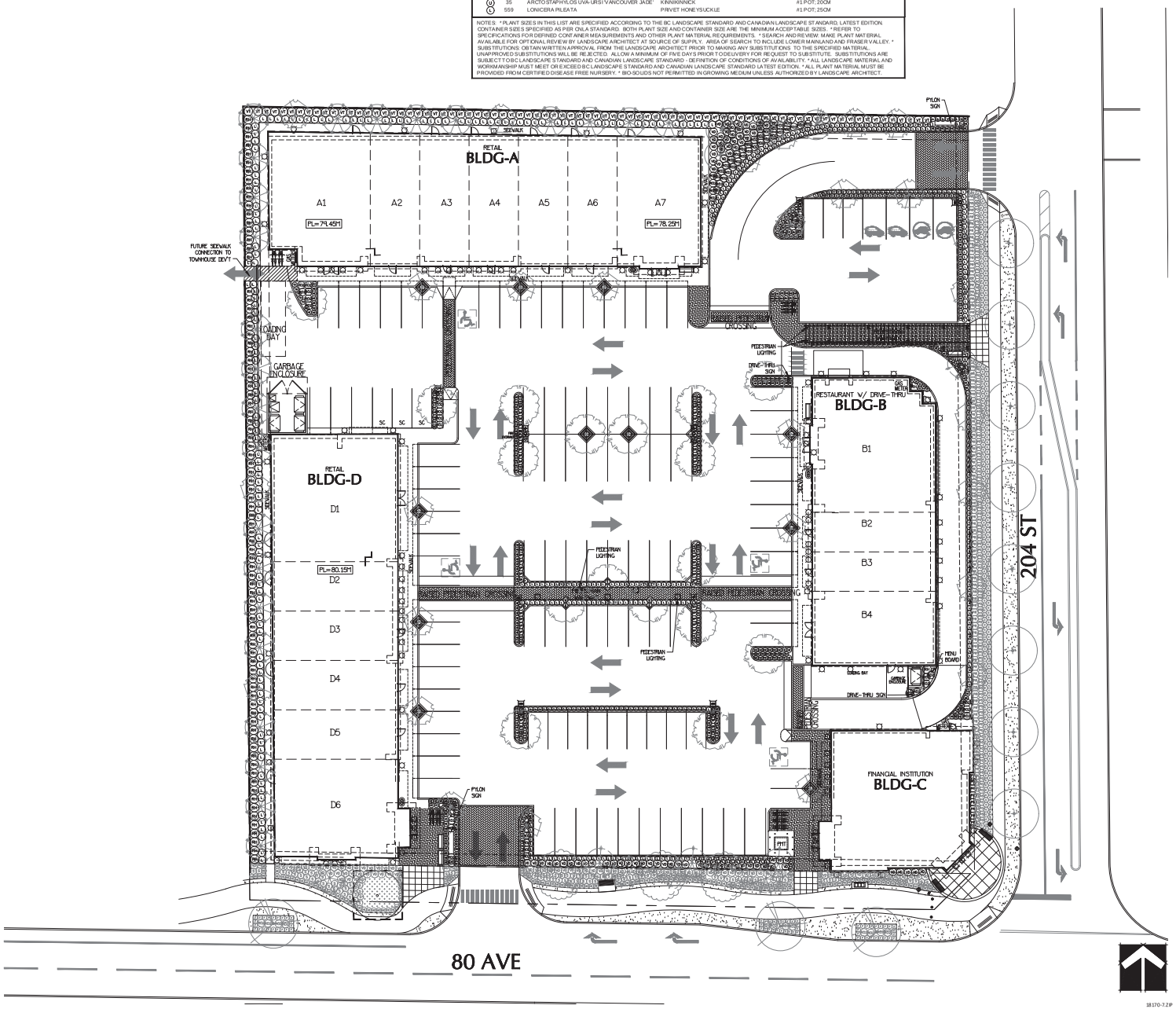
18170-7.ZIP

PLANT SCHEDULE ONSITE

PMG PROJECT NUMBER: 18-170

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

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



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	20.APR.14	PLANTLIST, PAVING FINISH, TCL RES/B	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	DD
4	31.OCT.11	UPDATED OFFSITE PLANS	MM
3	31.OCT.09	NEW SITE PLAN, MUN. COMMENTS	MM
2	19.MAY.07	REVISE TO METRIC	DD
1	19.APR.17	UPDATE PLANTING, DETAIL	MM

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

H.2

DRAWING NUMBER:

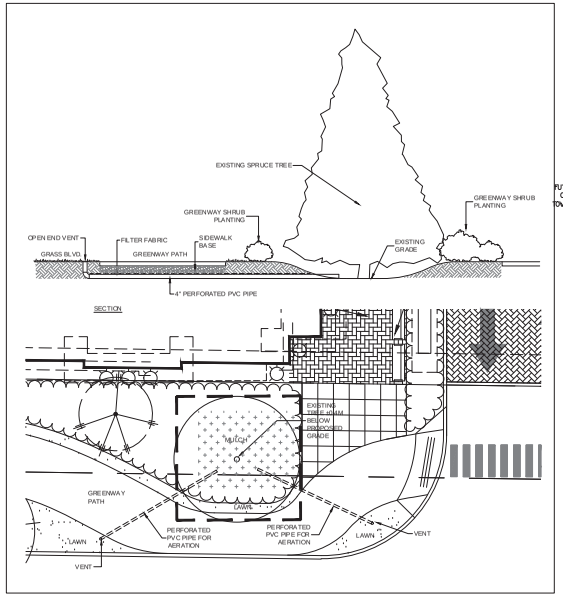
L2

OF 5

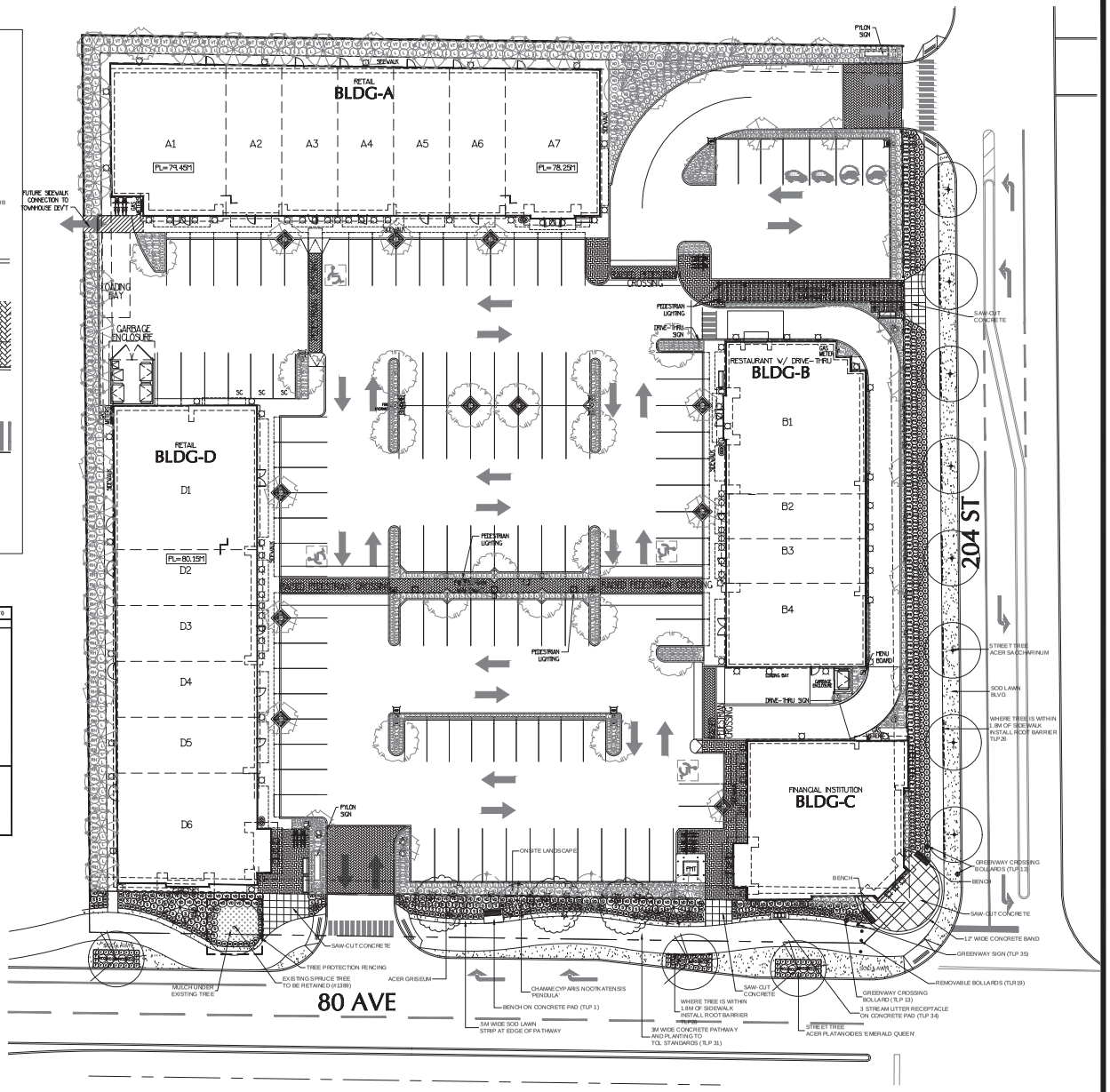
DATE:	18.DEC.07
SCALE:	1/16"=1'-0"
DRAWN:	DD
DESIGN:	DD
CHKD:	MCY

PMG PROJECT NUMBER: **18-170**

18170-7.ZIP



EXISTING TREE AERATION DETAIL



PLANT SCHEDULE OFFSITE

PMG PROJECT NUMBER: 18-170

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

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

NOTES:

A. LANDSCAPE DRAWING AND CIVIL DRAWINGS SHALL BE COORDINATED
B. LANDSCAPE FORMWORK LAYOUT TO BE REVIEW AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TEL: 604.533.6034) PRIOR TO INSTALLATION OF CONCRETE.
C. LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS INCLUDING LOCATION OF OFFSITE FURNITURE AND STREET TREES, SHALL BE TO THE SATISFACTION OF MANAGER OF GREEN INFRASTRUCTURE SERVICES.
D. FOR ALL TRAIL IDENTITY SIGNS AS PER TLP 15 AND TLP 39, CONFIRM THE TRAIL IDENTITY SIGN ART FILE AND SIGN PROOF REVIEW BY GREEN INFRASTRUCTURE SERVICES STAFF.
E. ALL URBAN GREENWAY AREAS TO BE AUTOMATICALLY IRRIGATED AS PER TLP 31.

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	20.APR.14	PLANTLIST, PAVING FINISH, TCL RESUB	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	DD
4	31.OCT.11	UPDATED OFFSITE PLAN	MM
3	31.OCT.09	NEW SITE PLAN, MUA, COMMENTS	MM
2	19.MAY.07	REVISE TO METRIC	DD
1	19.APR.17	UPDATE PLANTING, DETAIL	MM

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE
LANGLEY, BC

DRAWING TITLE:

OFFSITE LANDSCAPE PLAN

H.2

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

18170-7.ZIP

PMG PROJECT NUMBER: **18-170**

ATTACHMENT B

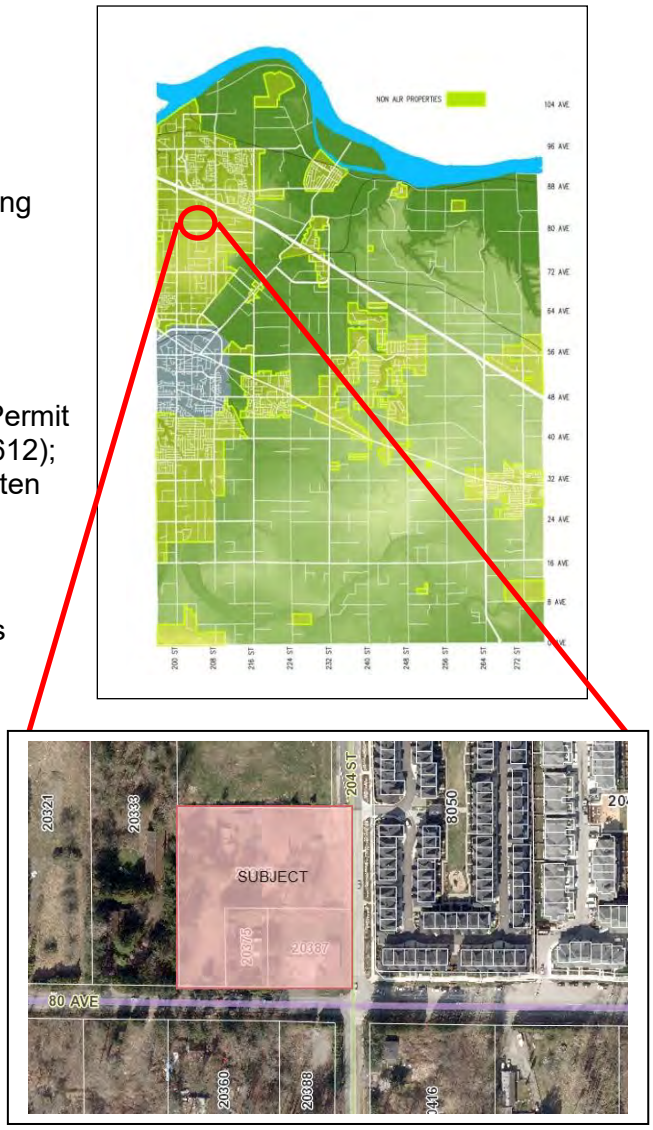
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

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

PROPOSAL:

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



RECOMMENDATION SUMMARY:

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

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612, rezoning 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 – 80 Avenue to Community Commercial Zone C-2, to facilitate a commercial development, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless otherwise noted, prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the west half of 204 Street and the north half of 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 Avenue;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:
   a. Prohibiting reliance on street parking on 80 Avenue and 204 Street;
   b. Limiting access to 80 Avenue to right-in and right-out only; and
   c. Registration of a public access right of way for a pedestrian access between 204 Street and the western property line;
7. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges Development Works Agreement (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No. 101113 at the time of final reading of Rezoning Bylaw No. 5612 subject to the following conditions:

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

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

a. On-site landscaping to be secured by letter of credit at building permit stage;

b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

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

EXECUTIVE SUMMARY:

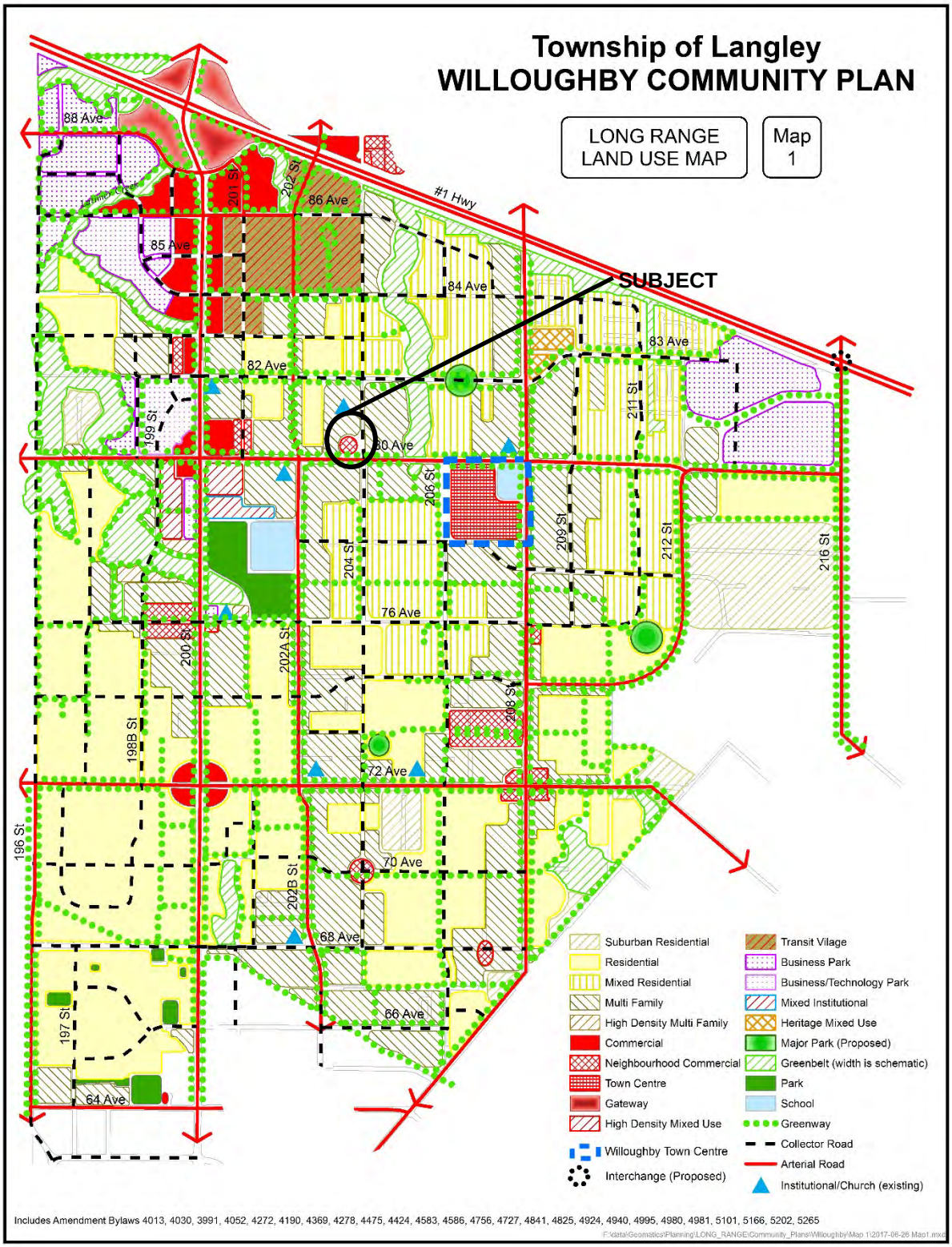
Pollyco Yorkson Centre Inc. has applied to rezone 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 – 80 Avenue to Community Commercial Zone C-2 to facilitate a commercial development consisting of four (4) single storey buildings.

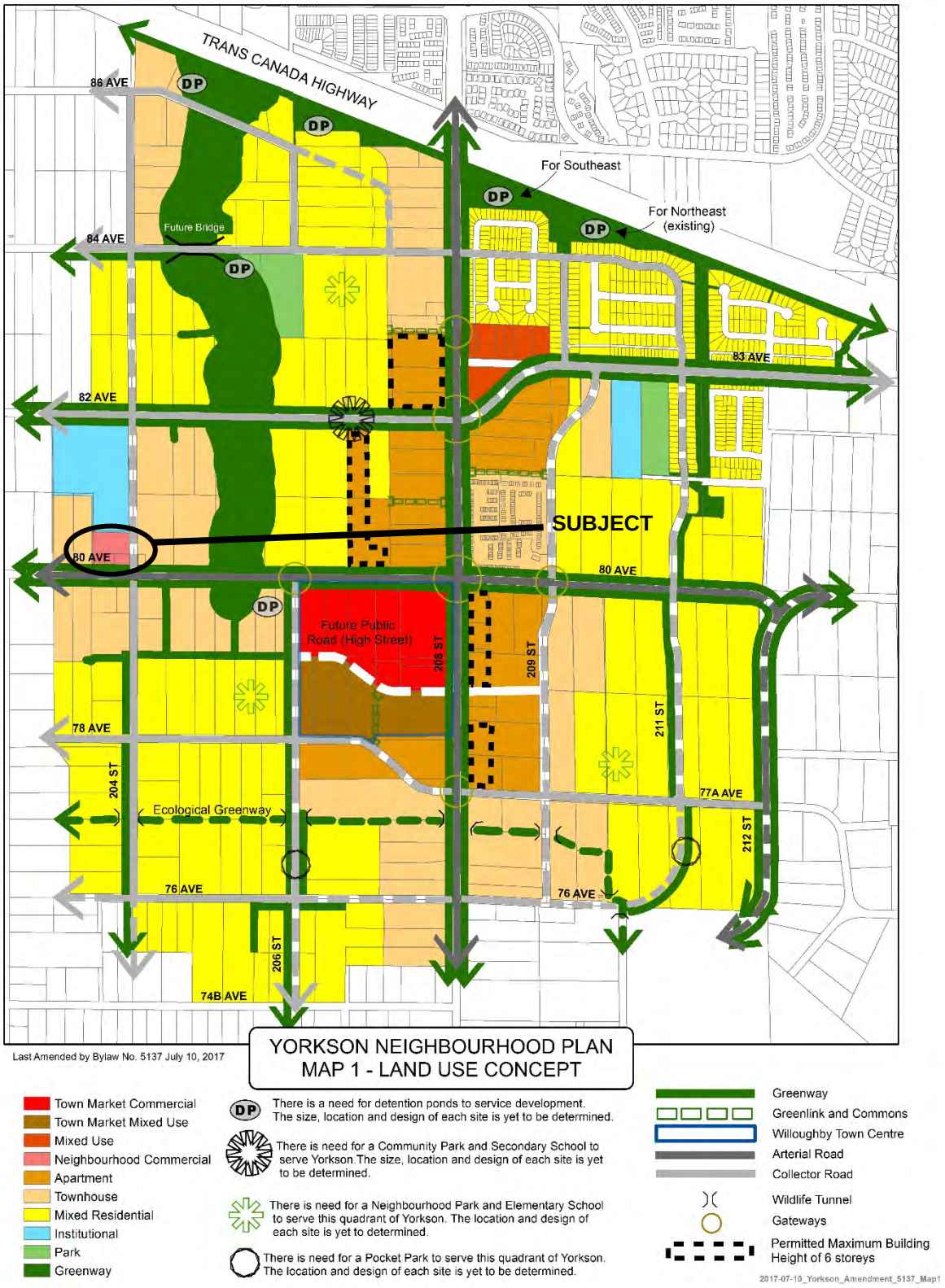
The proponent's application also includes a Development Permit for the site in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

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

PURPOSE:

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


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


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

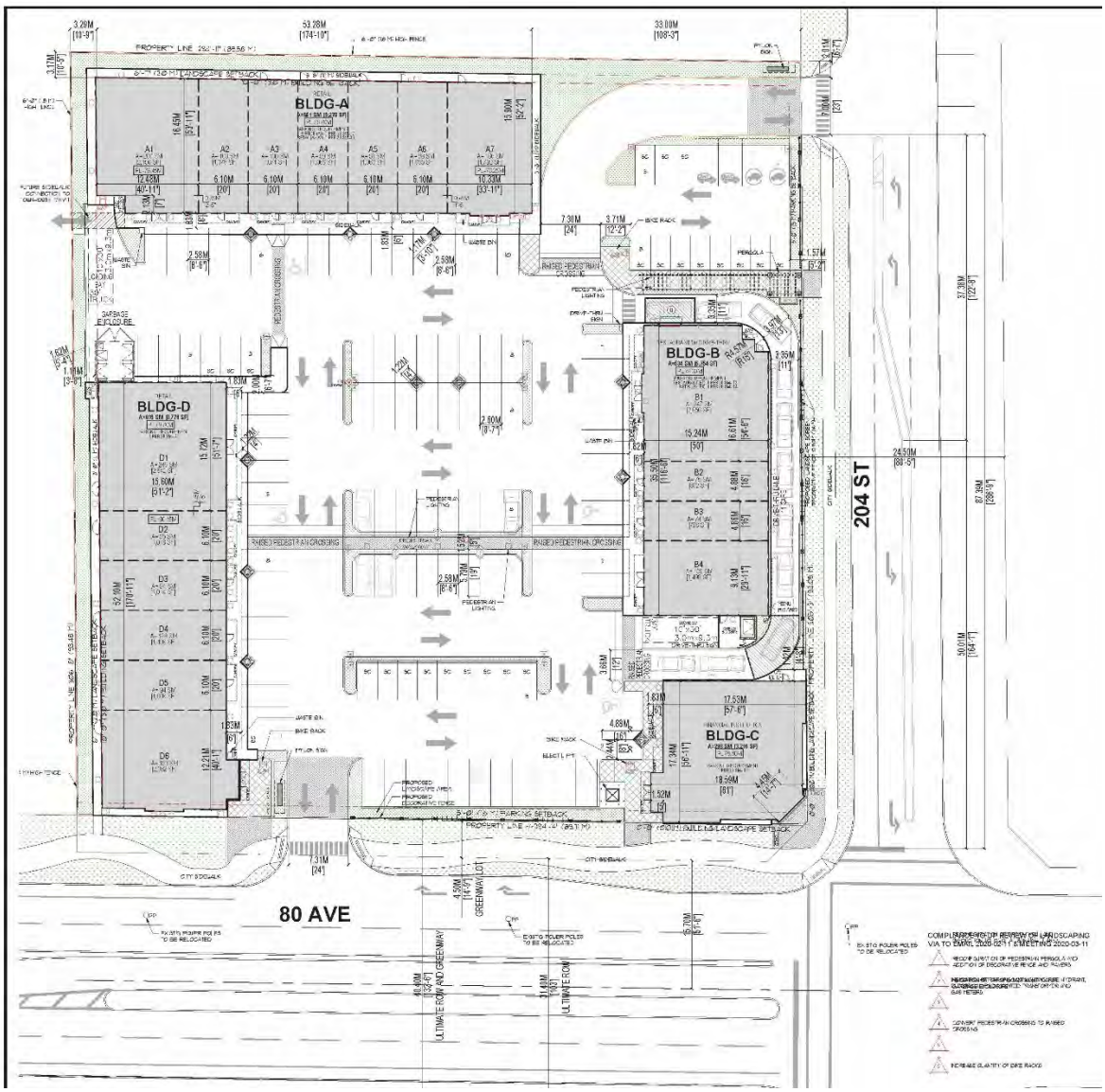


ZONING BYLAW NO. 2500





RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

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

DISCUSSION/ANALYSIS:

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

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

Adjacent Uses:

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

Public Consultation:

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

Zoning Amendment:

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

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Local Commercial Development Permit Area "C" guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101113 is attached to this report (see Attachment A).

The proponent has submitted elevations and a rendering detailing the form, height, exterior finishing, architectural style and massing. The four (4) commercial buildings are proposed to be one (1) storey in height located around the perimeter of the site with a central parking lot area. The buildings are proposed to be between 283 m^2 (3,050 ft^2) and 860 m^2 (9,256 ft^2) in size. In total 2,490 m^2 (26,812 ft^2) of commercial space is proposed.

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

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

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

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

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

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

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

Access and Parking:

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

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

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

Landscaping:

The landscape plan proposes the planting of trees, shrubs and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. The streetscape is proposed to be developed to a commercial standard with a combination of hard-scape features and plantings allowing for separation between the pedestrian and commercial environments. Additionally, a plaza area is proposed at the corner of 204 Street and 80 Avenue incorporating seating, paving and plantings. Fencing and trellis features along 204 Street and 80 Avenue also assist in shielding the drive-through and parking areas from view from the street.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 61 significant trees exist on the subject site with none proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 75 replacement trees are required and 77 replacement trees are proposed. Post development 77 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both

on-site and off-site) for 204 Street and 80 Avenue will be required in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan. The subject site is located in the catchment for the existing stormwater detention pond located at 204 Street and Highway 1. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

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

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

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

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

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

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101113

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

1. NAME: Pollyco Yorkson Centre Inc.

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

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 3, 4 and 6 Section 26 Township 8 New Westminster District Plan 12426

   CIVIC ADDRESS: 20365, 20375 and 20387 – 80 Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”; and
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township
   c. Requiring roof-top mechanical equipment to be screened from view;
   d. All signage being compliance with Schedule “A” and the Township Sign Bylaw.

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

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

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

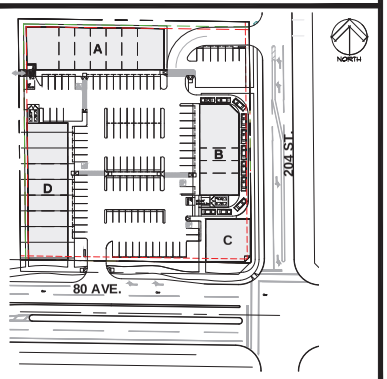
Schedule A	Architectural Drawings
Schedule B	Landscaping Drawings



AERIAL KEY PLAN



SITE KEY PLAN



PROJECT DATA

CIVIC ADDRESS

20365, 20375 & 20387 80 AVE, LANGLEY, BC

LEGAL DESCRIPTION

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

ZONING

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

DEVELOPMENT APPLICATION FOR YORKSON VILLAGE COMMERCIAL DEVELOPMENT

CONTACTS

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

DRAWING LIST

ARCHITECTURAL

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

LANDSCAPE

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

ELECTRICAL

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

CIVIL

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

SURVEY

GEOTECHNICAL

Schedule A

3	20/03/24	3RD RSV-REPLY TO CIL+ENGRSVC (ENG. 25/02/21 & ARC 20/03/21
2	19/11/27	2ND RSV-REPLY TO CIL REQUEST ARC 6/9 CIL & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY CIL
		REPLY TO CIL LETTER 19/07/24
1	19/11/07	CLARIFICATION (BMS REPLACEMENT)
		REPLY TO CIL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

NORTH

This drawing, as an instrument of service, is the property of Ud Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

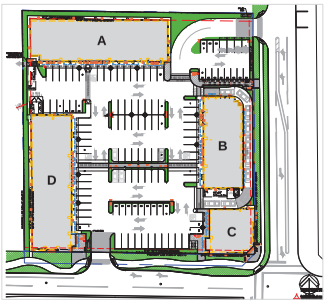
sheet title
COVER SHEET

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

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-000.dwg PRINTED BY WS136 ON March 24, 2020 5:16:34 PM



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



KEY PLAN
SCALE: NTS



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

3	20/03/24	3RD REV-REPLY TO CITY COMMENTS (DWG. 20/03/11 & REC 20/03/19)
2	19/11/27	2ND REV-REPLY TO CITY COMMENTS (REC 19/11/27 & CLOSE 19/11/20)
1A	19/11/13	1ST REVISION-REPLY TO CITY COMMENTS (REC 19/11/13)
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
-	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

sheet title
RENDERINGS
VIEWS ALONG 108 AVE

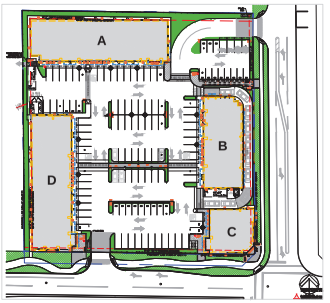
date	2019-01-24
scale	@ 11X17 (SK-1)
drawn	YC/MK
checked	AH/YC

sheet number A-0.3

H:2 - Page 55



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



KEY PLAN
SCALE: NTS



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

3	20/03/24	3RD REV-REPLY TO CSL+ENGINEER (EMAIL 20/02/11 & REC 20/03/19
2	19/11/27	2ND REV-REPLY TO CSL REQUEST
		RPT 0/R TO CSL & CLIENT (19/11/20
1A	19/11/13	1ST REVISION-REPLY CSL
		REPLY TO CSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DRC REPLACEMENT)
		REPLY TO CSL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Ltd Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

project no. 4809

sheet title
RENDERINGS
VIEWS ALONG 204 ST

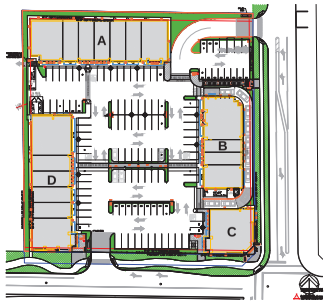
date	2019-01-24
scale	@ 11X17 (SHEET)
drawn	YC/MM
checked	AH/YC

sheet number A-0.4

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-003.dwg PRINTED BY WS136 ON March 24, 2020 5:17:08 PM



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



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD
TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

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

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

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

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



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



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



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

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

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

project no. 4809

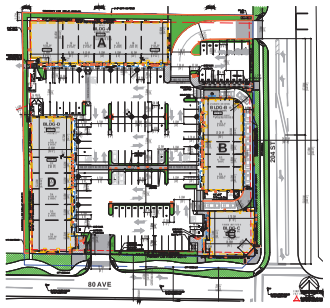
sheet title
RENDERINGS
BLDG-A

date	2019-01-24
scale	@ 11X17 (ON CT)
drawn	YC/MK
checked	AH/YC
sheet number	A-A0.3

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-A003.dwg PRINTED BY WS136 ON March 24, 2020 5:17:25 PM



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



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD TRIM
SHERWIN WILLIAMS SW6117 SMOKEY TOPAZ

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

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

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

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



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



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



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

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

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

project no. 4809

sheet title
RENDERINGS
BLDG-B

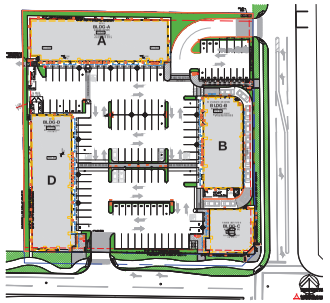
date	2019-01-24
scale	@ 11X17 (ON CD)
drawn	YC/BM
checked	AH/YC

sheet number A-B03.3

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-B003.dwg PRINTED BY WS136 ON March 24, 2020 5:17:37 PM



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



KEY PLAN
SCALE: NTS

NATURAL BRICK
RED

FIBER-CEMENT BOARD TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

FIBER-CEMENT BOARD PANEL COL
SHERWIN WILLIAMS SW 6250 GRANIT

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

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

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



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



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



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

3	20/03/24	3RD REV-REPLY TO CITY COMMENTS (DWG. 20/03/11 & REC 20/03/11)
2	19/11/27	2ND REV-REPLY TO CITY COMMENTS (REC 6/8 TO A CLOSE 19/11/20)
1A	19/11/13	1ST REVISION-REPLY TO CITY COMMENTS LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REVISIONS) REPLY TO CITY COMMENTS LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION
no	yy/mm/dd	description

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

urban design group architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE: (604) 687-2334

project no. 4809

sheet title
RENDERINGS
BLDG-C

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

sheet number A-C03

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

NATURAL BRICK
RED

FIBER-CEMENT BOARD
TRIM
SHERWIN WILLIAMS SW6117
SMOKEY TOPAZ

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

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

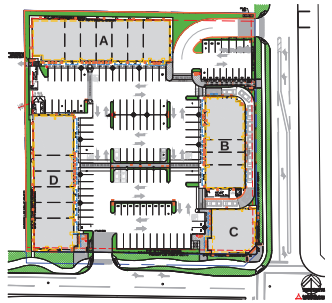
FIBER-CEMENT LAP SIDING
HARDIEPLANK CEDARMILL FINISH,
PAINTED AS SPECIFIED

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 7022 ALPACA

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

FIBER-CEMENT BOARD PANEL COLOUR
SHERWIN WILLIAMS SW 6004 MINK

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



KEY PLAN
SCALE: NTS



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



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



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



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

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

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

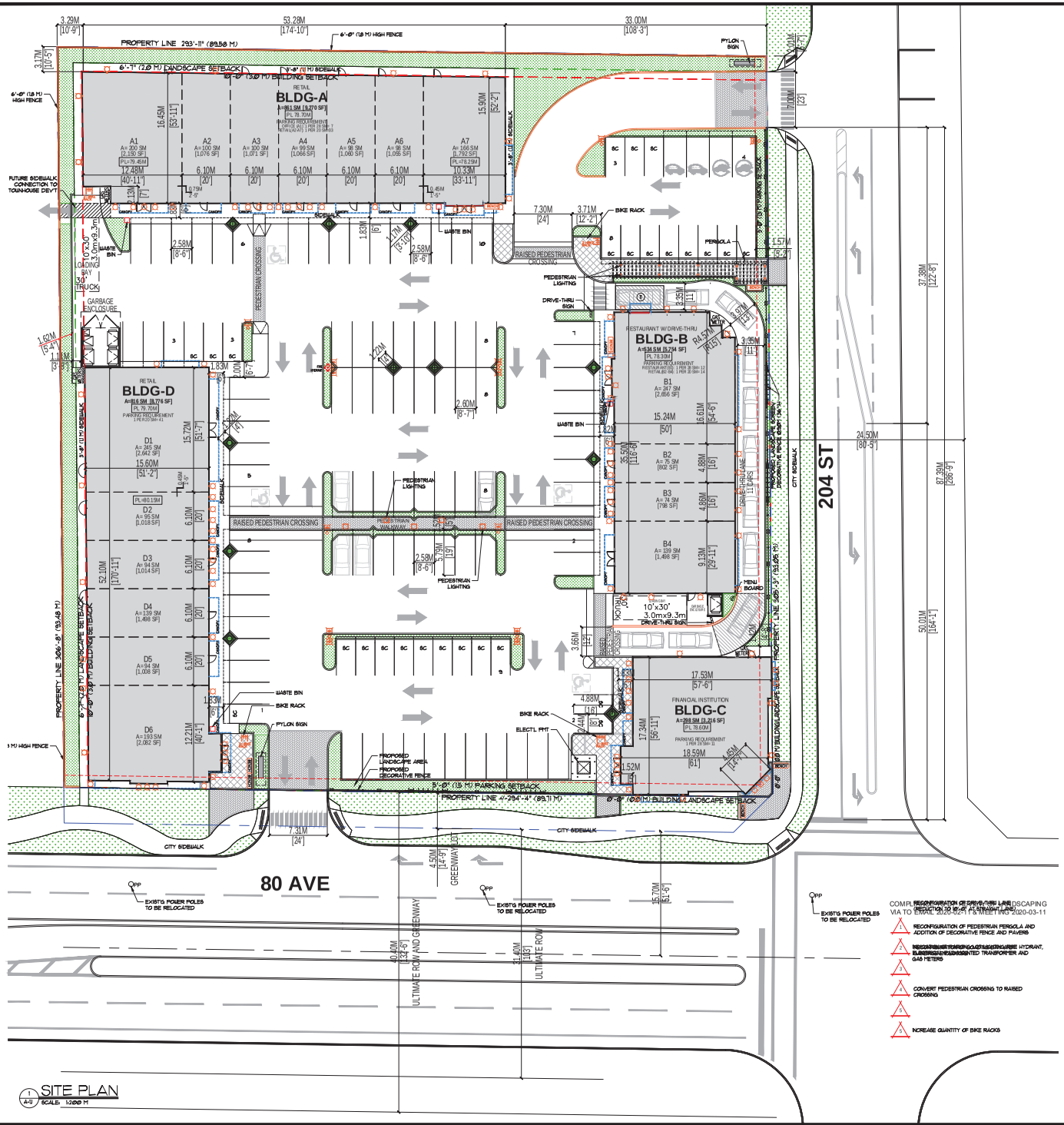
project no. 4809

sheet title
RENDERINGS
BLDG-D

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

sheet number A-D0.3

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-D003.dwg PRINTED BY WS136 ON March 24, 2020 5:18:09 PM



SITE PLAN
SCALE: 1:200 M



KEY PLAN
SCALE: N.T.S.

NORTH

SITE INFORMATION:

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

*BUILDING SETBACK VARIANCE SUBJECT TO CITY APPROVAL

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

GROSS FLOOR AREAS:

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

PARKING REQUIREMENTS:

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

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

BICYLE PARKING PROVIDED: 9 SPACES

PARKING STALL SIZES:

REGULAR CAR STALL

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

GENERAL NOTE:

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

SITE GRADING IS ACCORDING TO ISDC PLAN NO. 2111-036-45-000 REV.2 DATED 2019-05-14 PREPARED BY CIVIL ENGINEER, MCELHANEY CONSULTING SERVICES LTD.

3	20/03/24 RE-ISSUED TO CITY FOR RESUBMISSION
2	19/11/27 RE-ISSUED TO CITY FOR RESUBMISSION
1A	19/11/13 1ST REVISION-REPLY RE.
1	19/11/07 REISSUED TO CITY FOR RESUBMISSION
-	19/05/21 ISSUED FOR DP APPLICATION
no	yy/mm/dd description

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

urban design group architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE: (604) 687-2334

project no. 4809

sheet title
SCHEMATIC SITE PLAN

date 2019-05-28
scale as noted (24 x 36)
drawn EV/MM
checked AH/PC

sheet number A-1.1

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-101.dwg PRINTED BY WS136 ON March 24, 2020 6:24:59 PM



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



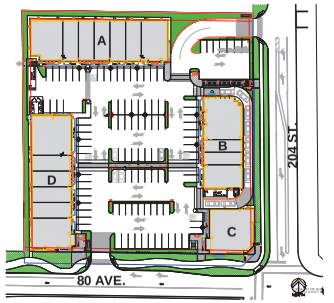
2 / A-3.1 BLDG-B WEST ELEVATION
SCALE: NTS



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



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



KEY PLAN
SCALE: NTS

no	date	revisions
3	20/03/25	3RD REV-REPLY TO TSL-LANDSCAPE DWG. 20/02/11 & 3RD 20/03/11
2	19/11/27	2ND REV-REPLY TO TSL REQUEST
		3RD R/W TO A CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY TO
		REPLY TO TSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (DWG REPLACEMENT)
		REPLY TO TSL LETTER 19/07/24
–	19/05/21	REZONING AND DP APPLICATION

This drawing, as an instrument of service, is the property of Ulrich Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

project no. 4809

sheet title
ELEVATIONS (COLOURED)
STOREFRONTS

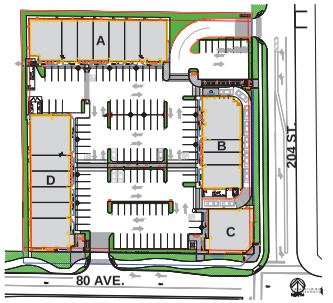
date	2019-04-12
scale	@ 11X17 (3/8"=1')
drawn	YC/MM
checked	AH/YC

sheet number A-3.1G

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-301.dwg PRINTED BY WS136 ON March 24, 2020 5:18:42 PM



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



KEY PLAN
SCALE: NTS



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



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



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



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



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

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

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

project no. 4809

sheet title
ELEVATIONS (ROAD-FACING)

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

sheet number A-426

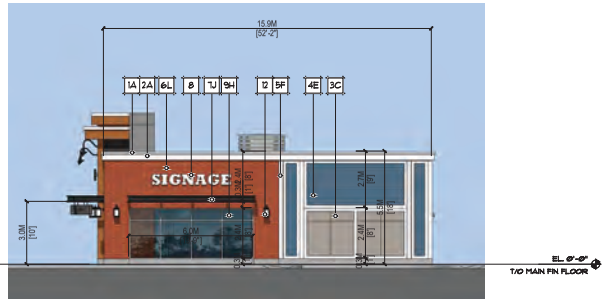
P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-301.dwg PRINTED BY WS136 ON March 24, 2020 5:18:51 PM



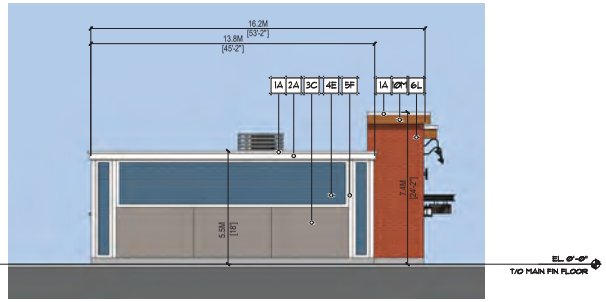
1 A-A31 BLDG-A SOUTH ELEVATION
SCALE: 1:200 M



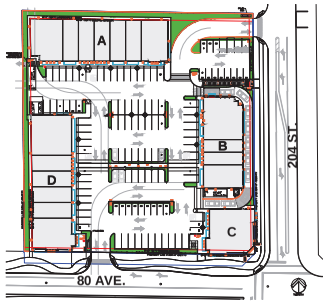
2 A-A31 BLDG-A NORTH ELEVATION
SCALE: 1:200 M



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



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



KEY PLAN
SCALE: NTS

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

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

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 2010 NO. 4927. ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

no	m/m/dd	description
3	20/03/23	3RD RSV-REPLY TO TSL-LANDSCAPE DWG. 20/03/11 & 3RD 2020/03
2	20/11/27	2ND RSV-REPLY TO TSL REQUEST
		RPS 0/R TSL & CLIENT 19/11/20
1A	20/11/13	1ST RESUBM-REPLY TO:
		REPLY TO TSL LETTER 19/07/24
1	19/11/07	CLARIFICATION (2ND RESUBMISSION)
		REPLY TO TSL LETTER 19/07/24
-	19/05/21	RESUBMI AND DP APPLICATION

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E0C5
TELEPHONE 604-6872334

project no. 4809

sheet title
ELEVATIONS
BLDG-A

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

sheet number A-A31C
PI PHASE

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-A301.dwg PRINTED BY WS136 ON March 24, 2020 5:19:08 PM



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



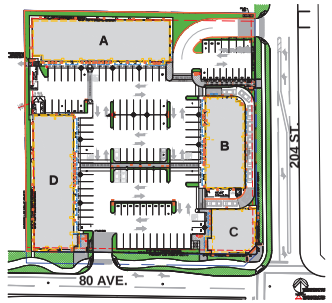
2 A-B3/ BLDG-B EAST ELEVATION (204 ST)
SCALE: 1/100 M



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



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



KEY PLAN
SCALE: NTS

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

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBERIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7001 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6004 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6503 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7018 DTE WHITE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

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

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

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

project no. 4809

sheet title
ELEVATIONS
BLDG-B

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

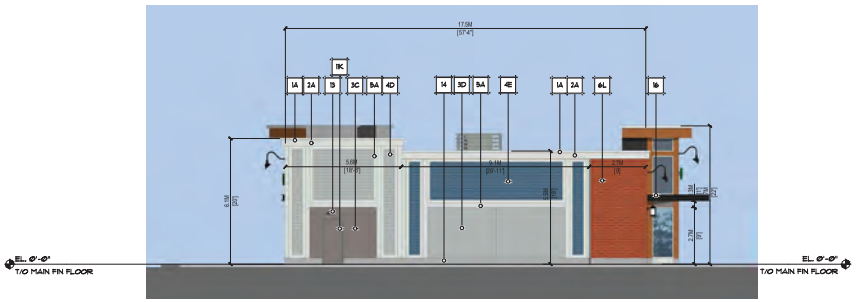
P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-B301.dwg PRINTED BY WS136 ON March 24, 2020 5:19:19 PM



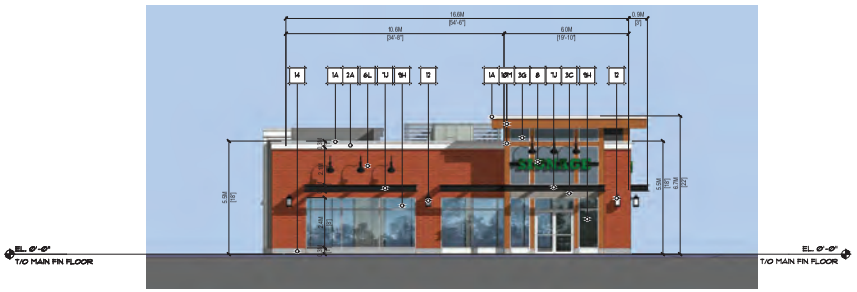
1 A-C3 BLDG-C SOUTH ELEVATION (80 AVE)
SCALE: 1:100 M



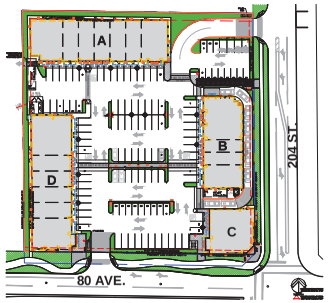
2 A-C3 BLDG-C EAST ELEVATION (204 ST)
SCALE: 1:100 M



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



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



KEY PLAN
SCALE: NTS

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

SCHEDULE OF COLOUR SPECIFICATIONS	
A	WHITE TO MATCH CASCADIA METALS CAMBRIDGE WHITE
B	PAINTED WARM GRAY TO MATCH SHERWIN WILLIAMS SW 7001 ALPACA
C	PAINTED BEIGE GRAY TO MATCH SHERWIN WILLIAMS SW 6004 MINK
D	PAINTED LIGHT GRAY TO MATCH SHERWIN WILLIAMS SW 7072 ONLINE
E	PAINTED GRAYISH BLUE TO MATCH SHERWIN WILLIAMS SW 6503 DENIM
F	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 7069 IRON ORE
G	PAINTED DARK GRAY TO MATCH SHERWIN WILLIAMS SW 6258 GRANITE PEAK
H	CLEAR GLASS IN CLEAR ANODIZED ALUM. FRAME
J	CLEAR GLASS IN STEEL FRAME PAINTED BLACK TO MATCH CASCADIA METALS BLACK
K	TO MATCH ADJACENT SIDING COLOUR
L	RED TO MATCH HEBRON RED BRICK
M	CLEAR WOOD-STAIN FINISH, CEDAR

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 2012 NO. 4927. ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

no	m/mm/dd	description
3	20/03/24	3RD RSV-REPLY TO TOL-UNDERGROUND, ELEC. SERVICE, & MISC. REVISIONS
2	19/11/27	2ND RSV-REPLY TO TOL REQUEST
1A	19/11/13	1ST REVISION-REPLY TOL
1	19/11/07	REPLY TO TOL LETTER 19/07/24
-	19/05/21	CLARIFICATION (2ND SUBMISSION)
-	19/05/21	REPLY TO TOL LETTER 19/07/24
-	19/05/21	REZONING AND DP APPLICATION

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

urban design group architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E 0C5
TELEPHONE: 604-6872334

project no. 4809

sheet title
ELEVATIONS
BLDG-C

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

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



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

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

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



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

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

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



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

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

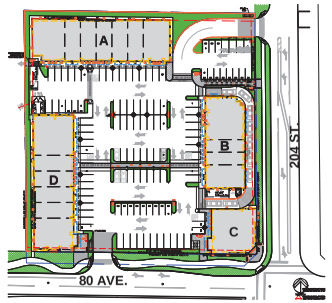
3 A-D3.1 BLDG-D NORTH ELEVATION
SCALE: 1:100 M



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

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

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



KEY PLAN
SCALE: NTS

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

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

NOTE:
THE SIGNS SHOWN IN THESE DRAWINGS ARE BASED ON THE TOWNSHIP OF LANGLEY SIGN BYLAW 2012 NO. 4927. ALL FASCIA SIGNS TO BE ERECTED BY THE TENANT SHALL COMPLY WITH THE CURRENT SIGN BYLAW OF THE TOWNSHIP OF LANGLEY.

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

revisions

NORTH

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

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

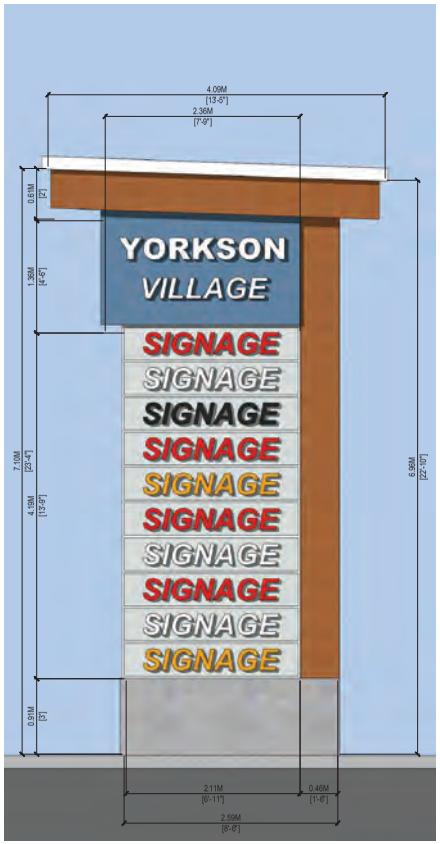
project no. 4809

sheet title
ELEVATIONS
BLDG-D

date	2019-04-12
scale	@ 11X17 (24 X 36)
drawn	YC/MM
checked	AH/YC

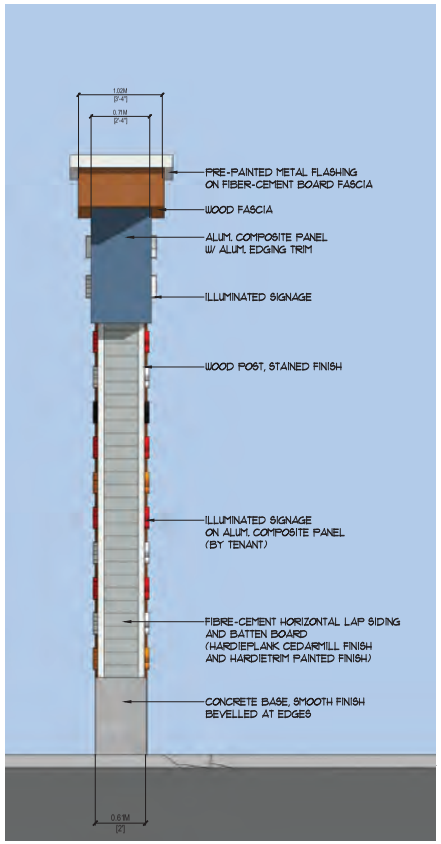
sheet number A-D3.1

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-D301.dwg PRINTED BY WS136 ON March 24, 2020 5:19:40 PM



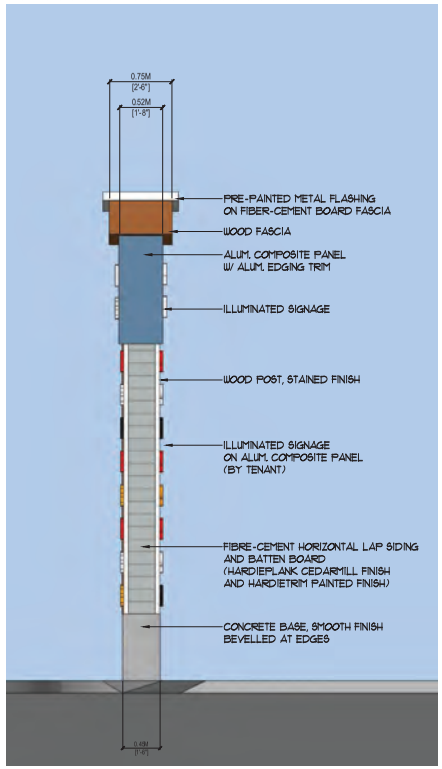
TYP. DET. OF FREE-STANDING (PYLON) SIGN AT 80 AVE - FRONT ELEVATION

1A / A-1.1 SCALE: 1/2" = 1'-0"



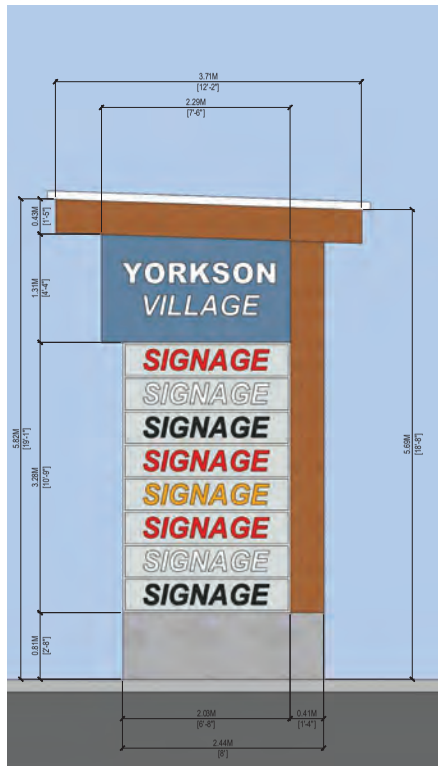
TYP. DET. OF FREE-STANDING (PYLON) SIGN AT 80 AVE - SIDE ELEVATION

1B / A-1.1 SCALE: 1/2" = 1'-0"



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

2A / A-1.1 SCALE: 1/2" = 1'-0"



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

2B / A-1.1 SCALE: 1/2" = 1'-0"

3	20/03/24	3RD REV-REPLY TO RE-ADDENDUM (BMS, 20/03/11 & 3RD 20/03/19)
2	19/11/27	2ND REV-REPLY TO RE. ADDED/ 2ND D/P RE. A CLOSE 19/11/13
14	19/11/13	1ST REVISION-REPLY RE. REPLY TO RE. LETTER 19/10/29
1	19/11/07	CLARIFICATION (DRG REFURBISHED) REPLY TO RE. LETTER 19/10/29
–	19/05/21	ISSUED AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Ud Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

architects ltd.

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

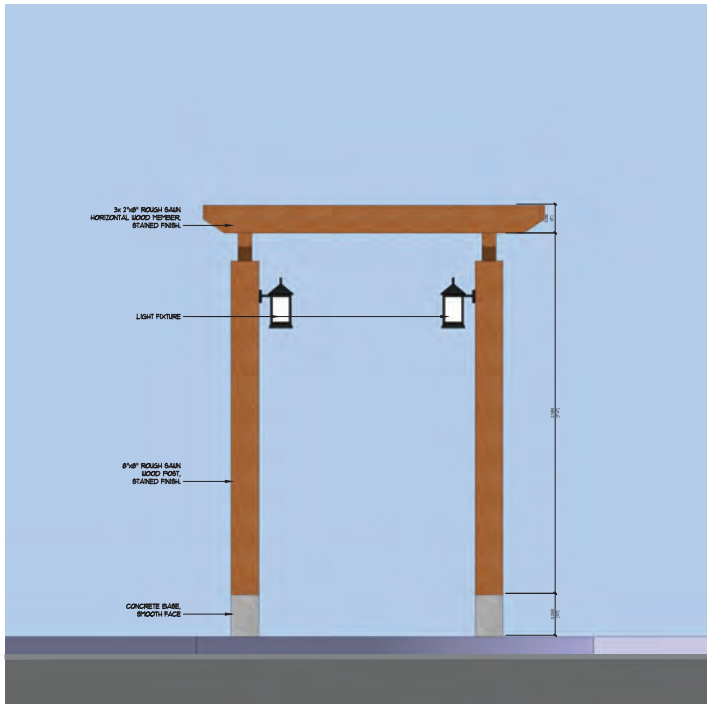
project no. 4809

sheet title
DETAIL OF CANOPY AND FREE-STANDING SIGN

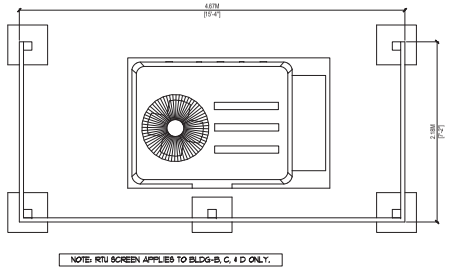
date	2019-02-21
scale	AS NOTED
drawn	YG/AY/MM
checked	AY/PC

sheet number A-7.1

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

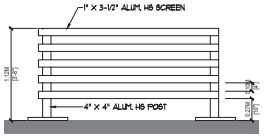


1 / A-7.2 TYP. SECTION AT PEDESTRIAN WALKWAY
SCALE: 1" = 1'-0"

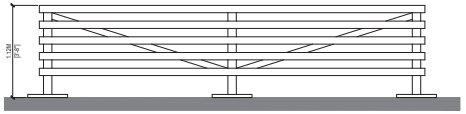


NOTE: RTU SCREEN APPLIES TO BLDG-B, C, & D ONLY.

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



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



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

3	20/03/24	3RD REV-REPLY TO RZ-ADDENDUM
		(BMK, 20/03/11 & 3RD 20/03/19)
2	19/11/27	2ND REV-REPLY TO RZ REVISIT
		2ND D/P TO A CLIENT 19/11/20
1A	19/11/13	1ST REVISION-REPLY TO
		REPLY TO RZ LETTER 19/11/13
1	19/11/07	CLARIFICATION (BMK REPLACEMENT)
		REPLY TO RZ LETTER 19/11/07
-	19/05/21	REVISIONS AND DP APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

architects ltd.
420 - 345 YELLOW ST
VANCOUVER, BC V6B 0C5
TELEPHONE 604-687-2334

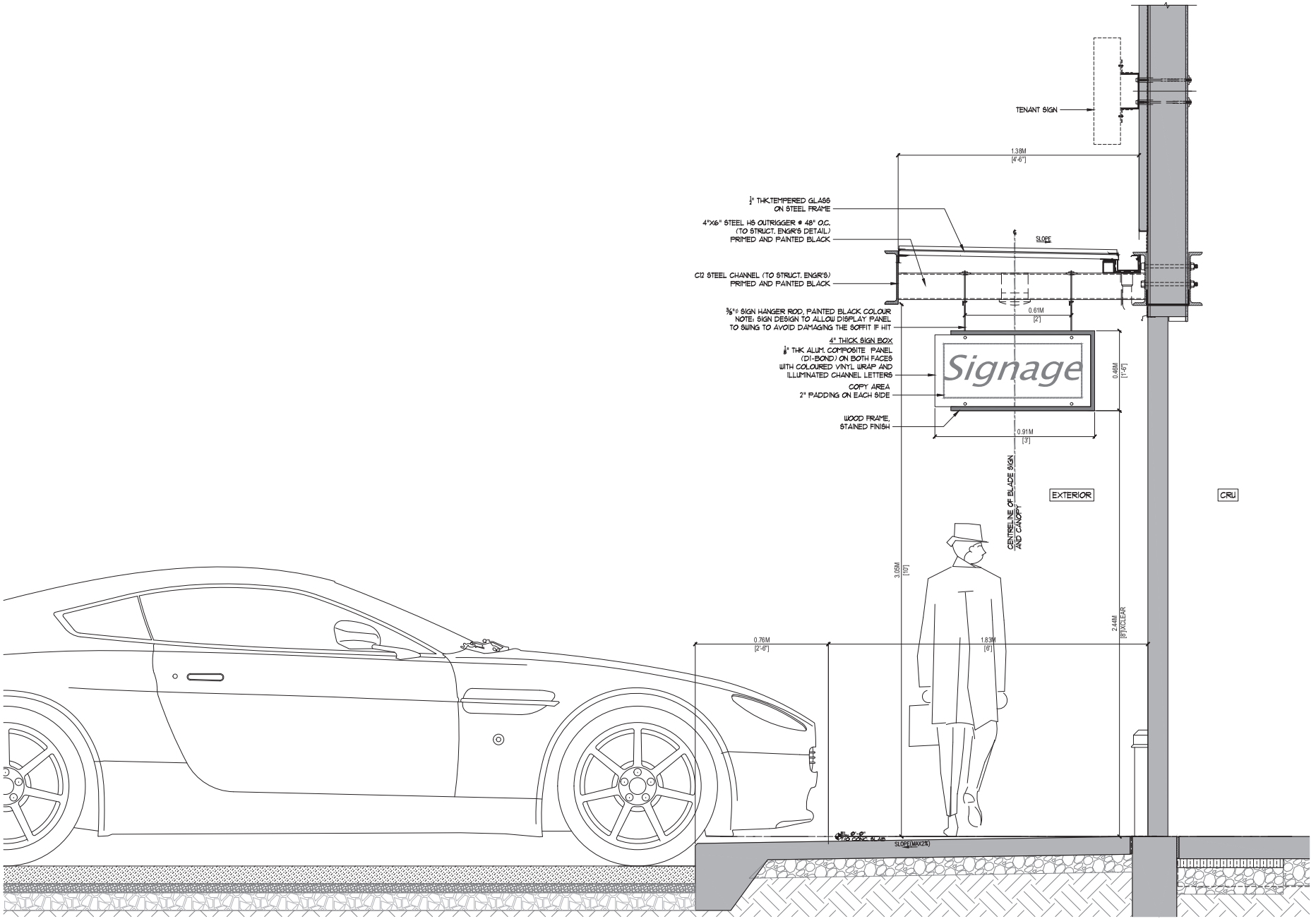
project no. 4809

sheet title
PERGOLA DETAIL
ROOF TOP MECHANICAL SCREEN

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

sheet number A-7.2

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



TYP. SECTION AT SIDEWALK - CANOPY AND BLADE SIGN

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

3	20/03/24	3RD REV-REPLY TO RZ-ADDENDUM
		(DWG. 20/03/11 & REV. 20/03/11)
2	20/11/27	2ND REV-REPLY TO RZ REVIEW
		AND D/P RZ & CSRF 19/11/13
1A	19/11/13	1ST REVISION-REPLY RZ
		REPLY TO RZ LETTER 19/07/29
1	19/11/07	CLARIFICATION (NO REVISIONS)
		REPLY TO RZ LETTER 19/05/29
–	19/05/21	ISSUED AND FOR APPLICATION
no	yy/mm/dd	description

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

YORKSON VILLAGE COMM'L DEV'T

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

For POLLYCO YORKSON VILLAGE INC.

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

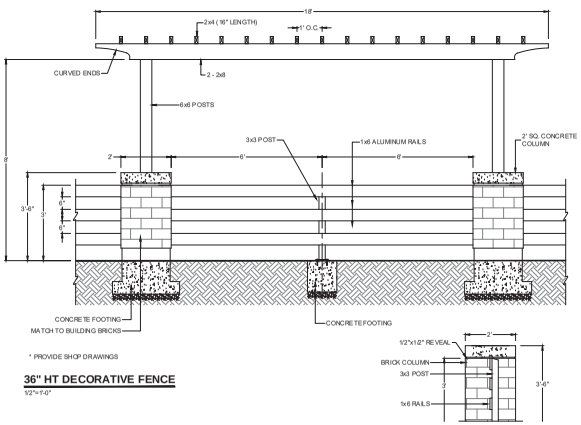
project no. 4809

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

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

sheet number A-7.3

P:\4809\2) Design Development\2020-03-24_Rezoning.DP Application Resubmission_r3\4809A-701.dwg PRINTED BY WS136 ON March 24, 2020 5:19:57 PM



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



WISHBONE SITE FURNISHINGS CLASSIC PARK BENCH



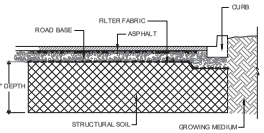
WISHBONE SITE FURNISHINGS BAYVIEW 2 SPACE



MAGLIN SITE FURNITURE 200 RECYCLE RECEPTACLE

SITE FURNISHINGS ONSITE

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



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

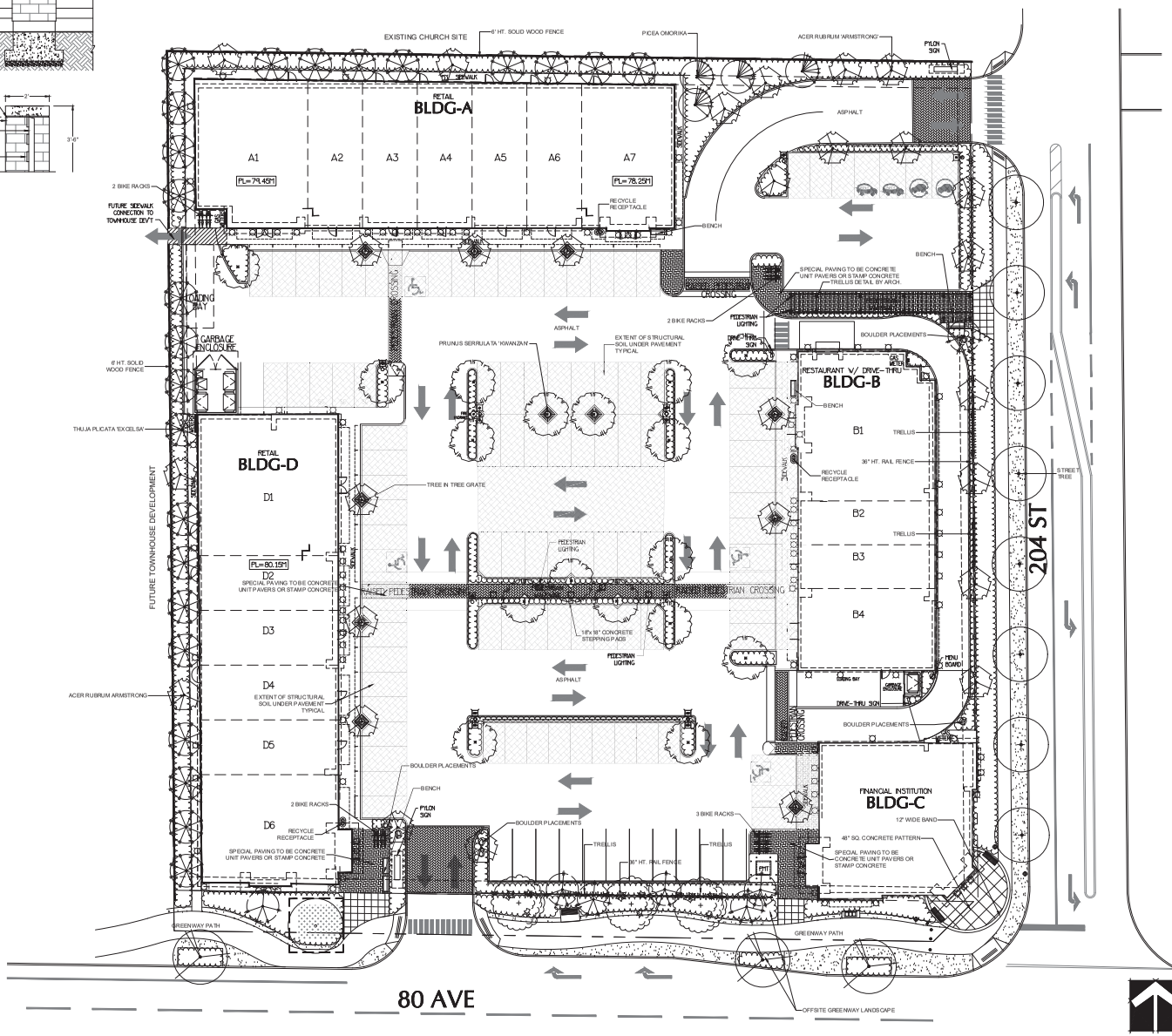
SECTION THROUGH STRUCTURAL SOIL (PARKING ISLAND)
NTS

PLANT SCHEDULE ONSITE — PMG PROJECT NUMBER: 18-170

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

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

STRUCTURAL SOIL UNDER PAVEMENT



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	20.APR.14	PLANTLIST, PAVING FINISH, TCL RESUB	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	GD
4	31.OCT.11	UPDATED OFFSITE PLANS	MK
3	31.OCT.09	NEW SITE PLAN, MUN. COMMENTS	MK
2	13.MAY.09	REVISE TO METRIC	GD
1	15.APR.17	UPDATE PLANTING, DETAIL	MK

CLIENT:
POLLYCO GROUP OF COMPANIES

PROJECT:
YORKSON COMMERCIAL DEVELOPMENT
204TH STREET & 80TH AVENUE LANGLEY

DRAWING TITLE:
LANDSCAPE Schedule B

DATE: DEC.07 — DRAWING NUMBER: **H.2**
SCALE: 1/16" = 1'-0"
DRAWN: — **L1**
DESIGN: GD
CHKD: — OF 5
PMG PROJECT NUMBER: **18-170**

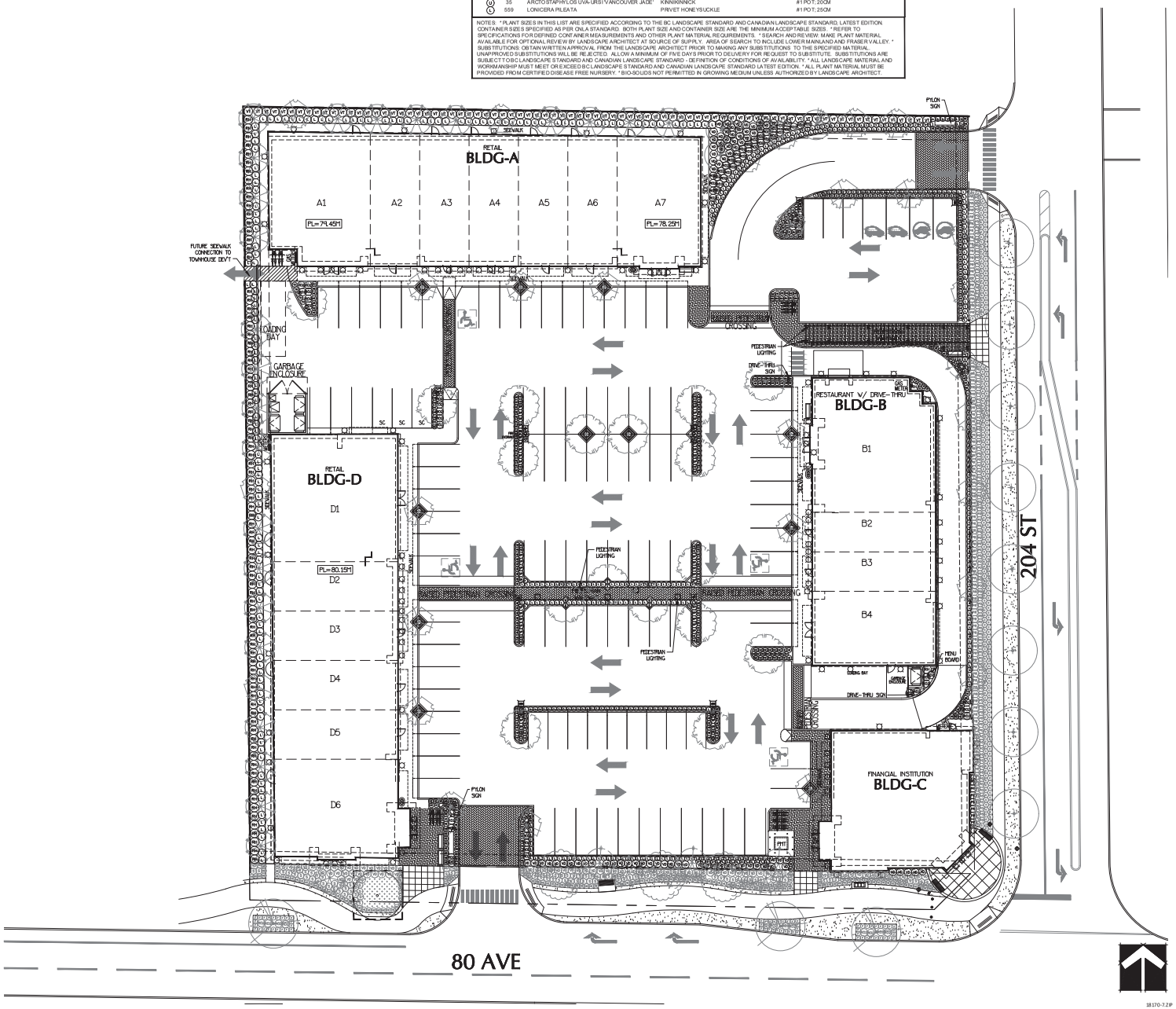
18170-7.ZIP

PLANT SCHEDULE ONSITE

PMG PROJECT NUMBER: 18-170

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

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



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	20.APR.14	PLANTLIST, PAVING FINISH, TOL RES/B	
5	20.MAR.23	REVISED PLAN/ TOL COMMENTS	DO
4	31.OCT.11	UPDATED OFFSITE PLANS	MM
3	31.OCT.09	REVISED PLAN/MUN. COMMENTS	MM
2	19.MAY.07	REVISE TO METRIC	DO
1	19.APR.17	UPDATE PLANTING, DETAIL	MM

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE LANGLEY, BC

DRAWING TITLE:

LANDSCAPE

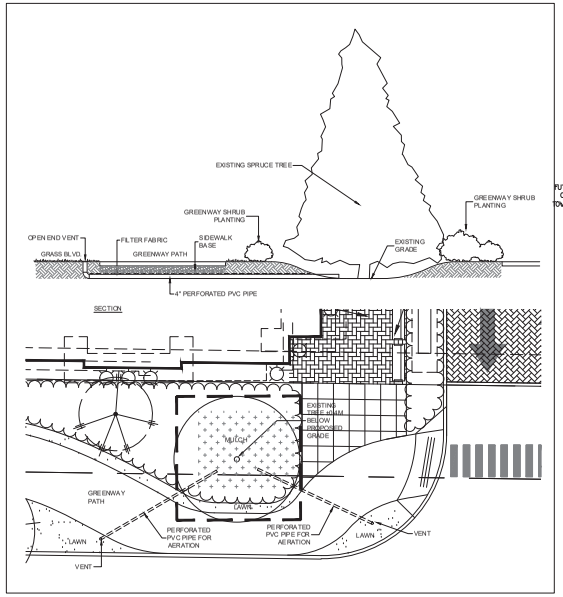
H.2 DRAWING NUMBER:

DATE:	18.DEC.07
SCALE:	1/16"=1'-0"
DRAWN:	DO
DESIGN:	DO
CHKD:	MCY

L2 OF 5

18170-7.ZIP

PMG PROJECT NUMBER: **18-170**



EXISTING TREE AERATION DETAIL

PLANT SCHEDULE OFFSITE

PMG PROJECT NUMBER: 18-170

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
ACE GRI	3	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
ACE PLA	3	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	6CM CAL; 2M STD; B&B
ACE SAC	8	ACER SACCHARINUM	SILVER MAPLE	6CM CAL; 2M STD; B&B
CHA NOO	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3M HT; B&B
SHRUB				
POT FRU	104	POTENTILLA FRUTICOSA 'RED ACE'	SHRUBBY CINQUEFOIL; RED	#2 POT; 30CM
PRU LAU	79	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
ROS MEI	12	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
SPI JAP	90	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
VIB DAV	88	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
CAR ICE	250	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
FES CIN	66	FESTUCA CINEREA	BLUE FESCUE	#1 POT
PERENNIAL				
HEM FRA	169	HEMEROCALLIS 'FRANS HALS'	DAYLILY, YELLOW & RED	#1 POT; 1-2 FAN

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

NOTES:

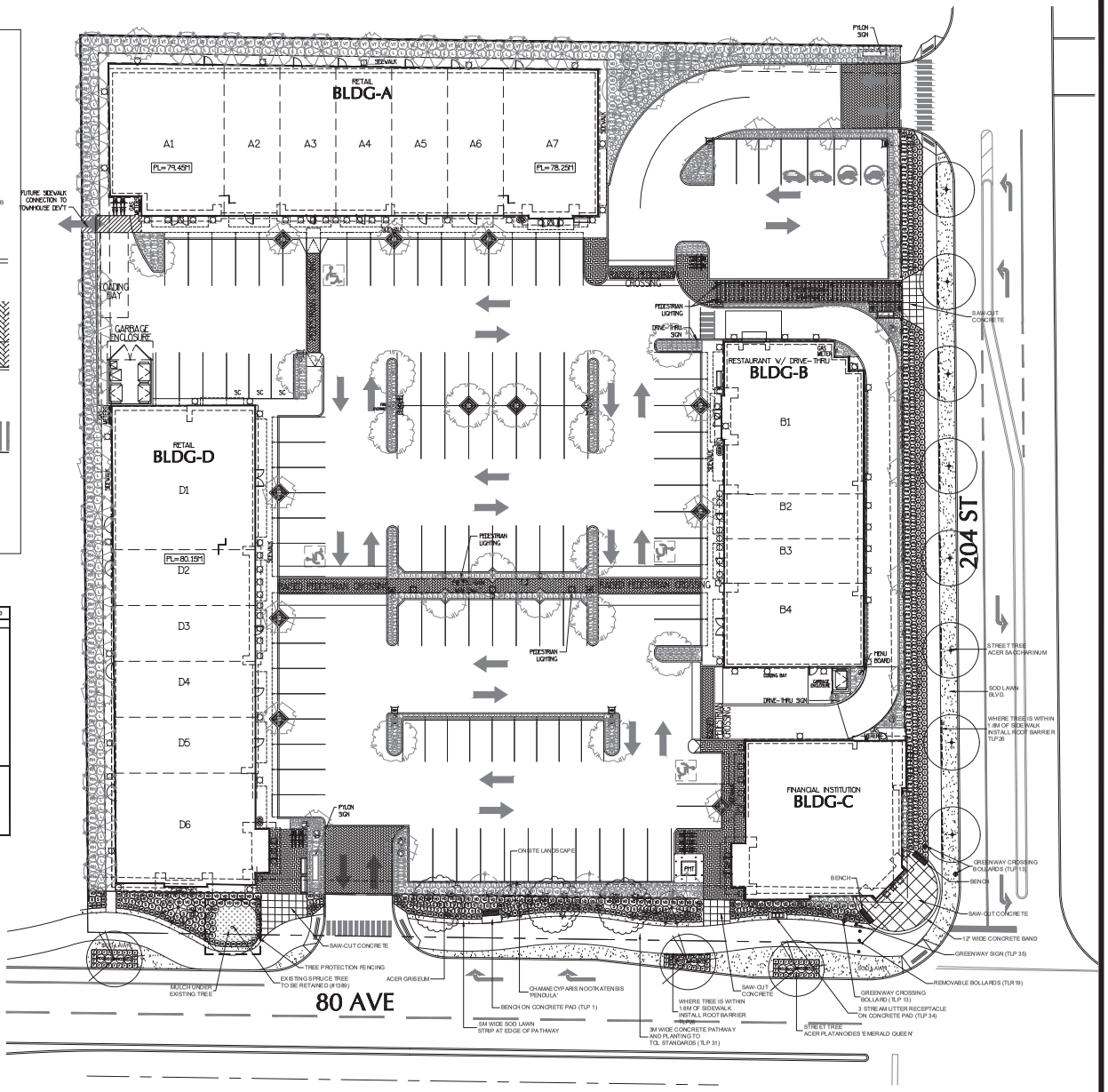
A. LANDSCAPE DRAWING AND CIVIL DRAWINGS SHALL BE COORDINATED

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

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

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

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



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	20.APR.14	PLANTLIST, PAVING FINISH, TCL RESUB	
5	20.MAR.23	NEW SITE PLAN/ TCL COMMENTS	DD
4	31.OCT.11	UPDATED OFFSITE PLANS	MM
3	30.OCT.09	NEW SITE PLAN, MUA, COMMENTS	MM
2	13.MAY.09	REVISE TO METRIC	DD
1	19.APR.17	UPDATE PLANTING, DETAIL	MM

CLIENT:

POLLYCO GROUP OF COMPANIES

PROJECT:

YORKSON COMMERCIAL DEVELOPMENT

204TH STREET & 80TH AVENUE
LANGLEY, BC

DRAWING TITLE:

OFFSITE LANDSCAPE PLAN

DRAWING NUMBER: **L3**

DATE:	18.DEC.07	
SCALE:	1/16"=1'-0"	
DRAWN:	DD	
DESIGN:	DD	
CHKD:	MCY	

OF 5

PMG PROJECT NUMBER: **18-170**

18170-7.ZIP

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

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

4825
30/05/11

4.1.2.5 APARTMENTS

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

Architectural Details

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

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

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

4475
06/02/06

4825
30/05/11

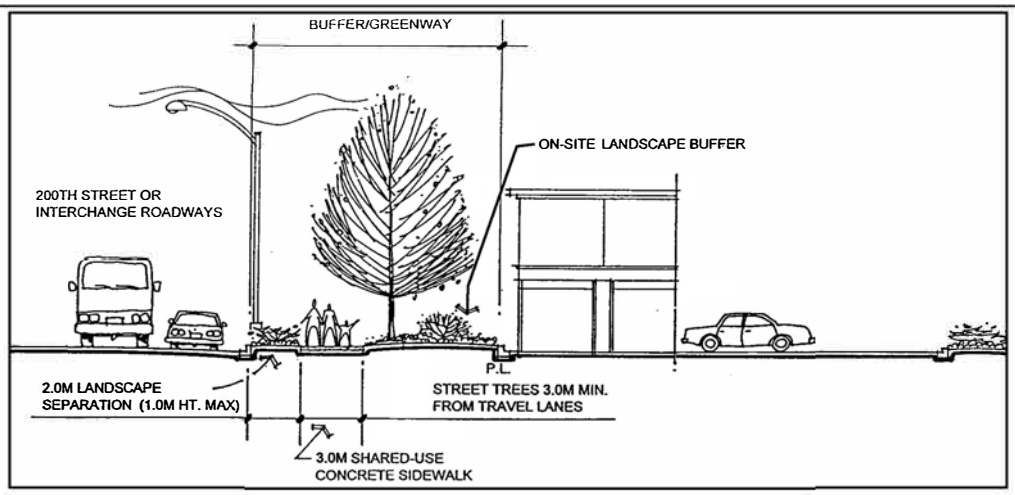
The objective of this development permit area designation is to encourage development of attractive and safe commercial areas and reduce conflict with adjacent land uses.

Development permit guidelines are as follows:

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

4475
06/02/06

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



Typical Cross-section for the Landscaping Area along 200 Street

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

Signage

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

Parking and Pedestrian Circulation

5101
28/09/15

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

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

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

Attention: Mr. Colin Moore, Development Planner

Summary Report - Public Information Meeting

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

INTRODUCTION

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

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

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

NOTIFICATION

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

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

PUBLIC INFORMATION MEETING ORGANIZATION

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

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

INFORMATION MEETING LOGISTICS

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

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

PUBLIC INFORMATION MEETING RESULTS

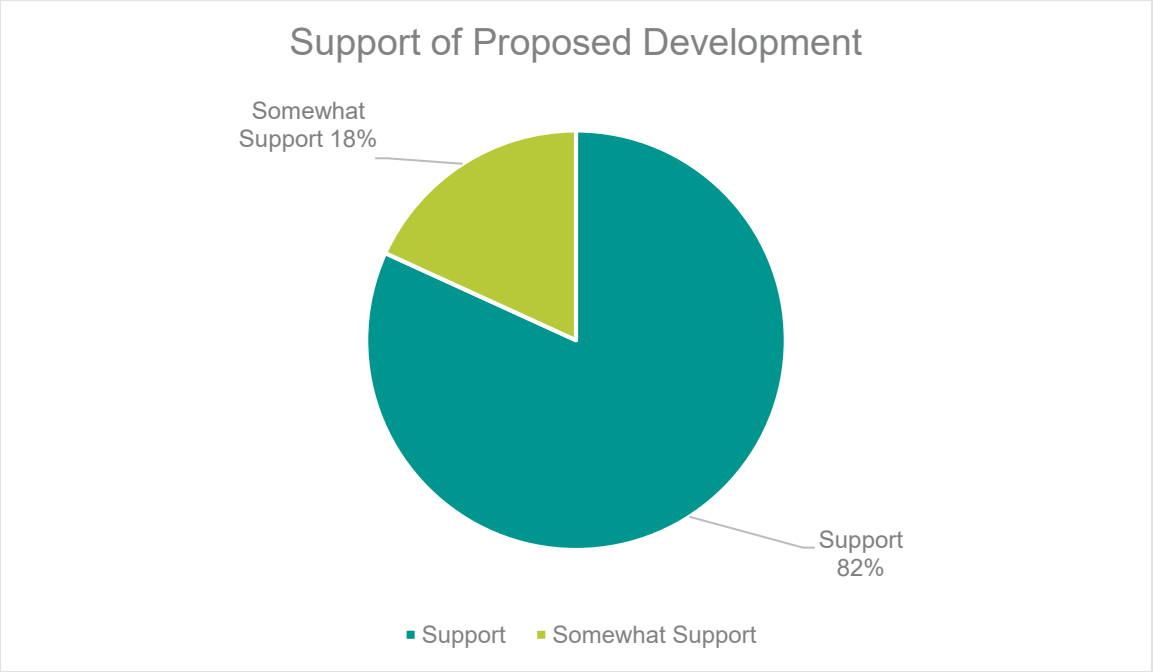
- Attendees: 14 *(Attachment 1)*
- Respondents to questionnaire: 11 *(Attachment 2)*
- The provided questionnaire included one (1) question and space for additional comments
- The question provided five (5) multiple choice options:
  - Support / Somewhat Support / Neutral / Somewhat Oppose / Oppose

Question 1

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

Results

- Support: 9
- Somewhat Support: 2



COMMENTS SECTION

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

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

CONCLUSION

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

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

Yours truly,

McElhanney Ltd.

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

Attachments:

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

Attachment 1
Sign-In Sheet

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

McElhanney

SIGN-IN SHEET

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

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

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

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

McElhanney

SIGN-IN SHEET

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

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

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

Attachment 2
Completed Questionnaires

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

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

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

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

Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose
○				

Please use the below space for any additional comments:

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

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address FOIPPA s.22(1) Langley

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

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

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

Please use the below space for any additional comments:

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

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address

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

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

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

Please use the below space for any additional comments:

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

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address

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

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

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

Please use the below space for any additional comments:

Very nice Architecture
Great 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 kyamashita@mcelhanney.com prior to December 17, 2019.

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name _____

Residential Address _____

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

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

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

Please use the below space for any additional comments:

need Traffic lights before began.

FOIPPA s.22(1)

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address

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

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

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

hope

Please use the below space for any additional comments:

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

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address Langley

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

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

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

Please use the below space for any additional comments:

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

Thank You.

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address [redacted] Langley

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

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

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

Please use the below space for any additional comments:

Well needed, design should work well.

Current demand for space is unfulfilled.

Should be very successful.

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address

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

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

(A) Support | B | C | D | E

Somewhat Support | Neutral | Somewhat Oppose | Oppose

Please use the below space for any additional comments:

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

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address FOIPPA s.22(1)

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

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

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

Please use the below space for any additional comments:

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

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

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

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

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

McElhanney

Questionnaire I Comment Sheet

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

Name FOIPPA s.22(1)

Residential Address Langley

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

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

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

Please use the below space for any additional comments:

I only have concern for the amount of parking space.

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

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

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

URBAN DESIGN GROUP ARCHITECTS LTD. #420 – 745 THURLOW STREET, VANCOUVER, BC V6E 0C5 (604) 687-2334

ATTACHMENT C

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Vice President
Crosbby Chiu, MRAIC, SBA, Senior Associate
Martin Grube, Associate

Rick Jones, Founding Principal
Aaron Vornbrock, Principal
Eric Ching, CSBA, Principal
Bojan Ilic, Associate
Sarah Chappell, Associate

June 12, 2020

Township of Langley
20338 – 68 Avenue
Langley, BC V2Y 3J1

Attention: Colin Moore, Development Planner

RE: Yorkson Neighbourhood Commercial Centre: Application No. 100579 DP No. 101113
(Pollyco Yorkson Village Inc. / 20365, 20375 and 20387 – 80 Avenue)
80 Avenue & 204 Street, Township of Langley Our Project No. 4809

Dear Colin,

We refer to your letter dated May 15, 2020.

Further to our meeting of June 1, 2020 with Ramin Seifi and Stephen Richardson, and our client Hugh Carter at the Township of Langley, we are proposing revisions to our DP drawings as discussed, in response to Council's comments of May 11 and May 25, 2020. We would appreciate staff's earliest review of this proposal in the interests of moving our application forward again for First & Second Reading.

As you are aware, Yorkson Village is a Rezoning and Development Permit application under the Community Commercial C2 Zone with a permitted use including "Group Children's Day Care" facilities. The initial development permit submission consists of 4 single-storey buildings with a total building area of 2,490 m2 (26,812 ft2). The current proposed development consists of 4 buildings with a total building area of 3,070 m2 (33,060 ft2). All will be single-storey except Building A which is now proposed to be two-storey.

Site Context

Located at the north-west corner of 204 Street and 80 Avenue, the subject site is surrounded by lower density townhomes (existing, under application or planned) and the Mormon Church with green open space as shown on the attached. Densities in Yorkson intentionally transition from higher to lower densities away from the Willoughby Town Centre core at 80 Ave. and 208th Street.

The site is in the Yorkson Neighborhood Plan Area and is just 2 blocks west of the Willoughby Town Centre. From an urban planning and architectural perspective, the scale, form and character of the proposed development is that of a walkable "urban retail village". As such, it fits contextually with the surrounding land uses and is consistent with the "Neighbourhood Commercial" designation in both the Willoughby Community Plan and the Yorkson Neighbourhood Plan. The proposed addition of a children's day care on the second storey of Building A aims to support the needs of the upcoming households while remaining consistent with the overall design intent and the neighbourhood plan.

Proposed Buildings

There are four buildings planned for the Yorkson Village development. Building A is a two-storey building. On its main storey will be a dental office and multiple retail uses. On the second storey will be a group children's day care facility with an outdoor play area on the roof (similar to the successful Tiny Hoppers in the Willoughby Town Centre shown below).



Buildings B and D are single-storey buildings and are intended to be multi-tenanted with retail and restaurant uses. There is a proposed drive-thru facility for the restaurant at Building B. A historical mural plus enhanced landscaping and a fence alongside the drive-thru lane facing 204 Street will provide screening for the drive-thru lane. Building C is a signature single-storey building that is intended to be a single retail or financial institution use. It features a prominent historical mural being on the corner of 80 Ave and 204 St.

Planning layout for the development is based on the neighborhood context. All four buildings are planned at the periphery of the site with a strong street presence. A pool of surface parking is at the centre of the development which will be convenient for patrons. Car-sharing stalls and bicycle racks are strategically provided on site.

Site access will be via 204 Street and 80 Avenue. Vehicular access at 204 Street will have a full turning movement while access at 80 Avenue will have a right-in and out movement only.

Each building has a generous concrete sidewalk at its storefronts. There are weather protection canopies over the sidewalk and they are predominantly continuous. The buildings are connected by a continuous network of delineated pedestrian walkway, which is in turn connected to the city sidewalk at 80 Avenue as well as 204 Street that is further enhanced by a pergola design. Future walkway access to the neighbouring site on the west side is also planned for connectivity of the upcoming residential townhomes development.

Building form and character is intended to be in keeping with the context of the neighborhood, while ensuring the design supports the intended function of the development. Simple, clean lines characterize the heritage-inspired design with a linear parapet cap and pilasters that anchor the building to the ground.

Roof overhang and contemporary cornice gestures are applied to the parapet lines to create visual interest and distinct shadow lines.

Different material finishes subdivide the façade and accentuate façade edges. There is provision for metal framed glazed canopies at each building to shelter patrons from weather elements. The primary exterior finish material is fiber cement panel siding in neutral color. Brick in accent color is applied at key façade portions to provide contrast.

Murals by local artists with a heritage commemoration theme on the façade of Buildings B and C facing 204 Street and the corner intersection of 80 Avenue will engage the public and animate the streetscape. Signage guidelines will be provided to ensure consistency and quality of the proposed individually lit letters type of fascia signs and blade signs along the storefront promenade.

Conclusion

We believe the current proposal creates a walkable "urban retail village" that aligns and enhances the "Neighbourhood Commercial" land use designation. We would hope that the proposed addition of a Group Children's Day Care on the second storey of Building A demonstrates our willingness to work with the Township Council while continuing to respect the scale, form and character intent of the Yorkson Neighbourhood Plan in the context of the surrounding townhouse developments.

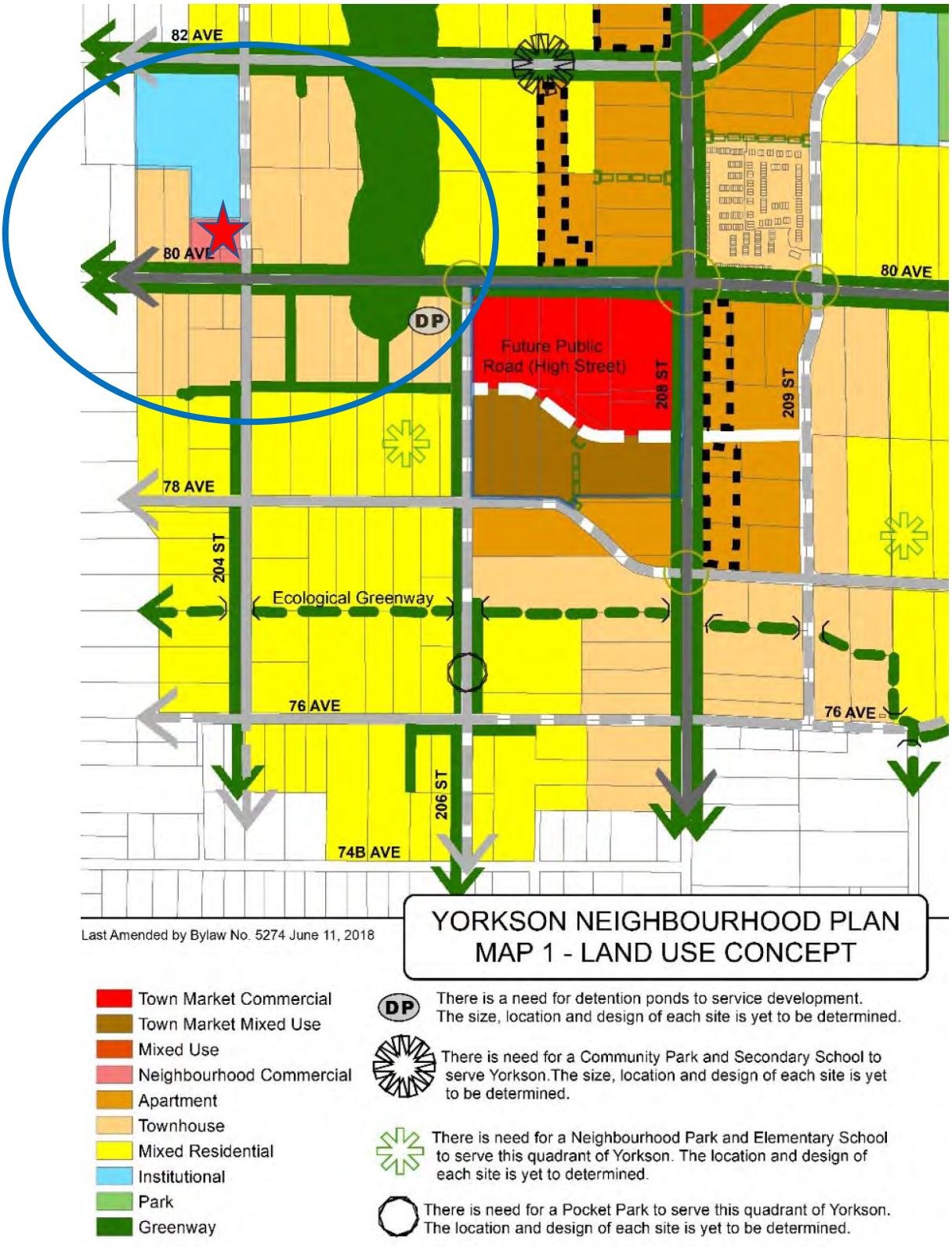
Yours Truly,

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
URBAN DESIGN GROUP ARCHITECTS LTD.

Encl. Revised Architectural DP Submission Drawings (revision for June 8th, 2020)

Cc: Pollyco Yorkson Village Inc. – Connie Chow (President), Hugh Carter (General Manager), Fiona Tao

Yorkson Neighbourhood Plan and Adjacent Townhome Designated Properties Mormon Church to North



Context Plan from TOL Development Activity Map
showing Existing and Proposed/Future Neighbourhood Commercial Site and Adjacent Townhomes
consistent with the Yorkson Neighbourhood Plan)



1. Subject Site and adjacent Polygon Townhomes



And Royale Properties Townhomes further east on 80th Avenue



2. Streetside (Qualico) Townhomes (Under Application) to Immediate South



EMORY TOWNHOMES

Address:	20340, 20360, 20388 80 Ave, 7849 204 St, Langley BC
Project Description:	136 Unit – 3 Storey Townhome Project
Community Plan / NCP:	Willoughby Community Plan – Yorkson Neighbourhood Plan
Project Number:	08-23-0179
Original Submittal Date:	May 2018
Re-Submittal Date:	March 29, 2019

Traffic Engineering Specialists

84a Moody Street
Port Moody, British Columbia
Canada V3H 2P5
604.936.6190
604.936.6175
www.cts-bc.com

TECHNICAL MEMORANDUM

TO: **Fiona Tao, Development Manager,** Pollyco Group of Companies
FROM: **Dominique Bram Guevarra, P.Eng.**, Creative Transportation Solutions Ltd. (CTS)
DATE: 02 July 2020
RE: Yorkson Village Mixed Use Development Parking Assessment
CTS FILE NO: 5631-02

Creative Transportation Solutions Ltd. (CTS) is pleased to submit this technical memorandum summarizing our assessment of the parking variance for the proposed mixed use development at 20365, 20375, & 20387 80 Avenue in the Township of Langley, BC. The primary objects of this assignment were as follows:

1. To undertake a study to assess the parking requirements for the proposed mixed use development at 20365, 20375, & 20387 80 Avenue in the Township of Langley;

2. To determine if a variance of 10% in the overall off-street parking requirements can be supported based on the application of shared use parking principles;

3. To document the findings in a technical memorandum.

This memo documents our analyses and findings.

1.0 BACKGROUND

1.1 Proposed Site

The development site is proposed to be rezoned as C-2 (Community Commercial Zone), and will consist of four buildings, referred to as Buildings A through D.

- Building A will consist of one (1) dental/medical office, six (6) retail units, and a group children's day care occupying the second floor.

- Building B will consist of a restaurant with drive through, and three (3) retail units.

- Building C will consist of one (1) bank.

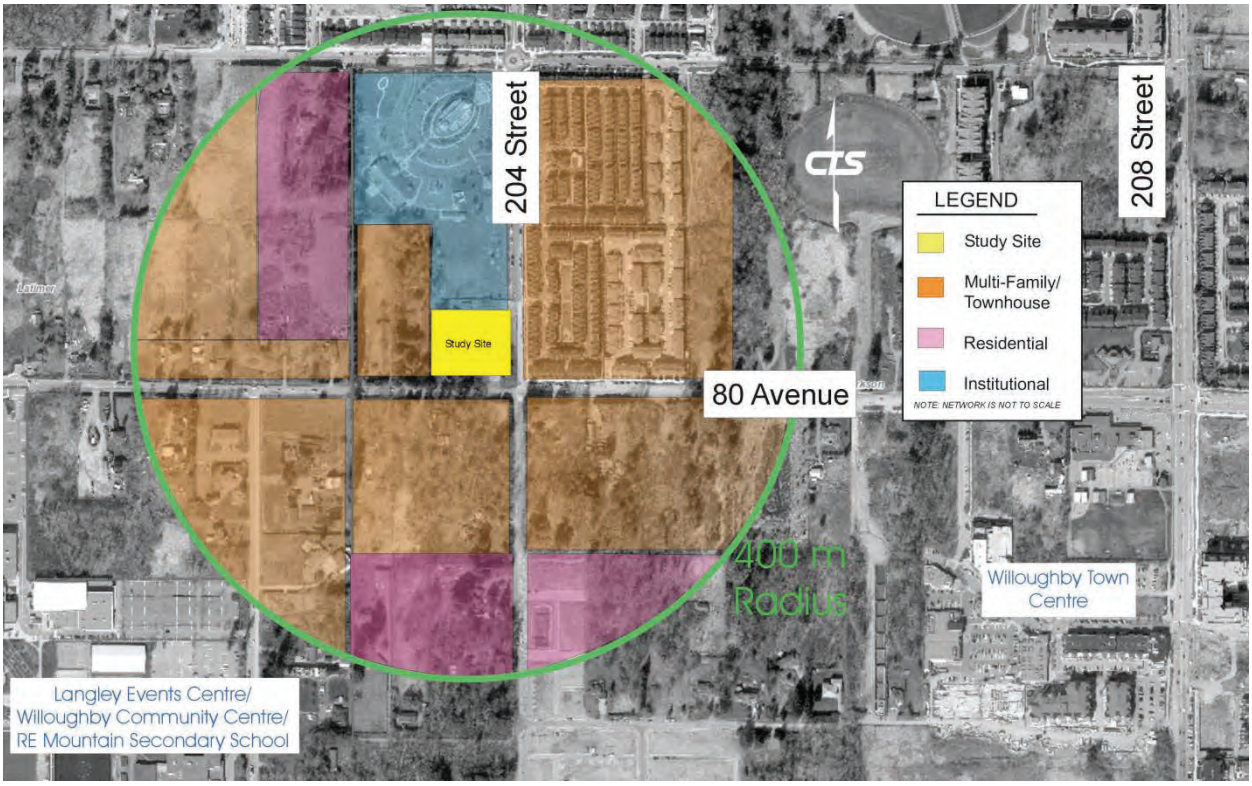
- Building D will consist of six (6) retail units.

Vehicle access will be provided on both 204 Street and also on 80 Avenue. The referenced architectural site plan is included in **APPENDIX A**.

1.2 Site Context

The development site is located within the Willoughby Community and more specifically within the northwest quadrant of the Yorkson Neighbourhood. The site is on the northwest corner of 204 Street and 80 Avenue as illustrated in **FIGURE 1.**

FIGURE 1
SITE CONTEXT



The development is surrounded by new and planned multi-family/town home developments, as noted in the Willoughby Community Plan Land Use maps. A 400 meter radius is illustrated, which shows an approximately 5 minute walking distance and highlights the planned land uses within this range. The study site is noted as a Neighbourhood Commercial Area.

It is also noted on **FIGURE 1,** that the Willoughby Town Centre is located to the south east. To the south west are the Langley Events Centre, Willoughby Community Centre, and also RE Mountain Secondary School. These points of interest are an approximately 11-12 minute walking distance from the development site.

The Township of Langley has development guidelines that are specific to the Yorkson Neighbourhood, contained within the *Yorkson Neighbourhood Plan* document. The objectives in this plan include the desire to provide safe and efficient cycling and pedestrian opportunities through the neighbourhood.

This includes transportation specific guidelines such as:

- Develop the community so that 50% of the population is within a 400 to 600 meter walking distance of basic daily needs.
- Balance Jobs Close to Home.
- Provide some land for Business/Office Park uses to provide employment for residents of the neighbourhood.
- The neighbourhood commercial centre shall be designed to provide retail services for adjacent residential area within a five minute walking distance.

The proposed development is well aligned with these guidelines, in its land use and location.

2.0 PARKING REQUIREMENT REVIEW

2.1 Parking Requirements as Per Zoning Bylaw

The required parking stalls are summarized in **TABLE 1** with reference to the Township of Langley Zoning Bylaw 2500 *Section 107: Parking and Loading Requirements*. The gross floor areas are as noted in the attached site plans in **APPENDIX A**.

TABLE 1
PARKING REQUIREMENTS FOR PROPOSED DEVELOPMENT
TOWNSHIP OF LANGLEY ZONING BYLAW

Land Use	Scope	Variable	Parking Requirement Rate	Bylaw Reference	Required Number of Parking Stalls
Group Children's Day Care	14	Employees*	1 Space Per Employee, plus a designated drop-off and pick-up area.	107.3 b)iii	14.0
Retail	1727	m2 (GFA)	1 Space per 20 m2 of gross floor area	107.3 b)iv	86.4
Office/Financial Office	499	m2 (GFA)	1 Space per 28 m2 of gross floor area	107.3 b)v	17.8
Restaurant	247	m2 (GFA)	1 Space per 20 m2 of gross floor area	107.3 b)vi	12.4
Overall Vehicle Parking Requirements for Overall Development					**131**
Parking Stalls for Persons with Disabilities			*1 every 100 or part thereof*	*107.11*	*2*
Maximum Number of Small Car Parking			*20% of Required Parking Stalls*	*107.5 6)*	*26*

**the greatest number of employees at work at any time*

Based on the proposed land uses, the Township of Langley Zoning Bylaw requires that 131 vehicle parking stalls be provided. In addition, an area shall be designated as drop-off and pick-up for the group children's day care.

Of these 131 vehicle parking stalls, two (2) must be designated for persons with disabilities and a maximum of 20% or 26 stalls shall be designed as small car stalls.

It is noted that there is no requirement of bicycle parking for the proposed development.

2.2 Shared Parking

The parking requirements as per the Township of Langley Zoning Bylaw are expected to provide sufficient parking for a typical scenario. Parking requirements are provided for specific land uses, and when different land uses are mixed it is noted that the requirements are to be added together.

However, it is expected that for a mixed use development, different land uses will have different peak parking periods and may be able to share the parking supply. The principles of shared use parking are based on the use of a parking stall to serve two or more land uses over the course of the day. Striving for a balance of just enough parking, will allow for a more efficient utilization of land and reduce the risk of oversupplying parking.

The quantity of parking that can be shared will vary significantly depending on the proposed land uses. For this reason, a shared parking analysis is conducted with

reference to the *Urban Land Institutes (ULI) Shared Parking 3rd Edition (2020)*, to determine an effective parking supply for the proposed development. Referenced base parking ratios and time of day factors are included in **APPENDIX B.**

2.2.1 Land Use

The proposed development will comprise of group children's day care, retail, office and restaurant land uses:

Group Children's Day Care

A group children's day care is expected to have the highest parking demand during the weekday morning and afternoon, when parents are dropping off and picking up their children. This peak demand is expected to occur around 9:00 AM in the morning and 4:00 PM in the afternoon. Unlike a school which typically experiences very significant spikes in demand, there are no specific drop-off or pick-up times for a group children's day care. This results in a more gradual rise in demand during the peak periods. The proposed group children's day care is presumed to be closed on weekends (Saturday and Sunday).

The Tiny Hoppers Day care located in the Willoughby Town Centre was contacted to discuss their general operations. They have reported that peak visitor times generally range from 7:30 AM to 9:30 AM and 3:30 PM to 5:00 PM, which is consistent with the expectations noted above.

Retail

A retail establishment is expected to have its peak periods in the middle of the day for both the weekday and weekend. It is noted that typically the highest parking demand for a retail land use is noted on the weekend. This is reflected in the base parking ratios recommended by ULI. This is also consistent with parking demand data available from the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition, for Shopping Centres (Land Use Code 820). Both of these sources note an approximately 10% difference between the weekend (Saturday) peak and the weekday (Friday) peak.

Some municipalities have adopted shared use parking factors in their respective Zoning Bylaws. For example, the City of Delta and the District of Squamish have included consideration to shared parking and have provided time of day factors for various uses. They have both specified a peak occupancy of 90% for commercial uses between 8:00 AM and 5:00 PM for a weekday, which is consistent with the sources above that have been considered. These additional references have been included in **APPENDIX C.**

Office

The proposed development will have two units designated as office. More specifically, they have been identified as one dental/medical office and one bank.

In reference to the ULI time of day factors, a dental/medical office is expected to have its peak periods in the late morning and early afternoon.

In order to evaluate the time of day factors for a bank, the parking demand for a drive through bank will be considered. Although the proposed bank does not include a drive through, parking demand patterns are influenced predominantly by the walk-in service, of which both facilities will have similar characteristics. It is expected that the peak parking demand will occur in the morning around 9:00 AM and afternoon around 4:00 PM, in reference to the ULI time of day factors for a bank with a drive though.

The Willoughby Town Centre was researched in regards to the operating hours for its dental/medical offices and banks. It was noted that the majority of these facilities operate on Saturday. It will be assumed in this shared parking analysis, that both of these proposed land uses will be operating similarly for weekdays and for Saturday.

Restaurant

The proposed development will have a fast food restaurant with a drive-through window. It is expected that a fast food restaurant will have its highest peak period in the middle of the day, generally when visitors are having lunch. Although the drive-through will facilitate many visitors who will not be parked, there will be some parking demand for visitors that will eat in at the establishment. It is expected that weekday and weekend parking demands will be similar.

Based on the characteristics of the above land uses there is some opportunity for shared parking. This is due to the group children's day care having its peak periods in the weekday morning and afternoon, while the retail and restaurant uses will peak in the middle of the day. Furthermore, the retail is expected to have its peak parking demand on the weekend, when the group children's day care is expected to be closed.

2.2.2 Base Ratios

In the Shared Parking methodology, a base parking ratio is applied to each land use within a development. These base parking ratios are intended to provide sufficient parking for an individual land use, already in consideration of effective supply, and assuming nearly 100 percent modal split to automobile use.

For this shared parking analysis, the base parking ratios will be based on the parking requirements as noted in the Township of Langley Zoning Bylaw as per **TABLE 1.** These are assumed to be sufficient for an individual land use, and more appropriate for application within the Township of Langley.

2.2.3 Time of Day Factors

To analyse the temporal differences in parking demands, the time of day factors broken down by weekday/weekend and employee/visitor is referenced. It is ideal to separate the employee and visitor parking, as it is expected that they will have different time-of-day variation. The parking demand ratios comparing weekday and weekend, as well as employee and visitor parking are based on the base parking ratios recommended by ULI. These factors are summarized in **TABLE 2** and **TABLE 3** for a weekday and for a weekend (assumed Saturday).

TABLE 2
TIME OF DAY FACTORS FOR PROPOSED LAND USES
WEEKDAY

Land Use	Group Children's Daycare		Retail		Dental/Medical Office		Bank		Fast Food Restaurant	
Parking Requirement As Per Zoning Bylaw	14.0		86.4		7.1		10.7		12.4	
Weekday/Weekend Factor	100%		90%		100%		100%		98%	
Employee/Visitor Factor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor
	57%	43%	19%	81%	65%	35%	58%	42%	14%	86%
6:00 AM	0%	0%	10%	1%	0%	0%	0%	0%	20%	5%
7:00 AM	50%	2%	15%	5%	20%	0%	0%	0%	20%	10%
8:00 AM	75%	25%	25%	15%	100%	90%	60%	50%	30%	20%
9:00 AM	90%	75%	45%	35%	100%	90%	100%	90%	40%	30%
10:00 AM	90%	20%	75%	60%	100%	100%	100%	100%	75%	55%
11:00 AM	90%	20%	95%	75%	100%	100%	100%	50%	100%	85%
12:00 PM	90%	20%	100%	100%	100%	30%	100%	50%	100%	100%
1:00 PM	90%	20%	100%	100%	100%	90%	100%	50%	100%	100%
2:00 PM	90%	20%	100%	95%	100%	100%	100%	70%	95%	90%
3:00 PM	100%	20%	100%	85%	100%	100%	100%	50%	70%	60%
4:00 PM	100%	100%	100%	85%	100%	90%	100%	80%	60%	55%
5:00 PM	100%	50%	100%	85%	100%	80%	100%	100%	70%	60%
6:00 PM	60%	20%	100%	90%	67%	67%	0%	0%	90%	85%
7:00 PM	40%	5%	100%	80%	30%	30%	0%	0%	90%	80%
8:00 PM	10%	0%	90%	65%	15%	15%	0%	0%	60%	50%
9:00 PM	0%	0%	60%	45%	0%	0%	0%	0%	40%	30%
10:00 PM	0%	0%	40%	15%	0%	0%	0%	0%	30%	20%
11:00 PM	0%	0%	20%	5%	0%	0%	0%	0%	20%	10%
12:00 AM	0%	0%	0%	0%	0%	0%	0%	0%	20%	5%

TABLE 3
TIME OF DAY FACTORS FOR PROPOSED LAND USES
WEEKEND (SATURDAY)

Land Use	Group Children's Daycare		Retail		Dental/Medical Office		Bank		Fast Food Restaurant	
Parking Requirement As Per Zoning Bylaw	14.0		86.4		7.1		10.7		12.4	
Weekday/Weekend Factor	0%		100%		100%		100%		100%	
Employee/Visitor Factor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor
	-	-	20%	80%	65%	35%	37%	63%	14%	86%
6:00 AM	-	-	10%	1%	0%	0%	0%	0%	15%	5%
7:00 AM	-	-	15%	5%	20%	0%	0%	0%	20%	10%
8:00 AM	-	-	40%	30%	100%	90%	60%	50%	30%	20%
9:00 AM	-	-	75%	50%	100%	90%	100%	90%	40%	30%
10:00 AM	-	-	85%	70%	100%	100%	100%	100%	75%	55%
11:00 AM	-	-	95%	90%	100%	100%	100%	50%	100%	85%
12:00 PM	-	-	100%	95%	100%	30%	100%	50%	100%	100%
1:00 PM	-	-	100%	100%	100%	90%	100%	50%	100%	100%
2:00 PM	-	-	100%	100%	100%	100%	100%	70%	95%	90%
3:00 PM	-	-	100%	95%	100%	100%	100%	50%	70%	60%
4:00 PM	-	-	100%	90%	100%	90%	100%	80%	60%	55%
5:00 PM	-	-	95%	80%	100%	80%	100%	100%	70%	60%
6:00 PM	-	-	85%	75%	67%	67%	0%	0%	90%	85%
7:00 PM	-	-	80%	70%	30%	30%	0%	0%	90%	80%
8:00 PM	-	-	75%	65%	15%	15%	0%	0%	60%	50%
9:00 PM	-	-	65%	50%	0%	0%	0%	0%	40%	30%
10:00 PM	-	-	45%	30%	0%	0%	0%	0%	30%	20%
11:00 PM	-	-	15%	10%	0%	0%	0%	0%	20%	10%
12:00 AM	-	-	0%	0%	0%	0%	0%	0%	20%	5%

This time of day, weekday/weekend, employee/visitor factors are applied to the base parking ratios to determine the overall parking requirements by time of day. It is assumed that the group children's day care zoning bylaw parking requirement only considers employee demand. For all other uses, the zoning bylaw parking requirement is assumed to consider both employee and visitor demand. This is summarized in **TABLE 4** for a weekday, and in **TABLE 5**, for a weekend (Saturday).

TABLE 4
OVERALL PARKIING REQUIREMENT BY TIME OF DAY
WEEKDAY

Land Use	Group Children's Daycare		Retail		Dental/Medical Office		Bank		Fast Food Restaurant		Overall Parking Requirement By Time of Day
Parking Requirement As Per Zoning Bylaw	14.0		86.4		7.1		10.7		12.4		
Employee/Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	
6:00 AM	0.0	0.0	1.5	0.6	0.0	0.0	0.0	0.0	0.3	0.5	3.0
7:00 AM	7.0	0.2	2.3	3.1	0.9	0.0	0.0	0.0	0.3	1.1	14.9
8:00 AM	10.5	2.6	3.8	9.4	4.7	2.2	3.7	2.2	0.5	2.1	41.8
9:00 AM	12.6	7.9	6.8	21.9	4.7	2.2	6.2	4.0	0.7	3.2	70.2
10:00 AM	12.6	2.1	11.3	37.6	4.7	2.5	6.2	4.4	1.3	5.8	88.5
11:00 AM	12.6	2.1	14.4	47.0	4.7	2.5	6.2	2.2	1.7	9.0	102.3
12:00 PM	12.6	2.1	15.1	62.6	4.7	0.7	6.2	2.2	1.7	10.6	118.6
1:00 PM	**12.6**	**2.1**	**15.1**	**62.6**	**4.7**	**2.2**	**6.2**	**2.2**	**1.7**	**10.6**	**120.1**
2:00 PM	12.6	2.1	15.1	59.5	4.7	2.5	6.2	3.1	1.6	9.6	116.9
3:00 PM	14.0	2.1	15.1	53.2	4.7	2.5	6.2	2.2	1.2	6.4	107.6
4:00 PM	14.0	10.5	15.1	53.2	4.7	2.2	6.2	3.6	1.0	5.8	116.4
5:00 PM	14.0	5.3	15.1	53.2	4.7	2.0	6.2	4.4	1.2	6.4	112.5
6:00 PM	8.4	2.1	15.1	56.3	3.1	1.7	0.0	0.0	1.5	9.0	97.3
7:00 PM	5.6	0.5	15.1	50.1	1.4	0.7	0.0	0.0	1.5	8.5	83.5
8:00 PM	1.4	0.0	13.6	40.7	0.7	0.4	0.0	0.0	1.0	5.3	63.1
9:00 PM	0.0	0.0	9.1	28.2	0.0	0.0	0.0	0.0	0.7	3.2	41.1
10:00 PM	0.0	0.0	6.0	9.4	0.0	0.0	0.0	0.0	0.5	2.1	18.1
11:00 PM	0.0	0.0	3.0	3.1	0.0	0.0	0.0	0.0	0.3	1.1	7.6
12:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.5	0.9

TABLE 5
OVERALL PARKIING REQUIREMENT BY TIME OF DAY
WEEKEND (SATURDAY)

Land Use	Group Children's Daycare		Retail		Dental/Medical Office		Bank		Fast Food Restaurant		Overall Parking Requirement By Time of Day
Parking Requirement As Per Zoning Bylaw	14.0		86.4		7.1		10.7		12.4		
Employee/Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	
6:00 AM	0.0	0.0	1.7	0.7	0.0	0.0	0.0	0.0	0.3	0.5	3.2
7:00 AM	0.0	0.0	2.6	3.5	0.9	0.0	0.0	0.0	0.3	1.1	8.4
8:00 AM	0.0	0.0	6.9	20.7	4.7	2.2	2.4	3.4	0.5	2.1	42.9
9:00 AM	0.0	0.0	13.0	34.5	4.7	2.2	3.9	6.1	0.7	3.2	68.3
10:00 AM	0.0	0.0	14.7	48.4	4.7	2.5	3.9	6.7	1.3	5.9	88.0
11:00 AM	0.0	0.0	16.4	62.2	4.7	2.5	3.9	3.4	1.7	9.1	103.8
12:00 PM	0.0	0.0	17.3	65.6	4.7	0.7	3.9	3.4	1.7	10.7	108.0
1:00 PM	0.0	0.0	17.3	69.1	4.7	2.2	3.9	3.4	1.7	10.7	112.9
2:00 PM	**0.0**	**0.0**	**17.3**	**69.1**	**4.7**	**2.5**	**3.9**	**4.7**	**1.6**	**9.6**	**113.3**
3:00 PM	0.0	0.0	17.3	65.6	4.7	2.5	3.9	3.4	1.2	6.4	104.9
4:00 PM	0.0	0.0	17.3	62.2	4.7	2.2	3.9	5.4	1.0	5.9	102.5
5:00 PM	0.0	0.0	16.4	55.3	4.7	2.0	3.9	6.7	1.2	6.4	96.6
6:00 PM	0.0	0.0	14.7	51.8	3.1	1.7	0.0	0.0	1.5	9.1	81.9
7:00 PM	0.0	0.0	13.8	48.4	1.4	0.7	0.0	0.0	1.5	8.5	74.4
8:00 PM	0.0	0.0	13.0	44.9	0.7	0.4	0.0	0.0	1.0	5.3	65.3
9:00 PM	0.0	0.0	11.2	34.5	0.0	0.0	0.0	0.0	0.7	3.2	49.6
10:00 PM	0.0	0.0	7.8	20.7	0.0	0.0	0.0	0.0	0.5	2.1	31.1
11:00 PM	0.0	0.0	2.6	6.9	0.0	0.0	0.0	0.0	0.3	1.1	10.9
12:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.5	0.9

The above analysis has identified that a weekday at 1:00 PM represents the critical parking needs of the proposed development. This is the time period that is expected to observe the highest parking demand in consideration of the temporal demand differences among the proposed land uses. To determine an overall appropriate parking supply, adjustments must be made to consider shared parking in the context of noncaptive visitors, and also for modal split.

2.2.4 Noncaptive Adjustments

In shared parking, the noncaptive ratio is an estimate of the percentage of parkers at a land use in a mixed use development or district who are not already counted as parking at another of the land uses.

This adjustment factor will only consider concurrent trips, and will not consider sequential trips. Concurrent trips will serve two or more land uses at the same time with the use of a single parking stall. Sequential trips will reduce vehicle traffic, but are not expected to reduce parking demand.

Specific to this development, this will allow consideration to employees who are already counted as parked for the proposed land uses, and will visit the adjacent retail, restaurant, or office. As the critical period is noted as a weekday at 1:00 PM, this is generally expected to be employees within the development taking the opportunity to dine at the restaurant or do errands during a lunch break.

The also allows consideration to visitors that will visit the dental/medical or bank for appointments, and while waiting to be served or waiting as their travel companions are being served, may visit the other businesses.

A parking supply of approximately 85 stalls is the base parking supply for all visitors for the combined proposed land uses (for the 1:00 PM Weekday Critical Period). A 5% adjustment factor is applied to the visitor parking supply in consideration of the concurrent trips that are enabled due to this mixed use development.

2.2.5 Modal Adjustments

As previously discussed, the Yorkson Neighbourhood and the overarching Willoughby Community are striving to develop more walkable communities. This development is an excellent opportunity to encourage walking in the neighbourhood, due to its close proximity to several multi-family and town home developments.

The Translink 2017 Trip Diaries is referenced for its available data on modal split within the Township of Langley region (the reference data is attached in **APPENDIX D)**. It notes that within the Township of Langley there is a 6.7% modal split for walking. This is an overall number including trips for commuting, leisure, and errands.

It is understood that the Township of Langley region is large and a majority of the walking trips will be within town centres. This development location is identified as a Neighbourhood Commercial Area with the primary intent to serve and create

employment for the local population. It is expected that relative to other parts of the Township of Langley this area will have a more diverse modal split.

The critical period as previously noted is at 1:00 PM on a weekday. In addition to the adjacent town home developments, as previously noted the Willoughby Town Centre, Langley Events Centre, Willoughby Community Centre, and RE Mountain Secondary School are located within a 11-12-minute walking distance. There is potential during the critical period, for visitors from these populated locations, to walk or cycle to this development.
In consideration of the development location's intent and the Township's desire to create safer and more convenient pedestrian and cycling opportunities, a 5% modal adjustment factor for all land uses is applied.

2.3 Shared Parking Supply

A shared parking analysis was conducted as outlined in *Section 2.2,* in order to determine what would be an appropriate parking supply, in consideration of shared use parking principles.

The Township of Langley Zoning Bylaw was used to establish base parking ratios and an analysis of the temporal differences in parking demand between land uses was conducted. In addition, adjustment was made for the consideration of noncaptive trips and trips using non-automobile modes of travel. The resulting parking supply is summarized in **TABLE 6.**

TABLE 6
SHARED PARKING SUPPLY

Adjustment Factors	Group Children's Daycare		Retail		Dental/Medical Office		Bank		Fast Food Restaurant		Overall Parking Requirement
	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	Employee	Visitor	
Base Parking Ratio During Critical Period (Weekday 1PM)	*12.6*	*2.1*	*15.1*	*62.6*	*4.7*	*2.2*	*6.2*	*2.2*	*1.7*	*10.6*	*120.1*
Noncaptive Adjustment (-5%)	*12.6*	*2.0*	*15.1*	*59.5*	*4.7*	*2.1*	*6.2*	*2.1*	*1.7*	*10.1*	*116.1*
Modal Adjustment (-5%)	**12.0**	**1.9**	**14.4**	**56.5**	**4.4**	**2.0**	**5.9**	**2.0**	**1.6**	**9.6**	**110.3**

Based on this analysis, it is expected that that the provision of 111 vehicle parking stalls (rounded up) will be adequate for the proposed mixed use development.

3.0 PROPOSED PARKING CONFIGURATION

The proposed parking configuration is shown in the attached site plan in **APPENDIX A.** A summary of the number of proposed stalls, by parking stall type is summarized in **TABLE 7.**

TABLE 7
OVERALL PROPOSED PARKING PROVISION

Parking Stall Type	Provision
Regular Car	88
Small Car	26
Accessible Stall	4
Total	**118**
Pick Up/Drop Off	1
Bicycle Parking	9

The proposed development will be providing a total of 118 vehicle parking stalls. Of which, 26 will be designed as small car stalls and 4 will be designed for persons with disabilities. An additional stall will be provided that is intended to help facilitate pick up and drop off activity for the proposed group children's day care.

Nine (9) short term bicycle stalls will be provided. It is also noted that the proposed drive through has capacity for eleven (11) vehicles to queue.

3.1 Overall Parking Supply

The development site is proposed to provide an overall total of 118 vehicle parking stalls. It is noted in the Township of Langley Zoning Bylaw as per **TABLE 1,** that the provision of 131 vehicle parking stalls is required. As such, a parking variance of 13 stalls or 10% is necessary.

As noted in the analysis conducted in *Section 2,* it was determined that by applying the principles of shared used parking, the provision of 111 vehicle parking stalls is determined to be adequate. Therefore, this overall provision of 118 vehicle parking stalls is expected to be sufficient for the proposed land uses, and an overall vehicle parking stall variance of 10% can be supported.

3.2 Small Car Stalls

Of the provided 118 vehicle parking stalls, 26 will be designed as small car stalls, or 22% of the provided stalls. It is noted in the Township of Langley Zoning Bylaw that a maximum of 20% of the required number of stalls, or 24 vehicle stalls be designated as small car stalls. As such, a variance in the provision of small cars of 2 stalls is necessary.

It is noted that the proposed development will be providing 118 vehicle parking stalls, which is above the 111 vehicle parking stalls determined to be adequate for the site, by seven (7) stalls.

It is understood that the intent of the small car maximum, is to ensure that there is sufficient availability of vehicle parking stalls that can accommodate larger vehicles. With maximum of 20% small car stalls, it follows that a minimum of 80% of the required parking stalls should be able accommodate larger vehicles.

The proposed development will be providing 88 regular sized stalls, and 4 accessible stalls, for a total of 92 vehicle parking stalls that may accommodate larger vehicles. This provision of 92 vehicle parking stalls represents 82.8% of the 111 vehicle parking stalls determined to be adequate for the development.

In consideration of the surplus parking supply that is in addition to the 111 vehicle parking stalls determined to be adequate for the site, it is expected that this proposed parking configuration will accommodate the vehicle parking stall type demand.

In addition, CTS has reviewed data on new motor vehicle sales available from Statistics Canada, that shows that in the past 5 years (Aug 2014 – Aug 2019) approximately 31.5% of new vehicles purchased are passenger cars, within the region of British Columbia and the Canadian Territories.

Statistics Canada defines two vehicle categories, Trucks and Passenger Cars. The definition of Trucks includes minivans, sport-utility vehicles, light and heavy trucks, vans and buses. These are the types of vehicles that may require a regular size stall of 5.8 meters in length. The majority of vehicles models that would fall under the passenger car category, which would include typical full sized sedans, can be supported by a small car stall of 4.88 meters in length. It is noted that even some vehicle models in the truck category can also be supported by small car stalls, such as minivans and small sized sports utility vehicles.

In consideration of the above, a variance in the proposed number of small car stalls can be supported.

3.3 Group Children's Day Care Pick Up and Drop Off

As noted, there will be a parking stall that will be located near one of the group children's day care entrances to facilitate the pickup and drop off activity.

The shared parking analysis conducted in *Section 2* indicates that the visitor pick up and drop off demand is expected to peak at 9:00 AM and at 4:00 PM on a weekday. These peaks do not overlap with the expected peaks of the other land uses. The analysis has demonstrated that this group children's day care visitor demand can be accommodated.

The additional Pick Up and Drop Off stall is not considered necessary. However, it will help to improve operation by allowing some pick up and drop off activity to be more convenient. It is recommended that this additionally provided pick up and drop off stall be signed as 5-minute parking.

The group children's day care will be providing care for young children and toddlers that will typically be accompanied by their parents when being picked up and dropped off. It is expected that although pickup and drop off duration will be short; this activity will typically have parents leaving their vehicles parked and walking to the facility as opposed to an elementary school where children may be dropped off from a queue. With the excellent pedestrian connectivity in the parking lot, and the spare capacity expected during the peak periods, the proposed parking configuration is expected to be sufficient for the group children's day care operations.

3.4 Bicycle Parking

The proposed development will be providing nine (9) short term bicycle stalls, in the form of outdoor bicycle racks. It is noted that the Township of Langley Zoning Bylaw does not require bicycle parking. The Willoughby Community Plan however, does encourage the provision of bicycle parking within the Development Permit Area "C" - Local Commercial.

This provision of short-term bicycle stalls will support alternative modes of travel within the neighbourhood and work towards providing more safe and efficient cycling opportunities, as desired in the *Yorkson Neighbourhood Plan*.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

In assessing the parking requirements for the proposed mixed use development, CTS determined the following:

1. The proposed development will be located within the Yorkson Neighbourhood at the northwest corner of 204 Street and 80 Avenue in the Township of Langley.

2. The development will consist of a mix of land uses including group children's day care, retail, office, and restaurant.

3. The proposed development is noted as a Neighbourhood Commercial Area within the *Yorkson Neighbourhood Plan*, with the intent of providing services to local residents within a 5-minute walking distance.

4. The Township of Langley Zoning Bylaw requires that the proposed development provide 131 vehicle parking stalls, which is based on summing the individual parking requirements of each land use.

5. A shared use parking analysis was conducted to consider how the proposed mix of land uses may more effectively share the parking supply. This analysis considers the land use type, temporal difference in demand, opportunity for concurrent trips (noncaptive adjustments), and modal split.

6. The shared use parking analysis determined that the critical design period is on a weekday at 1:00 PM, and the provision of 111 vehicle parking stalls will be adequate for the proposed development.

7. The proposed development will be providing a total of 118 vehicle parking stalls. Of which, 26 will be designed as small car stalls and 4 will be designed for persons with disabilities. An additional stall will be provided to help facilitate pick up and drop off activity for the group children's day care. Based on the findings of the shared use parking analysis, this parking configuration is expected to be sufficient for the proposed development.

8. In addition, the development will be providing nine (9) bicycle parking stalls. This provision will support alternative modes of travel within the community.

4.2 Recommendations

Based on the findings within this assessment, CTS recommends the following:

1. That an overall 10% (or 13 parking stall) variance in the supply of required on-site parking stalls be supported.

2. That an overall 2 stall variance in the maximum supply of on-site small car parking stalls be supported.

We would like to take this opportunity to thank you for this unique project and we look forward to working with you again in the future. Please call the undersigned should you have any questions or comments.

Yours truly,

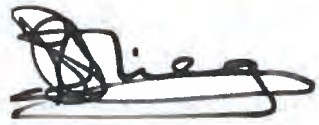
CREATIVE TRANSPORTATION SOLUTIONS LTD.

Prepared by:



Dominique Bram Guevarra, P.Eng.
Traffic Engineer

Reviewed by:

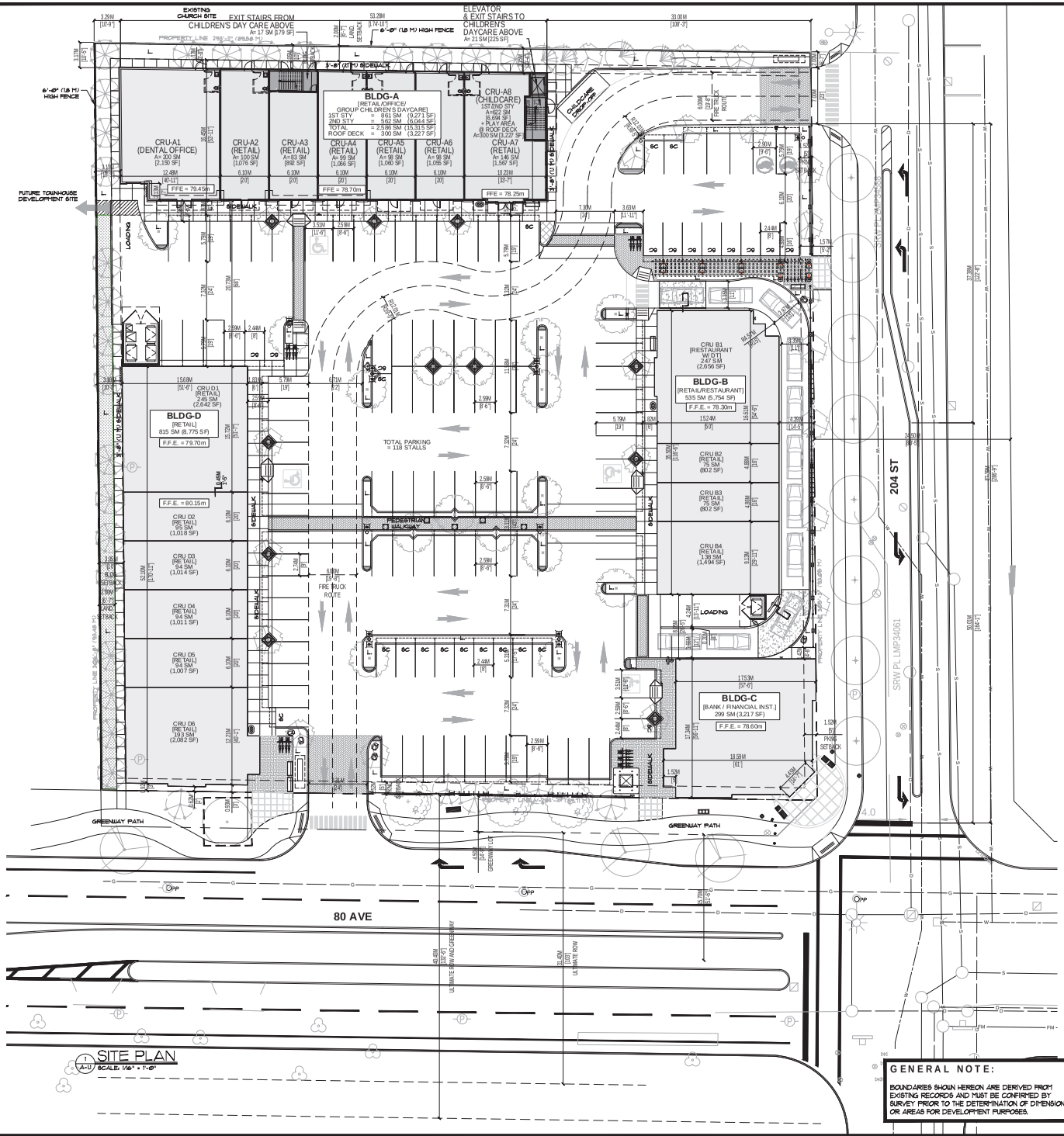


Gary Vlieg, P.Eng.
Senior Traffic Engineer

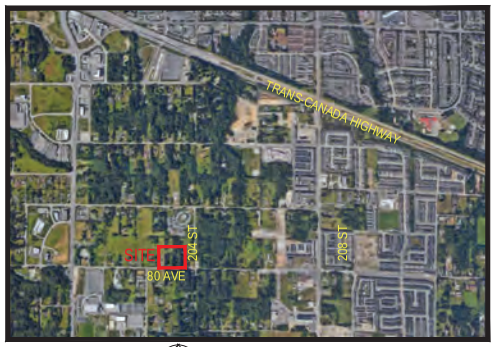
Attachment

APPENDIX A

Site Plan



SITE PLAN
SCALE: 1/16" = 1'-0"



KEY PLAN
SCALE: NTS

NORTH

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 3, 4, AND 6 ALL OF SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 12426		
CIVIC ADDRESS:	20365, 20375 & 20387 80 AVE, LANGLEY, BC		
EXISTING ZONING:	SR-2		
PROPOSED ZONING:	C-2		
COMMUNITY PLAN:	WILLOUGHBY		
NEIGHBOURHOOD PLAN:	YORKSON		
TOTAL SITE AREA:	112,217 SF	10,425 SM	2.58 ACRES
LESS ROAD DEDICATION:	22,106 SF	2,053 SM	0.51 ACRES
NET SITE AREA:	90,111 SF	8,372 SM	2.07 ACRES
BUILDING AREA:	33,059 SF	3,070 SM	

LOT COVERAGE (MAX. 40%): 33,060 SF / 90,111 SF X 100% = 37%

GROSS FLOOR AREAS:

BUILDING-A [RETAIL / DENTAL OFFICE / GROUP CHILDREN'S DAY CARE]:	15,315 SF	1,422 SM
BUILDING-B [RESTAURANT/RETAIL]:	5,754 SF	535 SM
BUILDING-C [BANK/FINANCIAL INSTITUTION]:	3,216 SF	298 SM
BUILDING-D [RETAIL]:	8,775 SF	815 SM
TOTAL GROSS FLOOR AREA:	33,060 SF	3,070 SM

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED: 131 AND 1 PARENT DROP-OFF
TOTAL PARKING PROVIDED: 118 (VARIANCE 12 STALLS)
PARKING RATIO: 4.48 / 1,000 SF

PARKING BREAKDOWN:
- REGULAR CAR = 88
- SMALL CAR (MAX 20%) = 26 **(*VARIANCE REQ'D 22%)**
- ACCESSIBLE STALLS = 4
- BICYCLE PARKING = 9

CALCULATION:
- RETAIL & RESTAURANT = 1,727+ 247 = 1,974 SM @20 = 98.69
- OFFICE & FINANCIAL INST.= 200 + 299 = 499 SM @28 = 17.80
- GROUP CHILDREN'S DAY CARE = 1 PER EMPLOYEE = 15.00
- AND 1 SPACE FOR PARENT DROPOFF

BYLAW REQUIREMENTS (BASED ON C-2):

PARKING REQUIREMENTS (ROUND NEAREST WHOLE NUMBER):

RETAIL OR RESTAURANT :	1 PER 20 SM (215.3 SF) GLA
OFFICE OR FINANCIAL INST.:	1 PER 28 SM (301.4 SF) GLA

PARKING DIMENSIONS:	WIDTH	LENGTH	TWO WAY AISLE
REGULAR CAR STALL (90°):	9'-6" (2.90m)	19'-0" (5.8m)	19'-8" (6.0m)
REGULAR CAR STALL (90°):	9'-0" (2.75m)	19'-0" (5.8m)	22'-0" (6.7m)
REGULAR CAR STALL (90°):	8'-6" (2.60m)	19'-0" (5.8m)	24'-0" (7.3m)
SMALL CAR STALL (MAX 20%):	8'-0" (2.44m)	16'-0" (4.88m)	
LOADING STALL:	13'-11" (4.25m)	30'-4" (9.25m)	21'-6" (6.55m)
ADJACENT TO OBSTRUCTIONS:	ADD 0.3m TO STALL WIDTH		
ACCESSIBLE STALL (PROPOSED):	ADD 0.9M TO STALL WIDTH		

BUILDING REQUIREMENTS:

MAXIMUM LOT COVERAGE :	40%
MAXIMUM BUILDING HEIGHT:	39'-5" (12m)
BUILDING & LANDSCAPE SETBACKS, FRONT YARD & STREETS:	0'-0" (0m)
BUILDING & LANDSCAPE SETBACKS, REAR & SIDE YARDS:	6'-7" (2.0m)
LANDSCAPE SETBACKS, PARKING STALLS:	4'-11" (1.5m)

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

no	m/m/dd	description
4	20/07/02	4TH REV ISSUE - APPROVAL TO PARKING VARIANCE REPORT
4	20/06/08	4TH REV-REPLY TO ENG. QUESTION
		20/05/21 & MTG 20/06/01
3	20/03/24	3RD REV-REPLY TO ENG.+LANDSCAPE
		COMM. 20/02/11 & MTG 20/03/19
2	19/11/27	2ND REV-REPLY TO ENG. REQUEST
		MTG 0/N TO, & CLOSE 19/11/20
1A	19/11/13	1ST REVISION-REPLY TO,
1		REPLY TO ENG. LETTER 19/07/24
1	19/11/01	CLARIFICATION (BIKE REPLACEMENT)
		REPLY TO ENG. LETTER 19/07/24
—	19/05/21	ISSUANCE AND DP APPLICATION

revisions

This drawing, as an instrument of service, is the property of Urban Design Group Architects Ltd., and may not be reproduced, copied or loaned without written permission.

All designs, concepts, and other information shown on this drawing, are for use on this project only, and shall not be used otherwise without written permission.

consultant

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

urban design architects ltd.
420 - 745 THURLOW ST
VANCOUVER, BC V6E0C5
TELEPHONE: 604-6872334

project no. 4809
sheet title
SITE PLAN

date	sheet number
2020-06-02	A-1.1

scale as NOTED ON 11" x 17"
drawn MM/JDC
checked AH

P:\4809\4809A-101.dwg PRINTED BY WS136 ON July 2, 2020 12:02:09 PM

APPENDIX B

Referenced Base Ratios & Time of Day Factors (Urban Land Institute)

FIGURE 2-2 **Base Parking Ratios**

Land use	Weekday (parking spaces/unit land use)		Weekend (parking spaces/unit land use)		Peak ratio	Units	Source
	Visitors	**Employees**	**Visitors**	**Employees**			
Retail <400,000 sq ft	2.90	0.70	3.20	0.80	4.00	ksf GLA	1
Retail 400,000–600,000 sq ft	sliding scale between <400,000 and 600,000				scaled 4.00 to 4.50	ksf GLA	1
Retail 600,000–1 million sq ft	3.20	0.80	3.60	0.90	4.50	ksf GLA	1
Retail 1 million–2 million sq ft	sliding scale between 1 million and 2 million sq ft				scaled 4.00 to 4.50	ksf GLA	2
Retail >2 million sq ft	2.90	0.70	3.20	0.80	4.00	ksf GLA	2
Supermarket/grocery	4.00	0.75	4.00	0.75	4.75	ksf GLA	2,3
Pharmacy	3.00	0.40	3.00	0.40	3.40	ksf GLA	3
Discount stores/ superstores	3.40	0.85	3.80	0.95	4.75	ksf GLA	3
Home improvement stores/garden	3.10	0.80	3.45	0.90	4.35	ksf GLA	2
Fine/casual dining	13.25	2.25	15.25	2.50	17.75	ksf GLA	2,3
Family restaurant	15.25	2.15	15.00	2.10	17.10	ksf GLA	2,3
Fast casual/fast food	12.40	2.00	12.70	2.00	14.70	ksf GLA	3
Bar/lounge/nightclub	15.25	1.25	17.50	1.50	19.00	ksf GLA	2
Family entertainment	1.80	0.20	2.50	0.25	2.75	ksf GLA	2
Active entertainment	1.50	0.15	1.80	0.20	2.00	ksf GLA	2
Amusement park/ water park	3.00	0.30	3.70	0.37	4.07	ksf GLA	2
Adult active entertainment	9.00	1.00	10.00	1.20	11.20	ksf GLA	2
Cineplex	0.15	0.01	0.24	0.01	0.25	seat	2,3
Specialty movie theater	0.18	0.02	0.29	0.01	0.30	seat	2,3
Live theater	0.30	0.07	0.33	0.07	0.40	seat	2,3
Outdoor amphitheater	0.30	0.07	0.33	0.07	0.40	seat	2
Public park/ destination open space	4.00	0.40	5.00	0.50	5.50	acre	2
Museum/aquarium	4.00	0.40	4.50	0.50	5.00	ksf GLA	2
Public library	2.00	0.25	1.90	2.00	3.90	ksf GLA	2
Health club	6.60	0.40	5.50	0.25	7.00	ksf GLA	2,3
Daycare center	1.50	2.00			3.50	ksf GFA	2,3
Convention center	5.50	0.50	5.50	0.50	6.00	ksf GFA	2

(continued on next page)

FIGURE 2-2 (continued)

Land use	Weekday (parking spaces/unit land use)		Weekend (parking spaces/unit land use)		Peak ratio	Units	Source
	Visitors	**Employees**	**Visitors**	**Employees**			
Hotel–business	1.00	0.15	1.00	0.15	1.15	key	2,3
Hotel–leisure	1.00	0.15	1.00	0.15	1.15	key	2,3
Restaurant/lounge	6.67	1.20	7.67	1.33	9.00	ksf GLA	2,3
Meeting/banquet (0–20 sq ft/key)	scaled from 0 to 30	scaled from 0 to 2.0	scaled from 0 to 20	scaled from 0 to 2.0	scaled from 0 to 32	ksf GLA	2,3
Meeting/banquet (20–50 sq ft/key)	scaled from 30 to 20	scaled from 2 to 1.5	scaled from 20 to 10	scaled from 2 to 1.5	scaled from 32 to 21.5	ksf GLA	2,3
Meeting/banquet (50–100 sq ft/key)	scaled from 20 to 10	scaled from 1.5 to 1.0	scaled from 10 to 5.5	scaled from 1.5 to 1.0	scaled from 21.5 to 11.1	ksf GLA	2,3
Convention (100–200 sq ft/key)	scaled from 10 to 5.5	scaled from 1 to 0.5	5.50	scaled from 1 to 0.5	scaled from 11.1 to 6	ksf GLA	2,3
Convention (>200 sq ft/key)	use convention center but adjust for captive on site						2,3
Residential							
Studio efficiency	0.10	0.85	0.15	0.85	1.00	unit	2,3
1 bedroom	0.10	0.90	0.15	0.90	1.05	unit	2,3
2 bedrooms	0.10	1.65	0.15	1.65	1.80	unit	2,3
3+ bedrooms	0.10	2.50	0.15	2.50	2.65	unit	2,3
Senior housing	0.55	0.30	0.42	0.30	0.85	unit	2,3
Office <25,000 sq ft	0.30	3.50	0.03	0.35	3.80	ksf GFA	3
Office 25,000–100,000 sq ft	sliding scale between <25,000 and 100,000				scaled from 3.8 to 3.4	ksf GFA	3
Office = 100,000 sq ft	0.25	3.15	0.03	0.32	3.40	ksf GFA	3
Office 100,000–500,000 sq ft	sliding scale between 100,000 and 200,000				scaled from 3.4 to 2.8	ksf GFA	3
Office >500,000 sq ft	0.20	2.60	0.02	0.26	2.80	ksf GFA	3
Open plan/ high-density office	0.25	5.75	0.03	0.58	6.00	ksf GFA	2
Medical/dental office	3.00	1.60	0.00	0.00	4.60	ksf GFA	2,3
Bank (drive-in branch)	3.50	2.50	3.00	1.75	6.00	ksft GFA	2,3
Arena	0.27	0.03	0.30	0.03	0.33	seat	2
Pro football stadium	0.30	0.01	0.30	0.01	0.31	seat	2
Pro baseball stadium	0.31	0.01	0.34	0.01	0.35	seat	2

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, DC: ULI, 1999).
2. Developed by Team Members from a combination of sources.
3. *Parking Generation*, 5th ed. (Washington, DC: Institute of Transportation Engineers, 2019).

Note: New land uses and changes to second edition titles shown in **bold.** Changes or new ratios are highlighted in blue.

FIGURE 2-4 **Weekday Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/ grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount stores/ superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	60%	20%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)

FIGURE 2-4 (continued)

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Entertainment (continued)																				
Pro football stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
8 p.m. start	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Pro baseball stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Health club	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
	Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Daycare center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel and residential																				
Hotel–business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel–leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/ lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/banquet (<100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (>100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	40%	20%	0%	0%	0%
Residential guest	Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential suburban	Residents	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Residential urban	Residents	95%	85%	75%	65%	60%	55%	50%	50%	50%	55%	60%	65%	70%	75%	80%	85%	95%	97%	100%
Active senior housing	Visitors & employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Office																				
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/ dental office	Visitors	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.

FIGURE 2-5 **Weekend Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/ grocery	Visitors	10%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount stores/ superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)

FIGURE 2-5 (continued)

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Entertainment (continued)																				
Pro football stadium	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
8 p.m. start	Employees	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%
Pro baseball stadium	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	90%	100%	100%	100%	0%	0%
	Employees	0%	0%	0%	5%	5%	5%	5%	5%	5%	5%	20%	75%	75%	100%	100%	100%	100%	100%	100%
Health club	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	Employees	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	0%	100%	90%	80%	65%	50%	35%	11%	5%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	10%	50%	100%	100%	100%	100%	100%	50%	10%	10%	10%	10%	0%	0%	0%	0%	0%
Daycare center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel and residential																				
Hotel-business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/ lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/banquet (<100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (>100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	10%
Residential guest	Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential suburban	Residents	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Residential urban	Residents	90%	85%	80%	75%	70%	69%	68%	67%	66%	55%	60%	55%	50%	55%	65%	75%	85%	90%	100%
Active senior housing	Visitors	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
	Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
Office																				
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/ dental office	Visitors	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.

APPENDIX C

Example Zoning Bylaws with Shared Parking

Use	Number of *Parking Spaces* Required	Number of Visitor Spaces
Skating rink, swimming pool, gymnasium, or similar practice facilities	2 spaces per 100 m^2 of *floor area*, PLUS 1 space per 4 spectator seats	
Water oriented recreation	For boating activities: same as *marina*. For activities other than boating: 3 spaces per 100 m^2 of *gross leasable floor area* used for *office operation*, PLUS 1 space per 100 m^2 of *gross leasable floor area* for other *uses*.	

8.4.3 JOINT USE PARKING

(a) Required *parking spaces* for non-residential *uses* for 2 or more *buildings*, *structures* or *lots* may be provided jointly in the same parking facilities in accordance with Subsections (b) and (c).

(b) The joint use of the *parking spaces* shall require the registration of a Section 219 restrictive covenant in favour of the *City* and an access easement on the *lot* or *lots* securing the right of joint use of the *parking spaces* prior to the commencement or expansion of any *use* as determined by the issuance of an *occupancy permit* or a business licence.

(c) The joint use of the *parking spaces* shall be calculated in accordance with the following steps:

(i) Determine the parking requirements for each *use* separately according to Sections 8.4.1 and 8.4.2;

(ii) Multiply the parking requirements for each *use* by the percentage in each occupancy period column in the following table;

(iii) Sum up the parking requirements for each occupancy period column;

(iv) Find the largest sum, which shall be the joint use parking requirement.

Classes of *Use*	Occupancy Period					
	Weekday			Weekend		
	8:00am –5:00pm	5:00pm– 12:00am	12:00am – 8:00am	8:00am –5:00pm	5:00pm– 12:00am	12:00am – 8:00am
Assembly, civic or cultural	10%	5%	5%	100%	50%	5%
Commercial	90%	80%	5%	100%	70%	5%
Industrial	100%	20%	5%	5%	5%	5%
Office operation	100%	20%	5%	5%	5%	5%
Indoor recreation facility or *outdoor recreation facility*	40%	80%	10%	80%	100%	10%
Restaurant, coffee shop, liquor primary establishment, or *brew pub*	70%	100%	10%	70%	100%	100%
Hotel or *motel*	70%	100%	100%	70%	100%	100%

(d) Any joint use parking agreements may be cancelled provided that

(i) all *parking spaces* required for any existing or new *uses* on the *lot* or *lots* are provided in accordance with Section 8.4.2, and

(ii) the covenant and easement required under Subsection (b) are discharged.

8.4.4 PROXIMITY TO FREQUENT TRANSIT NETWORK

For all multi-unit residential *buildings* or mixed use *buildings* with 3 or more *dwelling units* and all commercial *buildings*, the required minimum number of *parking spaces* shall be reduced by 15% where the *building* is constructed on a *lot* that is within 125 m of Scott Road.

8.4.5 CAR SHARING PARKING

For all multi-unit residential *buildings* or mixed use *buildings* with more than 8 *dwelling units*, *parking spaces* for car sharing programs may be provided in accordance with the following provisions:

(a) A maximum of 5% of the total *parking spaces* required, excluding required visitor *parking spaces*, may be designated for the sole use by car sharing programs;

(b) Each car sharing *parking space* shall be counted as equivalent to 1.5 required *parking spaces*;

(c) Car sharing *parking spaces* shall be clearly marked by using signs above or at the end of the *parking spaces*, or paint markings on the pavement;

(d) Registration of a Section 219 restrictive covenant in favour of the *City* stating that the *parking spaces* are for car sharing purposes only is required;

(e) Registration of a Section 219 restrictive covenant and a statutory right of way in favour of the *City* for public access to, from and over the car sharing *parking spaces* is required;

SQUAMISH

HARDWIRED *for* ADVENTURE

District of Squamish Zoning Bylaw, No. 2200, 2011

Consolidated September 2019

Amendment Bylaw No. 2666, 2019
(Residential Rental Tenure)



the requirement for the various classes of uses calculated separately, and the parking space required for one use shall not be included in calculations for any other use.

(c) Notwithstanding subsection 41.7(b), if the owner or occupier of the land, building or use for which off-street parking spaces are required provides to the District's satisfaction a parking study completed by a Professional Engineer and based on Table 2 demonstrating that peak parking demand of the classes of use occurs at different periods of time, a reduced amount of off-street parking may be calculated according to Table 3.

(d) Table 2 shall be used in determining the distribution of peak parking demand by time of day and day of week for different classes of use. The percentages in Table 2 are applied to the off-street parking requirements of Table 3 in subsection 41.8 for each class of use with the highest total obtained from all occupancy periods being the total of shared off-street parking spaces required.

(e) If the District approves an arrangement for shared parking in accordance with subsection 41.7(c):

(i) a restrictive covenant shall be registered against the lot on which the use benefiting from the shared parking arrangement is or will be located, prior to the commencement of that use, limiting the use of that lot to the class of use whose peak parking demand was considered in the parking study referred to in that subsection, and to other classes of use having the same or a lesser peak parking demand; and

(ii) no business license or occupancy permit shall be issued to authorize a use of the lot unless the use is within the class of use whose peak parking demand was considered in the parking study, or another class of use having the same or a lesser peak parking demand, and the District may require the applicant for the license or permit to provide a parking study as described in subsection (c) demonstrating that the proposed class of use has the same or a lesser peak parking demand.

(f) Shared off-street parking spaces shall not be reserved for any owner, employee, customer or visitor of the uses involved in the shared arrangements.

Table 2: Shared Parking Percentages by Peak Period

Classes of Use	Occupancy Period					
	Weekday			*Weekend*		
	8:00 - 17:00	*18:00 - 0:00*	*0:00 - 6:00*	*8:00 - 17:00*	*18:00 - 0:00*	*0:00 - 6:00*
Residential	60%	100%	100%	80%	100%	100
Office / Warehouse / Industrial	100%	20%	5%	5%	5%	5%
Other Commercial	90%	80%	5%	100%	70%	5%
Hotel	70%	100%	100%	70%	100%	100%
Food primary establishment	70%	100%	10%	70%	100%	20%
Theatre	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference / convention	100%	100%	5%	100%	100%	5%
Institutional	100%	20%	5%	10%	10%	5%
Religious	10%	5%	5%	100%	50%	5%

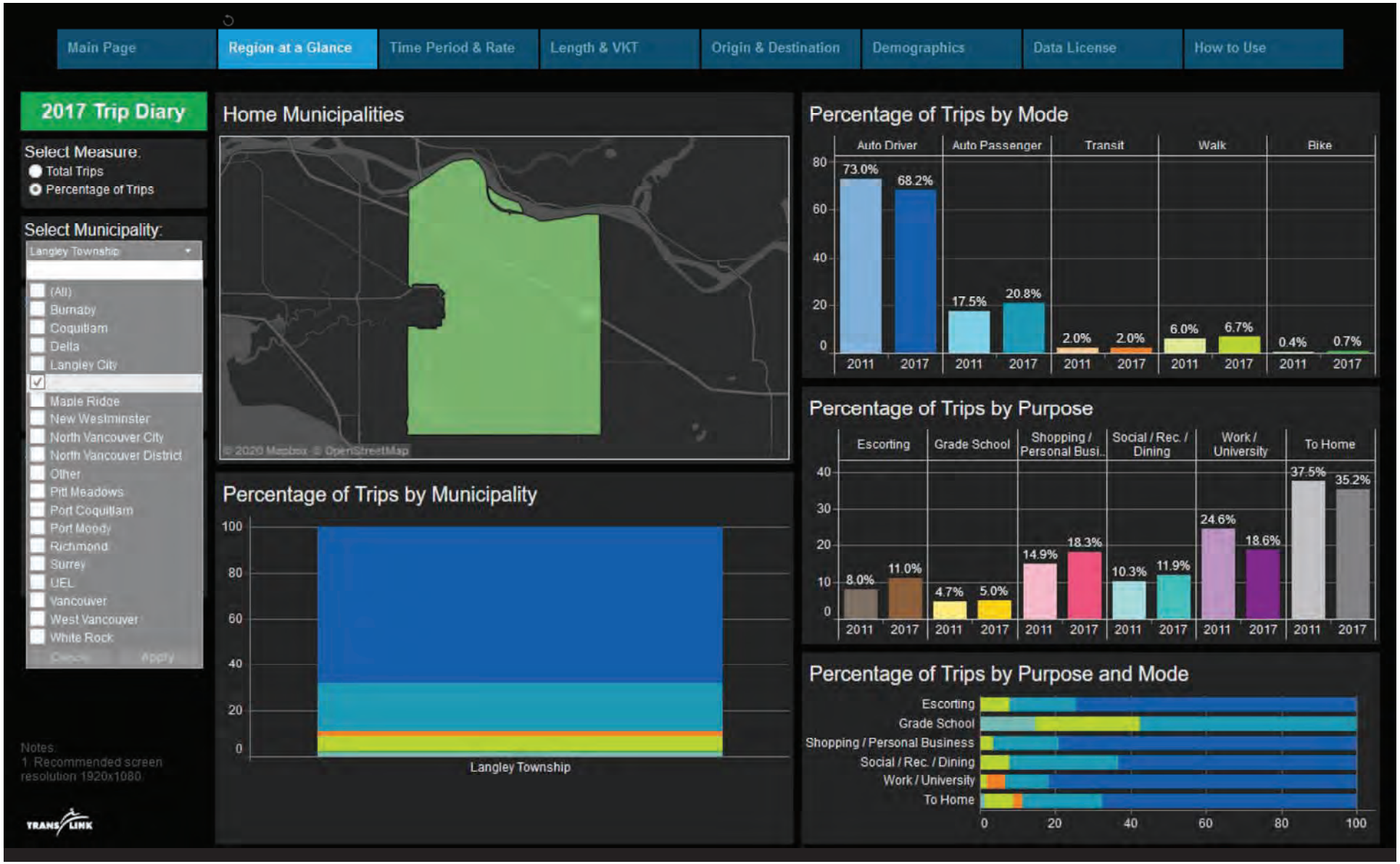
(g) An off-street loading space shall not be considered as an off-street parking space for the purpose of calculating the parking spaces required, except for commercial uses under 929 sq. m of gross floor area.

(h) If a use is not listed in Section 41.8, the number of spaces shall be calculated on the basis of the most similar use that is listed.

(i) Where the calculation of total required spaces is based upon gross floor area for the purposes of this section of the Bylaw, gross floor area shall be calculated according to Section 4.25

APPENDIX D

TransLink Trip Diary (2017) – Township of Langley Summary


Main Page
Region at a Glance
Time Period & Rate
Length & VKT
Origin & Destination
Demographics
Data License
How to Use
2017 Trip Diary
Select Measure:
Total Trips
Percentage of Trips
Select Municipality:
Langley Township
(All)
Burnaby
Coquitlam
Delta
Langley City
Langley Township
Maple Ridge
New Westminster
North Vancouver City
North Vancouver District
Other
Pitt Meadows
Port Coquitlam
Port Moody
Richmond
Surrey
UEL
Vancouver
West Vancouver
White Rock
Clear
Apply
Notes:
1. Recommended screen resolution 1920x1080
TRANSLINK
Home Municipalities
© 2020 Mapbox © OpenStreetMap
Percentage of Trips by Municipality
100
80
60
40
20
0
Langley Township
Percentage of Trips by Mode
Auto Driver
Auto Passenger
Transit
Walk
Bike
80
60
40
20
0
73.0%
68.2%
17.5%
20.8%
2.0%
2.0%
6.0%
6.7%
0.4%
0.7%
2011
2017
Percentage of Trips by Purpose
Escorting
Grade School
Shopping / Personal Busi..
Social / Rec. / Dining
Work / University
To Home
40
30
20
10
0
8.0%
11.0%
4.7%
5.0%
14.9%
18.3%
10.3%
11.9%
24.6%
18.6%
37.5%
35.2%
2011
2017
Percentage of Trips by Purpose and Mode
Escorting
Grade School
Shopping / Personal Business
Social / Rec. / Dining
Work / University
To Home
0
20
40
60
80
100

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(BLANEY) BYLAW 2020 NO. 5610

EXPLANATORY NOTE

Bylaw 2020 No. 5610 authorizes the closure and highway dedication removal from a portion of road bisecting 8412 Armstrong Road.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(BLANEY) BYLAW 2020 NO. 5610

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 (Blaney) Bylaw 2020 No. 5610".

2. That portion of road lying in Section 27 Township 11 NWD shown outlined in heavy black line on the reference plan attached hereto as Schedule "A", prepared by Jason G. Hamel, BCLS, completed on the 10th day of July, 2020, and more particularly described as:

   i. all that portion of Parcel A containing 0.552 hectares and originally dedicated on Plan 626 (the "Road");

   shall be closed to traffic.

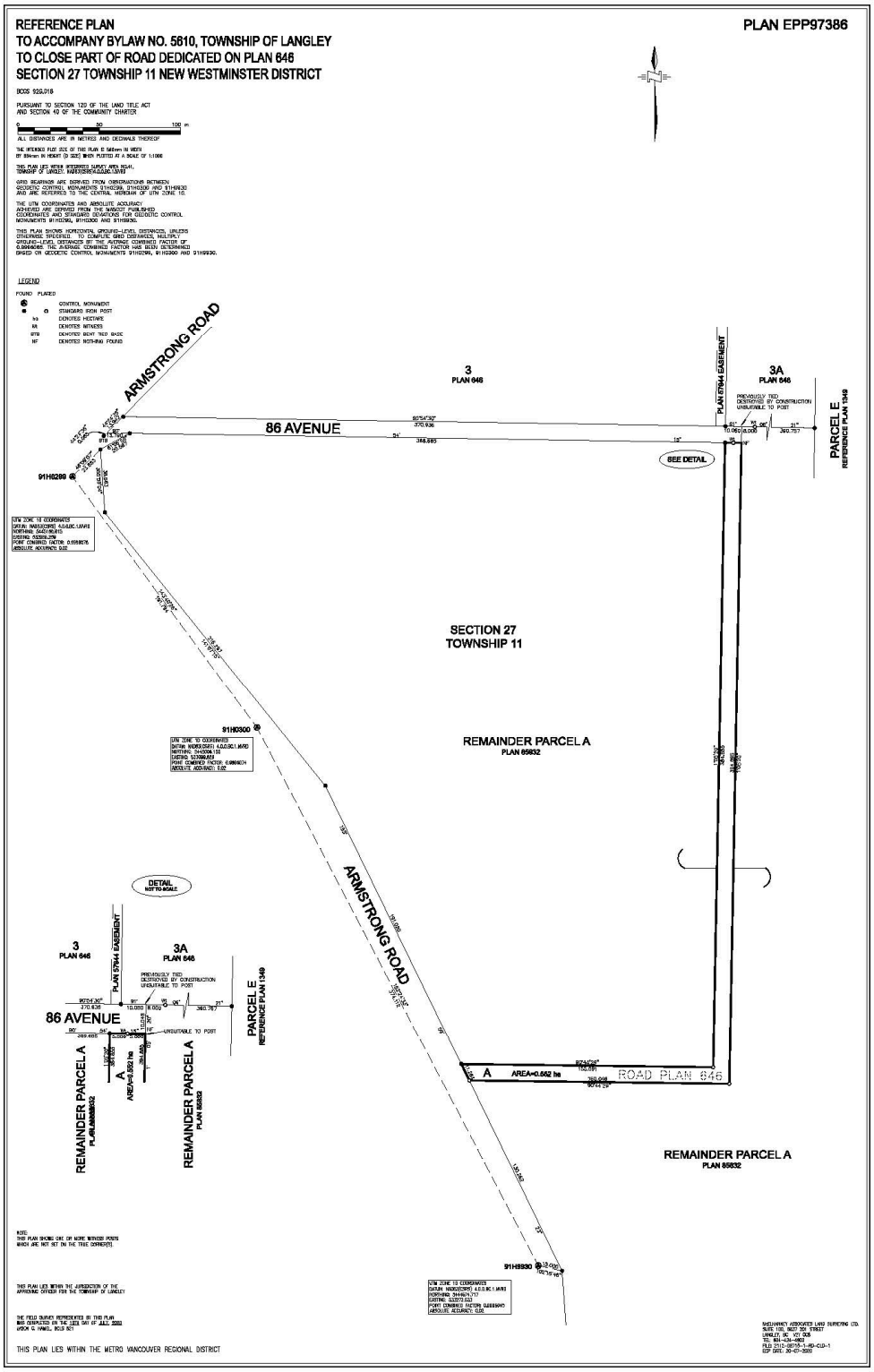
3. The dedication as highway shall be removed from the Road.

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	27	day of	July	, 2020
READ A SECOND TIME the	27	day of	July	, 2020
READ A THIRD TIME the	27	day of	July	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

SCHEDULE "A"


REFERENCE PLAN
TO ACCOMPANY BYLAW NO. 5810, TOWNSHIP OF LANGLEY
TO CLOSE PART OF ROAD DEDICATED ON PLAN 646
SECTION 27 TOWNSHIP 11 NEW WESTMINSTER DISTRICT
PLAN EPP97386
BCGS 92G.018
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
AND SECTION 40 OF THE COMMUNITY CHARTER
ARMSTRONG ROAD
86 AVENUE
3
PLAN 646
3A
PLAN 646
PLAN 57644 EASEMENT
PARCEL E
REFERENCE PLAN 1349
SEE DETAIL
91H0298
91H0300
91H8930
SECTION 27
TOWNSHIP 11
REMAINDER PARCEL A
PLAN 85932
ROAD PLAN 646
AREA=0.552 ha
DETAIL
NOT TO SCALE
REMAINDER PARCEL A
PLAN EPP97386
REMAINDER PARCEL A
PLAN 85932
REMAINDER PARCEL A
PLAN 85932
AREA=0.022 ha
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

August 26, 2020

VIA EMAIL

Your Worship and Council:

REQUEST FOR SUPPORT FOR EXPANDED PATIO PERMISSIONS

On behalf of the BC Restaurant and Foodservices Association, the Alliance of Beverage Licensees, and the BC Craft Brewers Guild, we are writing to thank you for expanding outdoor dining in your municipality and to request that you consider:

1. Expediting applications for businesses to winterize patios in public and private spaces to provide operators with the opportunity to capitalize on the confidence of outdoor space
2. Approving temporary patios for Summer 2021 now so operators are able to plan ahead; and
3. Creating a program for designated pick up zones so that businesses can enhance contactless curbside pick up in the fall and winter months.

Outside dining has been a significant benefit to operators and customers. It has helped build confidence in dining out and activated streets in new ways that have helped keep patrons and employees safe amid this global pandemic. We hope that we can work with you to build on this positive messaging going forward.

The financial pressures felt by British Columbia's hospitality industry as a result of the COVID-19 pandemic continue to be substantial.

British Columbia's 14,000 restaurants and pubs employ over 190,000 people and contribute $13 billion dollars to the economy annually. Our craft beer and wine industries also play significant roles in the vibrancy, innovation, and economic impact of our industry and the province. At this point in the crisis, 15% of hospitality businesses have already closed. With the end of summer approaching combined with the end of temporary layoff and CERB as well as the extended closure of the border, the potential for additional businesses closing is significant.

The COVID-19 crisis has driven devastating declines in both sales and guest-count in the hospitality industry.

- 51% of British Columbians surveyed by Leger Marketing at the end of July felt that just leaving the house was stressful. 64% remain afraid of contacting the virus.

- Datassential survey of August 7 reports that the number of people concerned about eating out is rising: 47% are definitely avoiding eating out and 34% are nervous but will still eat out.

In face of real threats of business closures across the province, we ask you to consider extending your permissive licensing for restaurant, pub, bar, and brewery businesses around outdoor spaces. Extensions of the incredible support and creativity you have already offered would make a significant difference to the hospitality businesses that operate and employ people in your community:

- Extend approvals for short-term patios in public and private spaces to provide operators with the opportunity to capitalize on the confidence of outdoor space and expand the businesses ability to create physical distancing between tables.
- Support expedited applications for businesses to winterize temporary spaces, including by preapproving styles of canopies and heater units that meet your jurisdictions needs.
- Renew the extended patio program for 2021 now. This will ensure that operators plan to keep materials and generates cost savings.
- Create a program for businesses to apply for curbside pick up zones. We suggest that these include standardized signage that lists the businesses using the pick up stop and phone number for curbside pick up.
- Ensure coordinated communication and reduced red tape to make these changes possible.
- Support expanded permissions in discussions with the Provincial Government.
- Practice Sympathetic Administration and set new ways of doing streamlined business.

Our industry has never faced a crisis of this magnitude. It is our sincere hope that we can work with your council to find material and hard-hitting measures to ensure this industry survives. It will require bold and quick moves to help industry restore itself. We are working with the LCLB to extend their liquor service regulations in conjunction with this request.

Thank you in advance. We remain at your disposal to offer advice and perspective on these issues. Please do not hesitate to contact the undersigned at any time.

Sincerely,



Ian Tostenson, President and CEO cell: 604.986.1429
British Columbia Restaurant and Foodservices Association



Jeff Guignard, Executive Director cell: 604-499-2566
Alliance of Beverage Licensees



Ken Beattie, Executive Director cell: 604.306.1500
BC Craft Brewers Guild

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 13, 2020 - REGULAR MEETING	**REPORT:**	20-88
FROM:	ENGINEERING DIVISION	**FILE:**	0340-20
SUBJECT:	CONTROL OF NUISANCE ANIMALS POLICY UPDATE		

RECOMMENDATION:

That Council adopt revisions to Control of Nuisance Animals Policy No. 05-205, presented as Attachment D to this report.

EXECUTIVE SUMMARY:

At its Regular Afternoon meeting of July 8, 2019, Council directed staff to review the Control of Nuisance Animals Policy (the Policy). In particular, direction was given to staff to review best management practices in other jurisdictions and more specifically the principle of removing a beaver dam, should lack of action result in serious harm to fish or fish habitat.

The Policy, in conjunction with the Township of Langley's Beaver Dam Management Guidelines, sets out the framework for managing beaver activity, which includes a progressive regime that begins with non-invasive steps of monitoring, hand removal, wrapping of trees, installation of exclusion fencing, and installation of pond levelers. Since the 2017 revision of the Policy, staff have primarily utilized non-invasive measures and are currently managing 64 sites with beaver activity throughout the Township.

A review of seven other jurisdictions revealed the Township is aligned with best management practices throughout the region. Outside the scope of the Policy, staff plan to implement installation of signage as an additional tool to provide public education/information, similar to Metro Vancouver's as seen in Figure 1, at select locations where beaver activity has been observed no observed impact to infrastructure.

Staff are not recommending adding a policy directive regarding dam removals that could potentially cause serious harm to fish or fish habitat. Although beaver dams may cause hindrances to the movement of fish through a system, they are natural features and obstacles that fish have adapted to managing naturally. Fish are often able to migrate via small rivulets around the dam or over the dam when stream flows permit.

Staff have not recommended any substantial revisions to the Policy, however minor housekeeping changes are being recommended. These changes are listed in detail later in the Housekeeping section of this report and presented in the proposed amended Policy, included as Attachment D.

PURPOSE:

This report is in response to Council's resolution of July 8, 2019, requesting staff to review the Control of Nuisance Animals Policy No. 05-205.

BACKGROUND/HISTORY:

At the June 10, 2019 Regular Afternoon meeting, Council referred a motion in regards to Beavers and Wetlands to the Agricultural Advisory and Economic Enhancement Committee for comment, as cited below:

> *"Therefore be it resolved that Council direct staff to review our current policy on beaver dam removal and alteration, in order to reflect adherence to the following primary principles:*
>
> *Removal or alteration of beaver dams subject to the jurisdiction of the Township of Langley local authority or managed by the Township on behalf of private property owners, will only be authorized with respect to imminent flooding or water damage from over-height water compounding that could negatively affect TOL infrastructure, and for no other purpose or cause; and further*
>
> *That any necessary removal, or lowering, of beaver dams on Township property or properties managed by the Township, conform to best management practices to ensure the protection of downstream and adjacent water quality and quantity, and that all such alterations only be undertaken in a manner that minimizes disturbance to the banks or bed of any waterbody or watercourse in support of critical wetland integrity protection."*

At its Regular Afternoon meeting of July 8, 2019, following a recommendation made on June 26, 2019 by the Agricultural Advisory and Economic Enhancement Committee, Council directed staff to review Council adopted Policy 05-205 Control of Nuisance Animals. The resolution stated:

> *"That Council direct staff to review the Control of Nuisance Animals Policy, in particular to look at the best practices in other jurisdictions; and*
>
> *That the review explore a principle that states that if a dam may result in serious harm to fish or fish habitat, that this would be an additional reason for removal."*

Protection of beavers and their dams fall under the jurisdiction of the provincial government and are regulated pursuant to applicable legislation, including the Wildlife Act and the Water Sustainability Act (WSA). While the regulations generally prohibit disturbance or destruction of beaver dams, houses, and dens, they do provide municipalities the ability to control beaver activity, including removal of dams, where the beaver activity is deemed to pose a risk to public safety, municipal drainage systems, public assets or infrastructure, property, or the environment.

With the Township's significant land area and rural setting, it is necessary to manage beaver activity, which has the potential to conflict with human activity including farming and agricultural operations, to ensure public safety and protect infrastructure and private property.

The Policy has been in effect since 1998, and recognizes that municipal infrastructure, including roads and drainage systems, as well as private property, may be subject to flooding by beaver activities resulting in potential damage to property, public safety and the environment due to erosion, with significant cost and liability implications.

DISCUSSION/ANALYSIS:

The Policy, in conjunction with the Township's Beaver Dam Management Guidelines (Guidelines) included as Attachment A, set out the framework for managing beaver activity. The Guidelines are based on a progressive regime that begins with non-invasive steps without any use of machinery or trapping. The guidelines are updated from time to time, as new methods or technologies for managing beaver activity become available and can be refined based on best management practices without the need for an amendment to the Policy, which as a more high level document, provides for a regulatory framework, rather than being prescriptive. Non-invasive measures typically include, but are not limited to, monitoring the site, hand removal of dams, debris, and blockages, wrapping of trees, installation of exclusion fencing, and installation of pond levelers.

The Township has also developed a Beaver and Beaver Dam Management Fact Sheet which is periodically updated to provide the public and land owners with information regarding beaver management and the governing regulations. The fact sheet has been included as Attachment B.

Currently, within Township owned property, right-of-ways, and road allowances, staff are regularly managing beaver activities at 64 sites utilizing methods described above. A map displaying the locations of active and inactive sites along with sites where staff have installed pond levelers is presented as Attachment C.

Where non-invasive measures are not effective staff employ methods such as removing dams with machinery or as a last resort trapping the animals. These methods are always completed under the guidance of or by qualified professionals and pursuant to all acts and regulations. Since 2017, staff have only trapped beavers at two sites and in those instances a licensed trapper utilized live traps to move the animals to another location.

Best Practices in Other Jurisdictions:

Staff reviewed the best practices of 6 local jurisdictions and King County in Washington State. Table 1 below summarizes the practices of the other jurisdictions compared to the Township's practices.

Table 1. Summary of Other Jurisdictions

Jurisdiction	Council Approved Plan/Policy	Monitoring	Tree Wrapping	Exclusion Fence	Pond Levelers	Hand Removal	Machine Removal	Trapping
City of Abbotsford	✓	✓	✓	✓	✓	✓	✓	✓
City of Coquitlam	✗	✓	✓	✗	✗	✓	✓	✓
City of Delta	✗	✓	✓	✗	✓	✓	✓	✓
King County, Washington	✗	✓	✓	✓	✓	✓	✓	✓
Metro Vancouver	✗	✓	✓	✓	✓	✓	✓	✓
City of Port Moody	✓	✓	✓	✓	✓	✓	✓	✓
City of Surrey	✗	✓	✓	✓	✓	✓	✓	✓
Township of Langley	✓	✓	✓	✓	✓	✓	✓	✓

While the majority of jurisdictions reviewed do not have a Council endorsed plan or policy, most follow similar best practices when managing beaver activity. The majority of those reviewed only use trapping as a last resort when all other methods have failed, similar to the Township. The City of Port Moody and Metro Vancouver were two jurisdictions with some different practices, which the Township does not currently utilize; these are described below in further detail.

The City of Port Moody's 2019 Beaver Management Plan, in addition to the methods in Table 1, also includes the use of repellants. Repellents can be used to protect trees by painting the trunk with a paint and sand mixture, which deters the beavers from chewing. Other repellents include predator odours, and some studies suggest that beavers avoid that of coyote, lynx, and river otter. These repellents can also be applied to trees, but need to be reapplied regularly and they can be unpleasant smelling. In 2018, staff tested the use of predator repellent along with a coyote decoy at a beaver dam. Unfortunately, the repellent and decoy did not deter the beavers from working on their dam. Staff's experience is that tree wrapping and exclusion fencing are generally more effective and therefore are not recommending adding repellants to the Policy.

Port Moody also included the use of vegetation modification in their Beaver Management Plan which involves selecting plant species that are less preferred by beavers. Beavers do prefer certain species as food and for building materials, although they may utilize less desirable species faced with a situation where their preferred species are unavailable. While the Township has used this method in the past at select locations, staff are not recommending adding vegetation modification to the Policy.

In areas of Metro Vancouver Parks where beavers can be left to build dams and flood lands, Metro Vancouver Regional Parks deploys non-invasive measures, such as tree wrapping and exclusion fencing, and installs signage, similar to the one shown in Figure 1 below.

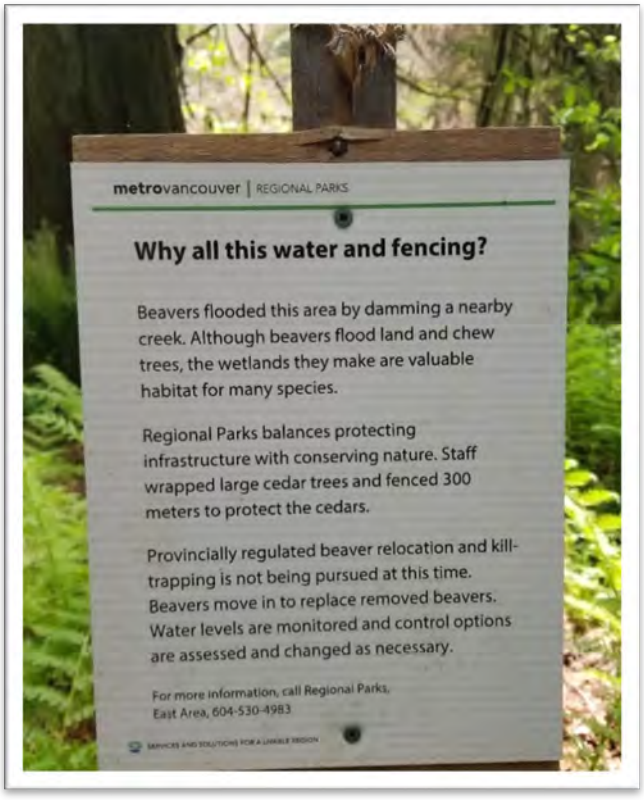


Figure 1. Metro Vancouver Signage

The signage explains why the area is flooded, how Metro Vancouver balances protecting infrastructure with conserving nature, measures staff are undertaking, and informs the public that water levels are monitored and control options are assessed and changed as necessary. Staff are planning to develop similar signage at sites which can be left to flood with minimal to no impact to Township infrastructure.

After reviewing practices of other jurisdictions, staff do not recommend any best management practice amendments to the Policy. However, staff will be updating the Guidelines to include the use of informative signs, similar to the Metro Vancouver example.

Serious Harm to Fish or Fish Habitat:

In reviewing a principle that states: '"that if a dam may result in serious harm to fish or fish habitat that this would be an additional reason for removal", it should be noted that "serious harm to fish or fish habitat" is no longer a term used in the Fisheries Act. In late 2019, the Fisheries Act was revised which resulted in the change to "harmful alteration, disruption or destruction of fish habitat and/or death of fish".

Over the years staff have conversed with Fisheries and Oceans Canada (DFO) and Ministry of Forest Lands Natural Resource Operations and Rural Development (FLNRORD) agencies and have been advised although beaver dams may cause hindrances to the movement of fish through a system, they are natural features and obstacles that fish must manage in nature.

Additionally, provincial WSA Instream Works Standards and Best Practices (MOE 2004) recognizes that beaver dams may restrict fish passage, but that fish are often able to migrate through dams via small rivulets around the dam or when stream flows overtop the dam. It is also recognized that flooding caused by beaver activity can create valuable off-channel and overwintering fish habitat and permanent ponds that can be critical in supporting ecological diversity, seasonal changes within streams, renewal of riparian vegetation and organic soils, and provide water reserves for fish and aquatic wildlife habitat during the summer months. "In that respect, beaver dams contribute to overall watershed health and biodiversity" (MOE 2004).

Subsequently, staff do not recommend including "serious harm to fish or fish habitat" in the Policy as a principal for beaver dam removal. In the infrequent situation where there is enough evidence that a natural dam (beaver or debris) is causing "serious harm to fish or fish habitat" staff would report it to DFO and/or FLNRORD for review and advice, as they are the regulatory authorities over fish and wildlife.

Housekeeping Amendments:

A number of housekeeping amendments are proposed in Table 2 along with a brief rationale. The housekeeping changes are also presented in the amended Policy, included as Attachment D. These amendments reflect experience gained following previous implementation of the Policy.

Table 2. Summary of Housekeeping Changes

Section	Description of change	Rationale
1.1	Replaced “such as” with “including, but limited to”	Amendment for clarification
2.3	Added period to end of sentence	Grammar
4.1	Replaced “water courses” with “watercourses”	Grammar
4.2	Replaced “such as” with “including, but limited to”	Amendment for clarification
4.3	Added “acts and”; Replaced “, including” with “; as well as,”; Replaced “guidelines” with “Guidelines”	Amendment to reword for clarification and reflection of current practice
4.4	Replaced “and non-invasive steps, including” with “steps starting with the least invasive. Steps may include, but are not limited to,”	Amendment to reword for clarification and reflection of current practice
4.4(ii)	Replaced “wrapping” with “protection”	Amendment to reword for clarification as tree protection may include wrapping or installation of fencing or other methods as best management practices evolve
4.4(iii)	Added “or culvert protection”	Amendment to reflect current practice
4.4(iv)	Added “Installing exclusion fencing”	Amendment to reflect current practice
4.4(v)	Replaced “Hand removal of dams” and “Removal of debris and blockages” with “Hand removal of dams, debris and blockages”	Amendment for clarification and to reflect current practice
4.4(vi)	Removed “Other non-invasive approaches, as possible.”	Amended as this is covered by amendment of 4.4 above
4.5	Added “If other less invasive options prove unsuccessful, machine removal of dams, debris and blockages, as necessary.”	Additional item added to policy to document current practice
4.6	Replaced “damage, and risk to public safety” with “risk to public safety and damage to property and infrastructure is available”; Replaced “is available” with “, they”	Amendment for clarification

Financial Implications:

Since the 2017 Policy update and the reduction in trapping, costs for managing beaver dams have increased. However, Council has been supportive in approving the requested budget increases, which have allowed staff to continue to primarily use non-invasive methods. The recommendations made in this report can be implemented within existing operating budgets.

Staff will continue to stay up to date with the latest methods for beaver management, and as new methods or technologies become available the Guidelines will be updated, and any Policy amendments will be presented to Council for their consideration.

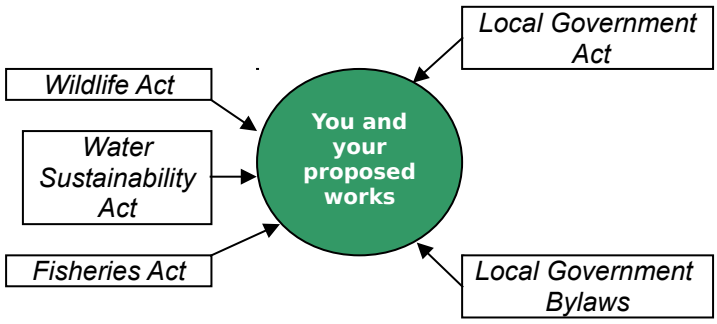
Respectfully submitted,

Jennifer Elderkin
CONSTRUCTION MANAGER
for
ENGINEERING DIVISION

ATTACHMENT A	Beaver and Beaver Dam Management Guidelines
ATTACHMENT B	Beaver and Beaver Dam Management Fact Sheet
ATTACHMENT C	2020 Beaver Site Map
ATTACHMENT D	Policy No. 05-205, as amended

BEAVER AND BEAVER DAM MANAGEMENT

Legal Requirements



Acts and regulations exist at both the provincial and federal levels to protect fish and wildlife species and their habitats; as well as, protecting water quality and quantity. Local governments may also have local bylaws that deal with works in and around water.

Under the BC *Wildlife Act* it is an offence to "disturb, molest, or destroy" a beaver den, house, or dam unless you are a trapper as licensed under the *Act*. Alteration or removal of a dam is permitted under the BC *Wildlife Act* "to provide irrigation or drainage under lawful authority for the protection of property" and under the BC *Water Sustainability Act* "for drainage purposes with specific restrictions". To remove a beaver dam, located in a watercourse, one must have the permission of the landowner and have applicable *Wildlife Act* Permits and *Water Sustainability Act* Notifications via the BC Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (FLNRORD) prior to the commencement of works.

The federal *Fisheries Act* regulates fish and fish habitat in Canada. Section 35 of the *Act* prohibits "harmful alteration, disruption or destruction of fish habitat" (HADD) unless authorized by Fisheries and Oceans Canada (DFO). For works that may result in a 'HADD' DFO must be contacted/notified prior to commencement of works.

Township of Langley's Approach

According to Township of Langley (Township) policies *#05-002 Private Property – Entering And Working On* (revised 2016) and *#05-205 Control of Nuisance Animals* (revised 2017) the Township will typically only undertake works on Township property* unless under specific circumstances (i.e. risk to public safety).

> **Township property = simple parcels of land and/or improvements as well as roads, right-of-ways, or works owned or operated by the Township including those held in trust by the Township.*

When a problem beaver dam is identified on Township property, staff only considers complete removal of the dam or other structures if it is deemed an emergency, and after all other management tools and options have been reviewed. To remove a beaver dam in a watercourse, the Township follows the BC *"Best Management Practices for Instream Works"* protocols (MOE, 2004). This involves the Township working with a Qualified Environmental Professional (QEP) to assess the proposed works. In some cases, the QEP will also monitor the works and submit notifications and reports to FLNRORD (and DFO if applicable).

In the event that removal of a beaver(s) is deemed necessary (i.e. immediate threat to public safety), beaver trapping is undertaken by a licensed trapper. All trapping is conducted in accordance with local, provincial, and federal regulations. However, in all instances the Township tries to work with area landowners and residents to accept a certain level of flooding caused by beavers; therefore, reducing the need to conduct dam removals, habitat alterations, and trapping.

Note: All beaver management issues / works on **private land** are the responsibility of the property owner.

BEAVER MANAGEMENT ON PRIVATE LANDS

For beaver management issues on **private lands**, the landowner (owner) is responsible for all management activities and applicable regulatory agency contacts. To remove a beaver structure located within a watercourse the BC Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (FLNRORD) will require contact prior to works in order to notify and obtain applicable permits/approvals for said works. Should the project result in "harmful alteration, disruption or destruction of fish habitat" (HADD), Fisheries and Oceans Canada (DFO) would also require contact. In the event that beaver trapping works are necessary, the owner may be required to hire a fully licensed professional trapper (trapper).

Beaver Dam, Den, or House Management Procedures:

- Removal or alteration via **powered machinery** must be conducted under BC Natural Resources (and potentially DFO) notifications/permits. Typically, notifications must be submitted to the agencies at least 45-days prior to works.
- For removal or alteration via **hand-tools** or **non-mechanized** methods - a registered trapper may have a standing agreement for selective hand removal of beaver dams and related debris under their Trapping License. If there is such an agreement, the trapper may be able to conduct these works without prior notification or approval from FLNRORD. *Alternatively,* the owner may use this method of dam removal if the owner notifies the appropriate regulatory agencies prior to works (see above).

Some alternative Beaver Management Methods:

1. Installing fences and/or barriers around culverts, drains, structures, and trees to keep beavers away.
2. Wrapping heavy gauge wire mesh around trees to prevent beavers from "working" on them.
3. Using low-voltage electric fencing to isolate areas or stands of vegetation from the beavers.
4. Installing a beaver pond leveler or other device in the dam in order to maintain desired water levels upstream and downstream of the dam; *must be done under FLNRORD (and possibly DFO) notifications/permits/approvals*).

Contacts:

Front Counter BC (BC Permitting and Licensing – for FLNRORD contact) / Ph: 604.586.4400 or 1-877-855-3222
E-Mail: FrontCounterBC@gov.bc.ca / website: http://www.frontcounterbc.gov.bc.ca/
More information – https://portal.nrs.gov.bc.ca/web/client/-/dens-and-dam-management

Fisheries and Oceans Canada (British Columbia Regional Office)/ Ph. 1-866-845-6776
200 - 401 Burrard Street, Vancouver, British Columbia V6C 3S4 / Email: ReferralsPacific@dfo-mpo.gc.ca
More information - http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html

Langley Environmental Partners Society (LEPS) – assistance with alternative beaver management methods
Unit 201 - 22071 48th Avenue, Langley, BC
Ph. 604.532.3511 - Website: http://www.leps.bc.ca/

Professional Trappers: look up 'wildlife trappers' or 'BC Trapping Association' in the yellow pages or search on-line for additional companies/services.

***Disclaimer**: It is the responsibility of the landowner to determine if any applicable regulatory notifications/permits/approvals are required, submitting for said notifications/permits/approvals (if applicable), and for the scheduling of works and all of the associated costs involved with the beaver management issues. The owner is also responsible to ensure that the chosen trapper (if applicable) has current, up-to-date, professional certification, government licensing, and any withstanding agreements. The Township encourages the use of alternative beaver management methods wherever feasible; however, it neither promotes nor discourages the use of beaver trapping, beaver dam removal, or beaver habitat alteration as a control/management method.*

Township of Langley
Est. 1873

FACT SHEET



BEAVER & BEAVER DAM MANAGEMENT

Definition: Actions taken to control beaver populations and their effects on local watercourses.

Why Is Beaver Control Needed?

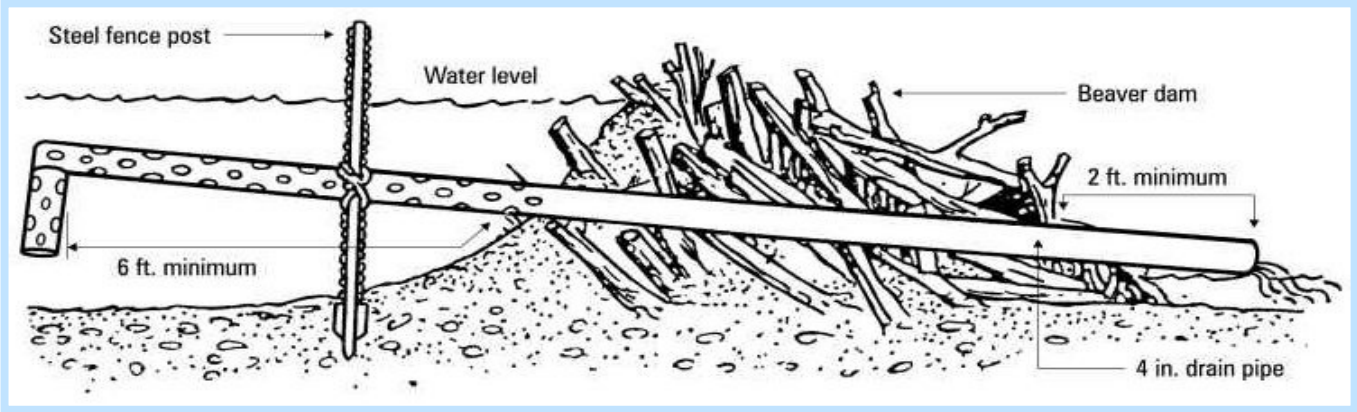


As we know, beavers build dams to create habitat for themselves. In doing so, they can create chaos for others. In urban environments, beaver activity can cause flooding, damage to infrastructure (e.g., culverts and roads), loss of trees, and other hazards and risks to private and public property and public safety. Therefore, management of beavers, dens, and dams is a necessary part of municipal operational activities. However, it is important to note that beavers, through the construction of dams and the ponds that form behind them, create some excellent summer and winter habitat for fish and other wildlife.

Tips for Beaver Management



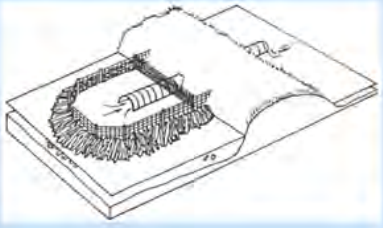
Improper removal of a beaver dam can have negative impacts to fish/wildlife, fish/wildlife habitat, channel stability, and downstream users and landowners. When possible, one must consider options other than complete removal of a dam. For example, partial removal of the dam may provide adequate drainage conveyance. Alternatively, various products are available to help beavers and people to coexist (e.g. installation of a pond leveler).

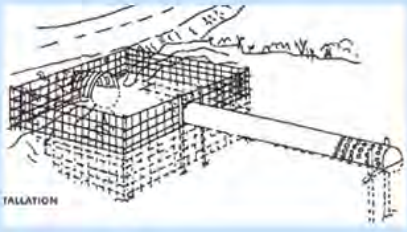


www.flemingoutdoors.com

Other Types of Beaver Control Devices







Township of Langley
Est. 1873

FACT SHEET



BEAVER & BEAVER DAM MANAGEMENT

Beaver Dam Removal

If dam removal is necessary, it is important to ensure that accumulated sediment upstream of the dam is not released in a concentrated pulse and that flow velocities will not erode the banks of downstream reaches. The following are some 'KEY' best management practices for dam removal:

- Remove the dam **SLOWLY**. By notching the dam, lower the water levels in steps allowing water levels to equalize before notching again to a lower level. This will minimize the chance of releasing a sudden flush of sediment downstream and minimize the potential for fish/amphibian stranding upstream.
- Remove all dam materials from the site so other beavers do not re-use the material, and to ensure that the material does not end up in the watercourse where it could impede flow and cause flooding.
- Install sediment control measures downstream of the dam to contain sediment stored behind the dam.
- It may be important to install some type of beaver exclusion methods or consider having a licensed trapper physically remove the beaver(s) before undertaking dam removal activities, as the beaver(s) will try to re-build the dam and any removed or disturbed structures within their territory.

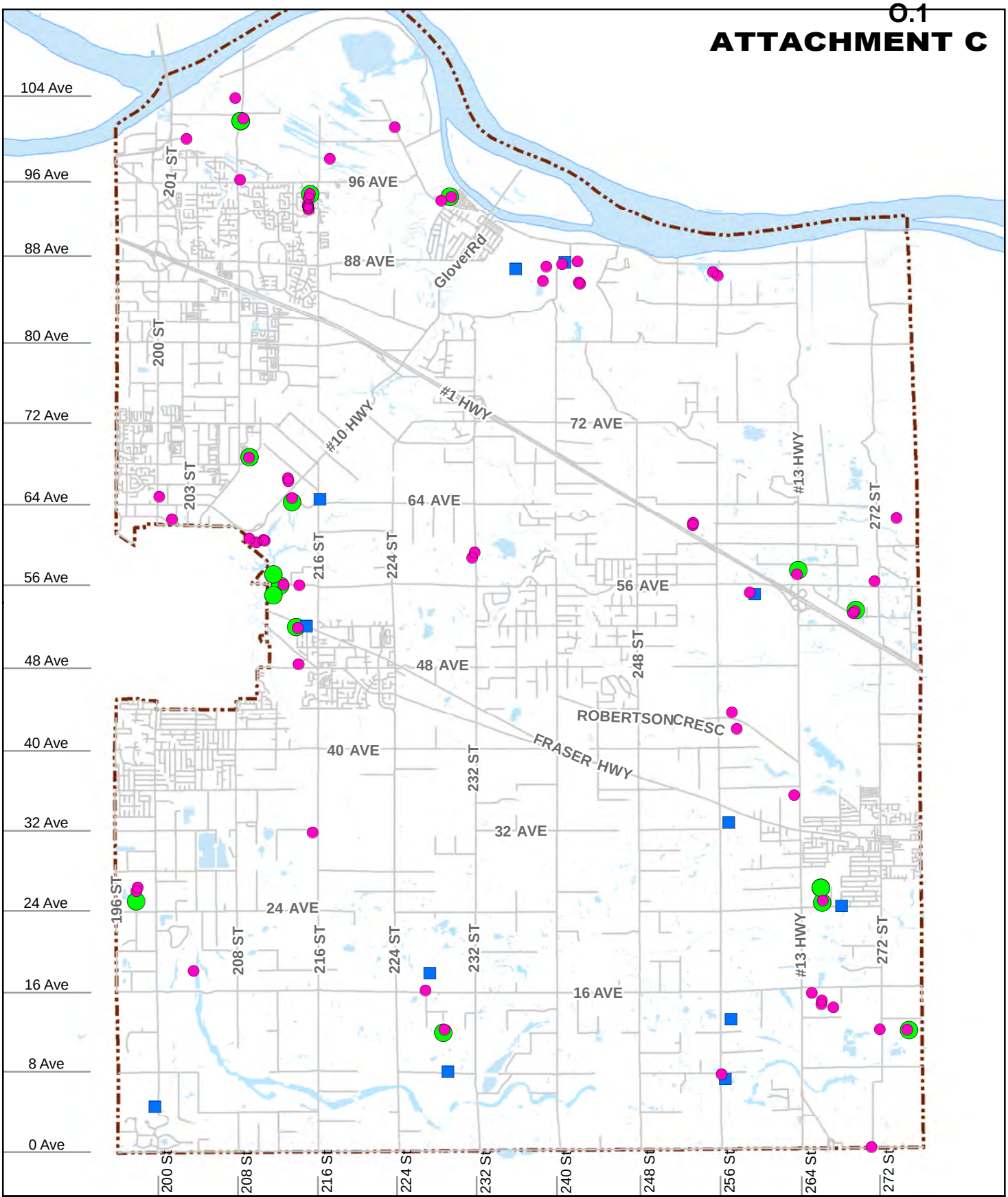






You can find further information on best management practices for beaver and beaver dam removal in the BC's ***Standards and Best Practices for Instream Works,*** available online at:

https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/iswstdsbpsmarch2004.pdf



Township of Langley
Est. 1873

Beaver Management 2020

Version Date: June 05 2020

Disclaimer: The data provided had 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.

Beaver Management Sites

- Active Dam (64)
- Inactive Dam (12)
- Pond Leveller (16)

N
W E
S

1 0.5 0 1 2 3 Km

Path: N:\Maps\Standard Maps\Engineering\Drainage\Eng_Drainage_Beaver_Mgmt\Map_BeaverManagement_2020_8.5x11.mxd

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Control of Nuisance Animals

Policy No:	**05-205**
Previous Policy No:	**05-745**
Approved by Council:	**1998-09-21**
Revised by Council:	**2016-05-30**
Revised by Council:	**2017-03-06**
Revised by Council:	

1. Purpose

1.1. To provide direction for Township staff in resolving drainage problems resulting from activities of animals including, but not limited to, beavers and muskrats.

2. Background

2.1. Flooding of municipal and private property and damage to culverts, roads and dykes has resulted from activities of animals such as beavers and muskrats.

2.2. It is important to manage the activities of animals to protect municipal infrastructure and public safety.

2.3. Managing the activities of wildlife must reflect a balanced approach to protecting infrastructure, public safety and the environment.

3. Related Policy

3.1. 05-002 Private Property - Entering and Working On

4. Policy

4.1. Township property, including roads and gravel pits, and private property has been subject to flooding by activities of beavers. Culverts and watercourses of various sizes have been obstructed by these animals resulting in potential liability from flooding, and road damage from overtopping and erosion. Significant costs are incurred in clearing these obstructions.

4.2. Dykes are subject to damage from burrowing by animals including, but not limited to, muskrats and beavers. Burrowing can result in weakening of the dykes, and can provide a passage for flood waters that could eventually compromise the structural integrity of the dyke and flood public and private land and improvements.

4.3. Management of beavers shall be performed in accordance with applicable acts and regulations; as well as, Township of Langley's Beaver and Beaver Management Guidelines, as amended from time to time, to reflect best management practices, industry standards and latest technology.

4.4. Management of beavers shall consist of a series of progressive, coordinated steps starting with the least invasive. Steps may include, but are not limited to, the following:

i. Monitoring
ii. Tree protection
iii. Installing pond levelers or culvert protection
iv. Installing exclusion fencing
v. Hand removal of dams, debris and blockages

4.5. If other less invasive options prove unsuccessful, machine removal of dams, debris and blockages, as necessary.

4.6. When no other effective means of preventing or controlling the potential risk to public safety and damage to property and infrastructure is available, due to the activities of these animals, they may be removed by trapping.

4.7. A trapper, duly licensed under the provisions of Provincial and/or Federal legislation, must be contracted to remove the nuisance animals.