REGULAR MEETING OF COUNCIL

Monday, March 8, 2021 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 - March 8, 2021**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held March 8, 2021.

B. ADOPTION OF MINUTES

B.1 **Regular Council Meeting - February 22, 2021**

Recommendation: That Council adopt the Minutes of the Regular Council meeting held February 22, 2021.

Attachments: B.1 02_22 Regular minutes

C. DELEGATIONS

C.1 **Bryan Miller**
Your Local Community
File 0550-07

Recommendation: Request by Bryan Miller, Your Local Community, to appear before Council to discuss solutions to combat litter, graffiti and build a better community.

Attachments: C.1 Bryan Miller

C.2 **Cathy Peters**
File 0550-07

Recommendation: Request by Cathy Peters, to appear before Council to raise awareness regarding Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in BC.

Attachments: C.2 Cathy Peters

D. PRESENTATIONS

E. REPORTS TO COUNCIL

E.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.

Development Variance Permit Application
No. 100126 (19689 Telegraph Trail Properties Ltd. /
19689 Telegraph Trail)
Report 21-21
File CD 09-03-0133

Recommendation: That Council authorize issuance of Development Variance Permit No. 100126 for property located at 19689 Telegraph Trail to facilitate 480 square metre (5,175 square feet) addition to an existing industrial building, as follows:

a. Section 702.5(a) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum building setback requirement from a front lot line from 10.0 metres to 5.0 metres for an addition to a principal building as indicated in Schedule A.

b. Section 111.3 - Landscaping, Screening and Fencing of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the depth of front yard landscaping area along a front lot line from 5.0 metres to 2.0 metres in substantial compliance with Schedule A.

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

a. On-site landscaping to be secured by letter of credit at the building permit stage.

Attachments: E.1 cd DVP No. 100126 Telegraph Trail

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. 101201 (Bouwman / 21393 Old Yale Road)
Report 21-18
File CD 08-01-0106

Recommendation: That Council authorize issuance of Heritage Alteration Permit No. 101201 for property located at 21393 Old Yale Road to facilitate subdivision into two (2) lots and the construction of two (2) single family dwellings, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2."

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to final subdivision approval the following items will need to be finalized:

a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township's Subdivision and Development Servicing Bylaw;
b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
d. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees;
e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw;

f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act, to restrict the location of driveways to the rear lane.

Attachments: E.2 cd HAP No. 101201 Bouwman

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

Development Permit Application No. 101177
(Foundation Properties (Northpoint) Ltd. /
19800 Block of 88 Avenue)
Report 21-20
File CD 08-34-0082

Recommendation: That Council authorize issuance of Development Permit No. 101177 to Foundation Properties (Northpoint) Ltd., for property located in the 19800 Block of 88 Avenue, 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";
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15.0 m (49.2 ft) to 50.9 m (167.0 ft);
e. Registration of a statutory right of way for the purposes of a greenway along 88 Avenue;
f. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
h. All refuse areas to be located in an enclosure and screened.

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

a. 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;

c. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
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;
g. Payment of supplemental Development Permit application fees; and
h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Attachments: E.3 cd DP No. 101177 Northpoint

E.4 Agricultural Land Commission Application
No. 100385 (Henry / 23717 - 72 Avenue)
Report 21-19
File CD 11-21-0019

Recommendation: That Council consider the non-farm use application submitted by Madrone Environmental Services Ltd. to the Agricultural Land Commission to permit continued operation of a drilling business, D & B Auger Services Inc., on a portion of the property located at 23717 - 72 Avenue within the Agricultural Land Reserve, and select one of the following:

a) Not refer the application to the Agricultural Land Commission; or
b) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits.

Attachments: E.4 cd ALC No. 100385 Henry

E.5 Public Art Policy Review and Update
Report 21-23
File ACCI 7970-01

Recommendation: That Council receive this report and refer the attached Public Art Policy with proposed amendments to a Council Process Committee session for discussion and consideration.

Attachments: E.5 acci Public Art Policy Update

E.6 **Facility Allocation Policy Review**
Report 21-24
File PR / ENG 0340-50

Recommendation: That Council approve the attached updated Facility Allocation Policy with its proposed amendments.

Attachments: E.6 pr Facility Allocation Policy 2021

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

I.1 **Highway Development Works Agreement**
(Qualico Developments (Vancouver) Inc.)
Bylaw No. 5682
Report 21-14
File CD 08-23-0155

Recommendation: That Council give final reading to "Highway Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2020 No. 5682".

Explanation - Bylaw No. 5682

Bylaw 2020 No. 5682, authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Inc. for the provision of Highway Works in the Yorkson Neighbourhood Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

Attachments: I.1 cd DWA Qualico Developments

I.2 **Langley 2021 - 2025 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw**
Bylaw No. 5692
Bylaw No. 5691
Report 21-16
File FIN 1700-80

Recommendation: That Council give final reading to "Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692"; and

"Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691".

Explanation - Bylaw No. 5692

The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 authorizes the expenditure of funds for the Municipality. The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 is prepared pursuant to Section 165 of the Community Charter and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2021.

An expenditure that is not provided for in the 2021 - 2025 Five-Year Financial Plan is not lawful.

Explanation - Bylaw No. 5691

Bylaw 2021 No. 5691 provides for the 2021 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2021 - 2025 Five Year Financial Plan. The projects are for roads, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $105,342,394, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2021.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

Attachments: I.2 fin 2021-2025 Five yr Fin Plan and DCC Bylaw

I.3 **User Pay Utility Rate Bylaws for 2021**
Bylaw No. 5693
Bylaw No. 5694
Report 21-17
File FIN 1700-80

Recommendation: That Council give final "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693"; and

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694".

Explanation - Bylaw No. 5693

Bylaw 2021 No. 5693 sets the minimum charge for metered water customers at $291.25 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $279.10.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.842 per cubic meter. The current rate is $0.807 per cubic meter.

The flat rate for residential customers will be $582.50. The current rate is $558.22.

Explanation - Bylaw No. 5694

Bylaw 2021 No. 5694 sets the annual flat rate per service connection at $494.50 for residential sewer use. The current rate is $487.28.

The rate for Non-Residential sewer use is set at $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period. The current rates are $1.371 per cubic meter of sewage discharged with a minimum of $243.64 per service connection for each six-month period.

Attachments: I.3 fin User Pay Utility Rate Bylaws

I.4 **Rezoning Application No. 100615 and**
Development Permit Application Nos. 101020, and 101032
(Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street)
Bylaw No. 5570
Bylaw No. 5571
Report 20-44
File CD 08-22-0086

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2020

No. 5570"; and

"Township of Langley Phased Development Agreement (Infinity Properties Ltd.) Bylaw 2020 No. 5571".

Explanation - Bylaw No. 5570

Bylaw 2020 No. 5570 rezones 5.24 ha (13.0 ac) of land located at 7517, 7541, 7547 and 7575 - 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B) and R-CL(SD) to accommodate 58 single family lots, and 44 semi-detached units.

Explanation - Bylaw No. 5571

Bylaw 2020 No. 5571 authorizes the Township of Langley to enter into a phased development agreement with Infinity Properties Ltd., Benchmark Homes Investments Ltd. and Benchmark Management Ltd.

Development Permit No. 101020

That Council authorize issuance of Development Permit No. 101020 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street) (proposed single family lots) 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 Zones 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.

Development Permit No. 101032

That Council authorize issuance of Development Permit No. 101032 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

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

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 23, 2020 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on April 20, 2020 with third reading also given on April 20, 2020.

Attachments: I.4 cd Infinity RZ DP

I.5 Rezoning Application No. 100517 and Development Permit Application Nos. 100985 and 101146 (Mitchell Latimer 76 / 77 Inc. / 19600 Block of 76 Avenue and 19610 - 78 Avenue)
Bylaw No. 5648
Report 20-150
File CD 08-22-0045

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 76 / 77 Inc.) Bylaw 2020 No. 5648".

Explanation - Bylaw No. 5648

Bylaw 2020 No. 5648 rezones land in 19600 Block of 76 Avenue and 19610 - 78 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A), R-CL(B) and R-CL(SD) to permit development of 106 lots (56 single family and 50 semi-detached).

Development Permit No. 100985

That Council authorize issuance of Development Permit No. 100985 (Mitchell Latimer 76 / 77 Inc. / 19600 Block of 76 Avenue and 19610 - 78 Avenue) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B);
b. Building plans being in substantial compliance with Schedule "A" for lands zoned R-CL(SD);
c. 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;
d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);

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. Completion of a subdivision consistent with the rezoning bylaw;
d. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101146

That Council authorize issuance of Development Permit No. 101146 (Mitchell Latimer 76 / 77 Inc. / 19600 Block of 76 Avenue and 19610 - 78 Avenue) 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 B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 23, 2020 attached to the Bylaw have been satisfactorily addressed. A written submission opportunity was provided prior to the Bylaw receiving third reading on December 7, 2020.

Attachments: I.5 cd Mitchell Grp Ph3

I.6 **Rezoning Application No. 100459 and Development Permit Application No. 100921 (1074201 BC Ltd. / Interface Architecture Inc. / 20163 - 84 Avenue)**
Bylaw No. 5453
Report 19-62
File CD 08-26-0180

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1074201 BC Ltd.) Bylaw 2019 No. 5453".

Explanation - Bylaw No. 5453

Bylaw 2019 No. 5453 rezones property located at 20163 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive

Development Zone CD 134 to permit a comprehensive development consisting of 42 townhouse units.

Development Permit No. 100921

That Council authorize issuance of Development Permit No. 100921 (1074201 BC Ltd. / Interface Architecture Inc. / 20163 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in compliance with Schedules "A" through "I";
b. Landscape plans being in substantial compliance with Schedules "J" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
c. All signage being in substantial compliance with Schedules "K", "L" and "P", and the Township's Sign Bylaw;
d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and
e. All refuse areas to be located within the buildings to the acceptance of the Township.

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

a. Issuance of Energy Conservation and Greenhouse Gas Reduction DP101018;
b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
c. 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;
d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
g. 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,

both with accompanying legal documents as required, to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 15, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on May 13, 2019 with third reading given on May 27, 2019. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Staff note that resolution of the development prerequisites was on-going and the on-site rezoning sign remained in place.

Attachments: I.6 cd Interface rz dp

I.7 Rezoning Application No. 100535 and Development Permit Application No. 101014 (Yorkson Medical Ltd. / 7900 Block 206 Street) Bylaw No. 5447 Report 19-23 File CD 08-23-0132

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447".

Explanation - Bylaw No. 5447

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.

Development Permit No. 101014

That Council authorize issuance of Development Permit No. 101014 (Yorkson Medical Ltd. / 7900 Block 206 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "H";
b. Landscape plans being in substantial compliance with Schedules "I" through "L", and in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;

c. All signage being in substantial compliance with Schedules "A", "C" through "F" and "H", and the Township's Sign Bylaw;
d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule "B";
e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules "F" and "J".

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

a. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
c. 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of February 25, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on March 11, 2019 with third reading given on April 1, 2019. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place.

Attachments: I.7 cd Yorkson Medical RZ DP

J. CORRESPONDENCE

J.1 **A National Three-Digit Suicide and Crisis Hotline**
File 0400-20

Recommendation: That Council receive the letter from Tako van Popta, MP Langley - Aldergrove, requesting support for a national three-digit suicide hotline by passing a motion to endorse this initiative.

Attachments: J.1 TOL Motion to support 988 Feb 2021

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

J.2 **Khojaly Massacre Remembrance Day**
File 0630-01

Recommendation: That Council receive the letter from Tamella Severcan, Azerbaijan Cultural Centre, requesting February 25, 2021 be proclaimed Khojaly Massacre Remembrance Day.

Clerk's Note: Please note the proclamation request was received after the February 22, 2021 agenda deadline. Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: J.2 Khojaly Massacre Remembrance Day

K. MINUTES OF COMMITTEES

K.1 **Tree Protection Advisory Committee - February 16, 2021**
Seniors Advisory Committee - February 17, 2021
File 0540-20

Recommendation: That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

Attachments: K.1 Committee Minutes

K.2 **Seniors Advisory Committee Recommended Motion**
File 0540-20

Recommendation: That Council endorse the 2021 Work Plan (see Attachment A).

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

O. OTHER BUSINESS

At the February 22, 2021 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

O.1 216 Street North Road Signage

Recommendation: Whereas residents in the area of 216 Street north of the new Highway 1 Interchange to 88 Avenue continue to experience issues with truck traffic and the need for better truck signage per emails sent to Council on February 18 and 20, 2021; and

Whereas area residents desire to have neighbourhoods that are as safe and peaceful as possible;

Therefore be it resolved that Council ask staff to undertake the following:

1. Install enhanced directional truck signage based on the "Nanaimo Signage Model" on 88 Avenue and 216 Street to stop trucks from using 216 Street to get to and from the new Highway 1 interchange since 216 Street south of 88 Avenue is not a truck route.

2. Install enhanced directional truck signage showing an arrow going straight with "Except Local Deliveries" at:

a) 216 Street north of 88 Avenue facing southbound traffic;
b) Beside the traffic light in the intersection of 88 Avenue and 216 Street facing southbound traffic;
c) 88 Avenue east and west bound; and
d) 216 Street north of Telegraph Trail.

3. Obtain any and all necessary third-party approvals to install enhanced directional truck signage on TOL roads as soon as practically possible.

4. Install these enhanced directional truck signs by April 1, 2021 or as soon as practically possible.

5. Provide active traffic enforcement for a full month as soon as the enhanced directional truck signage is installed (ie. April 1 - May 1, 2021).

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Recommendation: That Council adopt the agenda and receive, for the purposes of deliberation, the agenda items of the Special Closed Meeting of Township Council pursuant to Section 90 of the Community Charter as follows:

Item A.1 - Section 90(1) (n) Consideration;
Item F.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.2 - Section 90(1) (i) Solicitor-Client Privilege;
Item F.3 - Section 90(1) (e) Property; (i) Solicitor-Client Privilege; (k) Negotiations;
Item F.4 - Section 90(1) (c) Labour Relations; (i) Solicitor-Client Privilege;
Item F.5 - Section 90(1) (i) Solicitor-Client Privilege;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations; and
Item H.1 - Section 90(1) (a) Personnel.

Q. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, February 22, 2021 at 1:00pm
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 Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

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

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

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – February 22, 2021

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held February 22, 2021.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 8, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Council meeting held February 8, 2021.
CARRIED

C. DELEGATIONS

1. Jessica Simpson
File 0550-07

Delegation withdrawn.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Murrayville Heritage Pumphouse
Well Options
Report 21-13
File ENG 5330-27-084

That Council direct staff to decommission the well at the Murrayville Heritage Pumphouse and provide municipal water connection to allow continued public access while maintaining the water feature as an integral and important component of the heritage character of the site.

REFERRAL
Moved by Councillor Long,
Seconded by Councillor Kunst,
That this report and motion be referred to the Heritage Advisory Committee for review and comment.
CARRIED

2. Draft 2021-2025 Financial Plan
Report 21-15
File FIN 1700-40

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council approve a 2021 Universal Services property tax revenue increase of 3.99%;

That Council approve a 2021 Water Utility user pay levy increase 4.35%; and

That Council approve a 2021 Sanitary Sewer Utility user pay levy increase of 1.48%.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Council acknowledges that adoption of the “Langley 2021 – 2025 Five-Year Financial Plan Bylaw 2021 No. 5692” provides for either the purchase

E. REPORTS TO COUNCIL

of water from Metro Vancouver or the construction of three new localized water treatment plants;

That Council reaffirms that no direction has been provided yet to staff for the Murrayville and Brookswood Water Supply options at this time; and

That direction to staff will be provided by resolution on the water supply issue but not until after a presentation from Metro Vancouver regarding supply of water to the Township of Langley, and/or additional public consultation as may be further directed by Council.
CARRIED

Councillor Arnason opposed

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

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Development Works Agreement Bylaw 2020 No. 5682 (Qualico Developments (Vancouver) Inc.)
Bylaw No. 5682
Report 21-14
File CD 08-23-0155

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council give first, second, and third reading to Highway Development Works Agreement (Qualico Development (Vancouver) Inc.) Bylaw 2020 No. 5682, for the provision of off-site roadworks and related underground infrastructure (storm and sanitary sewers and water main) for a portion of the Yorkson Neighbourhood Plan area in the Willoughby Community Plan.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Langley 2021 – 2025 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5692
Bylaw No. 5691
Report 21-16
File FIN 1700-80

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give first, second, and third reading to the Langley 2021 – 2025 Five-Year Financial Plan Bylaw 2021 No. 5692; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691.
CARRIED

Councillor Richter opposed

3. User Pay Utility Rate Bylaws for 2021
Bylaw No. 5693
Bylaw No. 5694
Report 21-17
File FIN 1700-80

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100605 and Development Permit Application No. 101161 (1151244 BC Ltd. / Flat Architecture Inc. / 20267 - 72 Avenue)
Bylaw No. 5687
Report 21-10
File CD 08-23-0198

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151244 BC LTD.) Bylaw 2021 No. 5687.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 101161

Running concurrently with this Bylaw is Development Permit No. 101161 (1151244 BC Ltd. / Flat Architecture Inc. / 20267 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

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

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

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

I. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Removal and Disposal (MacDonald Realty) 22424 Fraser Highway
Bylaw No. 5435
Report C19-05
File ADM PM001469

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council give final reading to "Highway Closing and Dedication Removal (MacDonald Realty) Bylaw 2021 No. 5435."
CARRIED

2. Temporary Borrowing Bylaws and Municipal Security Issuing Resolution
Bylaw No. 5689
Report 21-11
File FIN 1760-30

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council give final reading to "Temporary Borrowing (Transportation) Bylaw 2021 No. 5689".
CARRIED

Councillor Richter opposed

3. Non-Medical Cannabis Retail Sales Development Application
Bylaw No. 5664
Report 20-163
File CD BA000027

Moved by Councillor Kunst,
Seconded by Councillor Richter,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC LTD.) Bylaw 2020 No. 5664".
DEFEATED ON A TIE VOTE

Councillors Arnason, Ferguson, Long, and Woodward

MOTION RECONSIDERED
Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That the motion be reconsidered.
CARRIED

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

Councillors Arnason, Ferguson, and Woodward opposed

I. BYLAWS FOR FINAL ADOPTION

MOTION
Moved by Councillor Richter,
Seconded by Councillor Whitmarsh
That Council has considered and ENDORSED the request by 381282 BC Ltd. to locate a non-medical cannabis retail store at unit 5, 3227 – 264 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 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 as part of a public input opportunity, the records of which are provided as attachments to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations.
CARRIED

Councillors Arnason, Ferguson and Woodward opposed

4. Rezoning Application No. 100513 and
Development Permit Application No. 100974
(Zenterra Developments (West End) Ltd. / 7507 – 200 Street)
Bylaw No. 5427
Report 19-04
File CD 08-22-0081

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2019 No. 5427".
CARRIED

Development Permit No. 100974

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 100974 (Zenterra Developments (West End) Ltd. / 7507 – 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "R";

I. BYLAWS FOR FINAL ADOPTION

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

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Written confirmation form 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

5. Official Community Plan Amendment and
Rezoning Application No. 100155 and
Development Permit Application No. 100942
(1041129 BC Ltd. / 19875, 19887, and 19929 – 75A Avenue)
Bylaw No. 5439
Bylaw No. 5440
Report 19-37
File CD 08-22-0082

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
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 (1041129 BC Ltd.) Bylaw 2019 No. 5439”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440”.

CARRIED

Councillor Arnason opposed

I. BYLAWS FOR FINAL ADOPTION

Development Permit No. 100942

Moved by Councillor Long,
Seconded by Councillor Kunst.
That Council authorize issuance of Development Permit No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 – 75A Avenue) in accordance with Attachment A subject to the following conditions:

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

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Written confirmation form 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 Arnason opposed

6. Rezoning Application No. 100521 and
Development Permit Application Nos. 100997, 101156 and
Development Variance Permit No. 100116
(Waterstone Anderson Ltd. / 7491 – 198B Street and
7500 Block of 198B Street)
Bylaw No. 5534
Bylaw No. 5535
Report 19-202
File CD 08-22-0085

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Waterstone Anderson Ltd.) Bylaw 2019 No. 5534"; and

"Township of Langley Phased Development Agreement (Waterstone Anderson Ltd.) Bylaw 2019 No. 5535".
CARRIED

Councillor Arnason opposed

Development Permit No. 100997

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 100997 (Waterstone Anderson Ltd. / 7491 – 198B Street and 7500 Block of 198B Street) (proposed single family lots) 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 Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;
b. 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

CARRIED

Councillor Ferguson opposed

Development Permit No. 101156

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101156 (Waterstone Anderson Ltd. / 7491 – 198B Street and 7500 Block of 198B Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

I. BYLAWS FOR FINAL ADOPTION

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

CARRIED

Councillor Ferguson opposed

Development Variance Permit No. 100116

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Variance Permit No. 100116 (Waterstone Anderson Ltd. / 7491 – 198B Street and 7500 Block of 198B Street) (lot depth variance) in accordance with Attachment C subject to the following conditions:

a. Section 405.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 metres to 24.2 metres for proposed Lots 1 – 4 and 42 – 45 as indicated in Schedule “A”.

CARRIED

Councillor Ferguson opposed

7. Rezoning Application No. 100578 and Development Permit Application No. 101111 (Zenterra West End 2.0 Developments Ltd. 19965 – 75A Avenue and 7549 – 200 Street) Bylaw No. 5583 Report 20-86
File CD 08-22-0095

Moved by Councillor Arnason,
Seconded by Councillor Ferguson,

I. BYLAWS FOR FINAL ADOPTION

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra West End 2.0 Developments Ltd.) Bylaw 2020 No. 5583".
CARRIED

Development Permit No. 101111

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101111 (Zenterra West End 2.0 Developments Ltd. 19965 – 75A Avenue and 7549 – 200 Street) in accordance with Attachment A subject to the following conditions:

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

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

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

CARRIED

I. BYLAWS FOR FINAL ADOPTION

8. Non-Medical Cannabis Retail Sales Development Application Bylaw No. 5630 Report 20-148

File CD BA000027

Moved by Councillor Kunst,
Seconded by Councillor Richter,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Visco) Bylaw 2020 No. 5630".
CARRIED

Councillors Ferguson and Woodward opposed

MOTION
Moved by Councillor Whitmarsh,
Seconded by Councillor Richter,
That Council has considered and ENDORSED the request by Visco to locate a non-medical cannabis retail store at unit 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 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 as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations.
CARRIED

Councillors Ferguson and Woodward opposed

J. CORRESPONDENCE

1. PMDD Awareness Month

File 0630-01

Moved by Councillor Arnason,
Seconded by Councillor Ferguson,
That Council receive the correspondence from Brett Buchert, Director of Impact, International Association for Premenstrual Disorders, requesting the

J. CORRESPONDENCE

Willoughby Greenway Bridge be lit teal for PMDD Awareness Month on April 4, 2021.
CARRIED

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – February 3, 2021
Recreation, Culture, and Parks Advisory Committee – February 10, 2021
File 0540-20

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

2. Heritage Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council approve the 2021 Work Plan, presented as Attachment A.
CARRIED

3. Recreation, Culture, and Parks Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Council endorse the 2021 Work Program (see Attachment A).
CARRIED

L. MAYOR AND COUNCIL REPORT

Mayor and Council attended several events during the course of their duties.

M. METRO VANCOUVER REPRESENTATIVES REPORT

Mayor Froese announced that he is now the Chair of the National Zero Waste Council.

Councillor Arnason attended a Metro Climate Action Committee meeting.

Councillor Ferguson attended a Liquid Waste Committee meeting.

Councillor Richter attended a Regional Parks meeting.

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

O. OTHER BUSINESS

1. Library Master Plan Review

Moved by Councillor Richter,
Seconded by Councillor Woodward,
Whereas Township Council received a presentation from FVRL on February 8, 2021; and

Whereas Township Council last reviewed the TOL Libraries Master Plan in 2012;

Therefore be it resolved that Council appoint a community-based Task Force to review the full scale and scope of Township Library Requirements, Needs, Model, and Services including Programming in the Township, and report back to Township Council on revisions and updates needed to the TOL Libraries Master Plan; and further

Be it resolved that the review and update of the TOL Master Plan occur prior to any final decision on a new library in Willoughby being made.

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

Councillors Arnason and Long opposed

Motion 1
Be it resolved that Council appoint a community-based Task Force to review the full scale and scope of Township Library Requirements, Needs, Model, and Services including Programming in the Township, and report back to

O. OTHER BUSINESS

Township Council on revisions and updates needed to the TOL Libraries Master Plan.
DEFEATED

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

Motion 2
That the review and update of the TOL Master Plan occur prior to any final decision on a new library in Willoughby being made.
DEFEATED

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

2. Parking on 199A Crescent

Moved by Councillor Richter,
Seconded by Councillor Woodward,
Whereas recent resident issues have surfaced regarding on-street parking in the vicinity of 41 Avenue and 199A Crescent in Brookswood;

Therefore be it resolved that Council request staff to look into the need for adding short term, time-limited, or resident-only parking on 199A Crescent, or increased parking enforcement there.
CARRIED

3. COVID-19 and Community Grants

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
Whereas the COVID-19 pandemic has very negatively impacted the arts and culture sector of our community;

Whereas this sector provides programs, events, and services that define the very character of our vibrant community by enlivening, engaging, and bringing together our communities in ways that support our broader Township social and economic sustainability policies and objectives;

Whereas the continuation of the COVID-19 pandemic health protocols and restrictions into 2021 precludes the types of historic gatherings and events that were funded by the Township community grant framework; and

Whereas it is deemed necessary and desirable in the pandemic period to create a parallel funding model for virtual events in order to offer an opportunity for qualifying applicants to move forward with needed financial resources ensuring their survival in the Township of Langley;

O. OTHER BUSINESS

Therefore be it resolved that Council direct staff to bring forward a draft community grants policy amendment for Council review, that integrates additional criteria that will allow for the combination of virtual and limited in-person hybrid programming during the remainder of the immediate pandemic period, with further applicability to any instances of future pandemics that could restrict physical participation in events.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward.
That the past paragraph be amended to read as follows:

Therefore be it resolved that council ask staff to bring forward potential options for Council review that could integrate additional criteria that will allow for the combination of virtual and limited in-person hybrid programming during the remainder of the immediate pandemic period, with further applicability to any instances of future pandemics that could restrict physical participation in events.
DEFEATED

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

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

Councillors Ferguson, Richter, and Woodard opposed

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

4. 216 Street North Road Signage

Whereas residents in the area of 216th Street north of the new Highway 1 Interchange to 88th Ave continue to experience issues with truck traffic and the need for better truck signage per emails sent to Council on February 18 and 20, 2021; and

Whereas area residents desire to have neighbourhoods that are as safe and peaceful as possible;

Therefore be it resolved that Council ask staff to undertake the following:

1. Install enhanced directional truck signage based on the “Nanaimo Signage Model” on 88th Ave and 216th St to stop trucks from using 216 St to get to and from the new Highway 1 interchange since 216 St south of 88th Ave is not a truck route.

O. OTHER BUSINESS

2. Install enhanced directional truck signage showing an arrow going straight with “Except Local Deliveries” at:
   a) 216 St north of 88 Ave facing southbound traffic;
   b) beside the traffic light in the intersection of 88 Ave & 216 St facing southbound traffic;
   c) 88 Ave east and west bound; and
   d) 216 St north of Telegraph Trail.

3. Obtain any and all necessary third-party approvals to install enhanced directional truck signage on TOL roads as soon as practically possible.

4. Install these enhanced directional truck signs by April 1, 2021 or as soon as practically possible.

5. Provide active traffic enforcement for a full month as soon as the enhanced directional truck signage is installed (ie. April 1 – May 1 , 2021).

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Arnason,
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 E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations;
Item H.1 – Section 90(1) (e) Property;
Item H.2 – Section 90(1) (a) Personnel;
Item H.3 – Section 90(1) (e) Legal; and
Item H.4 – Section 90(1) (e) Legal.
CARRIED

Q. TERMINATE

Moved by Councillor Arnason,
Seconded by Councillor Long,
That the meeting terminate at 3:07pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Thursday, February 18, 2021 12:44 PM
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by bryan miller

Please note the following response to Delegation Requests has been submitted at Thursday February 18th 2021 12:43 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  3/8/2021
- **Name of delegate or organization wishing to appear**
  Your Local Community
- **Topic**
  Review Solution to combat litter, graffiti and building a better community.
- **Purpose of presentation**
  Request letter of support, Request funds
- **Desired resolution**
  Create a partnership between the Township and YLC to consult on making solution that will help create action based solutions to help build safer, cleaner and more connected communities for us all.
- **Full name**
  bryan miller
- **Email address**
  info@yourlocalcommunity.ca
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

[This is an automated email notification -- please do not respond]

From: do_not_reply@notifications.tol.ca
Sent: Tuesday, February 23, 2021 9:13 AM
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by Cathy Peters

Please note the following response to Delegation Requests has been submitted at Tuesday February 23rd 2021 9:12 AM.

- I would like to appear as a delegation at the Regular Council Meeting on March 8, 2021 at 1:00pm.
- **Name of delegate or organization wishing to appear**
  Cathy Peters; private citizen of the Be Amazing Campaign (to end sexual exploitation)
- **Topic**
  As a follow up to the package I sent Council I would like to speak to the rapidly growing crime of Human Sex Trafficking, Sexual Exploitation, Child Sex Trafficking in BC and particularly in the Lower Mainland where the sex industry is growing unchecked. My goal is to "traffick-proof" every community in BC. Public awareness is lacking in BC and therefore BC is decades behind the other provinces. TOL is close to USA border, which makes your community vulnerable to sexual exploitation from USA visitors/tourists. Vancouver is a global sex tourism hotspot and Child sex tourism is now a problem. (Backgrounder: Trafficking in Persons report USA State department 2020).
- **Purpose of presentation**
  Information only, Request letter of support
- **Desired resolution**
  To "traffick-proof" your community so you have the tools and resources to protect your community.
- **Full name**
  Cathy Peters
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **Fax**
  N/A
- **Alternate Phone**
  N/A

Dear Mayor Jack Froese and Langley Township Council, February 18, 2021.

FEBRUARY 22 is NATIONAL HUMAN TRAFFICKING AWARENESS DAY.

My name is Cathy Peters and as a private citizen I have been raising awareness regarding **Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in British Columbia** to BC politicians (Civic, Provincial and Federal), police agencies and to the public for the past 7 years.

Some of you may be aware of my advocacy. I had a booth at UBCM Vancouver Convention in 2019; **"An Anti-Human trafficking Initiative".**

I was a former inner city "life skills" high school teacher 40 years ago where my focus was to keep students out of gang life and the sex industry.

Due to **globalization, an unregulated internet, limited law enforcement and lack of prevention education,** the sex industry has grown rapidly and is specifically targeting the vulnerable, Indigenous, LGBTQ2, youth at risk, new migrants, runaway youth, youth in care, disabled and any girl under 14 years of age. Some boys are targeted as well. No community is immune.

The media narrative in BC is that "sex work" is legitimate as a choice and a job. However, there is "another side" that is not being reported. I speak for the voiceless; the 95%, who are coerced, tricked, manipulated, forced and lured into the sex industry. It is not a choice or a job.

Please view my new website: www.beamazingcampaign.org. Page 2 has two teaching video workshops; one for parents and one for youth.

I have worked on a Federal (paper) petition with a sponsoring BC MP. If you would like a copy of it please contact me.

ASK: to present as a Delegation to your Council and/or staff.

I have included useful resource information in this package. For background information refer to the **TIP (Trafficking in Persons) 2020 report** from the USA State Department that gives an assessment of 185 countries in the world. The summary on Canada is important to read. Ontario has been cited as best practices globally; BC is decades behind any province in addressing this crime.

Please contact me if you support my advocacy and forward my name and information to stakeholders in your area. CoVid has exacerbated the problem since the luring is taking place online and youth have more unsupervised screen time.

I look forward to hear from you.
Sincerely, Cathy Peters
BC anti-human trafficking educator, speaker, advocate

FOIPPA s.22(1)

www.beamazingcampaign.org

FOIPPA s.22(1)

SEX TRAFFICKING is a **BOOMING** industry

DEFINED:

SEX TRAFFICKING occurs when someone uses force, fraud or coercion to cause a commercial sex act with an adult or causes a minor to commit a commercial sex act. A **COMMERCIAL SEX ACT** includes prostitution, pornography and sexual performance done in exchange for any item of value, such as money, drugs, shelter, food or clothes.

It thrives because there is serious demand.

Buyer: fuels the market with their money

Trafficker/pimp: exploits victims to earn revenue from buyers

Victim: includes both girls and boys who are bought and sold for profit

Traffickers find victims through: Social network, Home/neighborhood, clubs or bars, internet, school,
And lure them though promises: Protection, Love, Adventure, Home, Opportunity.

TRAFFICKERS USE: FEAR, VIOLENCE, INTIMIDATION, THREATS
to ensure compliance and meet demand.

(now 12-14 years)

The **common age** a child enters sex trafficking is **14-16**; too young and naïve to realize what's happening.

Society may call it **PROSTITUTION**, but Federal Law calls it **SEX TRAFFICKING.**

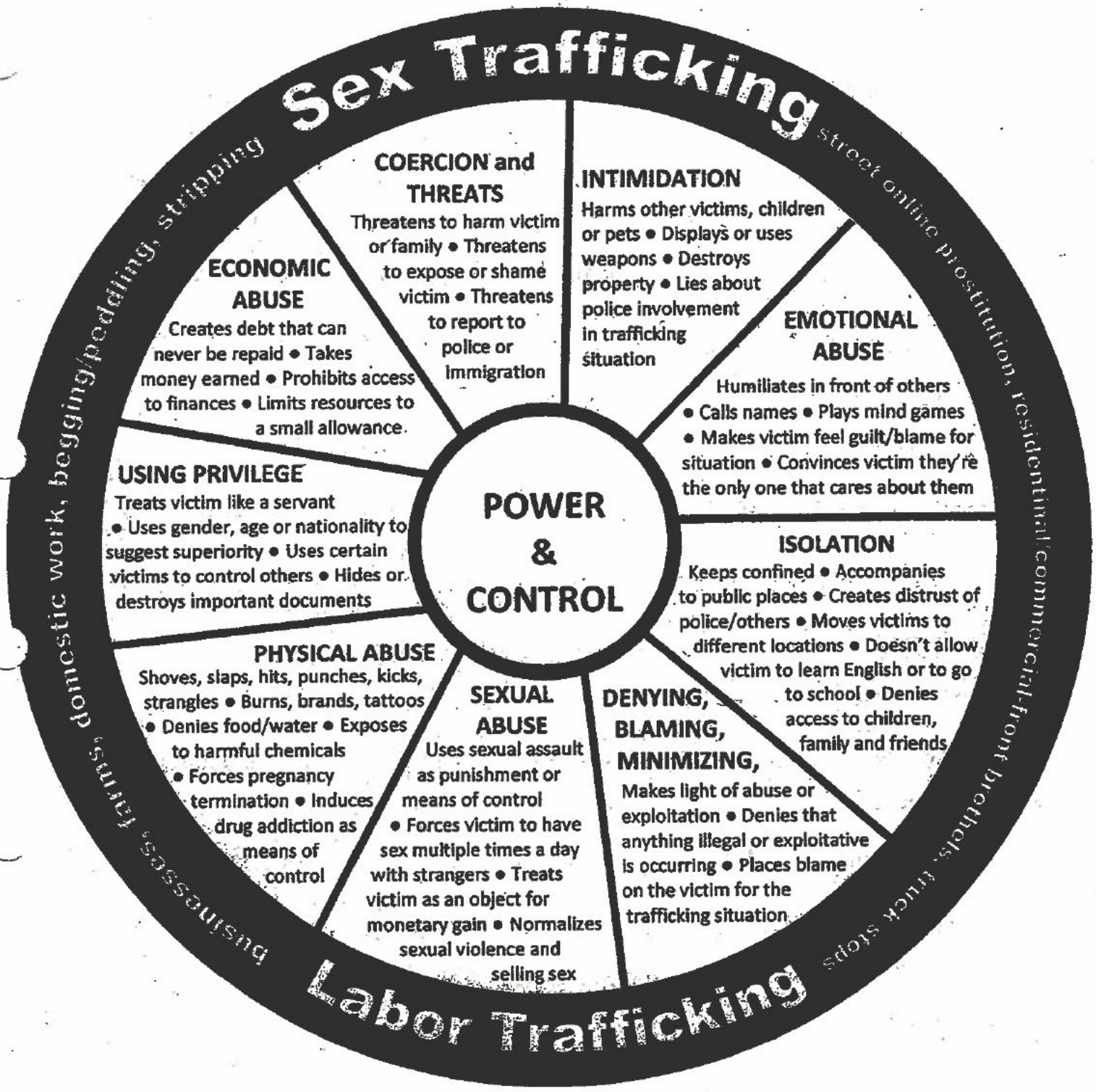
Because of social stigma or misinformation, victims go:

UNIDENTIFIED (silenced by fear and the control of the trafficker),
MISIDENTIFIED (pigeonholed into treatment for only surface issues).

So

Sex trafficked children are instead treated for:

drug abuse, alcohol abuse, domestic violence, delinquency, teenage pregnancy, STDS, abortion...all masking the true need...FREEDOM.



This wheel was adapted from the Domestic Abuse Intervention Project's Duluth Model Power and Control Wheel, available at www.theduluthmodel.org

Polaris Project | P.O. Box 53315, Washington, DC 20009 | Tel: 202.745.1001 | www.PolarisProject.org | Info@PolarisProject.org

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This publication was made possible in part through Grant Number 90XR0012/02 from the Anti-Trafficking in Persons Division, Office of Refugee Resettlement, U.S. Department of Health and Human Services (HHS). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Anti-Trafficking in Persons Division, Office of Refugee Resettlement, or HHS.

10 strategies for cities and municipalities to consider:

Key: It is unacceptable for women and children to be bought and sold in a modern equal society.

1. Learn about the issue; Google "thetraffickedhuman.org", read "Invisible Chains" by Benjamin Perrin, "Pornland" by Dr. Gail Dines (world expert on porn research). Have staff take the BC OCTIP (Office to Combat Trafficking in Persons) **free online course.** Encourage police to take HT course on the Police Knowledge Network.
2. Incorporate the United Nations 4 Pillars in a local strategy to stop Human trafficking/sexual exploitation: **Prevention, Protection, Prosecution, Partnerships.**
3. **Prevention**: raise awareness in community. "Education is our greatest weapon". ie. Children of the Street Society does school and community programs. Encourage "Men End exploitation" movements: ie. Moosehide Campaign, Westcoast Boys Club Network. Support porn addiction services for youth; ie "Fightthenewdrug" program recognizing the public health effects to youth of viewing violent sexual material.
4. Use communications to support a cultural mindshift. Ontario has "Saving the girl next door program", the RCMP has the "I'm Not for Sale" campaign. King County (Seattle) has "Buyer Beware" program. **Protection**: help victims, have exit strategies in place for them, consider 24-7 "wrap-around programs" ie. Salvation Army "Deborah's Gate", Covenant House, Servants Anonymous, Union Gospel Mission.
5. **Prosecution**: increase policing budget, training and priorities. Have "john" deterrants in place, **enforce the law; "Protection of Communities and Exploited Persons Act" which addresses "demand"** ie. perpetrators, johns, buyers of commercially paid sex.
6. **Train community stakeholders: Health care workers, fire department, municipal business licensing managers** to recognize human trafficking/sexual exploitation ie. Fraser Health Authority has a human trafficking protocol, Surrey Fire department is trained to recognize HT indicators. Train judges/criminal justice system.
7. **Partnerships**: **Collaboration:** with other cities and municipalities at local government associations, Police agencies and RCMP, 3 levels of government (civic, provincial, federal); UBCM, FCM with Resolutions.
8. No decriminalization of prostitution because the vulnerable (aboriginal girls/women, youth, children) in our communities will be targets to be lured, groomed and exploited for the sex trade. In the global sex trade today, which we are a part of, there is no demarcation between prostitution and trafficking. **Goal: safe, healthy, working, vibrant communities.**

CANADIAN FEDERAL LAW:

"The Protection of Communities and Exploited Persons Act"

1. **Targets the demand** by targeting the buyer of sex; the predator, pimp, trafficker, john are criminalized 2. Recognizes the seller of sex is a victim; usually female and is not criminalized 3. Exit strategies put in place to assist the victim out of the sex trade.

UBCM RESOLUTIONS September 2015:

B53
HUMAN TRAFFICKING; NCLGA Executive
WHEREAS human trafficking is a real and devastating issue in British Columbia;
AND WHEREAS significant work & research has been done as of late to aid in the prevention and prosecution of human trafficking throughout Canada:
THEREFORE BE IT RESOLVED that UBCM call on the RCMP, local police forces and local governments to work collaboratively in order to implement the recommendations found within the National Task Force on Sex Trafficking of Women and Girls in Canada's recent report ("'NO MORE' Ending Sex -Trafficking In Canada") as well as the Province of British Columbia's "Action Plan to Combat Human Trafficking."
ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION
UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

B80
RAPE CULTURE IN CANADA; NCLGA Executive
WHEREAS sexual assaults continue to be committed across Canada, and victims are of every age, race, income and gender;
AND WHEREAS sexual assaults are under reported, and prosecution and conviction rates are low:
THEREFORE BE IT RESOLVED that UBCM advocate for an intergovernmental task force to be convened to determine the steps needed to erase the "rape culture" that is pervasive in schools, universities, workplaces and elsewhere across Canada;
AND BE IT FURTHER RESOLVED that the task force be mandated to elicit testimony from victims in order to determine the steps needed to improve the reporting, arrest and conviction rates across Canada.
ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION
UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

CHAPTER 25

An Act to amend the Criminal Code in response to the Supreme Court of Canada decision in Attorney General of Canada v. Bedford and to make consequential amendments to other Acts

[*Assented to 6th November, 2014*]

Preamble

Whereas the Parliament of Canada has grave concerns about the exploitation that is inherent in prostitution and the risks of violence posed to those who engage in it;

Whereas the Parliament of Canada recognizes the social harm caused by the objectification of the human body and the commodification of sexual activity;

Whereas it is important to protect human dignity and the equality of all Canadians by discouraging prostitution, which has a disproportionate impact on women and children;

Whereas it is important to denounce and prohibit the purchase of sexual services because it creates a demand for prostitution;

Whereas it is important to continue to denounce and prohibit the procurement of persons for the purpose of prostitution and the development of economic interests in the exploitation of the prostitution of others as well as the commercialization and institutionalization of prostitution;

Whereas the Parliament of Canada wishes to encourage those who engage in prostitution to report incidents of violence and to leave prostitution;

And whereas the Parliament of Canada is committed to protecting communities from the harms associated with prostitution;

Now, therefore, Her Majesty, by and with the advice and consent of the Senate and House of Commons of Canada, enacts as follows:

SHORT TITLE

Short title

1. This Act may be cited as the *Protection of Communities and Exploited Persons Act*.

62-63 ELIZABETH II

CHAPITRE 25

Loi modifiant le Code criminel pour donner suite à la décision de la Cour suprême du Canada dans l'affaire Procureur général du Canada c. Bedford et apportant des modifications à d'autres lois en conséquence

[*Sanctionnée le 6 novembre 2014*]

Préambule

Attendu :

que le Parlement du Canada a de graves préoccupations concernant l'exploitation inhérente à la prostitution et les risques de violence auxquels s'exposent les personnes qui se livrent à cette pratique;

que le Parlement du Canada reconnaît les dommages sociaux causés par la chosification du corps humain et la marchandisation des activités sexuelles;

qu'il importe de protéger la dignité humaine et l'égalité de tous les Canadiens et Canadiennes en décourageant cette pratique qui a des conséquences négatives en particulier chez les femmes et les enfants;

qu'il importe de dénoncer et d'interdire l'achat de services sexuels parce qu'il contribue à créer une demande de prostitution;

qu'il importe de continuer à dénoncer et à interdire le proxénétisme et le développement d'intérêts économiques à partir de l'exploitation d'autrui par la prostitution, de même que la commercialisation et l'institutionnalisation de la prostitution;

que le Parlement du Canada souhaite encourager les personnes qui se livrent à la prostitution à signaler les cas de violence et à abandonner cette pratique;

que le Parlement du Canada souscrit pleinement à la protection des collectivités contre les méfaits liés à cette pratique,

Sa Majesté, sur l'avis et avec le consentement du Sénat et de la Chambre des communes du Canada, édicte :

TITRE ABRÉGÉ

Forensic Nursing Service @ Fraser Health

Fraser Health Authority has designed a **Human Trafficking Screening Protocol**, with the following sample questions:

What type of work do you do?

Can you leave your job or situation if you want?

Can you come and go as you please?

Have you been threatened if you try to leave?

Have you been physically harmed in any way?

What are your working or living conditions like?

Where do you sleep and eat?

Do you sleep in a bed, cot or on the floor?

Have you been deprived of food, water, sleep or medical care?

Do you have permission to eat, sleep or go to the bathroom?

Are there locks on your doors and windows so you cannot get out?

Has anyone threatened your family?

Has your identification for documentation been taken from you?

Is anyone forcing you to do anything that you do not want to do?

Evaluation of safety: Are you feeling safe right now? Is it safe for me to talk to you? Do you have any concerns for your safety? Is there anything I can do for you?

INDICATORS OF HUMAN TRAFFICKING AND SEXUAL EXPLOITATION

Recognizing potential red flags and knowing the indicators of human trafficking is a key step in identifying more victims and helping them find the assistance they need.

Common Work and Living Conditions: The individual(s) in question:

Is not free to leave or come and go as he/she wishes. Is under 18 and is providing commercial sex acts. Is in the commercial sex industry and has a pimp / manager. Is unpaid, paid very little, or paid only through tips. Works excessively long and/or unusual hours. Is not allowed breaks or suffers under unusual restrictions at work. Owes a large debt and is unable to pay it off. Was recruited through false promises concerning the nature and conditions of his/her work. High security measures exist in the work and/or living locations (e.g. opaque windows, boarded up windows, bars on windows, barbed wire, security cameras, etc.)

Poor Mental Health or Abnormal Behavior

Is fearful, anxious, depressed, submissive, tense, or nervous/paranoid. Exhibits unusually fearful or anxious behavior after bringing up law enforcement. Avoids eye contact.

Poor Physical Health

Lacks health care. Appears malnourished. Shows signs of physical and/or sexual abuse, physical restraint, confinement, or torture.

Lack of Control

Has few or no personal possessions. Is not in control of his/her own money, no financial records, or bank account. Is not in control of his/her own identification documents (ID or passport). Is not allowed or able to speak for themselves (a third party may insist on being present and/or translating)

Other

Claims of just visiting and inability to clarify where he/she is staying/address. Lack of knowledge of whereabouts and/or do not know what city he/she is in. Loss of sense of time. Has numerous inconsistencies in his/her story.

This list is not exhaustive and represents only a selection of possible indicators. Also, the red flags in this list may not be present in all trafficking cases and are not cumulative. Learn more at **www.traffickingresourcecenter.org**.

Child Sex Trafficking in BC

Buying and selling children for sex is one of the fastest growing crimes in Canada, and it is happening in communities across BC.

Globalization, unregulated technology, lack of law enforcement and inadequate prevention education is allowing this crime to grow globally.

Human sex trafficking (HT) involves the recruitment, transportation or harbouring of people for the purpose of exploitation through the use of force, coercion, fraud, deception or threats against the victim or person known to them. It is known as modern day slavery. According to the US State department's annual global report on trafficking in persons (TIP), Canada is a source, transit and destination for sex trafficking. (https://www.state.gov/j/tip/rls/)

Child sex trafficking is a lucrative crime. It has low costs and huge profits; a trafficker can make $280,000 per victim, per year. The average age of entry into prostitution in Canada is 12-14 years of age, although traffickers are known to target younger children. Traffickers seek young victims both to service the demand for sex with those who look young, and because these victims are easier to manipulate and control.

The biggest problem in Canada is that people do not know there is a problem; therefore, child sex trafficking is expanding in the dark. Every child can be a target and a potential victim, but learning about this issue is the first step.

Five things that parents can do to help prevent their children from being lured into sex trafficking:

1. Set a high standard of love within your home

The way you define and express love shapes your children's self-image, confidence and opinions of future relationships. Treat them the way you want their future partners to treat them. Help them to distinguish between real love and empty promises or cheap gifts.

2. Talk to your children about sexual abuse

According to the US Department of Justice, someone in the US is sexually assaulted every two minutes, of which 29% are between the ages of 12-17. Let your children know that if anyone has or ever does hurt them, they can talk to you. This is the most important thing you can say. Don't assume they have not been hurt by sexual violence before. Leave the door open for your child to talk about past circumstances that they haven't shared with you.

3. Talk to your children about sex trafficking

Discuss ways children and teens are targeted for sex trafficking. Let them know that traffickers specifically try to woo young girls and boys with promises of a better life – whether it's promises of love and attention, or promises of nice things and trips. Traffickers can be male or female, even classmates. Traffickers may even use kids to recruit other kids.

4. Talk to your children about the dangers of social media

It is important to provide practical safety tips, such as: don't share personal information on the internet; don't accept Facebook requests from unknown people; NEVER share naked photos of yourself with anyone; and tell a parent or a trusted adult if you feel threatened or uncomfortable online. Children also need help defining friendships. Teach them that a friend is not someone you met yesterday and that a "friend" on Facebook is not the same thing as a friendship.

5. Pay attention to your children

Monitor your children's social media accounts. Look for ways to meet their friends, their friends' parents and those they hang out with. Be alert to boyfriends who are much older, or friendships that tend to isolate your child from other friends or family. Notice if your child has new clothing items, makeup products, cell phone or other items and ask how they acquired them.

Resources and Links:

- Covenant House (crises program for ages 16-24): info@covenanthousebc.org, 604-685-7474
- Internet Safety Tips: www.Cybertip.ca
- Fraser Health Forensic Nurse Service (24 hours): 1-855-814-8194
- Kids Help Phone: 1-800-668-6868
- Office to Combat Trafficking in Persons (OCTIP): 1-888-712-7974 (24/7 interpretation available), 604-660-5199, octip@gov.bc.ca
- Plea Community Services Society (assisting youth 24/7): onyx@plea.bc.ca, 604-708-2647
- Vancouver Rape Relief and Women's Shelter (24/7): 604-872-8212, info@rapereliefshelter.bc.ca
- RCMP: Victims of Human Trafficking National Headquarters (24 hours): 1-866-677-7267
- Trafficking Resource Centre (USA): www.traffickingresourcecenter.org
- VictimLinkBC (24/7): 1-800-563-0808 Ministry of Public Safety, BC
- Youth Against Violence (24/7): info@youthagainstviolenceline.com, 1-800-680-4264

Authorities Contacts:

- RCMP: www.rcmp-grc.gc.ca; 1-855-850-4640 OR 1-800-771-5401
- Ministry of Child Protection Services: 1-800-663-9122 or 604-660-4927 (24 hours) or 310-1234 if a child is in danger to reach Ministry of Child and Family Development
- Crime Stoppers : 1-800-222-TIPS (8477)

About the Author:

Cathy Peters raises awareness of Child Sex Trafficking to all three levels of government in British Columbia, police agencies and the public. She is a former inner city high school teacher and has volunteered for two Members of Parliament (John Weston/BC, Joy Smith/Manitoba). She has made hundreds of presentations, including to City Councils, School Boards, Police Boards, high schools, universities and law enforcement agencies.

For information about her prevention education presentations, please contact Cathy Peters at ca.peters@telus.net

Additional Resources:

Children of the Street Society (Coquitlam) provides prevention education in BC schools; 25,000 students last school year Grades 3-12. They have an excellent website with tools/resources listed for every community in BC: https://www.childrenofthestreet.com/

Joy Smith Foundation (Manitoba) provides prevention education, resources and an overview of human sex trafficking Canada: http://www.joysmithfoundation.com/

Shared Hope International (Washington State) sponsors The JuST (Juvenile Sex Trafficking) Conference in the USA; an event that spotlights the most pressing issues in the anti-trafficking field. Visit: www.justconference.org for more information.

A MODERN EQUAL SOCIETY DOES NOT BUY AND SELL WOMEN AND CHILDREN.

Township of Langley

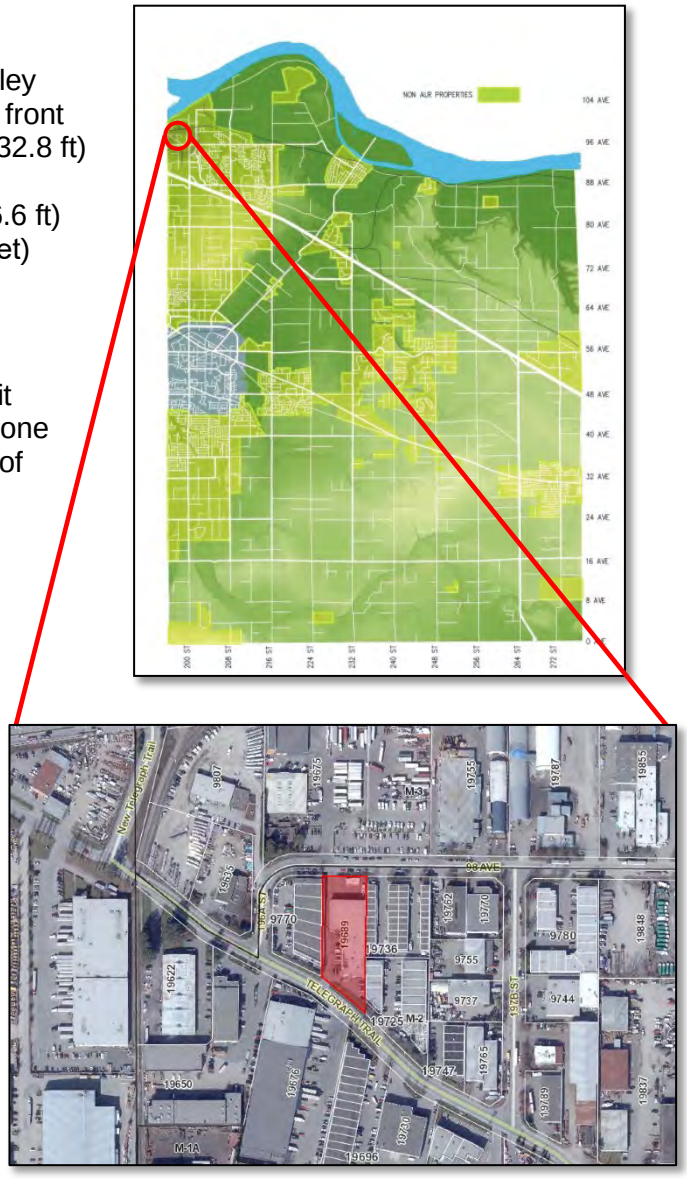
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REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 8, 2021 - REGULAR MEETING	**REPORT:**	21-21
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	09-03-0133
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES LTD. / 19689 TELEGRAPH TRAIL)		

PROPOSAL:

Development Variance Permit to vary Sections 702.5(a) and Section 111.3 of Township of Langley Zoning Bylaw 1987 No. 2500 to vary a minimum front yard building setback requirement from 10.0 m (32.8 ft) to 5.0 m (16.4 ft) and the depth of front yard landscaping area from 5.0 m (16.4 ft) to 2.0 m (6.6 ft) to facilitate a 480 square metre (5,175 square feet) addition to an existing industrial building.



RECOMMENDATION SUMMARY:

That Council issue Development Variance Permit No. 100126, subject to two (2) conditions noting one (1) condition to be completed prior the issuance of a Building Permit.

RATIONALE:

The proposed variances will facilitate the construction of a building addition that is compatible with the existing building and development in the surrounding area.

RECOMMENDATION:

That Council authorize issuance of Development Variance Permit No. 100126 for property located at 19689 Telegraph Trail to facilitate 480 square metre (5,175 square feet) addition to an existing industrial building, as follows:

a. Section 702.5(a) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum building setback requirement from a front lot line from 10.0 metres to 5.0 metres for an addition to a principal building as indicated in Schedule A.

b. Section 111.3 – Landscaping, Screening and Fencing of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the depth of front yard landscaping area along a front lot line from 5.0 metres to 2.0 metres in substantial compliance with Schedule A.

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

a. On-site landscaping to be secured by letter of credit at the building permit stage.

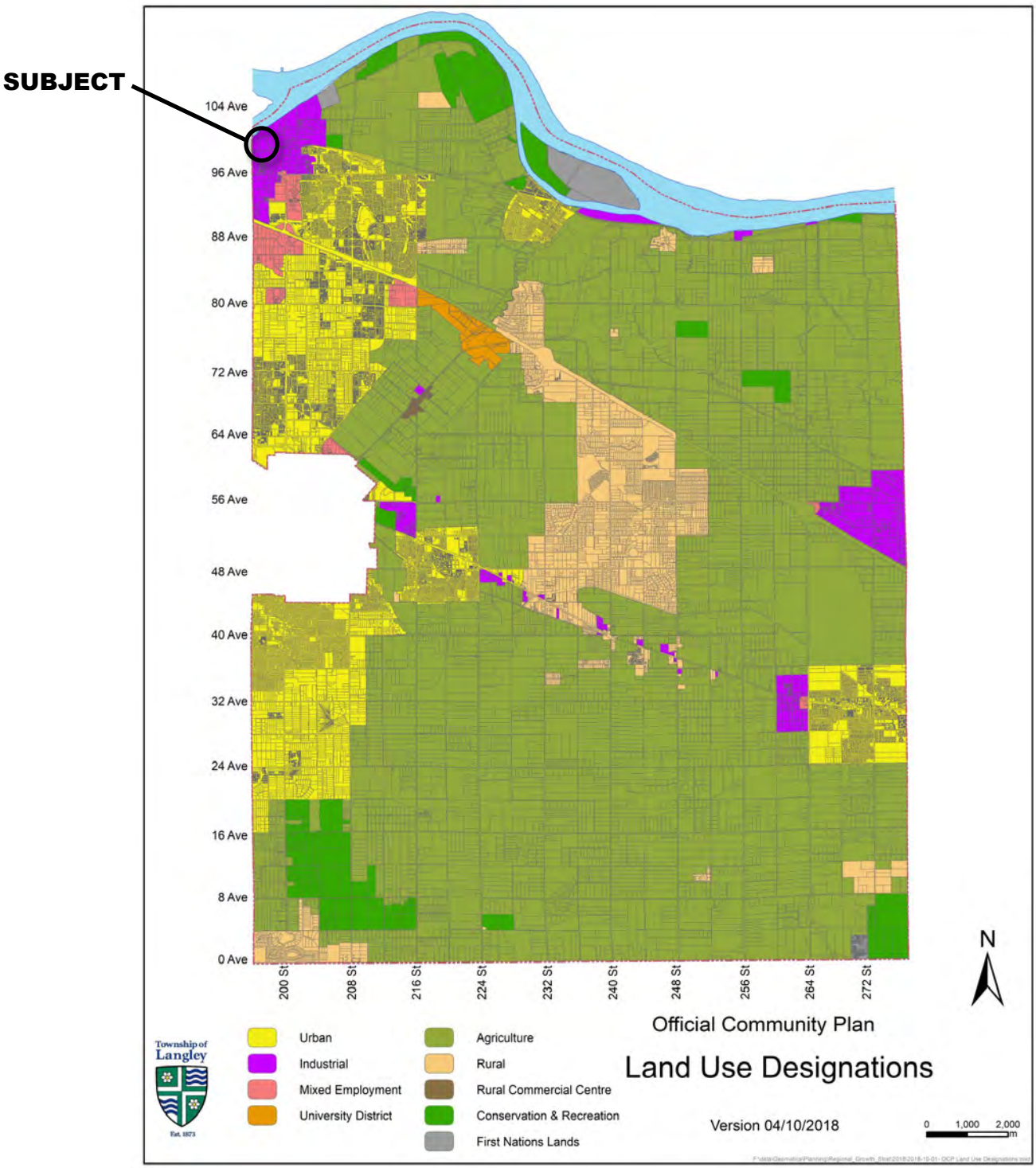
EXECUTIVE SUMMARY:

The applicant has applied to vary the minimum building setback requirement from a front lot line from 10.0 m (32.8 ft) to 5.0 m (16.4 ft) and the depth of front yard landscaping area from 5.0 m (16.4 ft) to 2.0 m (6.6 ft) to facilitate a 480 square metre (5,175 square feet) addition to an existing industrial building at 19689 Telegraph Trail.

The proposed variances are supported by staff as the building addition complies with all remaining provisions of the Zoning Bylaw, improves the building interface with the streetscape on 98 Avenue, and is compatible with the existing building and surrounding development. Proposed Development Variance Permit No. 100126 has been prepared for Council's consideration and is provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Variance Permit Application No. 100126 for property located at 19689 Telegraph Trail.

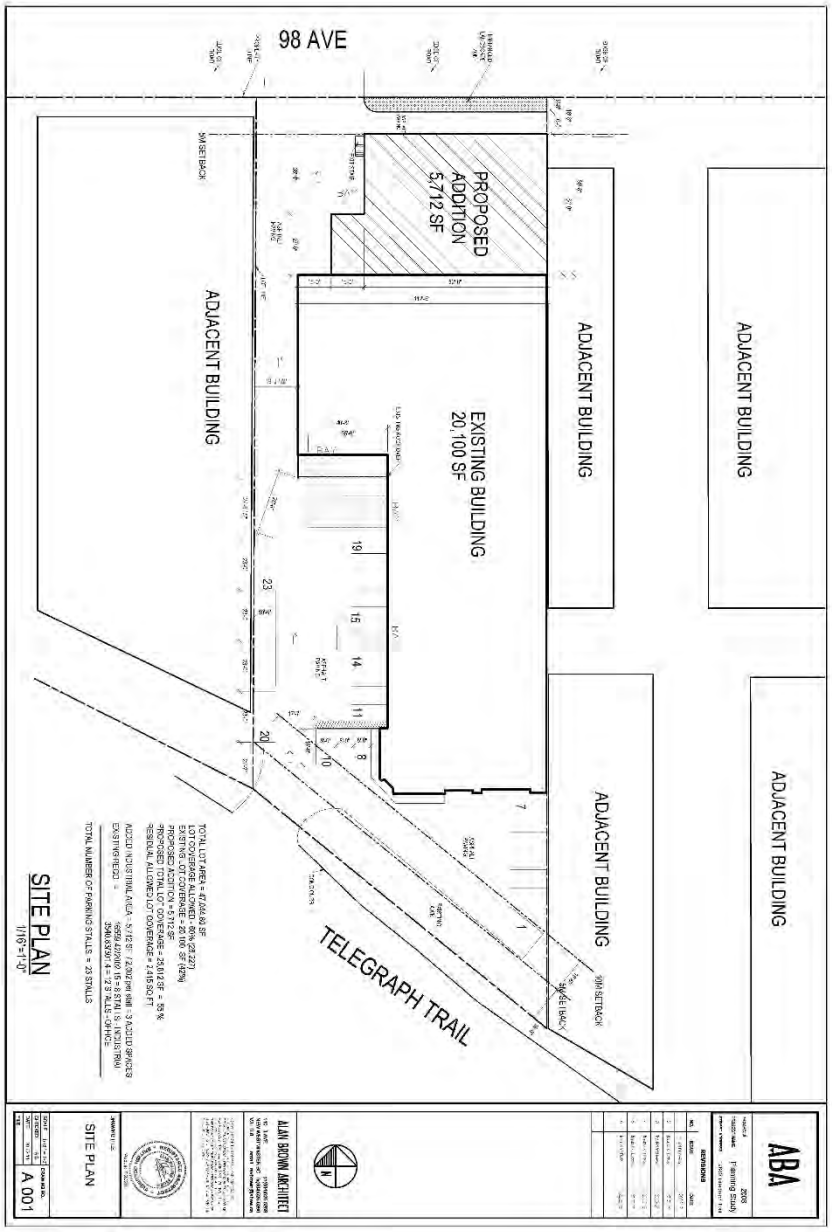

SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
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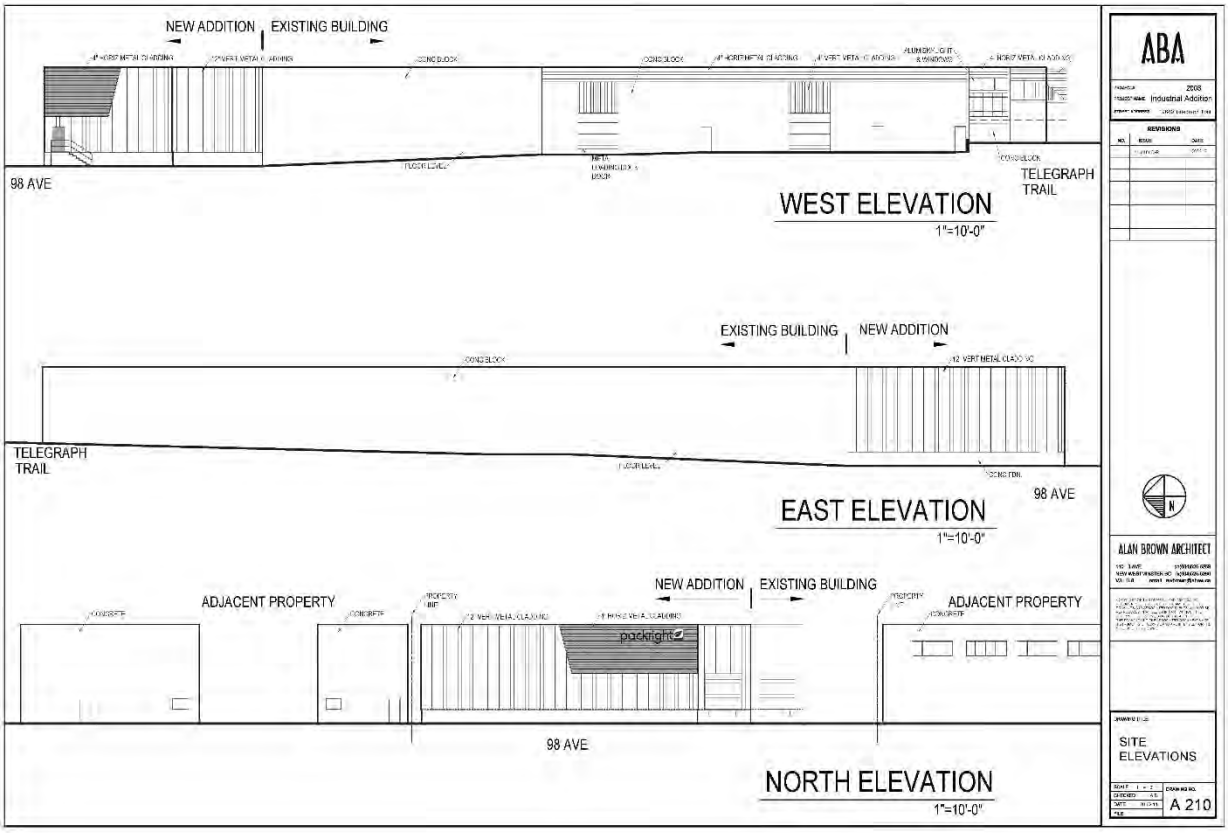
ZONING BYLAW NO. 2500

DEVELOPMENT VARIANCE PERMIT APPLICATION
NO. 100126 (19689 TELEGRAPH TRAIL PROPERTIES LTD. / 19689 TELEGRAPH TRAIL)
Page 5 . . .

N



SITE PLAN – SUBMITTED BY APPLICANT



BUILDING ELEVATIONS WITH THE PROPOSED BUILDING ADDITION

REFERENCE:

Owner:	19689 Telegraph Trail Properties Ltd. 1375 Po Avenue Port Coquitlam, BC V6B 4M9
Agent:	Rain City Management Corp 342, 19951 – 80A Avenue Langley, BC V2Y 2C8
Legal Description:	Lot 3 District Lot 122 Group 2 New Westminster District Plan 67781
Civic Address:	19689 Telegraph Trail
Area:	0.44 ha (1.08 ac)
Official Community Plan:	Industrial
Existing Zoning:	General Industrial Zone M-2

BACKGROUND/HISTORY:

The subject 0.44 ha (1.08 ac) site is designated “Industrial” in the Official Community Plan and zoned General Industrial Zone M-2. The site currently accommodates a 1,765 m² (19,007 ft²) industrial building occupied by Packright Manufacturing, a manufacturer of recyclable thermoformed packaging. The applicant indicates that the company has experienced growth and that additional space is required to accommodate the business operation.

Adjacent Uses:

North:	98 Avenue, beyond which is a property zoned Heavy Industrial Zone M-3 and designated “Industrial” in the Official Community Plan;
South:	Telegraph Trail, beyond which is a property zoned General Industrial Zone M-2 and designated “Industrial” in the Official Community Plan;
East:	A property zoned General Industrial Zone M-2 and designated “Industrial” in the Official Community Plan;
West:	A property zoned General Industrial Zone M-2 and designated “Industrial” in the Official Community Plan; beyond which is 196 A Street.

DISCUSSION/ANALYSIS:

The subject site is a “double fronting” lot abutting Telegraph Trail to the south and 98 Avenue to the north. According to the Zoning Bylaw, in the case where a lot abuts two or more streets the front lot line is the line with a shorter distance. As 98 Avenue has a shorter lot line, it is considered a front lot line.

The subject site currently accommodates an industrial building with the main entrance and parking oriented towards Telegraph Trail (technically the rear property line). The building is setback 10.0 m (32.8 ft) from Telegraph Trail and 24 m (78 ft) from 98 Avenue. As a result of the current building and parking orientation, Telegraph Trail functions as the front property line while 98 Avenue is used for the back of building operations, such as access to the loading area.

The applicant is proposing a 480 m² (5,175 ft²) addition to the northern portion of the existing building facing 98 Avenue. According to the applicant's rationale (Attachment B), due to the orientation of the existing building, location of the main parking area, and existing building setbacks, the building addition can be only accommodated at the northern portion of the site. To provide for the addition in the proposed location, the applicant is proposing to vary the minimum building setback requirement from the front lot line (98 Avenue) from 10.0 m (32.8 ft) to 5.0 m (16.4 ft).

The proposal also includes a variance to the front lot line landscaping depth requirement from 5.0 m (16.4 ft) to 2.0 m (6.6 ft) in order to accommodate vehicular access from 98 Avenue. In support of the variance request, the applicant has provided a variance rationale (Attachment C). In order to offset the landscaping variance, the applicant is proposing to provide enhanced landscaping in the remaining area by providing metal fencing with cable trellis to grow evergreen climbing vines on the fence, in addition to the typical tree/shrub/groundcover planting in the 2.0 m (6.6 ft) wide landscape area on 98 Avenue. Replacement trees and street trees are also proposed along 98 Avenue and Telegraph Trail, as well as a 5.0 m (16.4 ft) landscape area along Telegraph Trail.

Staff note that the adjacent site to the west (9770 196A Street) also has frontage on 98 Avenue with a building setback of 5.0 m (16.4 ft) from 98 Avenue and 10.0 m (32.8 ft) from Telegraph Trail.

Staff support issuance of the proposed Development Variance Permit based on the proposed building streetscape and landscaping improvements as well as compatibility with the surrounding development. Staff also note that the proposed form and character of the building addition complement the existing building.

Servicing:

Adequate servicing exists fronting the property.

Parking:

The applicant is proposing 23 parking spaces onsite consistent with the 23 spaces required for the existing building and proposed addition.

Public Consultation:

Policy 07-164 requires the subject application to hold a Developer Held Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a Public Information Meeting until June 30, 2021. Applications proceeding to Council for consideration prior to this date will not be required to hold a public information meeting.

POLICY CONSIDERATIONS:

Staff recommend that Council issue Development Variance Permit No. 100126.

Staff have notified adjacent property owners that this Development Variance Permit application is being considered at the March 8, 2021 Regular Council Meeting, and they may submit written input regarding the matter should they deem necessary.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Variance Permit No.100126

ATTACHMENT B Applicant Rationale (Building Setback)

ATTACHMENT C Applicant Rationale (Landscape Depth)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100126

This Permit is issued this _____day of _____, 2021 to:

1. Name: 19689 Telegraph Trail Properties Ltd.

   Address: 1375 Po Avenue
   Port Coquitlam, BC V6B 4M9

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 District Lot 122 Group 2 New Westminster District Plan 67781

   CIVIC ADDRESS: 19689 Telegraph Trail

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Section 702.5(a) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum building setback requirement from a front lot line from 10.0 metres to 5.0 metres for an addition to a principal building as indicated in Schedule A.

   b. Section 111.3 – Landscaping, Screening and Fencing of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the depth of front yard landscaping area along a front lot line from 5.0 metres to 2.0 metres in substantial compliance with Schedule A.

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

   a. On-site landscaping to be secured by letter of credit at the building permit stage.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

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

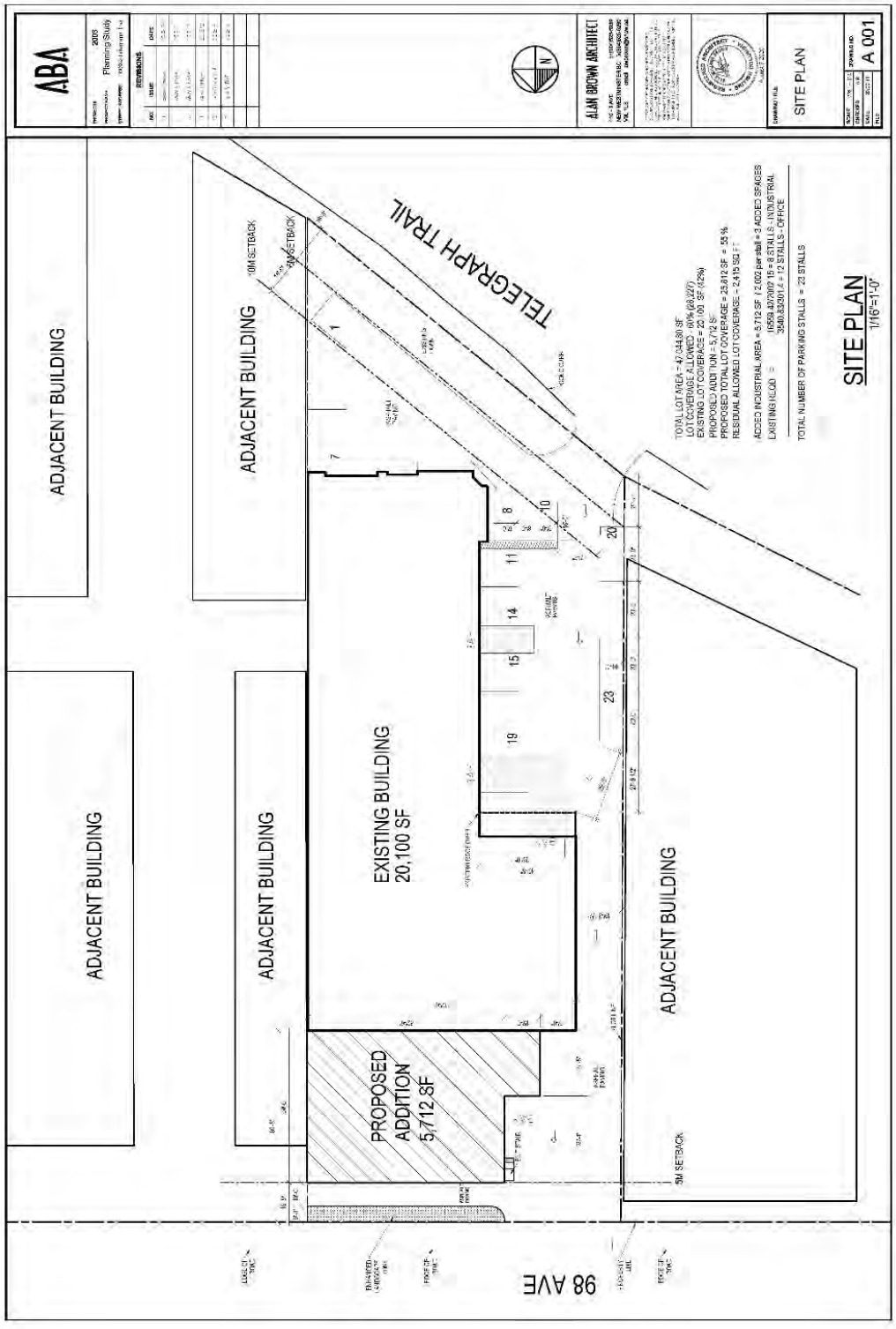
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

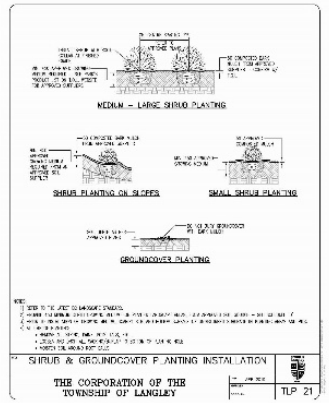
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

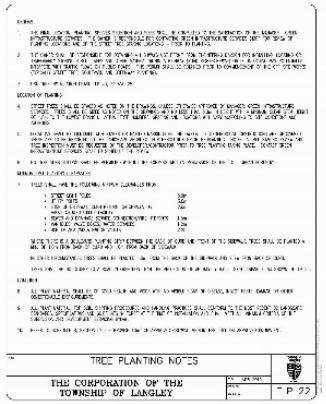
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2021

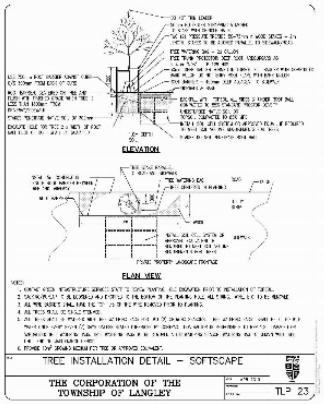
SCHEDULE A – Preliminary Site Plan
SCHEDULE B – Landscape Plans

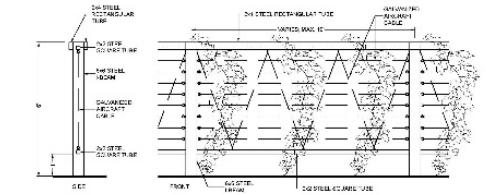

ABA
Planning Study
ALAN BROWN ARCHITECT
SITE PLAN
A 001
SITE PLAN
1/16"=1'-0"
ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING
TELEGRAPH TRAIL
10M SETBACK
5M SETBACK
EXISTING BUILDING
20,100 SF
PROPOSED
ADDITION
5,712 SF
98 AVE
TOTAL LOT AREA = 42,044.80 SF
LOT COVERAGE ALLOWED 60% (25,226.88 SF)
EXISTING LOT COVERAGE = 20,100 SF (48%)
PROPOSED ADDITION = 5,712 SF
PROPOSED TOTAL LOT COVERAGE = 25,812 SF = 55 %
RESIDUAL ALLOWED LOT COVERAGE = 2,415 SQ.FT
ADDED INDUSTRIAL AREA = 5,712 SF / 2,000 per stall = 3 ADDED SPACES
EXISTING BLDG = 16559.40/1000 15 = 8 STALLS - INDUSTRIAL
3540.83/291.4 = 12 STALLS - OFFICE
TOTAL NUMBER OF PARKING STALLS = 23 STALLS

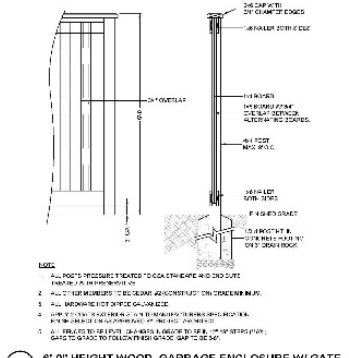
PLANT SCHEDULE - ONSITE
PLANT SCHEDULE - OFFSITE STREET TREES
WAREHOUSE ADDITION
19689 TELEGRAPH TRAIL
LANGLEY, BC
LANDSCAPE PLAN
L1
ADJACENT BUILDING
EXISTING BUILDING 19,007 sq ft
PROPOSED ADDITION 4,755 SF
EDGE OF ROAD
METAL FENCE W/ CABLE TRELLIS











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pmg LANDSCAPE ARCHITECTS
Suite 1500 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT:

WAREHOUSE ADDITION

19689 TELEGRAPH TRAIL
LANGLEY, BC

TOL 09-03-0133

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:		DRAWING NUMBER:
SCALE:	AS SHOWN	**L2**
DRAWN:	SA	
DESIGN:	KA	
CHK'D:		OF 2

PMG PROJECT NUMBER: **20-121**

Alan Brown Architect 110-3 Ave New Westminster BC V3L 1L8 Ph(604)525-5259 Fx525-5290 awbrown@shaw.ca

Monday, June 15, 2020
City Manager
Township of Langley
20338 - 65 Avenue
Langley, British Columbia
V2Y 3J1 Canada

Re Rationale for Setback Variance
19689 Telegraph Trail

Dear Sirs :

In preparing the design for this project, we have encountered a requirement from the TOL Zoning Bylaw # 2500 that is a problem for the project. The definition of "front lot line" contains the following provision , " a) In the case where a lot has lot lines abutting two or more streets, the front lot line is the lot line with the shorter distance, excluding corner truncations, abutting a street;".

This definition is a problem, because the zone for the site , M2 contains the following provisions, "702.5 ... no building or structure shall be sited less than: a) 10.0 metres from a front lot line; b) 5.0 metres from a rear lot line;".

We are proposing a relatively small addition to the back of an existing warehouse that was built some time ago. The original design provided the 10 m setback at the Telegraph Trail side of the site. The Telegraph Trail side is the side for the main access to the site and from which the building is addressed. In every way, the design of the original building was laid out with the front being on Telegraph Trail.

If we follow the definition of the current Zoning Bylaw and consider the 98 ave frontage the " front lot line", because it has the shorter distance , we will be required to have a 10 m setback. This means the building will have two 10 meter setbacks. This disadvantages the owner greatly, in that it means he will not have enough area to do his building expansion. It is also not fair to make the site have two front lot lines. The existing building provides a 10 meter setback at the originally designed front on Telegraph Trail.

The requirements of the M2 zone are for one front and one rear lot line. The front has a 10 m setback and the rear has a 5 m setback. The proposed variance is related to the requirement for the front lot line to be the shorter distance. We are asking for the front to be considered Telegraph Trail, where there is an existing 10 m setback. We will provide a 5 m setback at the 98 ave side . This will comply with the intent of the zoning bylaw, in that we will have one front lot line setback and landscaping and one rear lot line setback and landscaping.

We believe that the proposed variance will provide compliance with the intent of the bylaw and its practical requirements.

Yours truly,

Alan Brown architect aibc cp



February 2 2021

Alan Brown Architect 110-3 Ave New Westminster BC V3L 1L8 Ph(604)525-5259 Fx525-5290 awbrown@shaw.ca

Tuesday, February 02, 2021
City Manager
Township of Langley
20338 - 65 Avenue
Langley, British Columbia
V2Y 3J1 Canada

Re – Rationale for Landscape Variance
19689 Telegraph Trail

Dear Sirs :

Required 5 m Landscape Area

The operation of this facility requires access to the north wall of the addition , facing 98 ave. The location of a 5 m Landscape Area adjacent to the building prevents any vehicular access. We have proposed an alternate Landscape Concept.

The idea is to create a vertical screen of landscaping just inside the property line. The concept would occur in approximately 6'-8" inside the property line. This would leave approximately 10 ft of asphalt paving behind, for vehicular access. The purpose of this screen would be to provide the same or better separation provided in the 5m Landscape Area required by the Zoning Bylaw, but in a vertical orientation . This could involve enhanced planting & supporting structure in an attractive design . This design would screen the whole north facing wall and related activity from anybody to the north of the building .

The proposed concept is described in the Landscape drawings submitted with the application .

We believe that the proposed concept will be equivalent to the requirement in the Zoning bylaw for 5 m of Landscape area.

Yours truly,

Alan Brown architect aibc cp



Februarv 2 2021

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 8, 2021 – REGULAR MEETING	**REPORT:**	21-18
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-01-0106
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101201 (BOUWMAN / 21393 OLD YALE ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate subdivision of 21393 Old Yale Road into two (2) lots and construction of two (2) single family dwellings.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101201 subject to three (3) conditions, noting six (6) subdivision conditions.

RATIONALE:

The proposal complies with the Murrayville Heritage Conservation Area policies and requirements, as outlined in the Murrayville Community Plan.





RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101201 for property located at 21393 Old Yale Road to facilitate subdivision into two (2) lots and the construction of two (2) single family dwellings, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule “A”;
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2.”

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to final subdivision approval the following items will need to be finalized:

a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township’s Subdivision and Development Servicing Bylaw;
b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
d. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees;
e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw;
f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act, to restrict the location of driveways to the rear lane.

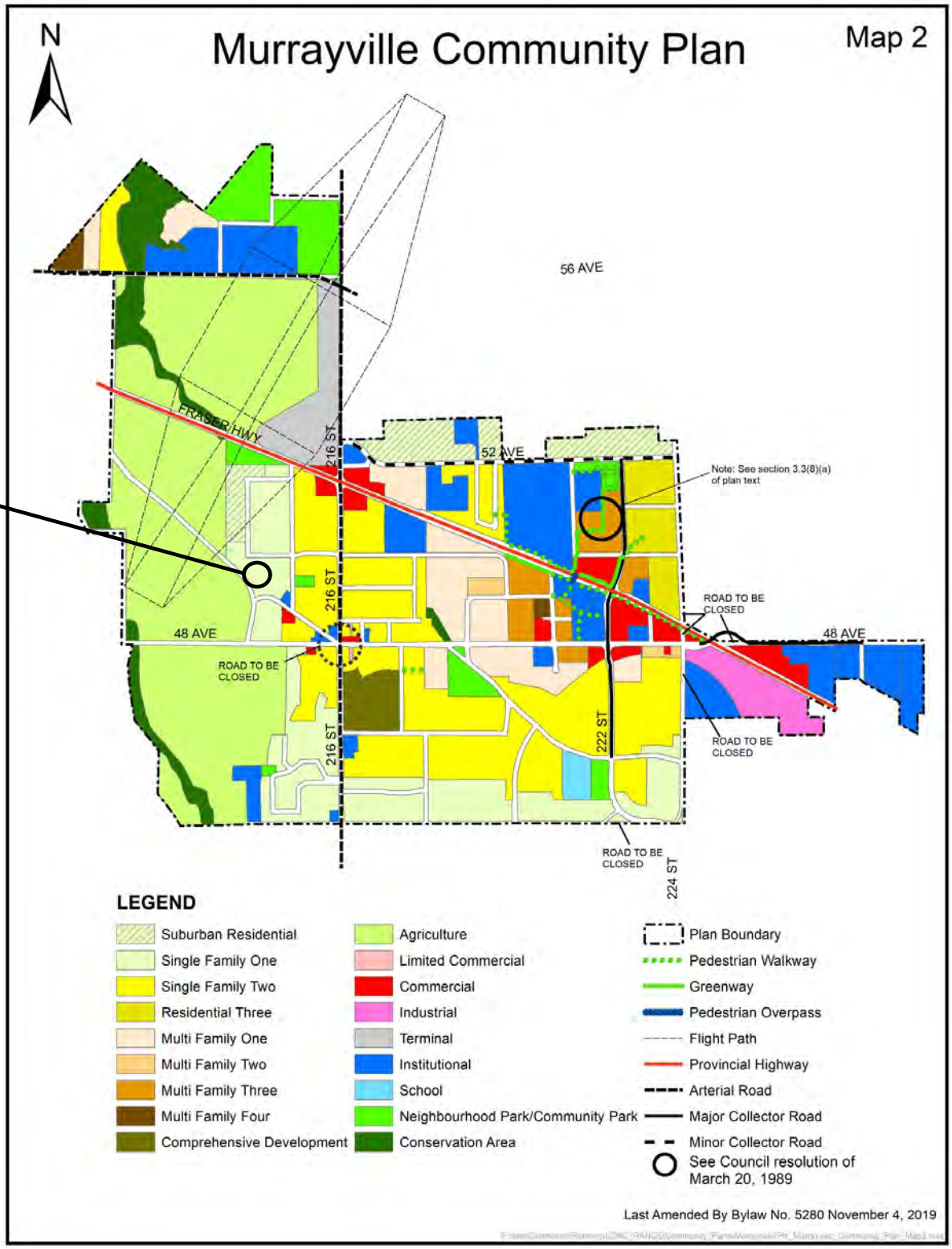
EXECUTIVE SUMMARY:

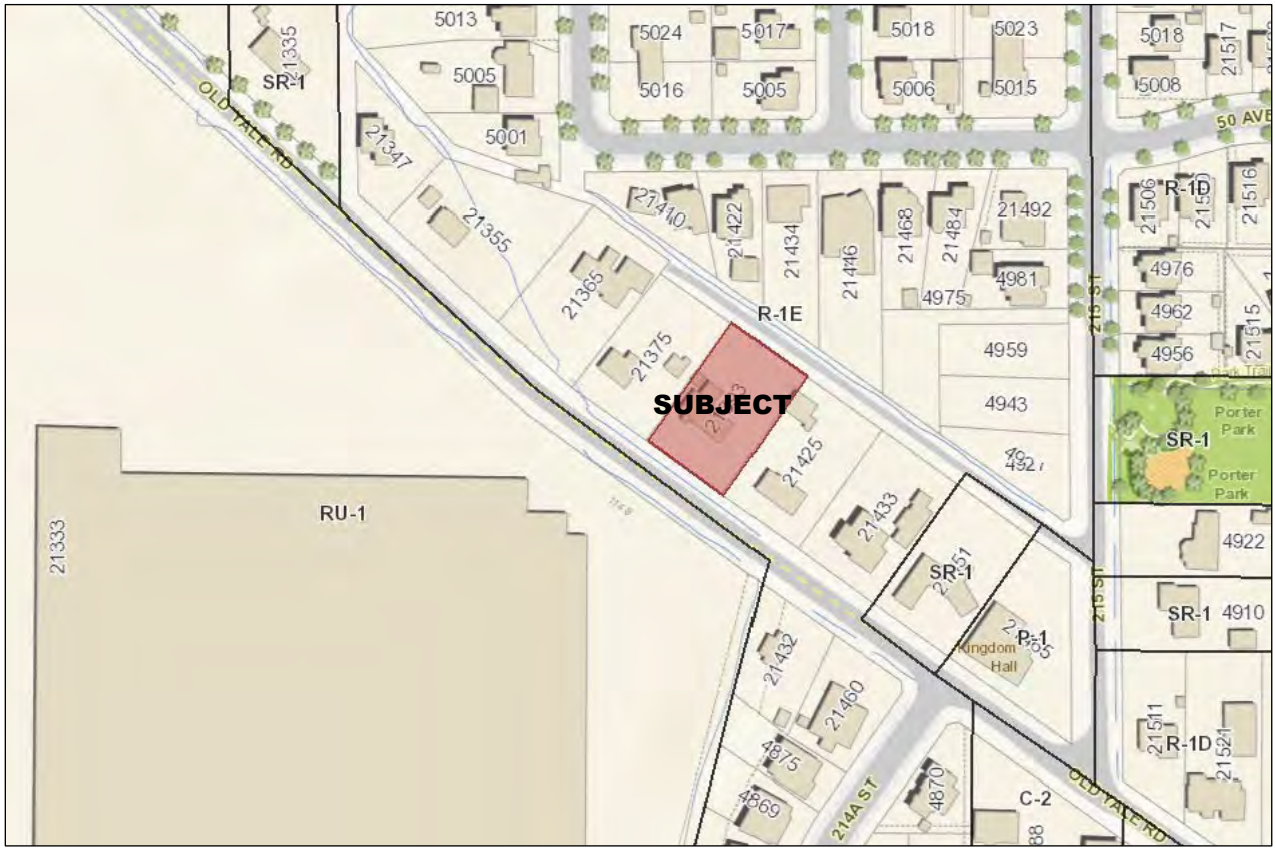
Jared Bouwman has applied for a Heritage Alteration Permit to facilitate subdivision of 21393 Old Yale Road into two (2) lots and the construction of two (2) single family dwellings. As the subject property is located within the Murrayville Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required. The applicant is requesting a variance to reduce the minimum frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2”. The proposal, in staff’s opinion, complies with the Heritage Conservation Area policy and requirements as outlined in the Murrayville Community Plan.

PURPOSE:

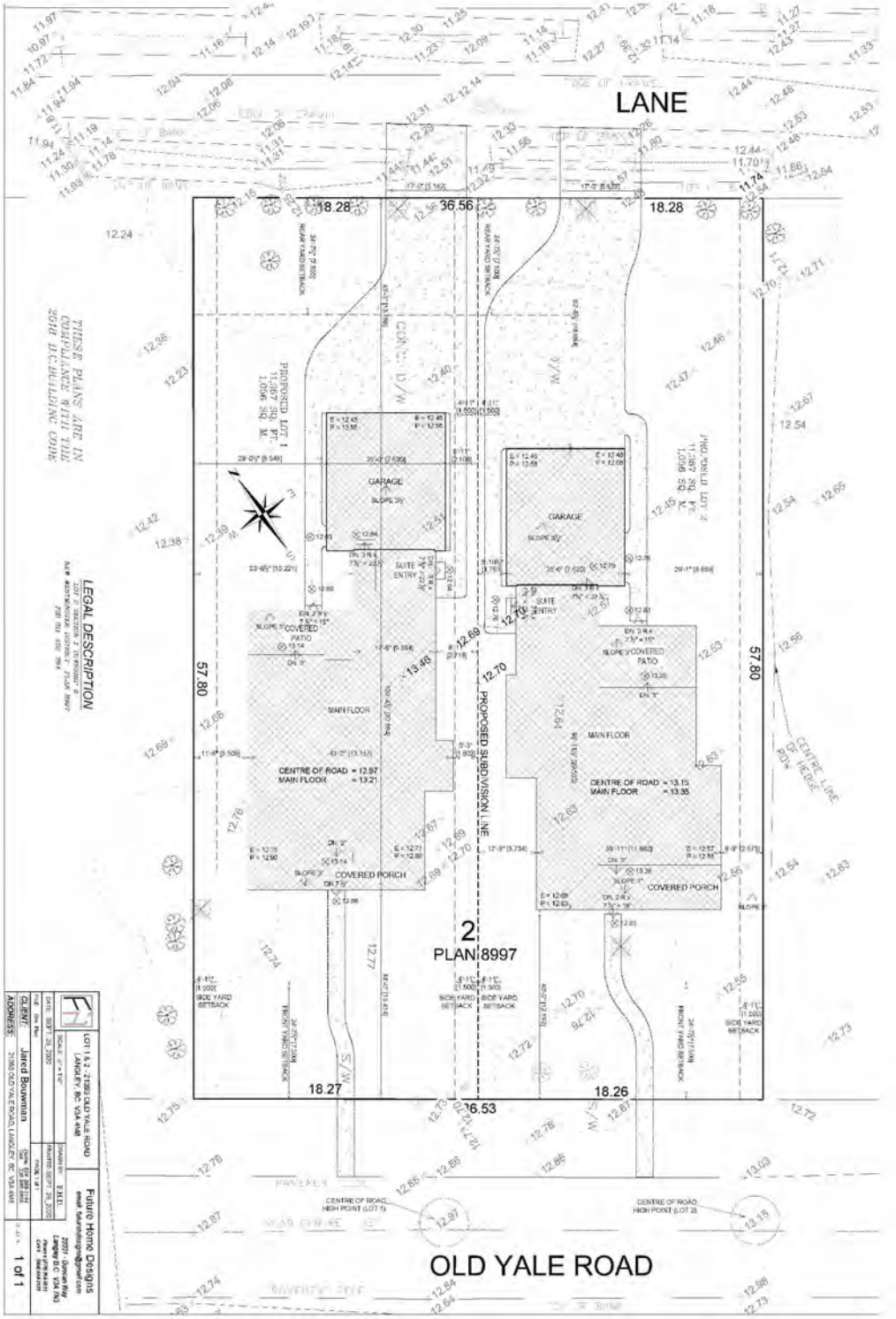
The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101201 in Murrayville.

SUBJECT


N
Murrayville Community Plan
Map 2
56 AVE
FRASER HWY
216 ST
52 AVE
Note: See section 3.3(8)(a) of plan text
48 AVE
ROAD TO BE CLOSED
222 ST
224 ST
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5280 November 4, 2019



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT



FRONT ELEVATION

REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

LOT 1 BUILDING ELEVATIONS – SUBMITTED BY APPLICANT



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

LOT 2 BUILDING ELEVATIONS – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT

REFERENCE:

Owner/Applicant:	Jared Bouwman 21393 Old Yale Road Langley BC V3A 4M6
Legal Description:	Lot 2 Section 1 Township 8 New Westminster District Plan 8997
Civic Address:	21393 Old Yale Road
Area:	0.21 ha (0.52 ac)
Murrayville Community Plan:	Single Family One
Existing Zoning:	Residential Zone R-1E

BACKGROUND / HISTORY:

The subject property is currently designated Single Family One in the Murrayville Community Plan and zoned Residential Zone R-1E. In January 2018, Council approved a Heritage Alteration Permit (HAP) to facilitate the demolition of the existing dwelling, subdivision into two (2) lots and the construction of two (2) new single family dwellings. As the proponent opted not to move forward with the development at the time the previous HAP has expired and the proponent has now applied for a new HAP.

DISCUSSION / ANALYSIS:

Similar to the previous application, Jared Bouwman has applied for a HAP to facilitate the demolition of the existing dwelling, subdivision into two (2) lots, and the construction of two (2) single family dwellings. As the subject property is located in the Murrayville Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to facilitate the demolition, subdivision and development of the proposed residential dwellings.

Adjacent Uses:

North:	A municipal lane, beyond which are single family residential properties zoned Residential Zone R-1E and designated Single Family One in the Murrayville Community Plan;
South:	Old Yale Road, beyond which is a property zoned Rural Zone RU-1, located in the ALR and designated Agriculture in the Murrayville Community Plan;
East:	Single family residential properties zoned Residential Zone R-1E and designated Single Family One in the Murrayville Community Plan; and
West:	Single family residential properties zoned Residential Zone R-1E and designated Single Family One in the Murrayville Community Plan.

Heritage Alteration Permit:

The subject property is located in the Murrayville Heritage Conservation Area, which provides Council the opportunity to review the form, character and siting of all new infill development. The guidelines for new construction in the conservation area outlined in the Murrayville Community Plan seek to preserve and enhance the historic character of the buildings and elements that comprise historic Murrayville. Accordingly, new construction should be compatible with the existing streetscape and surrounding buildings in form, scale, design and detail following the

principles of form, rhythm, and detailing outlined in the Murrayville Heritage Conservation Area design guidelines.

Heritage Alteration Permit No. 101201 facilitates the demolition of the existing dwelling, the subdivision of the subject property into two (2) lots, and the development of two (2) new single family dwellings per the site plan and building elevations shown in Attachment A. The existing dwelling to be removed is not a listed heritage residence, nor is it deemed to have heritage value.

The residences proposed for the two (2) single family lots reflect the traditional styling characteristic of the area in their gable roofs, dormers, architectural detail, and choice of materials. The long narrow building footprints are sited to front Old Yale Road with parking access from the rear lane in order to project a more traditional street front appearance free from parking garages, while eliminating the need for direct vehicular driveway access onto Old Yale Road. Both residences are designed for family living with open front porches and balustrades characteristic of many early residences in historic Murrayville. The front setbacks of the two residences from the road are additionally staggered to differentiate one from the other. Contrasting light/dark colour palettes are proposed for the two residences the first with blue-grey siding; white shutters and trim; and coloured doors. The second with light off-white siding and white trim, black framed windows, and natural wood doors.

To facilitate the subdivision, the applicant is proposing a variance to the requirements of Section 110.1 – Minimum Subdivision Requirements of the Township's Zoning Bylaw. Section 110.1 of the Zoning Bylaw permits a minimum frontage of 22 m (72 ft) in Residential Zone R-1E. The applicant is proposing a frontage of 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2". Staff note that Section 1.3 of Appendix A of the Murrayville Community Plan provides Council the opportunity to vary zoning requirements as part of a Heritage Alteration Permit. The applicant has provided the following rationale for the proposed variance:

> *Bylaw 2500 Section 110.1 stipulates a minimum lot area of 930 square meters and a minimum frontage of 22 metres (m) for properties zoned R1-E. While the subdivided lots fit within the bylaw minimum lot area requirements, we request the relaxation of the frontage requirements from 22m to create two equal frontages.*
>
> *We request a frontage variance to ensure the lot frontages are balanced. Balanced frontages:*
>
> 1. *Are very important to the heritage look and feel and to harmonize with the regularity and rhythm of the wider heritage neighborhood. (Examples include the properties 21507, 21513, 21523, 21531, 21518, 21650, 21658, 21662, 21674, and 21680 on adjacent 48 Ave)*
>
> 2. *Allow for consistent massing of the proposed heritage looking homes on the lots and allow for regularity with the immediately adjacent properties,*
>
> 3. *Provide sufficient room for building within the appropriate setbacks and*
>
> 4. *Allow for the driveway and garage to be on the back for both lots, with both lots accessed from the lane. This is consistent with the Township's plan for the upgrade to Old Yale Road (Commemoration Option) adopted by Council in June 2016.*

In view of these considerations, we request that the proposed equal frontages be viewed favorably.

The proposal, in staff's opinion, complies with the intent of the Heritage Conservation Area policy and requirements as outlined in the Murrayville Community Plan (Attachment B). Staff note that although a variance is required for the frontage of the proposed lots, the proposed lot areas (1,056 m² / 11,367 ft²) and depth (57.8 m / 189.6 ft) exceed the requirements of Section 110.1 of the Zoning Bylaw (minimum 930 m² / 10,010.4 ft² area and 22m / 72.2 ft depth required).

Heritage Review:

Between December 14 – 18, 2020, the Murrayville Heritage Review Panel provided comment on the subject Heritage Alteration Permit application. The panel expressed support for the proposed lot configurations and residences based on their compatibility with the existing context and Murrayville Heritage Conservation Area Guidelines. The Heritage Advisory Committee supported the comments of the Panel for this project on January 6, 2021.

Compliance with the Zoning Bylaw:

The applicant is proposing a variance to the required lot frontage in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2". The lot frontage variance is incorporated in the subject Heritage Alteration Permit. The proposed single family dwellings comply with the requirements of Residential Zone R-1E.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the proposed development will generate approximately one (1) new student for James Hill Elementary School (located approximately 1.6 km southeast of the site) and one (1) new student for Langley Secondary School (located approximately 1 km north of the site).

Parks:

Porter Park is located approximately 150 metres to the east of the subject site. Denny Ross Memorial Park is located approximately 950 metres to the southeast of the subject site.

Transit:

Transit service (route 560 on 216 Street, and route 503 on Fraser Highway) is available in proximity to the proposed development.

Tree Protection / Replacement:

15 significant trees were identified on the site. 11 trees are proposed to be retained. Because of the proposed tree retention, no replacement trees are required by the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). Final tree replacement plans are subject to the final acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of

the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. Staff note that Township watercourse maps indicate a watercourse on the north side of Old Yale Road, however, the maps are currently being updated to reflect that the former watercourse has been piped. As built drawings indicate the watercourse was piped in 1986.

Landscape:

Proposed landscaping for the two (2) lots follow the informal patterning of a country garden with an appropriate selection of traditional shrubs and plantings in keeping with the recommendations of the Murrayville Heritage Conservation Area Guidelines.

Servicing and Access:

Access for the proposed lots will be provided from the rear lane. Prior to subdivision, the applicant is required to enter into a servicing agreement to secure road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a Public Information Meeting.

POLICY CONSIDERATIONS:

The subject site is designated Single Family One in the Murrayville Community Plan and is zoned Residential Zone R-1E. The site is also located within the Murrayville Heritage Conservation Area. The Heritage Alteration Permit includes a variance for the proposed lot frontages from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2". The subject application has complied with the heritage review processes outlined in the Murrayville Community Plan for the conservation area and has the support of the Murrayville Heritage Review Panel and Heritage Advisory Committee. Staff support issuance of the Heritage Alteration Permit based on the proposed development being in compliance with the Heritage Conservation Area policy and requirements.

Staff have notified adjacent property owners that this Heritage Alteration Permit application is being considered at the March 8, 2021 Regular Council Meeting, and they may submit written input regarding the matter should they deem necessary.

Staff have notified adjacent property owners that this Heritage Alteration Permit application is being considered at the March 8, 2021 Regular Council Meeting, and they may submit written input regarding the matter should they deem necessary.

Respectfully submitted,

Joel Nagtegaal

DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Heritage Alteration Permit No. 101201

ATTACHMENT B Excerpt from Murrayville Community Plan – Heritage Conservation Area

ATTACHMENT C School District Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101201

This Permit is issued this _____day of _____, 2021 to:

1. Name: Jared Bouwman

   Address: 21393 Old Yale Road
   Langley BC V3A 4M6

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Section 1 Township 8 New Westminster District Plan 8997

   CIVIC ADDRESS: 21393 Old Yale Road

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. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
   c. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2.”

   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. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township’s Subdivision and Development Servicing Bylaw;
   b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
   c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
   d. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees;
   e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw;
   f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict the location of driveways to the rear lane.

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 _____, 2021.

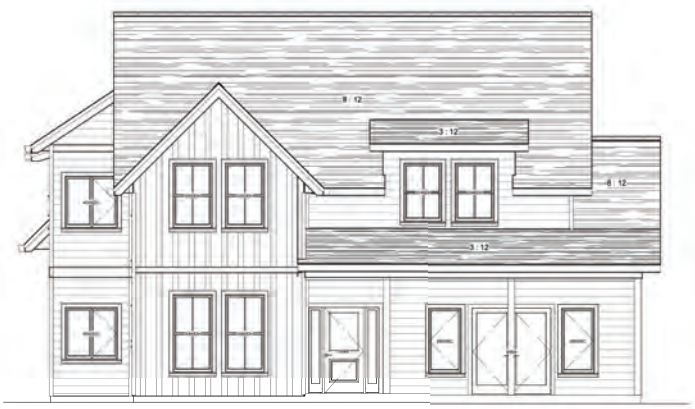
Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

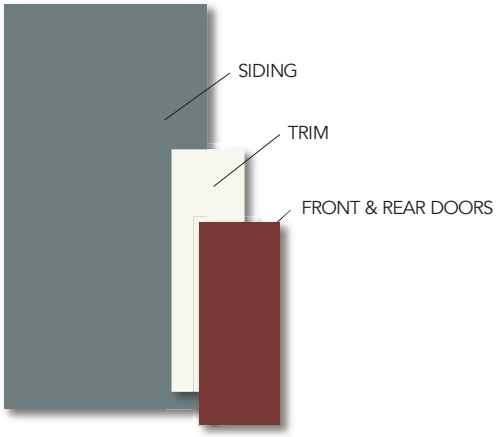
OLD YALE ROAD
LANE
PROPOSED SUBDIVISION LINE
PROPOSED LOT 2
11,367 SQ. FT.
1,056 SQ. M.
PROPOSED LOT 1
11,367 SQ. FT.
1,056 SQ. M.
PLAN 8997
2
LEGAL DESCRIPTION
LOT 2 SECTION 1 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 8997
PID 011-402-784
THESE PLANS ARE IN
COMPLIANCE WITH THE
2018 B.C.BUILDING CODE
LOT 1 & 2 - 21393 OLD YALE ROAD
LANGLEY, BC V3A 4M8
SCALE: 1/8" = 1'-0"
DATE: SEPT. 28, 2020
FILE: Site Plan
DRAWN BY: F.H.D.
PRINTED: SEPT. 28, 2020
PAGE 1 of 1
CLIENT: Jared Bouwman
Home: 604 888 1144
Cell#: 236 996 9969
ADDRESS: 21393 OLD YALE ROAD, LANGLEY, BC V3A 4M8
Future Home Designs
email: futurehedesigns@gmail.com
20331 - Duncan Way
Langley B.C. V3A 7W3
Phone # (778) 289-9
Cell # (604) 614-22
E.2
SHEET NO. 1 of 1



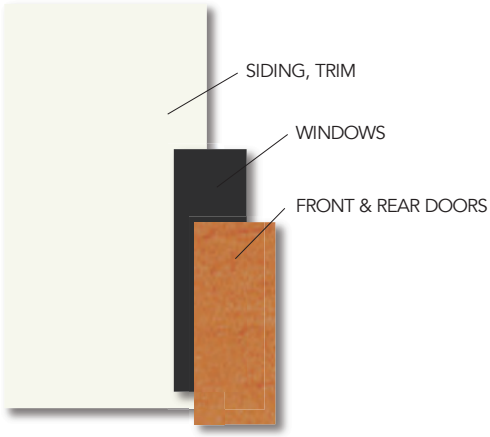
WEST LOT FRONT ELEVATION



EAST LOT FRONT ELEVATION



CEDAR SHINGLES	BM-2122-20 STEEP CLIFF GREY
HARDI PLANK SIDING	BM-2122-20 STEEP CLIFF GREY
BOARD AND BATTON	BM-2122-20 STEEP CLIFF GREY
ASPHALT ROOF SHINGLES	IKO CAMBRIDGE DUAL BLACK
PREFINISHED VINYL WINDOWS	WHITE
PAINTED METAL ENTRANCE DOOR	BM-CC-62 SUNDRIED TOMATO
PAINTED WOOD POSTS, KNEE BRACING	BM-OC-117 SIMPLY WHITE
WINDOW DOOR TRIM / FASCIA	BM-OC-117 SIMPLY WHITE
METAL GARAGE DOOR	BM-OC-117 SIMPLY WHITE
GUTTER AND DOWNSPOUTS	ALUMINUM, WHITE
SOFFITS	WHITE



CEDAR SHINGLES	BM-OC-118 SNOWFALL WHITE
HARDI PLANK SIDING	BM-OC-118 SNOWFALL WHITE
BOARD AND BATTON	BM-OC-118 SNOWFALL WHITE
ASPHALT ROOF SHINGLES	IKO CAMBRIDGE DUAL BLACK
PREFINISHED VINYL WINDOWS	BLACK
WOOD MAIN DOOR, REAR DOOR	CEDAR STAIN
STAINED EXTERIOR WOOD POSTS, GARAGE KNEE BRACING	CEDAR STAIN
WINDOW DOOR TRIM / FASCIA	BM-OC-118 SNOWFALL WHITE
GARAGE DOOR, FRENCH DOORS	BM 2119-10 SPACE BLACK
GUTTER AND DOWNSPOUTS	ALUMINUM, BLACK
SOFFITS	WHITE

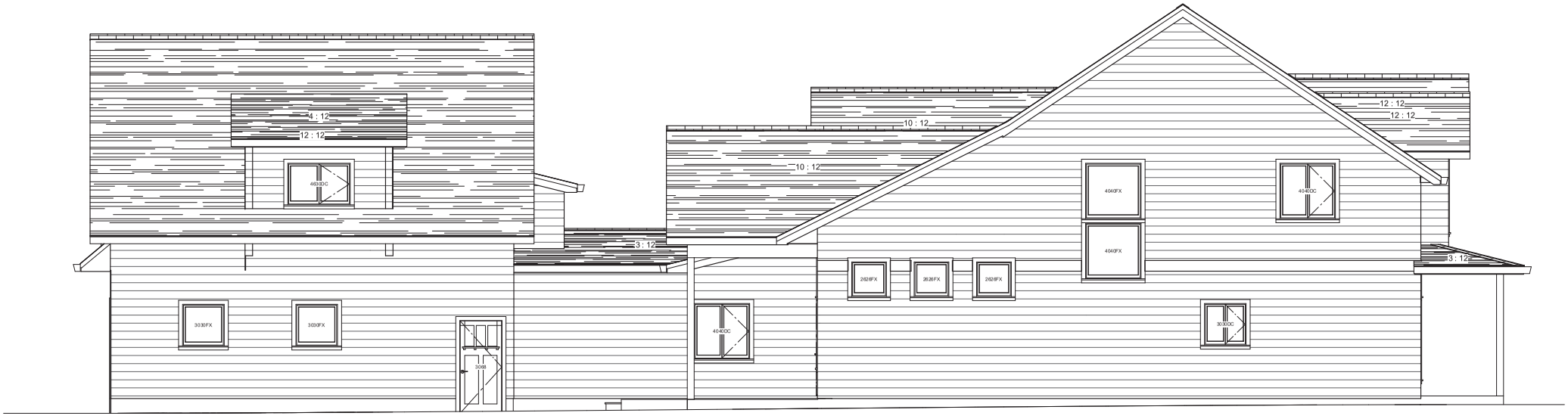


FRONT ELEVATION



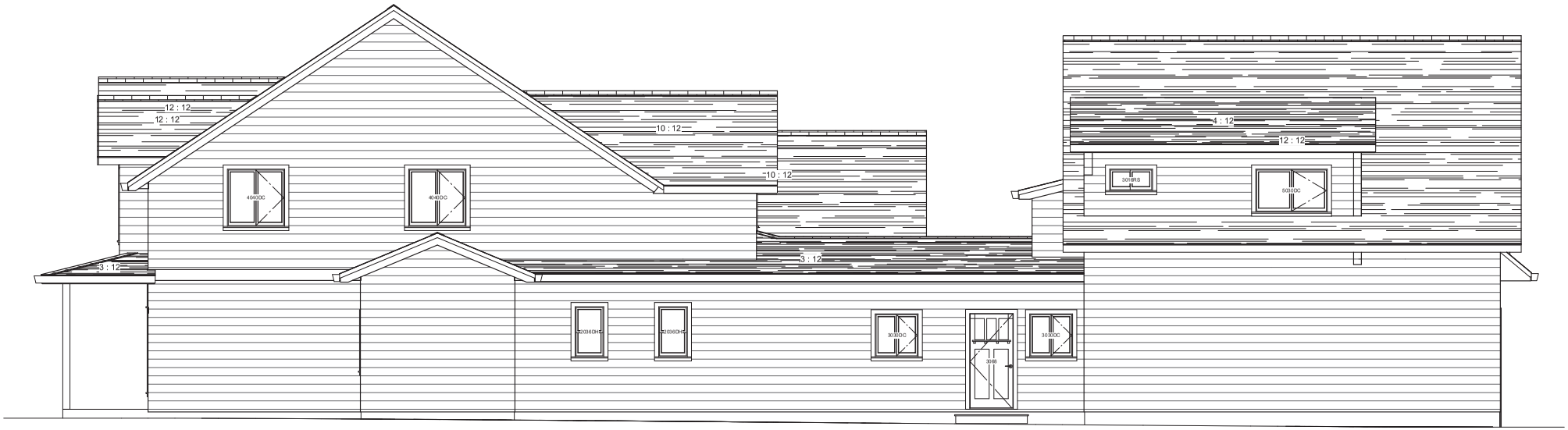
REAR ELEVATION

LOT 1 ELEVATIONS



LEFT ELEVATION

LOT 1 ELEVATIONS

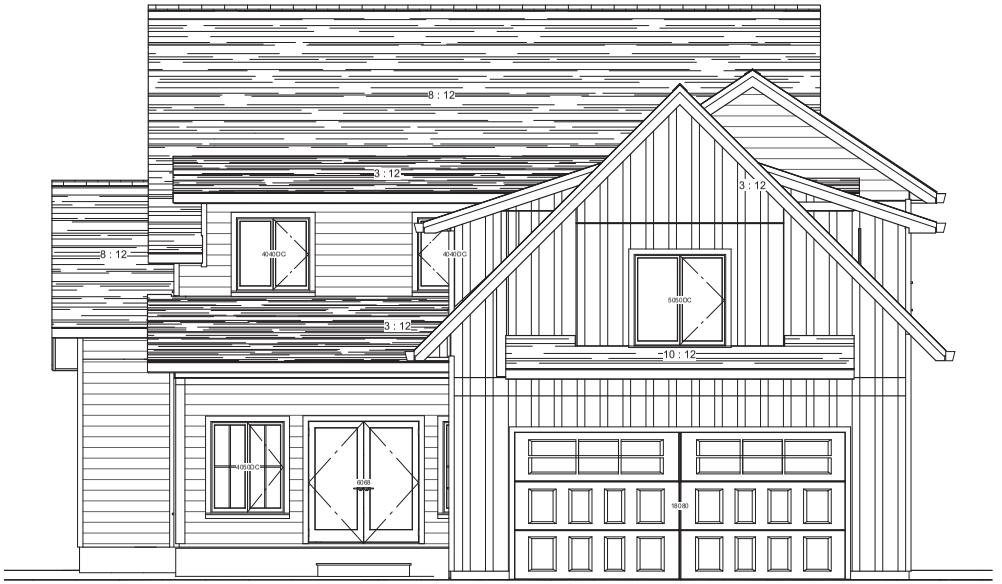


RIGHT ELEVATION

LOT 1 ELEVATIONS

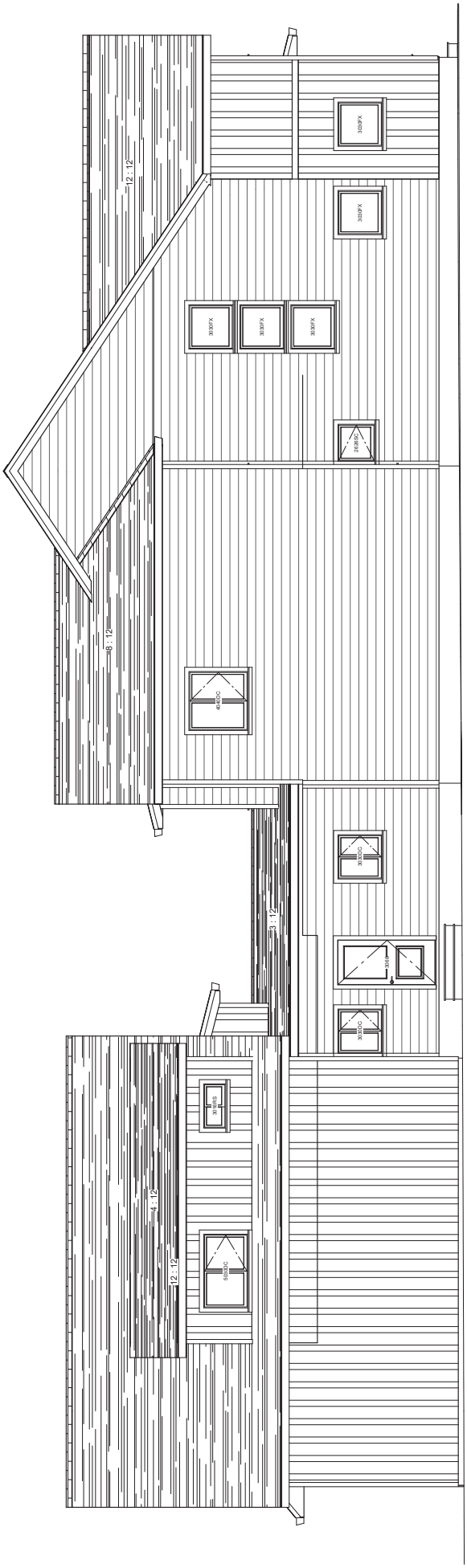


FRONT ELEVATION



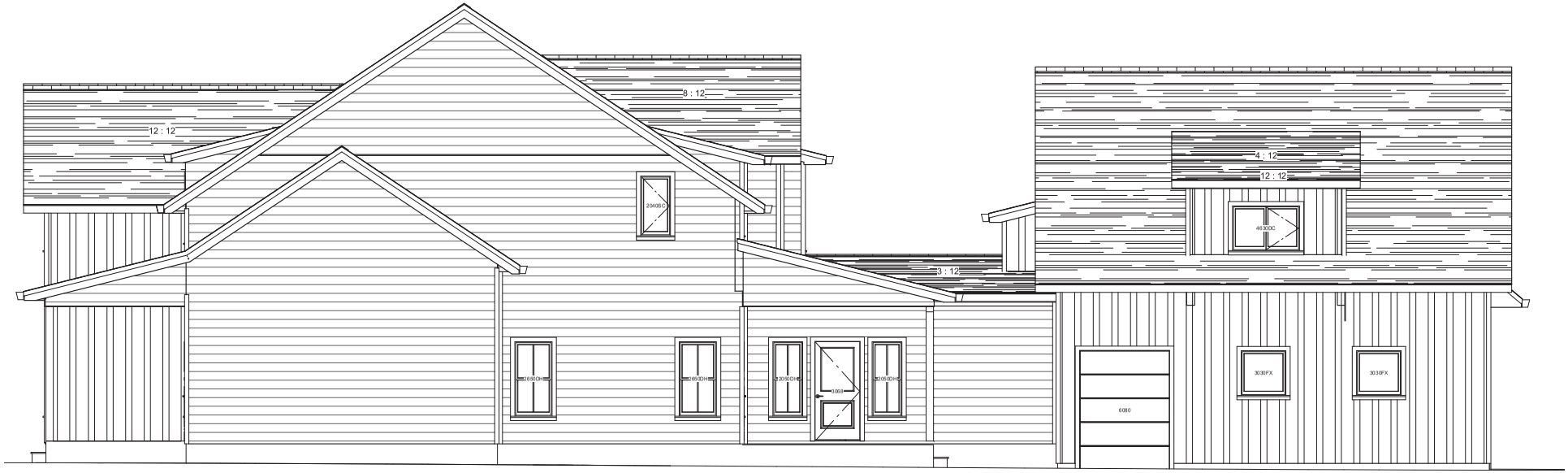
REAR ELEVATION

LOT 2 ELEVATIONS



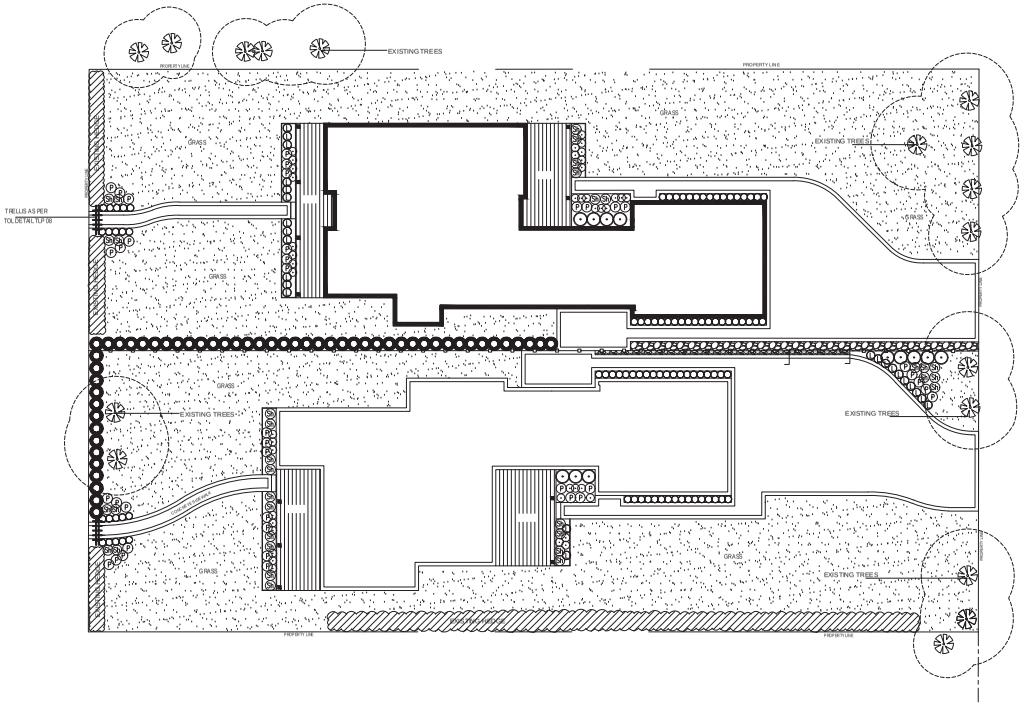
LEFT ELEVATION

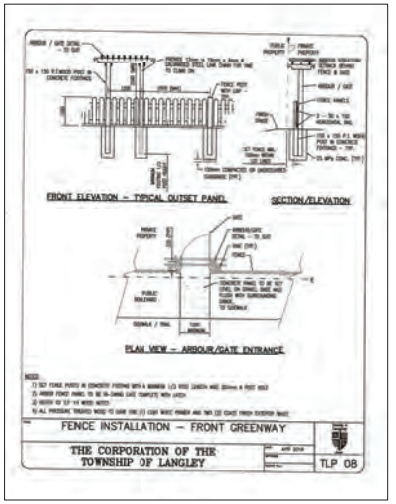
LOT 2 ELEVATIONS



RIGHT ELEVATION

LOT 2 ELEVATIONS





PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	92	#3 POT	45 CM. O.C.
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	12	#3 POT	90 CM. O.C.
⊙	BEARDED IRIS (YELLOW)	BEARDED IRIS	39	#2 POT	AS SHOWN
Ⓟ	PEONY (VARIOUS RED/PINK)	PEONY	39	#3 POT	65 CM. O.C.
Ⓢ	LEUCANTHEMUM x SUPERBUM	SHASTA DAISY	34	#3 POT	65 CM. O.C.
◉	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	54	1.50 METERS	70 CM. O.C.
◉	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	24	#3 POT	55 CM. O.C.

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

   ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

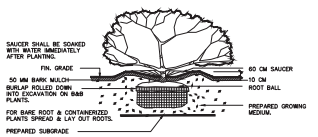
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. JARED BOUWMAN
21393 OLD YALE ROAD
LANGLEY, B.C.

TITLE
PLAN VIEW

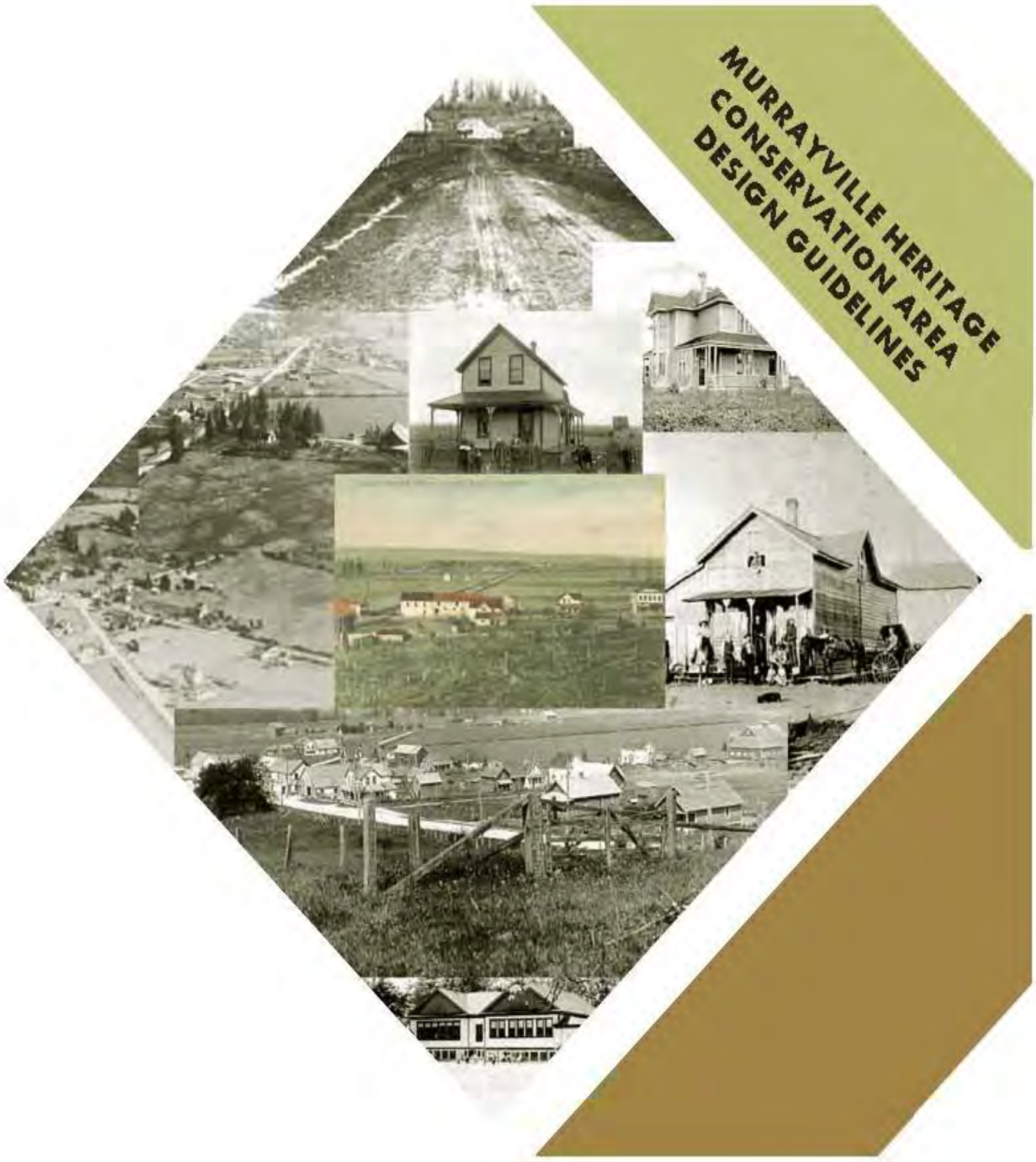
LANDSCAPE PLAN
PROPOSED
2 LOT SPLIT
LOTS 1 & 2
21393 OLD YALE ROAD
LANGLEY, B.C.

SCALE 1:150	DATE JAN/21
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED | JOB No. | DRAWING No. L-1

APPENDIX A

4833
29/11/10



SECTION 1: GENERAL PRINCIPLES

1.1 INTRODUCTION

Murrayville, with its unique five-corner intersection, was the second area in the Township to develop into a distinct community. Its history is over 140 years old, and since the 1890s it has functioned as a centre for local government as well as health, education, social and commercial services. Today there is a diverse range of heritage resources associated with the different eras of development in Murrayville's past, ranging from 1887 through to the present day. These include buildings, roadways, natural heritage, views and pioneer histories. In terms of the concentration of built heritage resources, Murrayville, along with Fort Langley, is one of the most intact early areas in the Township. Collectively these assets present a unique opportunity not only to preserve but also to enhance this already important heritage community of Murrayville. Growing community interest has already resulted in the successful restoration and adaptive use of a number of historic structures. Experience shows that a vital and well-planned heritage area provides economic as well as social and environmental benefits to individual owners as well as the entire community.

Preserving heritage values has a significant impact on the social, cultural, economic and environmental sustainability of a community. Through the recognition, revitalization and preservation of our built heritage we strengthen our community identity, promote the economic stability of livable, sought-after neighbourhoods and reduce energy consumption by reusing and retrofitting our existing building stock. These are key considerations in achieving the Township's vision of becoming a more sustainable community.



Murrayville circa 1910 [Langley Centennial Museum #3440]

In recognition of its heritage value to the citizens of Langley, Murrayville has been designated as a Heritage Conservation Area (HCA). These guidelines are intended to assist property owners, merchants, developers, architects, designers and the Township of Langley in designing, evaluating and implementing the rehabilitation of existing buildings, and the design of new buildings, in the Murrayville Heritage Conservation Area. Any person renovating, restoring or undertaking new construction work within the HCA should first consult these guidelines.

Historic building rehabilitation should be based on the integrity of a building's original design, and new buildings should relate to Murrayville's authentic architectural legacy. Depending on the complexity of a project, building owners are encouraged to retain suitable professional consultants that can provide sound advice and prepare project designs that achieve a set of objectives that all parties — including, where applicable, the public and Council — can support.

These design guidelines cover building facades, awnings, signs, lighting and landscaping. Sketches are included to illustrate concepts but should not be considered the only options available to designers. The historic photograph collection of the Langley Centennial Museum archives can also be a source of information and inspiration.

1.2 Purpose of the Guidelines

The purpose of these guidelines is to preserve and enhance the historic character of the buildings and elements that comprise the Murrayville Heritage Conservation Area. They are based on an examination of the existing conditions of the area and an analysis of potential conservation treatments. The underlying principles of the Guidelines are based on the integrity of individual buildings, and respect for the original design concept for each structure, as well as the integration of each building within a unified vision for the entire area. Therefore it is strongly recommended that the original materials of individual buildings be retained or uncovered, that lost details be replaced, and that historically inappropriate elements not be added. The objectives of the Guidelines are to:

- inform the building owners, tenants, retail merchants and the public of the intent to enhance the character of historic Murrayville;
- promote economically viable commercial and residential projects;
- encourage the retention and revitalization of individual historic buildings;
- provide guidance for new construction; and
- encourage a consistent and appropriate streetscape appearance that will benefit the entire heritage area.

1.3 General Requirements

Although modest in scale, the character of Murrayville is defined by its entire collection of buildings, streets, and structures, and it is essential that these different components work together to provide a harmonious appearance. A variety of activities and businesses will draw tourists and promote commercial success. The overall framework for this activity should be a cohesive and visually appealing streetscape based on authentic historic character. While these guidelines do not apply to the interior of buildings, owners are encouraged to design interiors in a manner that is complimentary to exterior facades.

All permit applications within the HCA must conform to existing municipal bylaws, unless these bylaws are varied, amended or supplemented. Within the context of the Heritage Conservation Area, and specifically for heritage projects, variances can be considered in order to achieve better outcomes within the context of the area. In those cases where zoning requirements are considered for variance, the heritage character of the overall area will remain the primary concern.

Special requirements to vary provisions in the Zoning Bylaw related to heritage situations can be enabled either through Heritage Alteration Permits or Heritage Revitalization Agreements. In non-heritage developments, variances can be considered if they will complement or contribute to the area's heritage character. Heritage Alteration Permits are obtained by applying to the Township.

Property owners within the Heritage Conservation Area may do any of the following types of development if approved through a Heritage Alteration Permit:

- Subdivision of a property;
- Addition/alteration to the exterior of a building (including windows, doors, porches and exterior siding;
- Construction of a new building; or
- Demolition of a building.

The following activities do not require a Heritage Alteration Permit:

- Scheduled Heritage Properties where the exterior alterations do not change the form and scale of a building, and use original materials, materials similar to those on the building or materials recommended in the *Design Guidelines*;
- Non-Scheduled Properties where any changes, accessory buildings or minor additions less than 50 square metres (538 square feet) do not front a road, are in conformity with the *Design Guidelines* and are constructed with similar materials and in a similar style to the existing building;
- Exterior maintenance, routine or in-kind repairs, including repainting in similar or identical colours;
- Interior renovations;
- Landscaping;
- Construction and maintenance activities carried out by, or on behalf of, the Township; or
- Regular and emergency maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.

The process for considering applications for a Heritage Alteration Permit is as follows:

1. Presentation by the applicant of a concept sketch of the project to the Heritage Review Panel of the Heritage Advisory Committee. This panel includes expertise in architectural design and construction and provides advice and recommendations on proposed designs. This step should be initiated early in the process.
2. Application to the Township for a Heritage Alteration Permit.
3. Presentation by the applicant of a final design, including building elevations, material, colours, landscaping, signs and interpretation to the Heritage Review Panel.
4. Report to Council by staff.
5. Notification of surrounding property owners and residents by staff.
6. Public Hearing.
7. Issuance of Permit.

The Township also administers the B.C. Building Code and other technical codes and regulations that control development. In dealing with heritage buildings, where finding technical solutions is not always straightforward, staff can consider equivalencies that achieve an acceptable level of Code compliance.

In all applications dealing with heritage properties, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* will be used as the basis for review. These standards outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention including additions. The *Murrayville Heritage Conservation Area Design Guidelines* provide additional, specific guidance for appropriate interventions and for infill and new construction.

1.3.1 Scheduled Heritage Properties

As part of the Heritage Conservation Area Bylaw, a number of properties with heritage character and value are listed as Scheduled Heritage Properties. These sites are legally protected, and should be conserved in a manner appropriate to their original period and style. These sites are eligible for the highest level of conservation incentives offered under the Township of Langley's Heritage Building Incentive Program. Building details should be consistent with the date the building was constructed or, in certain circumstances, to a historically defensible later date based on documentary evidence. Applied ornamentation, detailing and forms that never existed should not be added. Specific guidance is provided in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada.*



The Traveller's Hotel, 1887: a Scheduled Heritage Property

1.3.2 Heritage Inventory Sites

Another 18 sites of potential heritage value are identified on the Township of Langley's Heritage Inventory and can apply for legal protection in order to be eligible for the highest level of conservation incentives offered under the Heritage Building Incentive Program.

1.3.3 Non-Scheduled Existing Buildings and Renovations

While a number of more contemporary or significantly altered buildings are not included on the Schedule, they nevertheless bear witness to the design aesthetic of a particular time period. Individually, these buildings are an expression of their own period; collectively they demonstrate the evolution of the community over time. As with historic buildings, contemplated changes should be appropriate to the form and style of the existing structures.

Existing non-historic buildings should be renovated in a manner appropriate to their style and context. There is no requirement to alter existing buildings to reflect a historic "theme;" but rather to maintain the integrity of these buildings. New additions, or attempts to unify previously constructed additions, should present a harmonious appearance relative to the original building's overall form, scale, design and materials.

1.3.4 New Construction and Renovations

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the area. Sensitivity to historic precedent and a thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that are successfully integrated with the character of the heritage area.

Subdivision of land within the Murrayville Heritage Conservation Area may be approved, but not until a Heritage Alteration Permit is first obtained from the Township. If the proposed subdivision creates a new building site, a Heritage Alteration Permit must be obtained for the construction of a new building or structure on the new parcel prior to subdivision approval.

1.4 Form and Scale

The character of Murrayville's historic buildings is derived from the use of indigenous materials and traditional forms and these qualities should be retained and enhanced whenever possible. Materials and textures should conform to the nature of historic construction. Remodelling of, or additions to, existing buildings (both scheduled and non-scheduled) should repeat the use of predominant materials and motifs. These are crucial considerations for maintaining the distinctively modest character of Murrayville.

The details of each individual rehabilitation, restoration or proposal for new construction should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing historic buildings should respect their original design intention, as well as the proportions of neighbouring buildings. Renovations to modern infill buildings and proposed new construction should respect the precedent of the scale of existing historic architectural elements.

The historic character of each building is dependent on a variety of architectural details; in some cases these features have been lost or obscured by weathering, inappropriate renovation or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. In many cases, the removal of later applied sidings may expose original details. Inappropriate new architectural details should not be added.



Existing Heritage Streetscape on 216A Street

In order to determine an appropriate form for an addition to an historic building or a new building, the following should be considered:

- **Setbacks:** New buildings and additions to historic buildings should be set back on the lot at a distance that is consistent with buildings on adjacent properties, in particular the setbacks of historic buildings.

SETBACKS: MANDATORY

- Setbacks for new buildings should be averaged between that of adjacent buildings so that the new building does not protrude further forward than its neighbours.

- **Building Height:** Should be visually consistent with the heritage character of the area. Traditionally, no building was higher than two storeys.

- **Roof Design:** The historic buildings in the area display a variety of cross-gabled and hipped roofs, with a pitch of approximately 25-35 degrees from horizontal. The earliest buildings originally had cedar shingle roofs, but over the years were generally replaced with asphalt. Some early commercial buildings had a gabled roof with a raised front parapet, also known as a "boomtown" façade. New buildings should have the expression of a pitched roof, either gabled or hipped, or a combination of the two.

- **Corner Sites:** Buildings on corner sites should be treated as if they have two main facades.

- **Exterior Finishing**: The exterior materials and details should respect the traditional wood frame construction typical of the historic buildings in the area.

These considerations of form and scale are crucial if the historic character of Murrayville is to be retained and augmented.

1.5 Sustainability Considerations

Increasingly, there is an understanding of the vital need for sustainable building practices and energy conservation. Heritage conservation is inherently sustainable, as it minimizes the need to destroy building materials and retains established land use situations and infrastructure. It also conserves embodied energy, reduces pressure on landfill sites, avoids impacts of new construction and minimizes the need for new building materials. Heritage projects also encourage local employment of specialized trades and professionals.

The conservation of heritage sites is also important from an urban design perspective. Our historic places contribute significantly to Langley's unique sense of place by maintaining the context of streetscapes and providing a framework for the rhythm and massing of buildings. Preserving heritage values has a significant impact on all aspects of sustainability – social, environmental and economic. The intelligent reuse of our existing building stock will support Langley's vision of becoming a more sustainable community.

New buildings will be required to meet mandated energy performance standards under the Energy Efficiency Regulation. However, heritage buildings – both legally protected and Heritage Register sites – are exempt from these requirements, and alternative methods of improved performance characteristics can be pursued. There are many ways in which upgrading can be undertaken without destroying heritage character-defining elements, and consideration should be given as to how to balance heritage and upgrading requirements.

Energy upgrading measures for heritage buildings should be assessed against the Standards and Guidelines for the Conservation of Historic Places in Canada.[1] For further information on how to sensibly improve the performance of heritage buildings, refer to the Vancouver Heritage Foundation's *New Life Old Buildings: Your Green Guide to Heritage Conservation* that is available online.[2] Additional information on reducing operating energy demands is available on the Provincial Heritage Branch website.[3]

The general considerations apply for existing buildings:

- Materials: Retain as much of existing building envelope materials as possible, including siding. Do not install rainscreen sidings, as they introduce life cycle considerations and impair heritage character through the removal of original material.
- Windows and Doors: For historic buildings, every reasonable attempt should be made to retain the original window sashes and doors, or to replace inappropriate replacements with replicas of the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration. Replacements of original windows should replicate the original profiles in wood.

[1] http://www.pc.gc.ca/eng//docs/pc/guide/nldclpc-sgchpc.aspx
[2] www.vancouverheritagefoundation.org
[3] http://www.tca.gov.bc.ca/heritage/sustainability/greenBuilders.htm

- Mechanical Systems: Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing new boilers, hot water tanks and energy-efficient appliances that achieve Energy Star ratings.
- Insulation and Weather-stripping: Introduce extra insulation, especially in attic and basement spaces. Consider the use of weather-stripping and other draft-proofing measures.
- Additions: Can be built to Building Code standards of energy efficiency.

SECTION 2: BUILDING FACADES

The design of the visible facades of all buildings (scheduled, non-scheduled and new construction) should be carefully considered to blend harmoniously with the existing historic context. The harmonious character of Murrayville depends on all of its built form, including buildings and street furnishings, which work together to create a cohesive and visually appealing streetscape. Proposals for renovation or new construction should respect the character of the prevailing historic architectural detailing of the community as evidenced through archival photographs and the surviving heritage structures in the area. To achieve these goals, the following should be considered for each individual project:

- **Architectural Style:** Should be consistent with the overall traditional vernacular character of the area. Decorative styles that diverge greatly from the architectural evolution of historic Murrayville should be avoided. New construction should be compatible with the existing streetscape and surrounding buildings in form, scale, design and detail.

  The tendency to design individual facades in isolation from the context of the streetscape can lead to a discordant appearance. Certain chain store franchises or private businesses often identify with specific styles, which may be inappropriate for the Murrayville context. Caution should be exercised when developing facade designs for renovation and new construction to avoid the introduction of inappropriate elements into the historic streetscape.

- **Architectural Details:** New construction or additions should not be decorated with inappropriate applied ornamentation. Attached elements, such as house numbers, should be suitable in material and scale to the building element to which they are affixed.

- The following elements are inappropriate and should not be visible on the front elevation or be visible from the front street.

ATTACHMENTS: PROHIBITED IF VISIBLE FROM THE FRONT STREET
- Metal Chimney Flues
- Skylights

ATTACHMENTS: DISCOURAGED IF VISIBLE FROM THE FRONT STREET
- Satellite Dishes (should be screened when possible, see **Section 4.8**)

PORCH STEPS: PROHIBITED

- Open risers (staircases should resemble traditional models with closed risers)

- Buildings should be renovated and restored consistent with their individual period and style and building details should be congruent with the date the building was constructed.

- New construction or additions should be compatible with historic construction methods, and be sympathetic to the existing streetscape and surrounding buildings. Attention to materials and details helps new blend with old.

2.1 Scheduled Historic Building Restorations/Renovations

Research is central to guiding the conservation of a building. Historic photos, archival records and a careful examination of the building itself often yield clues as to what was located where, what materials were used and the original colour scheme. This particularly applies to windows and doors and signature elements of a structure. The historic photograph collection at the Langley Centennial Museum may assist in the location of this information and owners should consult *The Standards and Guidelines for the Conservation of Historic Places in Canada* for best practices before developing plans.

The following conditions should be examined in considering all alterations and additions for scheduled heritage buildings. Additions should conform to the type of massing suggested by existing models. This is crucial in maintaining the heritage character of the area where obtrusive modern interventions could overwhelm the existing structures.

When developing design proposals for historic buildings, the following areas of each building should be examined to determine what original architectural details remain and may be rehabilitated.

- **Facade Treatment:** In the remodelling of, or addition to, an existing building, the predominant original facing materials should be maintained and used in order to ensure visual continuity. Materials should respect both the style and the date of each building. Original materials should be left in place, or exposed when intact. All facade materials used in alterations or additions should conform to those listed as appropriate in **Section 2.4: Materials**. Due to the nature of traditional construction methods, any new construction should blend sensitively where it joins with an older building.

- **Windows and Doors:** There is a variety of fenestration in the area, but a majority of buildings originally had double-hung wooden sash windows and wooden doors. Original window openings and sash should be retained whenever possible. When they have been changed, the original should be replicated. This is further covered in **Section 2.5 Storefronts, Doors and Fenestration**.

It is a general recommendation that, whenever possible, original forms, materials and details be uncovered or left in place, and preserved.

2.2 Non-Scheduled Existing Buildings

When developing design proposals for non-scheduled existing buildings, the philosophical approach inherent in **Section 2.1** applies. In general terms, the goal is to achieve integrated additions in keeping with the original form, scale, design and materials of the building, and to ensure that any new works respect the overall traditional character of the area. This work can be contemporary in nature but should be designed to blend in sympathetically with the general appearance of other existing buildings.

2.3 Infill Buildings and New Construction

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that successfully integrate into the historic area without compromising its authenticity.

The harmonious character of Murrayville depends on all of its built form, including the buildings and landscaping elements working together as a cohesive and visually appealing streetscape. To achieve this goal, architectural styles should be avoided that are clearly out of place with the historic evolution of the area. The tendency to design individual buildings in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.

When developing design proposals for the facades of new buildings, the following areas should be considered:

- **Facade Treatment:** Proposals for the facade design of infill buildings and new construction should attempt to utilize traditional materials and construction techniques typical of the period of Murrayville's early development. All facade materials used in alterations or additions should conform to those listed in **Section 2.4: Materials**.

- **Windows and Doors:** The form and detailing of windows and doors should be carefully considered in plans for new construction. Where possible the style of windows and doors should match the prevailing appearance of historic building types. Windows should be inset in a traditional manner, and not be set flush with the facing material. Unusually shaped windows or random placement are discouraged; wooden-sash windows with a historic look are encouraged. See also **Section 2.5 Windows, Door and Storefronts**.

2.4 Materials

This section deals with the appropriate treatment of materials in the renovation or restoration of existing buildings or construction of new buildings. Material options are identified and practical construction considerations are discussed.

The use of materials should conform to the overall context of the early buildings of Murrayville, which derived their character from the use of indigenous materials and a simple and logical deployment of their forms and proportions.

For new construction, non-combustible building materials may have to be considered on side facades where required by the Building Code. In such cases, materials should resemble and complement recommended materials used on other facades of the building.

2.4.1 Wood

Wood was the most commonly used facing and structural material for the area's early buildings. Original wood facings should be repaired, painted and maintained to a generally acceptable standard.

The wooden elements of a building, through lack of proper maintenance, may decay to the point where replacement is necessitated. In these cases, the original configuration, assembly and appearance of wooden elements should be duplicated.

The traditional covering for pitched roofs would have been cedar shingles, and it is recommended that pitched roofs in the area be covered with cedar shingles whenever possible. Duroid or asphalt shingles are permitted, provided they resemble weathered cedar shingles. Split cedar shakes should not be used under any circumstances. It is strongly advised that zinc strips be installed at roof ridges, with galvanized nails, as a moss control element.

In new construction wood siding should be smooth, horizontal, no more than 15 centimetres (6 inches) wide, and closely resemble traditional drop siding or lapped siding. Corner boards and window trim should be used, and applied over the siding. Lumber with a combed texture should not be used. Wood siding and trim should be properly painted as per **Section 2.6: Colour**. Unfinished cedar should not be used. Plywood shall not be used as a primary facing material. Wooden shingles may be used, if appropriately detailed. Wooden windows, doors, and storefront sections are strongly encouraged, as per **Section 2.5**.

2.4.2 Stucco

This material was rarely used as a primary facing before the 1930s, and is therefore often an addition to earlier buildings. Stucco facings were sometimes added at that time to "modernize" the style of a building.

Stucco in new construction should not be used for primary facades, but could be considered as a side or rear façade material, especially when non-combustible construction is required. It should be used only as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat or else rough-cast (“pebble-dash”); textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco as it invariably gives a cold and modern appearance. Wood trim and windows should be used to alleviate the blank appearance of unrelieved stucco facades. Windows should not be set flush with a stucco facing.

2.4.3 Later Applied Sidings

In many cases, applied sidings, including stucco, duroid, asbestos, shingle, vinyl and aluminum coverings, are added over the original materials of older buildings. These materials can be removed, as they are generally nailed directly to wood. Due to the ease of the procedure, it is strongly suggested that the removal of these later sidings be considered when feasible.

2.4.4 Masonry

Masonry was not historically used as a construction material in Murrayville, except for foundations and chimneys. Its use should be discouraged in favour of wooden sidings.

2.4.5 Metals

In general, metals are only found as trim elements. In cases where metal trim is part of the original design, it should be examined for deterioration, then repaired and repainted as necessary. Missing metal trim elements should be duplicated and replaced whenever possible. In general, the best protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

In new construction, metals should generally be used as secondary trim, and should not be used as a primary facing material or predominant design element. Corrugated sheet metal siding is not considered an appropriate siding or roof material.

RECOMMENDED

- smooth wood resembling traditional drop siding or clapboard, no more than 15 centimetres (6 inches) wide
- sawn cedar shingles, as siding and on pitched roofs
- roof coverings of duroid or asphalt shingles that resemble weathered cedar shingles
- Board-and-batten wooden siding

- sidings that resemble traditional wood siding
- stucco on secondary facades, used as a panel treatment, bordered with wood and finished with a flat texture
- roughcast or “rock-dash” stucco

NOT RECOMMENDED

- vertical or diagonal wooden sidings (other than board-and-batten)
- split cedar shakes as siding or roof cover
- unfinished cedar siding
- wide profile lapped wooden siding
- lumber with a combed texture
- plywood as a primary material
- roof coverings of duroid or asphalt shingles that do not resemble weathered cedar shingles
- aluminum, vinyl or plastic sidings
- masonry as a primary facing material
- textured, swirled or heavily stippled stucco

2.5 Windows, Doors and Storefronts

2.5.1 Windows

Window shapes and sizes vary with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim.

Windows that are blocked up in whole or in part should be opened up and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash construction. The older buildings in the area generally had double-hung wooden sash windows. If the original windows have been removed, restoration should be considered.

For historic buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame windows. Thermal efficiency may be achieved with the rebuilding and repair of existing wooden windows, as long as they are adequately repaired and maintained. Wood framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration.

2.5.2 Doors

Historically, doors would have been made of wood, with panelled detailing, often with inset glass panels. Original hardware was usually made of cast brass. Old and original doors should be retained and restored wherever possible. Transoms and sidelights should be retained and repaired.

New or replacement doors should be appropriate in material and detailed in accordance with the nature of the building. Consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's facade.

WINDOWS AND DOORS: MANDATORY

- Windows to be recessed a minimum of 2” from the building face
- Window and door openings to have appropriate trim (nominal 5” width preferred)

WINDOWS AND DOORS: ENCOURAGED

- Traditional wooden-sash windows (generally double-hung or casement)
- True divided sash (no false muntins)
- Clad wooden windows
- Wood-framed storm windows
- Wooden doors of traditional appearance (without non-historic window embellishments)

WINDOWS AND DOORS: DISCOURAGED

- Metal-sash windows
- Narrow-profile vinyl windows
- White vinyl windows
- Metal doors
- Doors with non-historic windows

WINDOWS AND DOORS: PROHIBITED

- Windows with false muntins
- Mirrored or reflective glass

2.5.3 Storefronts

The ground level of a commercial building merits special consideration as it provides the image of the business to the street as well as entrance to the business. It is important to consider any restoration or renovation of a ground level in regard to the final appearance desired for the entire building. Attractive storefront design is one of the keys to economic viability. Doors leading to retail and commercial space should generally have large inset glass panels to allow for additional visual display and to present a welcoming appearance to visitors.

2.5.4 New Construction

In new construction, it is recommended that wooden windows and doors, with traditional appearance and detailing, be used. These need not be exact reproductions, as long as they blend with the character of historic construction.

2.6 Colour

Colour is both an intrinsic quality of exposed materials and an applied surface treatment. This is one of the most important visual aspects of a building, as well as the most evident. It is also one of the characteristics of a building that is easiest to change, and a new coat of paint is the fastest, easiest and often the most inexpensive way to improve a building's appearance. The choice of colour should be carefully considered within the context of neighbouring buildings. The overall use of an historic colour palette will also promote harmonious streetscapes.

A carefully considered colour scheme is crucial to a successful project; it costs no more to pick a handsome colour scheme than a poor one, but it may make all the difference in attaining a successful project. Building owners are strongly encouraged to seek the help of a design professional in choosing a final colour scheme.

For historic buildings, it is strongly recommended that a return to their original colour scheme be considered. Often this treatment, decided when the building was new, is the most attractive solution. When this original scheme can be determined, a close match or a slightly updated interpretation should be attempted. Due to the rural nature of the area, many of the earliest buildings may have been white-washed or painted with white or off-white lead paint. These lighter colours may be appropriate for some buildings, but if white is to be used either as a trim or body colour, caution should be taken to choose warm white colours over the stark blue-white paints that are now commercially marketed as “white.” Historic lead paint was the equivalent of gloss enamel, and the use of semi-gloss finishes should be considered.

Later historic buildings would have had a maximum of three applied colours: a mid-range or dark body colour; a lighter trim colour; and a dark (often black) window sash colour. Window sash and doors should be painted in a high-gloss finish.

In general, earth tones and natural pigment colours are the most appropriate choice. Certain colours are considered inappropriate, such as bright oranges, yellows, reds and blues. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstance. Signs and awnings provide an additional opportunity for an enhanced use of colour on commercial projects.

The final colour scheme should be determined following consultation between Township staff and the property owner. For existing buildings, colour schemes already in place may be maintained. Any proposed change in colours will require a Heritage Alteration Permit.

Once final colours have been chosen, test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be confirmed. A proper surface must be prepared for painting through adequate scraping, priming and preparation or the paint may fail. Painting should occur under proper conditions of temperature and humidity.

Further guidance is available through the Benjamin Moore Historical Vancouver True Colours brochure, which provides documented colours appropriate to the time period of Murrayville's historic buildings.

COLOURS: ENCOURAGED

- The use of traditional historic colours

COLOURS: DISCOURAGED

- Certain colours such as bright whites, oranges, yellows, reds and blues

COLOURS: PROHIBITED

- Fluorescent colours

SECTION 3: AWNINGS

3.1 General Guidelines

For buildings that were originally commercial in character, or for new commercial buildings, awnings are an attractive feature that can provide the finishing touches to a building project. They protect shoppers from the weather, thereby promoting commercial activity, and also protect merchandise in store windows from exposure to direct sunlight. For commercial buildings in the Murrayville area, fabric awnings, supported on tubular metal frames, are considered appropriate.

Careful design is necessary to ensure visual harmony with the rest of the building. As a general rule, awnings should fit the structural opening that they cover, and be designed to complement the building to which they are attached. The structural integrity of the awnings must be assured by careful conformance to Building Code standards. All awning structures, and the substrate to which they are attached, should be carefully examined, and engineered specifications provided for their installation.

3.2 Awning Styles

Rigid tube construction has made a much wider variety of shapes possible for awnings; virtually any shape can be produced. This capability is problematic in a heritage area where the proper historic precedent would dictate the use of only the traditional triangular awning form.

Generally, awnings should always be designed around the architectural features of the building. Historic detail elements should not be damaged or destroyed by an awning installation. The style and materials of the awning should be selected in accordance with the architectural characteristics of the individual building, and consideration should be given to the impact on adjacent building features. In this regard, concept sketches for awnings should feature the entire building façade, and fabric swatches should be provided for review.

RECOMMENDED:

- three point style, includes: three point closed without valance; three point closed with fixed valance (also known as four point); and three point closed, with drop valance
- retractable awnings
- valance skirting with shaped edges
- period style lettering and graphics

NOT RECOMMENDED:

- arched, barrel, quarter-roll, semi-circular or other random-shaped awnings
- fixed projecting canopies

3.3 Materials

Traditional materials for the manufacture of awnings were primarily cotton canvas yard goods stretched over retractable metal arms. Colour selection was relegated to a few basic shades and patterns were limited to simple two tone stripes. New awnings should be made with opaque materials. Either woven synthetic fabrics or treated cottons are recommended. Sheet vinyls with a slick finish are not recommended.

RECOMMENDED:

- frame systems constructed of tubular steel or aluminum.
- opaque fabrics for top sheets and end panels
- traditional style stripe patterns and/or solid colours

NOT RECOMMENDED:

- translucent fabrics, i.e. backlit vinyls
- sheet or corrugated metal
- wood panelling, shakes or siding
- plastic, vinyl or fibreglass

3.4 Colour

The colour of awnings should be related to the existing colour scheme of the building. The awning should complement the colour scheme of the subject building. Bright or pastel colours should be avoided in all awning designs within the heritage area. Historic awnings were generally darker in colour with the potential for a lighter stripe. See also **Section 2.6: Colour.**

3.5 Sizes and Heights

The following recommendations are suggested for awning in the commercial areas:

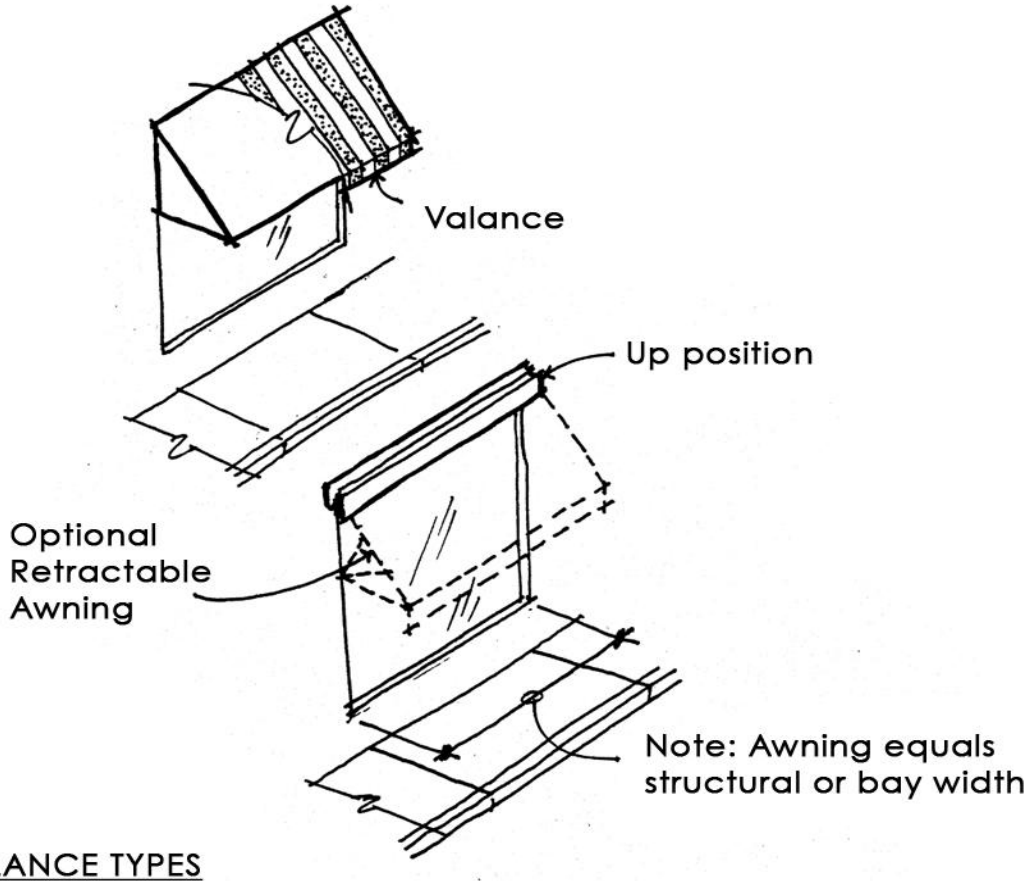
Height above Sidewalk:	Minimum height: 2.5 metres (8 feet 3 inches) Preferred height: 2.75 metres (9 feet)
Projection:	Preferred range of projection from the building face: 1.5 metres (5 feet) to 1.8 metres (6 feet)

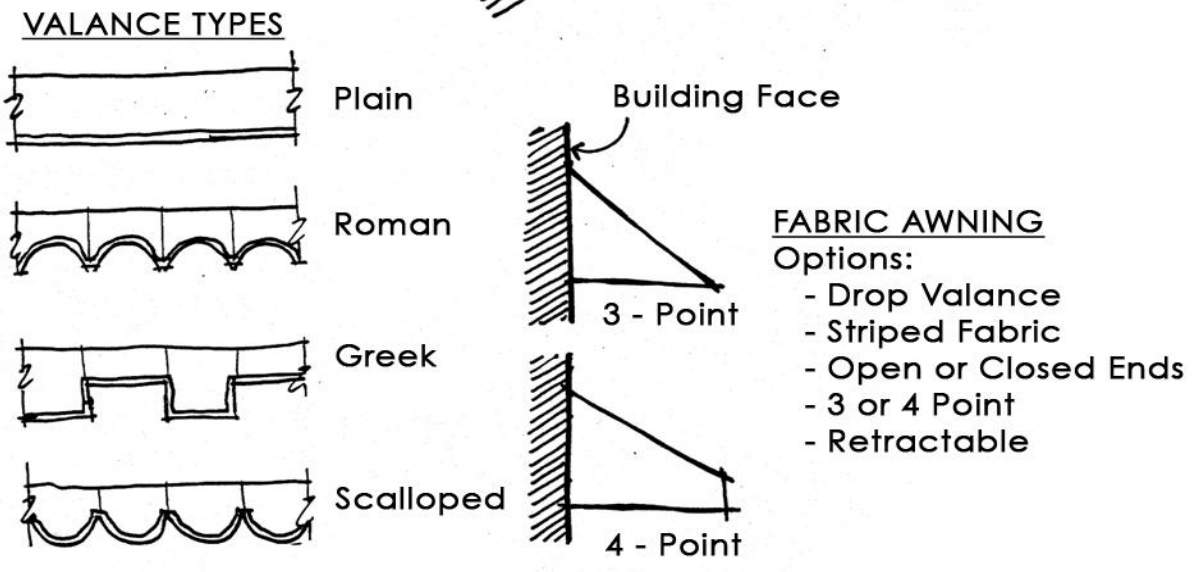
Awning Height: Preferred range of height: 1.5 metres (5 feet) to 1.8 metres (6 feet)

Distance from Curb: Minimum: .60 metres (2 feet)

Fascia Height: Maximum: .30 metres (1 foot)

Angle: Preferred slope: 35 to 50 degrees (This may be shallower if the awnings cannot fit the structural opening otherwise. The important consideration is that there is adequate minimum height clearance).





SECTION 4: SIGNS

4.1 Appropriate Sign Designs

Signs are one of the most important visual elements of a commercial district. Signs should be colourful, visible, decorative, and legible. Their individuality should delight the viewer and promote a sophisticated image for businesses in the area. At night, their illumination should reflect a lively streetscape appearance.

While the varied needs of advertisers must be respected, there should be a unified visual style to suit the overall streetscape. Building owners and tenants are strongly urged to erect a more traditional style of building sign, in order to enhance and augment the historic character of this special commercial area. Building owners and tenants should hire professionals to design and execute signs, making sure they conform to a more traditional style and appearance.

All signs must be in conformance with Sign Bylaw No. 3491, as varied by the guidelines set out below. New signs that are not covered by a Heritage Alteration Permit require a sign permit and shall conform to these guidelines that address specific issues related to signs in the Murrayville Heritage Conservation Area. For buildings originally designed for residential use, signs should be installed in appropriate locations that do not adversely affect original architectural features.

Each sign application should be considered on its own merit, based on the quality of the design.

4.2 Recommended Signs

The following types of signs are considered acceptable for use within the commercial area:

4.2.1 Flat Fixed Signs

Flat fixed signs are wooden signs attached directly to the vertical surfaces of a building. Only one per business should be erected. The ends of a wooden sign may be either blunt cut, or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted) cut-out or carved.

4.2.2 Projecting Signs

Projecting signs are hung or fixed at ninety degrees to the face of the building. They may be of various shapes, including effigy signs. They may be mounted almost anywhere, as long as they do not extend above the eaves, and they should be appropriately lined up with architectural features. The recommended material is wood, which can be painted or carved and painted, hung from a wrought iron or decorative sign standard.

4.2.3 Under-Awning Signs

These signs should be securely attached to an appropriate metal hanger, and not easily removable.

4.2.4 Awning Signs

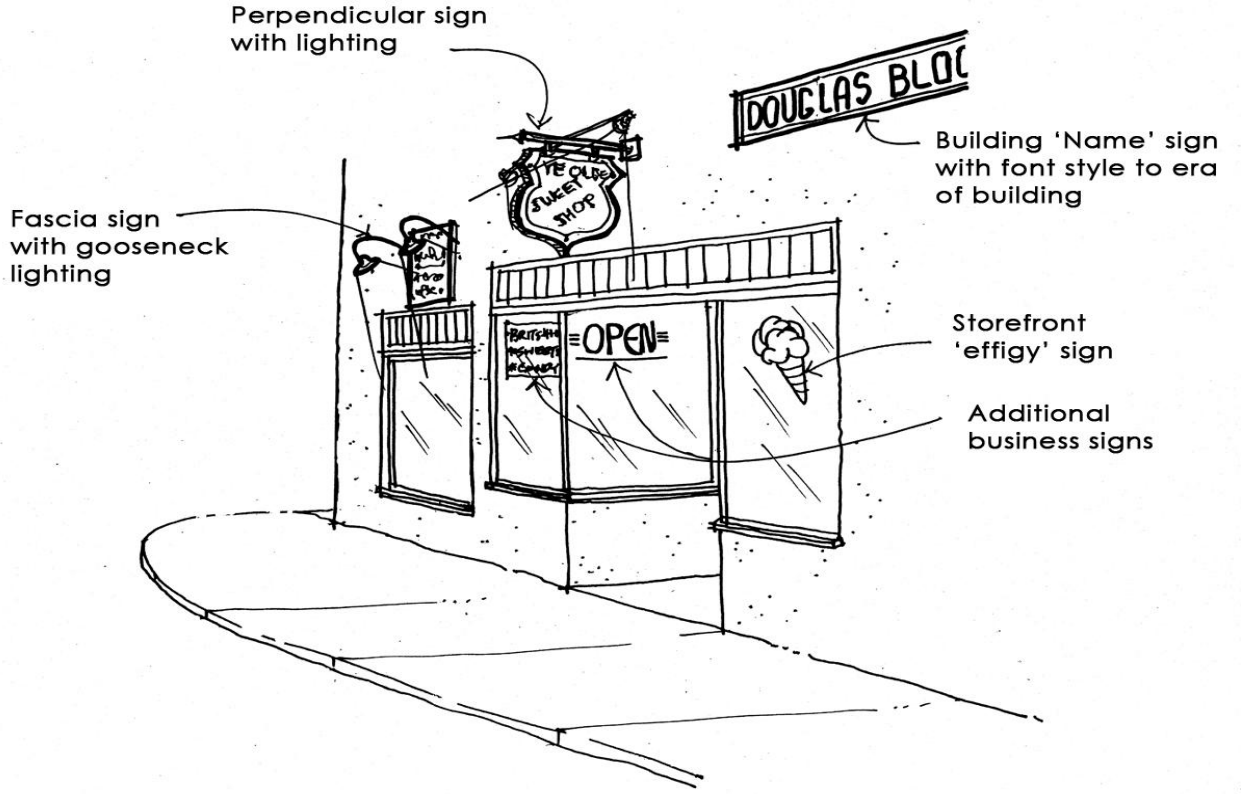
Lettering should be restricted to the front or side awning valance. No lettering should be allowed on the slope of the awning, although a logo or identifying symbol may be used, provided that it is carefully drawn and painted.

4.2.5 Window Signs

Window signs are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Storefront windows are the most suitable for window signs. Fine line borders on glass areas are strongly encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour in order to provide an illusion of depth. These signs should be simple, traditional and centered.

4.2.6 Architectural Signs

Architectural signs involve the use of a building name or date for overall identification. These features help give a sense of history and add to the overall character of the streetscape. Three dimensional letters may also be used for this purpose so long as their typeface matches the period and style of the building. This style of sign should be exempted from the total amount of signs allowed as it is an architectural and historic feature rather than advertising.



4.2.7 Painted Wall Signs

Generally these signs work best when painted directly on wood siding, especially on drop siding. If lettering alone is to be used, it is strongly suggested that drop shadows or shadow outlines be used to give depth to the letters. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Another successful approach is to paint the lettering on a swag or ribbon, for which there is ample historic precedent.

4.2.8 Free-Standing Signs

These are signs not directly attached to the building, and will be especially appropriate for businesses in buildings originally constructed as residences. They should be made of wood, or wood with metal supports, and should have a border or frame. Their design should be based on historic precedent. These signs should be constructed to be very stable and durable and should be regulated to reduce visual clutter.

4.2.9 Temporary or Seasonal Signs

Temporary signs may include exterior banners or temporary window signs. These may be used for a number of reasons, such as special sales, events or holidays. This type of sign should conform to overall design criteria, materials and size limitations. There is historic precedent for this type of sign for temporary or seasonal businesses, special events and celebrations.

4.2.10 Sandwich Board Signs

Sandwich board signs are small, free standing A-frame signs placed on the sidewalk adjacent to a business premises and acting as additional advertising for the business. These signs are considered permissible on commercially zoned properties in Murrayville, but certain special provisions must be acknowledged. Sandwich board signs may be constructed of wood or metal and should be sturdy enough to withstand reasonable wind loading conditions without blowing over. Sandwich board signs shall be allowed only during business hours and in areas where they do not constitute an impediment to pedestrian traffic on the sidewalk. Businesses wishing to install sidewalk signs must file an encroachment liability waiver agreement with the Municipality.

NOT RECOMMENDED
The following types of signs are not considered acceptable for business signs within the area:

- Flashing Signs
- Animated Signs
- Rotating Signs
- Signs on Satellite Dishes
- Roof Signs
- Murals

4.3 Sign Materials

Materials chosen for signs should be durable enough to last for several years of continuous use, except for the special cases of temporary signs or banners. The materials must be well-crafted and appropriately designed in order to convey a good business image.

RECOMMENDED

- wood: either flat, carved or sandblasted panels, preferably with a wooden border, or three dimensional wooden letters
- paint: either used on a sign board, or used directly on a building facade or glass
- tile: either mosaic signs or cut and routed tile backgrounds
- metal: used in sign hangers, or as three dimensional cast letters
- baked enamel on metal: used for flat fixed or projecting signs
- neon: cold cathode tubing (not to be confused with fluorescent tubing); this is most appropriate for window signs, but may be used for small outdoor signs. Acceptable as bent lettering or outlines of signs or windows
- incandescent lighting: may be used for direct illumination, for outlining, or directly in signs
- fabrics: for temporary signs, such as banners or flags, outdoor fabrics and oilcloths may be used
- other materials: in conjunction with other materials, either brick or stone may be used, depending on treatment, as part of freestanding permanent outdoor signs

NOT RECOMMENDED

- plastic of any type, either flat, painted or vacuum-formed, except for individual, dimensional formed letters (in suitable period typefaces) may be considered acceptable
- backlit fluorescent panels: not acceptable in any application
- exposed fluorescent tubing: should never be seen on the face of a building or from the front street
- backlit translucent awnings: awnings should always be opaque, with signs painted on the front and illuminated from above.

These restrictions on materials apply to all types of signs. Signs should always be opaque and directly lit rather than translucent and backlit. This rule should be strenuously followed.

4.4 Sign Number and Sizing

Only one fascia, flat fixed, or under-awning sign and one projecting sign are permitted for each business.

The area of signs should be directly based on the size of the building. Signs should always be directly related to the building or the businesses within. The following size limits are recommended for principal sign areas on each building. Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.4.1 Flat Fixed Signs

- **Total Size**: should not exceed 0.09 square metres (1 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Height**: should not exceed 60 centimetres (2 feet);
- **Length**: should not exceed 90% of the width of the building.

4.4.2 Projecting Signs

- **Total Size**: should not exceed .046 square metres (0.5 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Clearance**: signs should not be hung lower than 2.5 metres (8 feet 3 inches); a clearance of 3 metres (9 feet 10 inches) is preferred

4.4.3 Under-Awning Signs

- **Total Size**: should not exceed .37 square metres (4 square feet) per side;
- **Height**: .3 metres (1 foot) maximum
- **Width**: should not exceed the width of the awning under which they are hung
- **Minimum Clearance**: 2.5 metres (8 feet 3 inches)

4.4.4 Awning Signs

- **Total Size**: should not exceed 10% of the total awning area
- **Height of Lettering**: 30 centimetres (12 inches) maximum
- **Width**: lettering should extend for not more than 90% of the length of the valance

4.4.5 Window Signs

- **Total Size**: should not exceed 30% of the window area or 50% of the glazed area of a door

4.4.6 Sandwich Board Signs

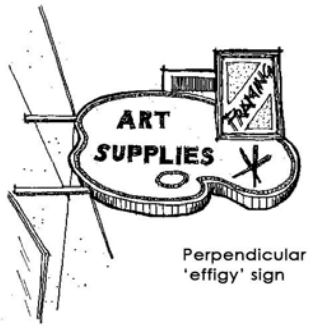
- **Height:** 1.0 m (3 ft.) maximum
- **Width:** 0.6 m (2 ft.) maximum

4.4.7 Heritage Interpretation

- Signs or panels that are used to tell the history of the building or the area should be exempted from the overall amount of allowable signs.

Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.5 Sign Shapes



The shapes of signs in general should be derived from, and complementary to, each individual building. There are logical areas for the placement of signs, such as fascias and above entries, which will help determine the appropriate shape. Generally the most pleasing shapes are rectangular, circular and oval. Virtually all board signs should have a decorative wood trim border to avoid the look of cut-out plywood, or at the very least have a painted decorative border.

Projecting or flat fixed signs may also be in a shield or plaque shape, or may take the form of a sculptural cut-out that provides business identification, known as an effigy sign. These can be particularly effective; an example would be a boot effigy representing a shoe store. Merchants are encouraged to display imaginative signs and are directed to historical precedent for inspiration.

4.6 Typeface and Colour

Sign typefaces can exhibit a variety of appearances. Letters on signs may be either applied flat (painted), raised or incised. It is recommended that sign typefaces be of a serif type, to help provide a more traditional appearance. Painted lettering should have a drop shadow or a shadow outline added to increase apparent visual depth. Letters should appear to be equally spaced. There should be a maximum of three typefaces on any sign, all from related type families; it is possible on most signs to use only one typeface, which may then be varied in line weight, size or mixed upper and lower case. Signs should generally have a border, either of wood trim or painted. Letters on wooden signs may be either applied flat (painted) raised or incised.

Colour should be carefully chosen to highlight the sign, but must also blend in with the overall colour scheme of the building. Signs should have no more than three colours, with one of the colours being black, gold or antique white. Fluorescent colours should not be used. See **Section 2.5: Colour** for further comments.

4.7 Method of Attachment

Investigation into the condition of the structure should be undertaken prior to erecting a sign to ensure that no physical damage to the building occurs. Original materials on historic buildings should not be damaged by sign attachments.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design, in which case wood or wrought iron should be used. Sign attachments, turnbuckles and stays should be either galvanized or corrosion-resistant.

4.8 Satellite Dishes

It is generally recognized that satellite dish antennae are inherently obtrusive and incongruous within an area of historic older buildings. The following guidelines should be used to minimize their impact on the character of the Murrayville Heritage Conservation Area:

- **Colour**: The dish antennae should be painted to match the surrounding environment, or else in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or reflective surfaces should not be considered acceptable.

- **Location**: Dish antennae should be placed on the least visible part of the property. They should not be visible from primary street facades. If this cannot be avoided, they should be carefully screened. Connecting cables and wiring should similarly not be visible. If the dish is located at ground level, a solid or lattice enclosure should screen it in a style that is appropriate to the area and to the building. Landscaping may also be used to minimize the impact of the dish.

SECTION 5: LIGHTING

Lighting draws attention to otherwise unnoticed details and increases the nighttime visibility of buildings. Facades may be illuminated by strategically placed spotlights shining down from the cornice or fascia. Light sources should be concealed if possible and shielded from the viewer's eye. Specific architectural details may also be highlighted with carefully focused spot lighting. Signs can also provide some illumination of the building surfaces.

Integrating an incandescent lighting system into a canopy or awning design may provide additional highlighting. Fabric awnings should always be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

5.1 Lighting Fixtures and Installation

Illumination was historically accomplished by incandescent lights; this is a pleasing and functional lighting solution. The following types of lighting are recommended for building illumination and business signs within the area:

- **Spotlighting**: is the easiest lighting solution for outside lighting. Strong focus lights may be used to illuminate from above, below, or to the side, or a row of concealed lights may be used to wash a building façade or sign with light. Light sources should be shielded from the eyes of the viewer to avoid glare. The source of light should always be a white, not a coloured, source.

- **Neon Tubing**: not to be confused with fluorescent tubing, this may be used for highlighting, outlining or typography. Coloured tubing may be used, but restraint should be used in the choice of colour.

- **LED Lighting**: is a long-lasting, energy-efficient and flexible form of lighting. It can be used in a variety of ways, including overall building illumination, lighting for signs or display window lighting.

- **Seasonal Lighting**: can be used in a variety of ways, internally and externally.

All exterior lighting should be direct, strong focus lights, positioned to avoid reflections; sodium vapour (orange in colour) or fluorescent lighting should not be used. The incandescent fixtures that are recommended include:

- Recessed pot lights
- Turret-mounted spotlights
- Industrial 'goose-neck' (RML) fixtures

Illumination objectives can also be achieved with modern energy-efficient LED fixtures. Each facade should be examined as to the most appropriate, and least intrusive, way of providing overall illumination, and each application will be judged on its own merits.

Under no circumstances or in any application should fluorescent lights be used to illuminate a building, sign or awning.

5.2 Shopfront and Display Lighting

Window display is the merchant's opportunity to present an effective image to the public, and it is an important part of retail marketing. It is important that the design and display of the shopfront match the character of the building's exterior; visual clutter should be minimized, and careful attention paid to the appearance of the windows.

Lighting incorporated into storefronts and display windows should be incandescent; movable spotlighting is the most flexible form, and is recommended. Exposed fluorescent light fixtures should not be used in display windows if they are visible from the front of the building.

5.3 Sign Illumination

Historically, signs were illuminated by incandescent lights shining on the sign face; this is a pleasing and functional lighting solution. Power should be supplied to the sign in an unobtrusive manner. The following lighting types are recommended:

RECOMMENDED:

- Spotlighting
- Neon Tubing
- LED Lighting

NOT RECOMMENDED:

- Fluorescent lights used for sign or awning illumination.

SECTION 6: LANDSCAPING AND FENCING

6.1 Landscaping

Landscaping should respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of Murrayville. Mature plantings that provide historic context or character defining elements of the site should be taken into consideration in any redevelopment of the site or before undertaking any new construction. A random pattern in planting locations from one property to the next is encouraged as are soft edges and surfacing. The provisions of the Tree Protection Bylaw shall apply.

6.2 Fencing

In order to maintain the existing open appearance, owners are encouraged to limit the height of fences or solid hedges between the front of the principal building and the front lot line to 0.76 metres (30 inches). Similarly, where construction of a new fence is contemplated, owners are encouraged to erect a fence of historic appearance e.g. various styles of pickets, snake rail. A simple form of interpretation (e.g. P.Y. Porter House 1898) on a fence or gate (not mounted on the actual resource) helps to educate the public and reinforce the unique nature of the area.

SECTION 7: MAINTENANCE

Proper maintenance of buildings is an on-going issue. A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs low, and help preserve property values.

Recognizing Problems: The first step in proper maintenance is a regular building inspection from the top down to observe the flow of water. Examine roofing, gutters, downspouts and flashings for any damage and water infiltration. Carefully examine damp spots, peeling paint, and mold growth on interior or exterior walls for indications of moisture infiltration and retention. Check foundations, crawlspaces, basements and drain tiles for any moisture problems. Periodically check exterior walls for deterioration, such as broken windows or torn awnings; repair minor maintenance problems immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

Assessing Problems: After identifying the problems, determine the extent of damage and what repairs are required. Start again with the roof and work down. Does the roof cover need replacing, or would patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Repair or replace deteriorated wood. These repairs should be undertaken after the cause of decay has been pinpointed and eliminated. The first step to any repair is to make the building watertight.

Repairs on a Continuing Basis: The most effective way to eliminate maintenance problems is to ensure all joints are properly caulked and sealed, and all surfaces that require painting are properly maintained. To best prevent decay, ensure the building is watertight, and free of obvious areas of deterioration. Have the building periodically inspected from top to bottom, paying special attention to problem areas. Under no circumstances should a water infiltration problem be ignored; it will only become worse.

Property owners should institute an on-going maintenance program to ensure that their building receives the best possible long-term care.

Whenever cleaning is required, the gentlest possible methods should be used. Aggressive cleaning methods, such as sand-blasting or high-pressure water cleaning, are never appropriate, as these can irreparably damage existing materials.

Owners of scheduled heritage buildings may wish to consult with the provisions of the Township’s Heritage Building Incentive Program to see if financial assistance is available to assist with exterior maintenance.

Langley Schools

7 December 2020

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-01-0106 / BOUWMAN

CIVIC: 21393 Old Yale Road

LEGAL: Lot 2 Section 1 Township 8 NWD Plan 8997

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**2**	**1**	**0**	**1**

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

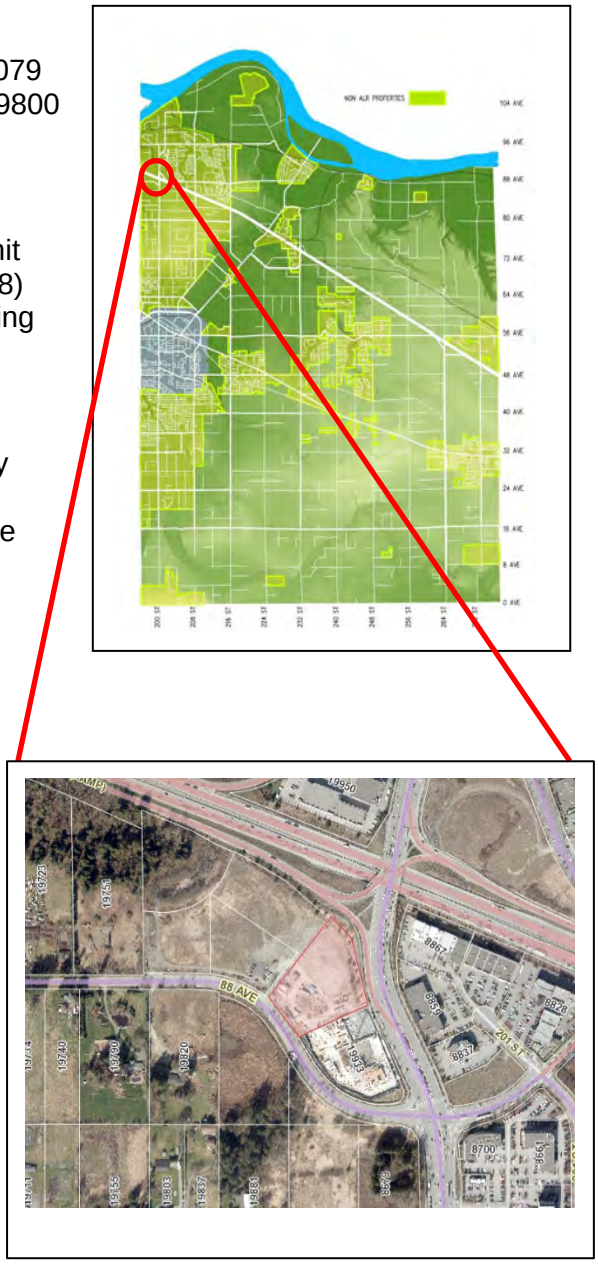
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 8, 2021 – REGULAR MEETING	**REPORT:**	21-20
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-34-0082
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101177 (FOUNDATION PROPERTIES (NORTHPOINT) LTD. / 19800 BLOCK OF 88 AVENUE)		

PROPOSAL:

Development Permit application for a 12,735 m^2 (137,079 ft^2) 12 storey multi-tenant commercial building in the 19800 block of 88 Avenue.



RECOMMENTATION SUMMARY:

That Council authorize issuance of Development Permit No. 101177 subject to eight (8) conditions, plus eight (8) conditions to be completed prior to issuance of a building permit.

RATIONALE:

The proposal complies with the Willoughby Community Plan, Carvolth Neighbourhood Plan, the site's CD-49 zoning (with the exception of a height variance) and the Township's land use policies.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101177 to Foundation Properties (Northpoint) Ltd., for property located in the 19800 Block of 88 Avenue, 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";
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15.0 m (49.2 ft) to 50.9 m (167.0 ft);
e. Registration of a statutory right of way for the purposes of a greenway along 88 Avenue;
f. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
h. All refuse areas to be located in an enclosure and screened.

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

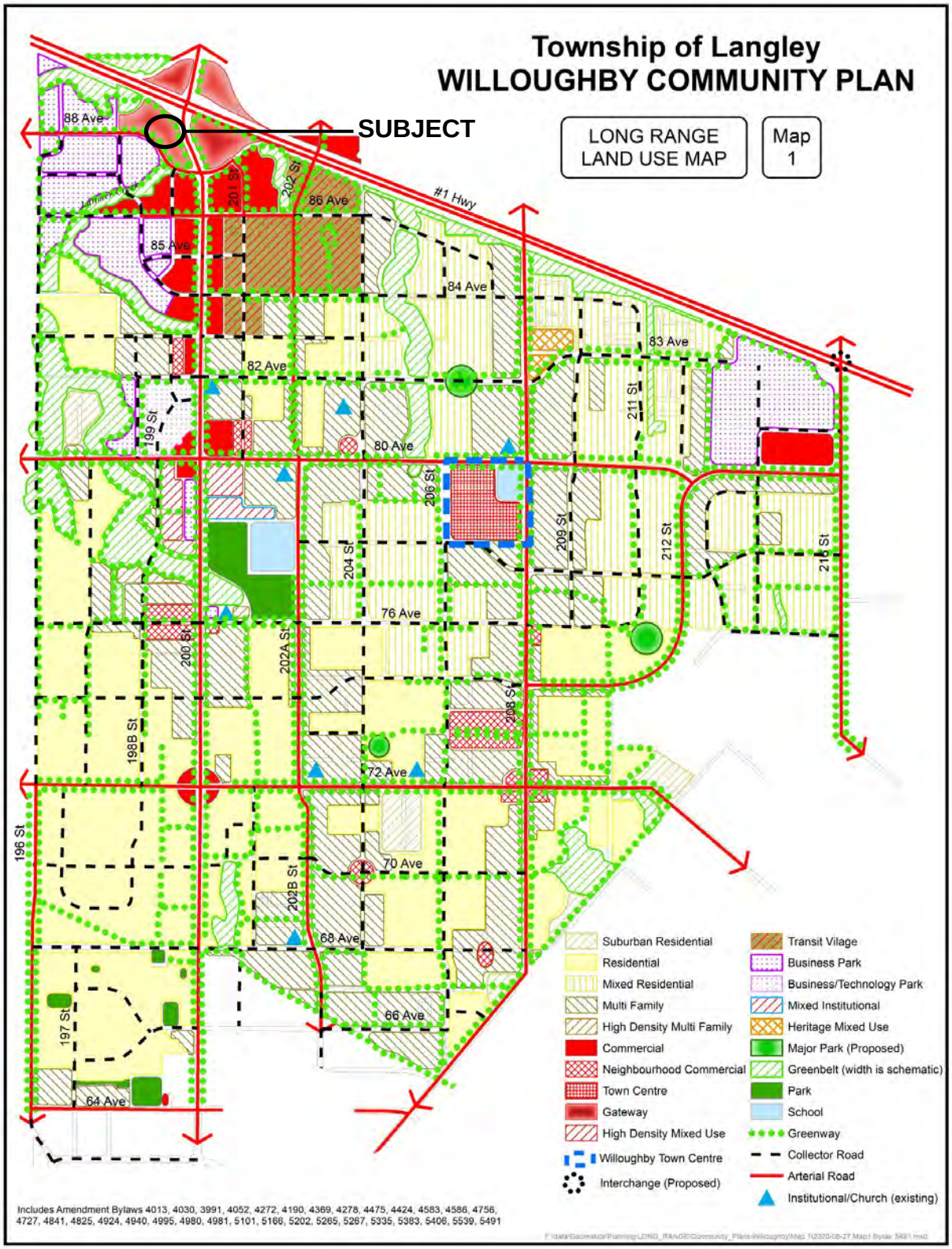
a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;
c. Onsite landscaping being secured by a letter of credit at the building permit stage;
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
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;
g. Payment of supplemental Development Permit application fees; and
h. Payment of applicable Development Cost Charges and Building Permit administration fees.

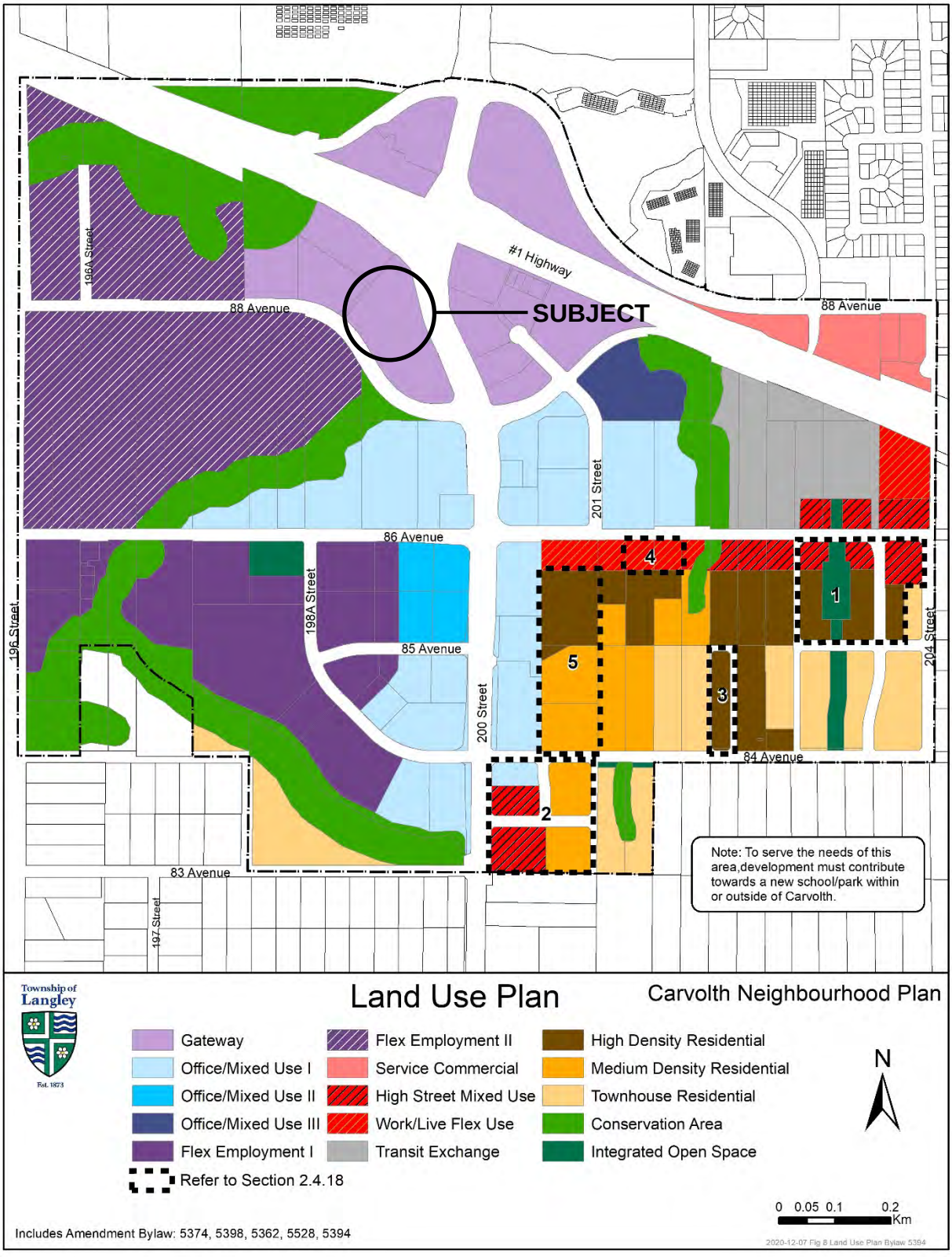
EXECUTIVE SUMMARY:

Spire Development Management Inc. on behalf of Foundation Properties (Northpoint) Ltd., has applied for a Development Permit to construct a 12,735 m^2 (137,079 ft^2) 12 storey multi-tenant commercial building on a 1.3 ha (3.1 ac) site located in the Carvolth Neighbourhood Plan area. The applicant also proposes to vary the permitted height from 15.0 m (49.2 ft) to 50.9 m (167.0 ft). The development complies with the Development Permit Guidelines of the Carvolth Neighbourhood Plan (Attachment B).

PURPOSE:

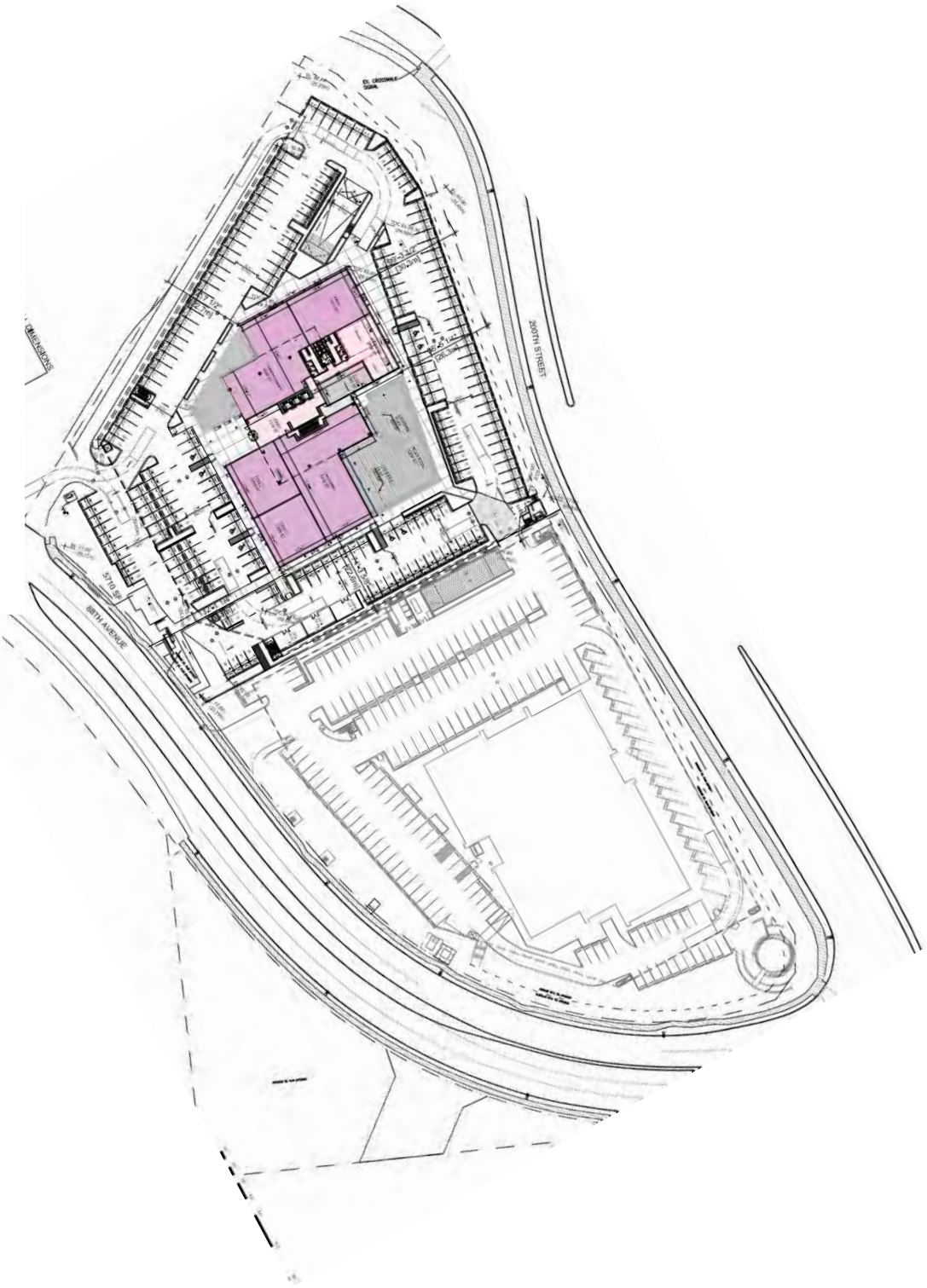
This report is to provide information and recommendations concerning proposed Development Permit No. 101177 for property located in the 19800 Block of 88 Avenue.


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
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491


SUBJECT
#1 Highway
88 Avenue
88 Avenue
196A Street
201 Street
86 Avenue
196 Street
198A Street
85 Avenue
200 Street
204 Street
84 Avenue
83 Avenue
197 Street
1
2
3
4
5
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, 5398, 5362, 5528, 5394
2020-12-07 Fig 8 Land Use Plan Bylaw 5394



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Foundation Properties (Northpoint) Ltd. 205, 15240 – 56 Avenue Surrey BC V3S 5K7
Applicant / Agent:	Spire Development Management Inc. 106, 7088 Venture Street Delta BC V4G 1H5
Legal Description:	Lot 2 Section 27 and 34 Township 8 New Westminster District Plan EPP76173
Location:	19800 Block 88 Avenue
Area:	1.3 ha (3.1 ac)
Existing Zoning:	Comprehensive Development Zone CD-49
Willoughby Community Plan:	Gateway
Carvolth Neighbourhood Plan:	Gateway

BACKGROUND/HISTORY:

The subject site is located at the southwest quadrant of the original interchange lands located at Highway 1 and 200 Street. The site is designated Gateway in the Carvolth Neighbourhood Plan and was rezoned to Comprehensive Development Zone CD-49 in 2001, along with adjacent lands along the 200 Street and Highway 1 Corridor as part of the Highway 1/ 200 Street Interchange Project. The subject site was subdivided from a larger site in conjunction with the development of the adjacent parcel to facilitate construction of a six-storey multi-tenant office building (ToL Project #08-34-0080) in 2018.

DISCUSSION/ANALYSIS:

A Development Permit for a 12,735 m^2 (137,079 ft^2) 12 storey multi-tenant commercial building at the 19800 Block of 88 Avenue is proposed. The applicant indicates the proposed building is to contain strata and for lease office units with ground floor units occupied by daycare, retail and restaurant uses. As part the previous Development Permit application for the neighbouring southeast parcel, a cross access easement was secured through the subject site to provide full turn vehicular movement access with a traffic signal at 88 Avenue for both sites.

In accordance with Council's policy, a rendering, site plan, and building elevations have been submitted detailing the proposed development's form character and siting. Proposed Development Permit No. 101177 appears as Attachment A to this report.

Adjacent Uses

North: Highway 1 beyond which is a property zoned Comprehensive Development Zone CD-50 containing commercial uses designated Gateway in the Carvolth Neighbourhood Plan**;**

East: 200 Street, beyond which are four (4) properties zoned Comprehensive Development Zone CD-48 containing commercial buildings designated Gateway in the Carvolth Neighbourhood Plan;

South: 88 Avenue, beyond which are two (2) vacant properties zoned Suburban Residential Zone SR-2, designated as Office/Mixed Use I and Conservation Area in the Carvolth Neighbourhood Plan;

West: Two (2) vacant properties zoned Comprehensive Development Zone CD-49 designated Gateway in the Carvolth Neighbourhood Plan and 88 Avenue beyond which is a property zoned Suburban Residential SR-2 designated Flex Employment II in the Carvolth Neighbourhood Plan.

Development Permit:

As the property is designated a mandatory development permit area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to building permits being issued. The site is located in Development Area "M" – Carvolth. The guidelines for which are contained in the Carvolth Neighbourhood Plan (Attachment B).

The design rationale submitted by the applicant's architect (MCM) states:

> *This building's massing is intended to complement the adjacent building while acting as a pillar for the Gateway Node. The rectangular building footprint is nominally 105'x120' with the projected mass shifting towards Langley's Center by 15'. Vantage points of the massing become most pronounced as vehicles travel past the development along 200th. The approach from 88th is presented with a grand office entry, emphasized by the 12 storey mass meeting the public plaza, and a generous canopy extending from the retail.*
>
> *The natural gateway provided by the Golden Ears Mountain is reflected in this project's tall, asymmetric presence towering over the expansive multi-tiered retail and pedestrian areas; Shining tower glass transitions into dark graphite retail before it culminates into the warm reflections of the plains.*

The applicant's architect notes that the subject building is intended to be 'Phase 2' of the previous development of the First West Credit Union project (ToL Project #08-34-0080) and is complementary to that building design. The proposed building is a contemporary style featuring a glazed curtain wall on all façades and aligns with the Gateway Node guidelines to site prominent buildings with signature architecture in areas of key visibility.

The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines (Attachment B) of the Carvolth Neighbourhood Plan. The proposed development also complies with the Comprehensive Development Zone CD-49 provisions concerning use, site coverage, and building setbacks. Conditions have been included in the Development Permit requiring refuse bins be in an enclosure and screening of rooftop mechanical equipment.

Proposed Variances

The applicant is proposing to vary Section 949.7 of the Zoning Bylaw to increase the maximum permitted height to allow a 12 storey building, increasing the permitted height from 15.0 m (49.2 ft) to 50.9 m (167.0 ft). The applicant has provided the following rationale in support of the requested variance:

> "*A height relaxation is sought to permit the twelve storey office building. We note that the proposed twelve storey building height contributes to defining the Gateway Node as per the objectives for the Carvolth Neighbourhood Plan.*

Although the CD-49 zone restricts building height to 15.0 m (49.2 ft), the Carvolth Neighbourhood Plan designates this area as the Gateway Node. This designation identifies the location of the subject property as a significant opportunity to evoke a strong sense of arrival to this emerging community, and encourages development of landmark buildings in high profile locations. The Gateway designation notes "higher distinctive buildings are encouraged to mark the gateway to Langley". Staff are supportive of the proposed height variance as the building design is consistent with the intent of the land use designation to create a landmark buildings at the Gateway Node. The proposed height variance has been incorporated into proposed Development Permit No. 101177.

GHG Development Permit

The subject property is located in Development Permit Area "M" of the Carvolth Neighbourhood Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a Development Permit. Through Bylaw No. 5246 (Development Permit Delegation Bylaw), Council delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101177.

Signage:

Fascia signage is proposed at various locations on the exterior of the building. The signage will include the corporate logo of retail units and businesses within the building and will be composed of face-lit LED channel letters. Proposed signage is illustrated in Schedule "A" of Development Permit No. 101177 and is required to comply with the Township's Sign Bylaw. Freestanding signage is proposed along 200 Street.

Access and Parking:

Access will be provided to the site from 88 Avenue by an existing driveway with a full turn signal movement. Pedestrian connections are also provided along 200 Street and 88 Avenue to the proposed development.

A total of 504 (197 surface parking/307 underground) spaces are provided on the site in compliance with the Zoning Bylaw requirement of 432 parking spaces. The proposed parking is summarized in the following table:

	Parking Spaces Required
Office Space (1 space per 28 m^2)	371
Retail Space (1 space per 20 m^2)	57
Daycare	4
Total Parking Spaces Required	**432**
Total Surface Parking Provided	**197**
Total Underground Parking Spaces Provided	**307**
Total Parking Spaces Provided	**504**

Landscaping:

Proposed landscape plantings are provided at the perimeter of the site and parking lot. Proposed plantings to the site include 107 new replacement trees and landscape screen along all lot lines. Pavers to separate pedestrian crossings have been utilized to enhance the pedestrian experience. The proposal also includes a play area for a daycare facility, as well as a plaza fronting the 88 Avenue alignment, which includes landscaping and seating opportunities throughout.

Greenways:

Existing greenway connections along 88 Avenue and 200 Street were secured as part of the initial rezoning of the subject site. As a condition of this application, the existing greenway connection along 88 Avenue will be expanded to provide 3.0 m (9.8 ft) sidewalk and will require a statutory right of way for public access for portions meandering onto private property.

Tree Protection/Replacement:

18 significant trees were identified on the subject site, with eight (8) proposed for retention. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 103 replacement trees. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Public Information Meeting

Policy 07-164 requires the subject application to hold a Developer Held Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a public information meeting until June 30, 2021. Applications proceeding to Council for consideration prior to this date will not be required to hold a public information meeting.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 1) and is over 4,500 m^2 (48, 438 ft^2) in size, approval of the Development Permit by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of the Development Permit. MOTI has provided approval for the proposed development.

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.

Servicing:

A Servicing Agreement will be required prior to final approval of the Development Permit to secure road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township. Submission of a site-specific onsite servicing and storm water management plan (onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

The subject parcel has a covenant registered on title, which requires the proposed development to confirm that the traffic volumes generated will not exceed the maximum traffic volumes indicated in the covenant. The applicant has provided a traffic study as per this requirement, which indicates its compliance with this covenant.

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 of Langley 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.

A restrictive covenant in favour of Fisheries and Oceans Canada indicates an approximate 5.0 m (16.4 ft) wide corridor along the south boundary of the site. The corridor is to accommodate construction of a channel and plantings ("bio-swale") as part of fish habitat compensation requirements associated with Highway 1/ 200 Street Interchange works. The bio-swale will be constructed as part of this project and details are provided in landscape drawings. The project environmental consultant has reviewed landscape drawings and confirmed the bio-swale will comply with the intent of the existing covenant.

POLICY CONSIDERATIONS:

The proposed development complies with the site's Gateway designation in the Carvolth Neighbourhood Plan and Willoughby Community Plan in addition to its Comprehensive Development CD-49 zoning (with the exception of the noted variance noted). The proposal, in staff's opinion, is in compliance with the Development Permit Guidelines of the Carvolth Neighbourhood Plan. Staff recommend that Development Permit No. 101177 be issued as attached, subject to eight (8) conditions as outlined in the Development Permit and eight (8) conditions noted at time of building permit.

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

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101177

ATTACHMENT B Excerpt from the Carvolth Neighbourhood Plan – Development Permit Area 'M' – Carvolth

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101177

This Permit is issued this _____day of _____, 2021 to:

1. Name: Foundation Properties (Northpoint) Ltd.

   Address: 205, 15240 – 56 Avenue
   Surrey, BC V3S 5K7

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Sections 27 and 34 Township 8 New Westminster District Plan EPP76173

   CIVIC ADDRESS: 19800 Block 88 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B”;
   c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   d. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15.0 m (49.2 ft) to 50.9 m (167.0 ft);
   e. Registration of a statutory right of way for the purposes of a greenway along 88 Avenue;
   f. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
   g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
   h. All refuse areas to be located in an enclosure and screened.

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

   a. 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;
   c. Onsite landscaping being secured by a letter of credit at the building permit stage;
   d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;

e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
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;
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 _____, 2021.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

200TH STREET - GATEWAY PROJECT





N PROJECT AREA

AERIAL VIEW OF SITE

PROJECT INFORMATION

CIVIC ADDRESS	
026-940-515	
LEGAL ADDRESS	
LOT 2 SECTIONS 34 AND 27 TOWNSHIP 8 NWD PLAN EPP76173	
ZONING	PERMITTED DENSITY
CD-49	
NUMBER OF STOREYS	HEIGHT
12	167'
SITE AREA	
146,389 ft²	
13,600.0 m²	
BUILDING AREA	LOT COVERAGE
24,292 ft2	16.59%
2,256.80 m2	

PARKING

REQUIRED TOTAL PARKING		PER TOL
OFFICE	1 SPACE / 28m² or 301.4ft²	371 SPACES
RETAIL	1 SPACE / 20m² or 215.3ft²	57 SPACES
DAYCARE	1 SPACE / EMPLOYEE	4 SPACES
TOTAL		432 SPACES
PROVIDED PARKING (SURFACE)		
REGULAR		136 SPACES
SMALL		53 SPACES
ACCESSIBLE		8 SPACES
TOTAL SURFACE PARKING		197 SPACES
PROVIDED PARKING (UNDERGROUND)		
REGULAR		267 SPACES
SMALL		40 SPACES
TOTAL UNDERGROUND		307 SPACES
TOTAL PROVIDED PARKING		504 SPACES
MINIMUM REQUIRED ACCESSIBLE PARKING		6 SPACES

PROPOSED GFA

LEVEL	GFA (SF)
Ground	24,292.00
2	10,162.00
3	10,162.00
4	10,162.00
5	10,162.00
6	10,162.00
7	10,162.00
8	10,162.00
9	10,162.00
10	10,162.00
11	10,162.00
12	10,162.00
ROOF	1,005.00
TOTAL	137,079.00

CRU	GFA (SF)
1	2,712.00
2	2,518.00
3	2,376.00
FITNESS	2,996.00
REST.	4,696.00
DAYCARE	5,445.00
TOTAL	20,743.00

USE	GFA (SF)
OFFICE	111,782.00
RETAIL	12,302.00
DAYCARE	5,445.00

DRAWING LIST

SHEET	DRAWING TITLE
A000	COVER
A010	CONTEXT SITE PLAN
A102	SITE PLAN
A201	PARKING PLAN
A202	GROUND PLAN
A203	LEVEL 2
A204	LEVEL 3-7
A205	LEVEL 8
A206	LEVEL 9
A207	LEVEL 10
A208	LEVEL 11-12
A209	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A303	ELEVATIONS
A304	ELEVATIONS
A305	SECTIONS
A306	SECTIONS
A307	SIGNAGE
A310	REFUSE AREA

PROJECT DIRECTORY

ARCHITECT
Musson Cattell Mackey Partnership
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www.mcmparchitects.com
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F: 604-687-1771

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PO Box 200, Stn Milner
Langley, BC V2Y 0W9
E: trygglands@gmail.com
T: 604-888-8850

CLIENT
Benchmark Properties Ltd.
#100 - 20120 - 64th Ave
Langley, BC V2Y 1M8
www.benchmark-group.com
T: 604-533-1138

CLIENT
Spire Development Management Inc.
7088 Venture St Unit 106
Delta, BC V4G 1H5
www.spiredevelopment.ca
T: 604-432-6650

LANDSCAPE
van der Zalm + associates inc.
Suite 1, 20177 - 97 Ave
Langley, BC V1M 4B9
www.vdz.ca
T: 604-882-0024
F: 604-882-0042

CIVIL
HUB Engineering Inc.
12992 76 Ave #212
Surrey, BC V3W 2V6
www.hub-inc.com/
T: 604-572-4328
F: 604-976-9116

ELECTRICAL
Nemetz (S/A) & Associates Ltd.
2009 W 4th Ave. W
Vancouver, BC V6J 1N3
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T: 604-736-6562

STRUCTURAL
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1661 W 5th Ave.
Vancouver, BC V6J 1N5
www.glotmansimpson.com
T: 604-484-2282

MECHANICAL
AME Consulting Group Ltd.
638 Smithe St Unit 200
Vancouver, BC V6B 1E3
amegroup.ca
T: 604-684-5993

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MCM

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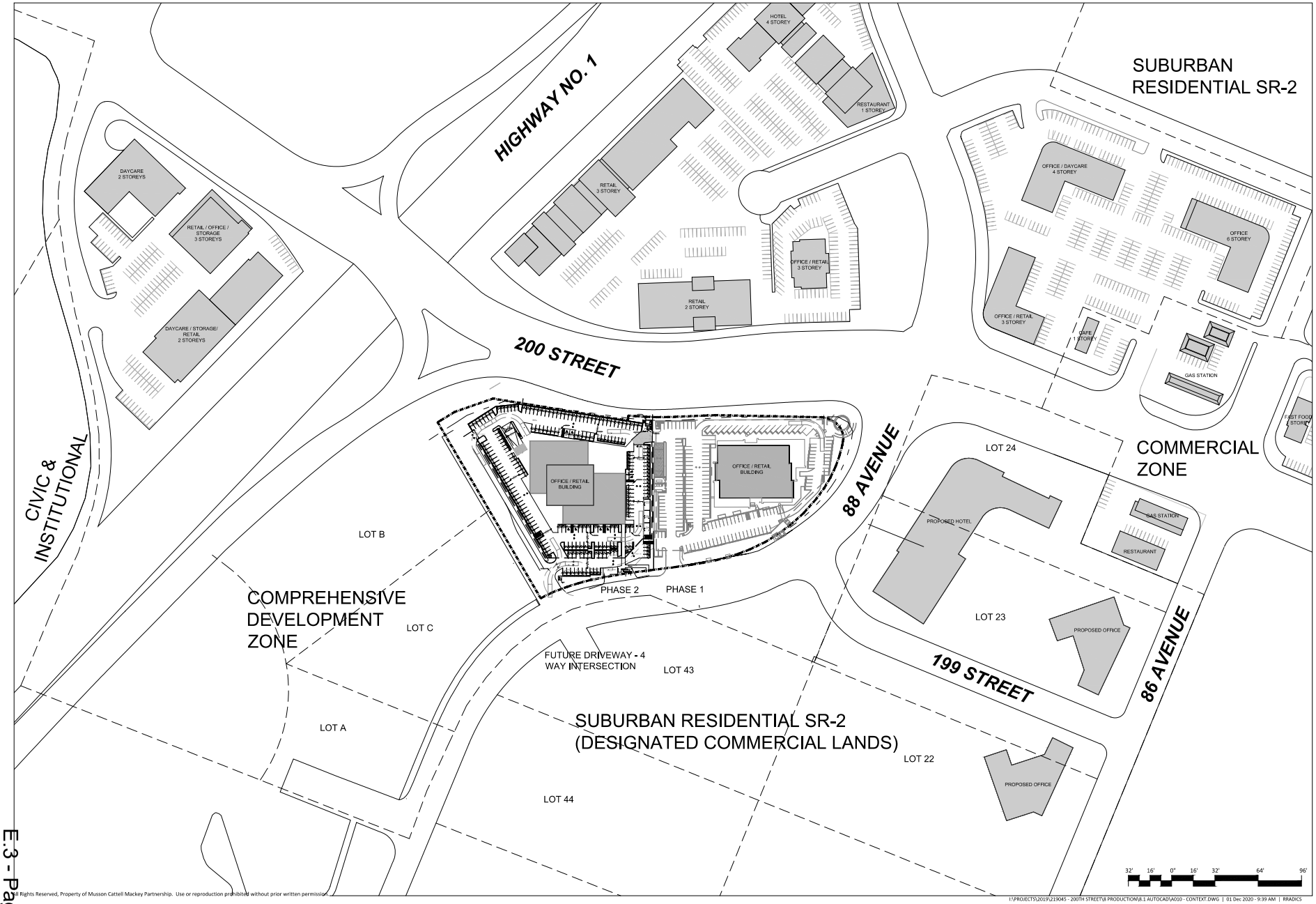
Architects
Designers
Planners

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E.3 SCHEDULE A

A000



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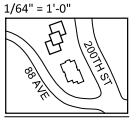
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Langley, BC

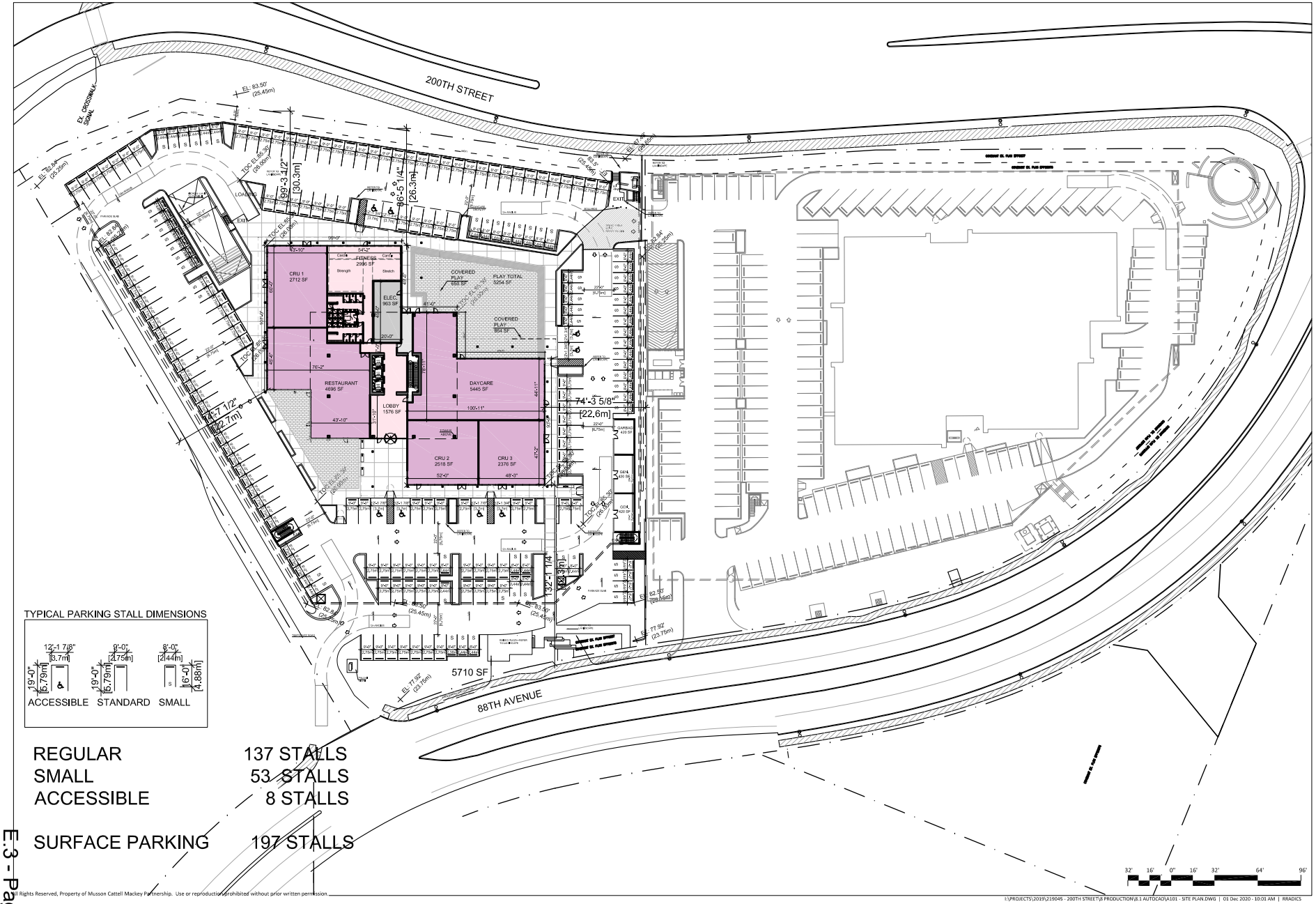
Project #
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SITE PLAN

1/64" = 1'-0"



A010



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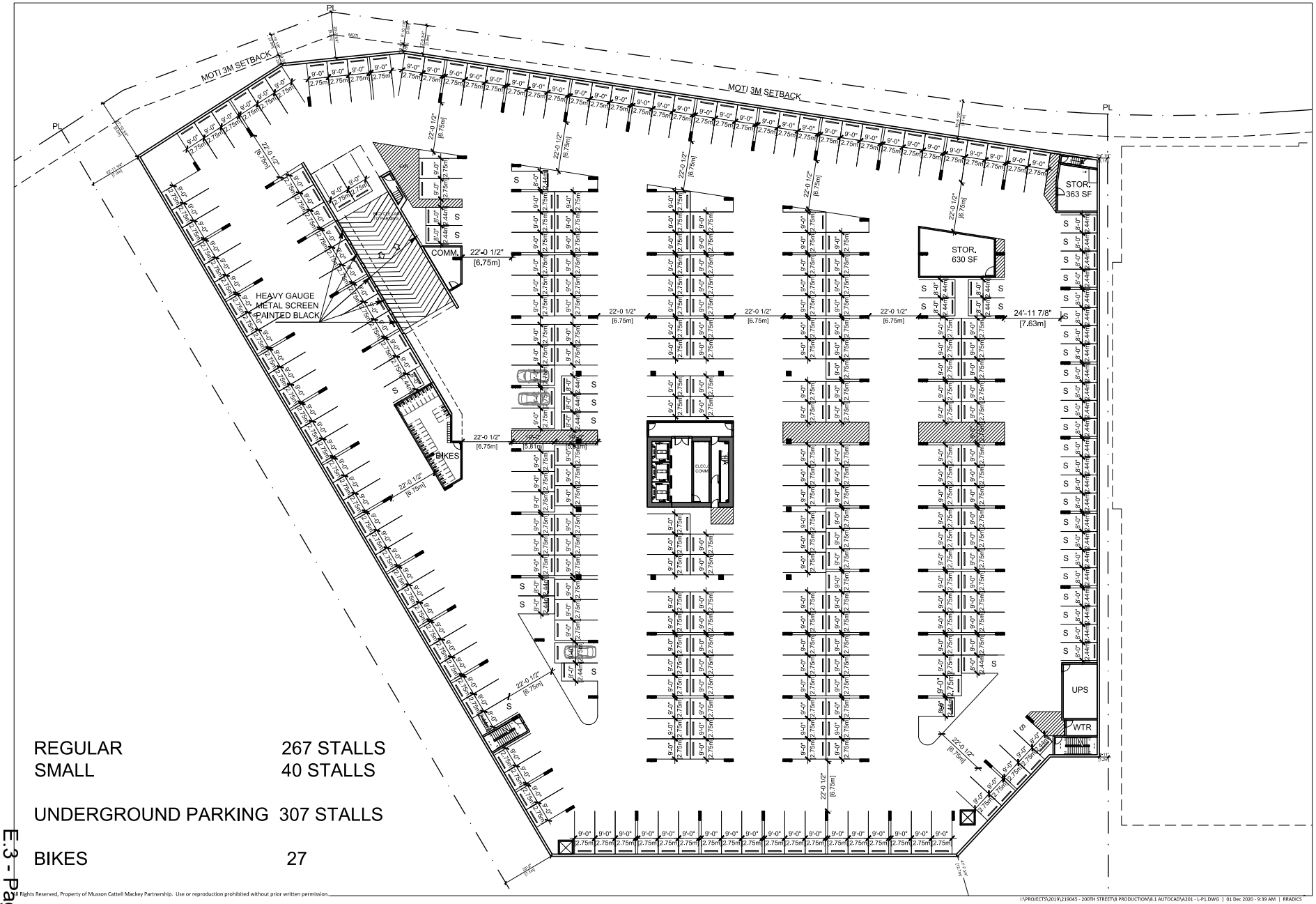
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SITE PLAN

1/64" = 1'-0"

A101



REGULAR 267 STALLS
SMALL 40 STALLS

UNDERGROUND PARKING 307 STALLS

BIKES 27

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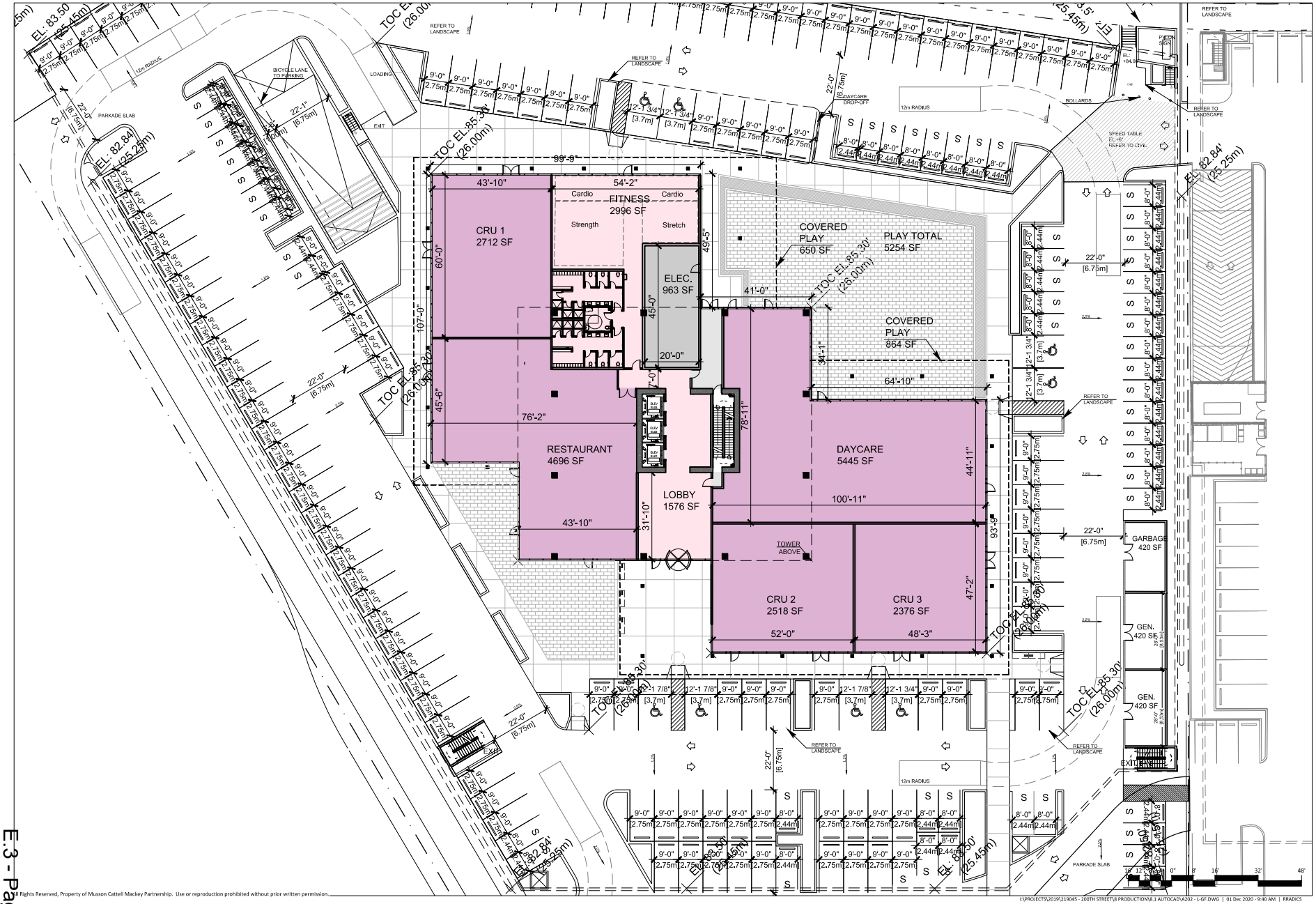
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PARKING PLAN

N.T.S.

A201



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Project #
219045.01

GROUND PLAN

1/32" = 1'-0"

A202



G1 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - SEMI-REFLECTIVE

G2 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR, TINTED

G3 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR

G4 DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - SEMI-REFLECTIVE - SPANDREL TO MATCH G1

G5 DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - CLEAR, TINTED - SPANDREL TO MATCH G2

G6 LAMINATED SAFETY GLASS GUARD RAIL

M1 PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD

M2 PRE-FIN. PRE-FORMED PANELS AND FACIA - BRIGHT AND WARM COLOUR TBD

M3 PRE-FIN. PRE-FORMED PANELS AND FACIA - COLOUR TO MATCH G1 TBD

M4 PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD

M5 PAINTED STEEL HSS - PAINTED OR FINISHED TO MATCH M2 - BRIGHT AND WARM COLOUR TBD

NORTH ELEVATION

16' 12' 8' 4' 0" 8' 16' 32' 48'

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BENCHMARK

TRYGG LAND GROUP

SPIRE DEVELOPMENT

NorthPoint 2

219045.01

19899 - 88 Ave
Langley, BC

Development Permit Application

April 2020

SCALE 1/32"=1"

North Elevation

A301

29

E.3

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BENCHMARK

TRYGG LAND GROUP

SPIRE DEVELOPMENT

NorthPoint 2

219045.01

19899 - 88 Ave
Langley, BC

Development Permit Application

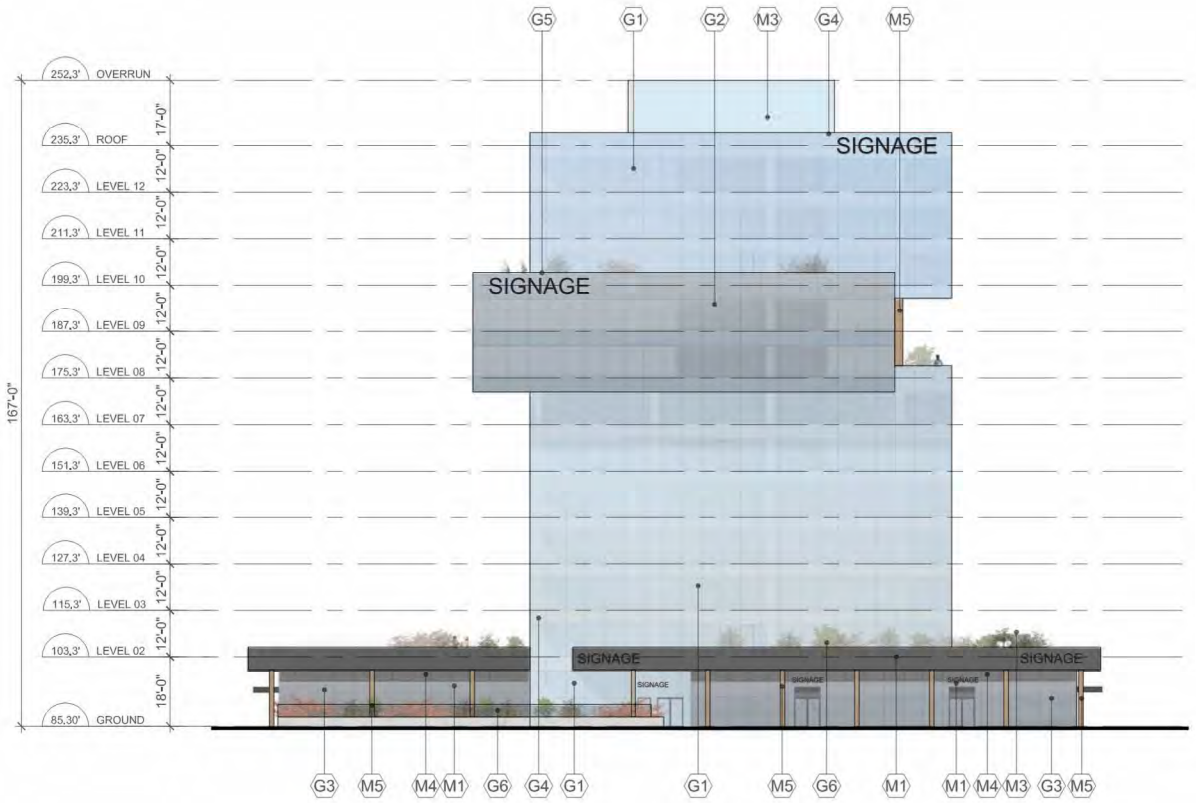
April 2020

SCALE 1/32"=1"

East Elevation

A302

30



G1 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - SEMI-REFLECTIVE

G2 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR, TINTED

G3 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR

G4 DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - SEMI-REFLECTIVE - SPANDREL TO MATCH G1

G5 DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - CLEAR, TINTED - SPANDREL TO MATCH G2

G6 LAMINATED SAFETY GLASS GUARD RAIL

M1 PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD

M2 PRE-FIN. PRE-FORMED PANELS AND FACIA - BRIGHT AND WARM COLOUR TBD

M3 PRE-FIN. PRE-FORMED PANELS AND FACIA - COLOUR TO MATCH G1 TBD

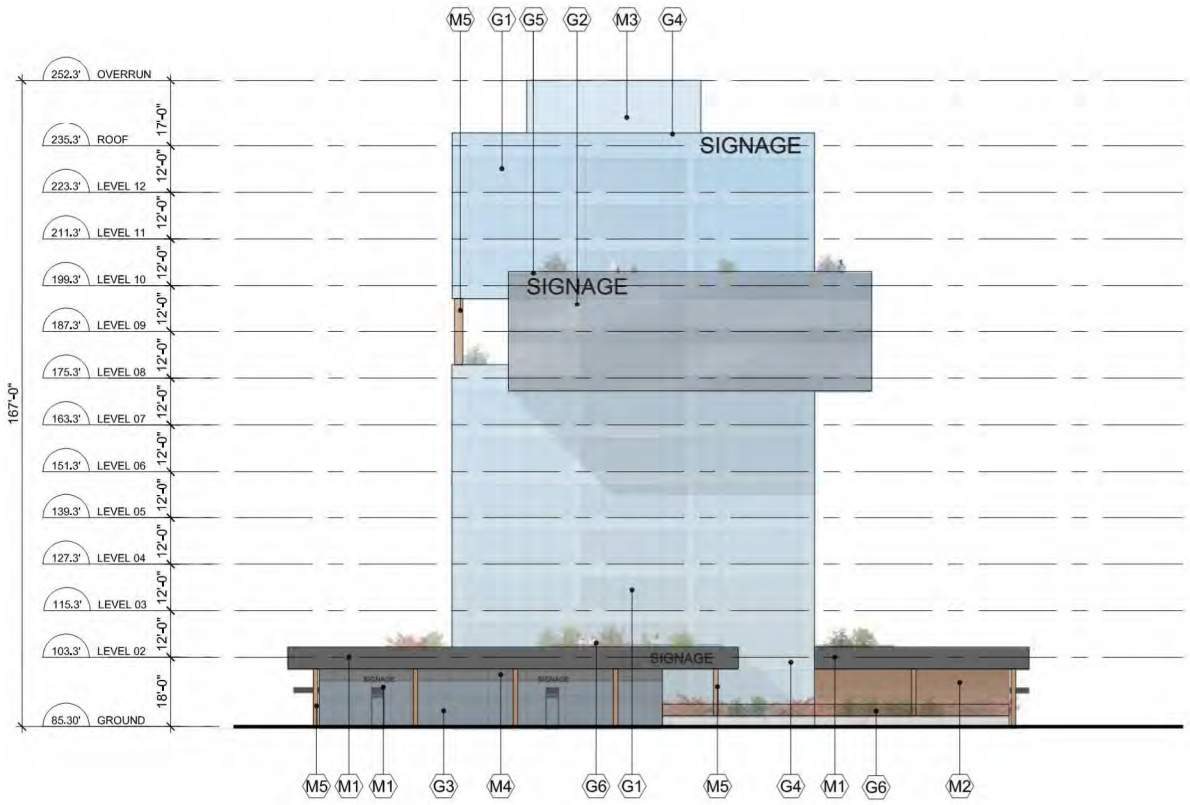
M4 PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD

M5 PAINTED STEEL HSS - PAINTED OR FINISHED TO MATCH M2 - BRIGHT AND WARM COLOUR TBD

EAST ELEVATION

16' 12' 8' 4' 0" 8' 16' 32' 48'

E.3



G1	DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - SEMI-REFLECTIVE
G2	DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR, TINTED
G3	DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR
G4	DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - SEMI-REFLECTIVE - SPANDREL TO MATCH G1
G5	DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - CLEAR, TINTED - SPANDREL TO MATCH G2
G6	LAMINATED SAFETY GLASS GUARD RAIL
M1	PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD
M2	PRE-FIN. PRE-FORMED PANELS AND FACIA - BRIGHT AND WARM COLOUR TBD
M3	PRE-FIN. PRE-FORMED PANELS AND FACIA - COLOUR TO MATCH G1 TBD
M4	PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD
M5	PAINTED STEEL HSS - PAINTED OR FINISHED TO MATCH M2 - BRIGHT AND WARM COLOUR TBD

SOUTH ELEVATION

16' 12' 8' 4' 0" 8' 16' 32' 48'

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BENCHMARK

TRYGG LAND GROUP

SPIRE DEVELOPMENT

NorthPoint 2

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Langley, BC

Development Permit Application

April 2020

SCALE 1/32"=1"

South Elevation

A303

31

E.3

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TRYGG LAND GROUP

SPIRE DEVELOPMENT

NorthPoint 2

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Development
Permit
Application

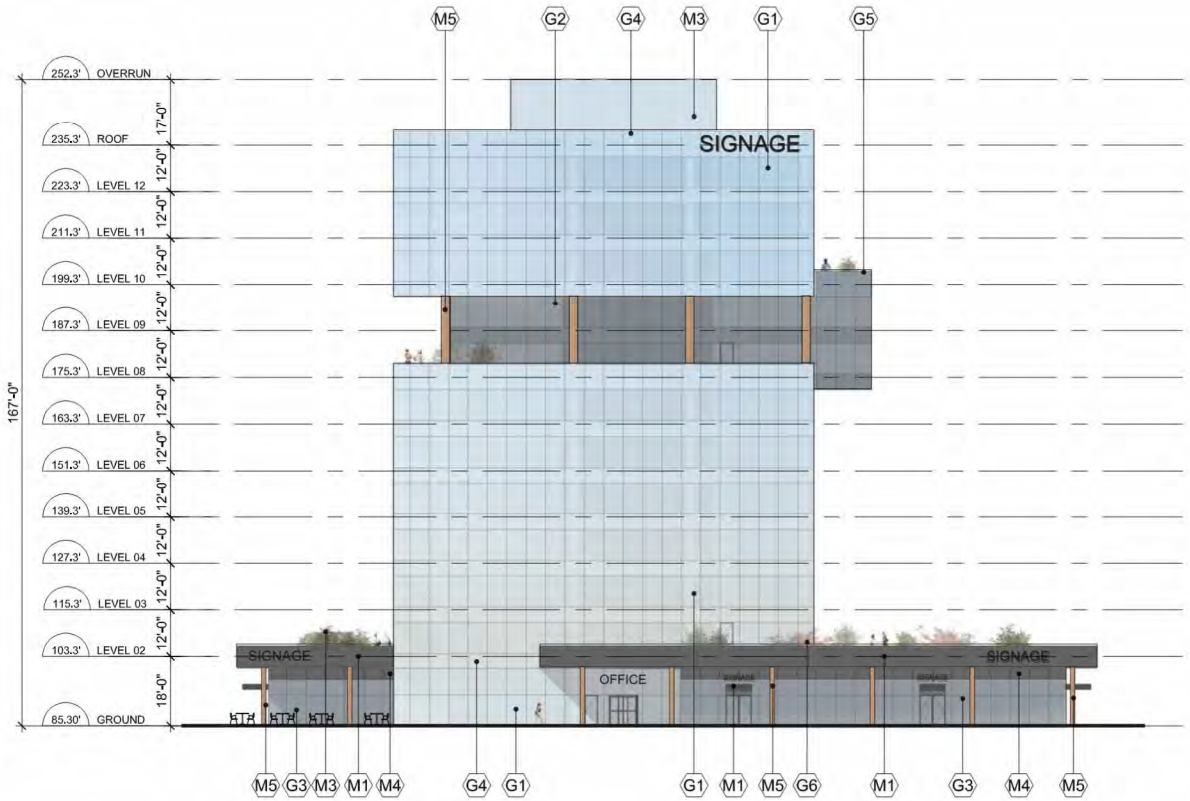
April 2020

SCALE 1/32"=1"

West
Elevation

A304

32



G1 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - SEMI-REFLECTIVE

G2 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR, TINTED

G3 DOUBLE GLAZED 2 SIDED SSG CURTAIN WALL VISION PANEL - CLEAR

G4 DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - SEMI-REFLECTIVE - SPANDREL TO MATCH G1

G5 DOUBLE GLAZED SHADOWBOX SPANDREL PANEL W/IN CURTAIN WALL - CLEAR, TINTED - SPANDREL TO MATCH G2

G6 LAMINATED SAFETY GLASS GUARD RAIL

M1 PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD

M2 PRE-FIN. PRE-FORMED PANELS AND FACIA - BRIGHT AND WARM COLOUR TBD

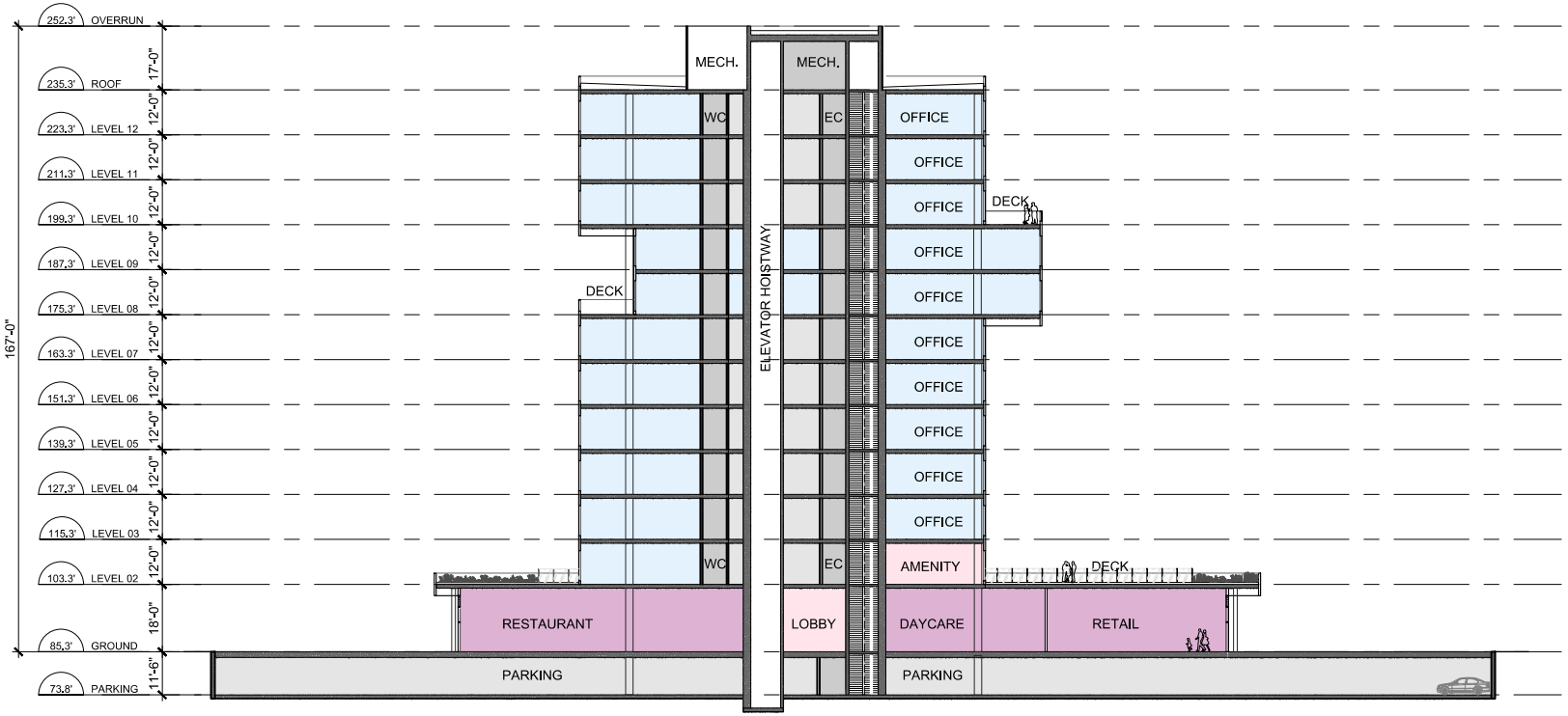
M3 PRE-FIN. PRE-FORMED PANELS AND FACIA - COLOUR TO MATCH G1 TBD

M4 PRE-FIN. PRE-FORMED PANELS AND FACIA - DARK COLOUR TBD

M5 PAINTED STEEL HSS - PAINTED OR FINISHED TO MATCH M2 - BRIGHT AND WARM COLOUR TBD

WEST ELEVATION

16' 12' 8' 4' 0" 8' 16' 32' 48'



SECTION A

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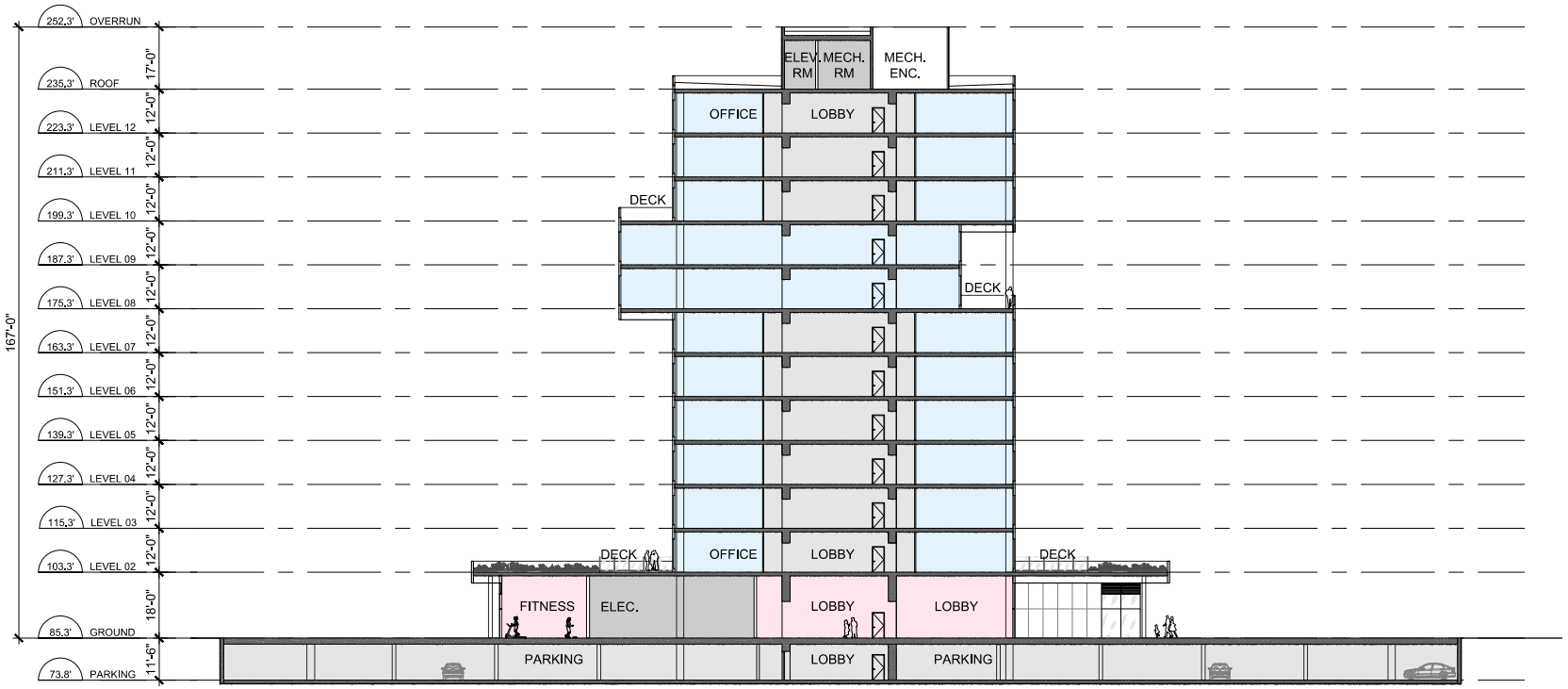
19899 88 Ave.
Langley, BC

Project #
219045.01

SECTION A

1/32" = 1'-0"

A305



16' 12' 8' 4' 0' 8' 16' 32' 48'

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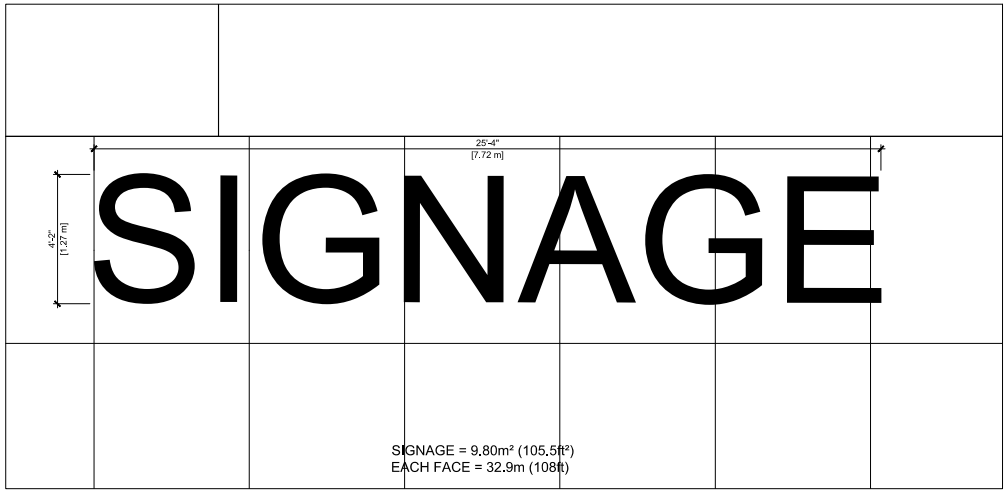
19899 88 Ave.
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SECTION B

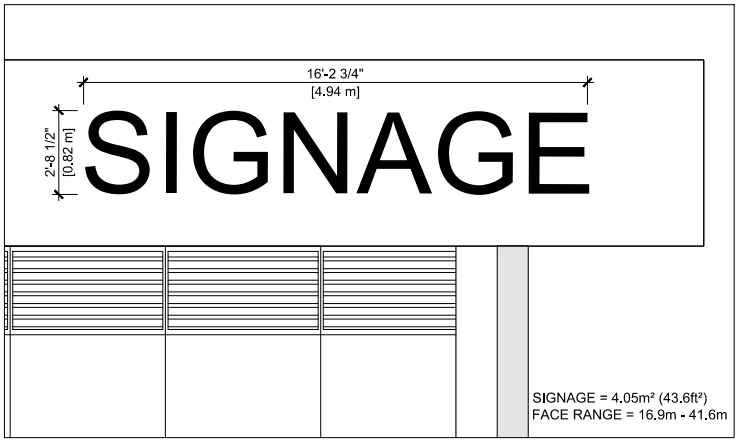
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A306



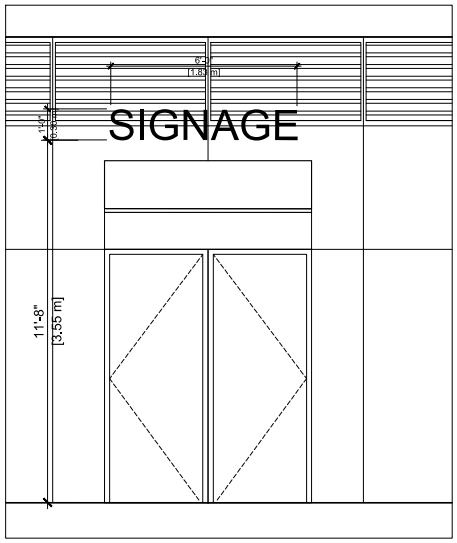
1 A307 FASCIA SIGNAGE (TYPE 1)

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



2 A307 FASCIA SIGNAGE (TYPE 2) - CANOPY

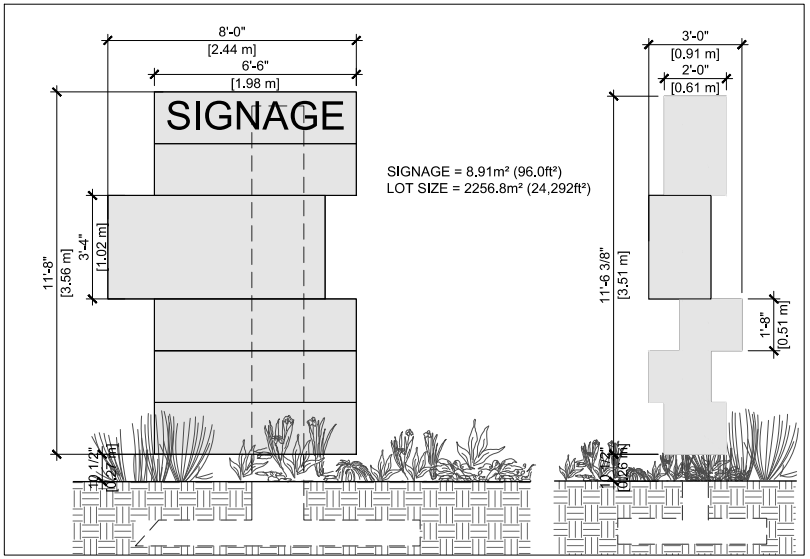
SCALE: 1/4"=1'-0"



SIGNAGE = .55m² (5.9ft²)
BYLAW MAXIMUM = 0.6m² EACH SIGN

3 A307 SIGNAGE (TYPE 3) - RETAIL ENTRY

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



4 A307 PYLON SIGNAGE - 200TH ST. & 88TH AVE.

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

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T. 604. 687. 2956
F. 604. 687. 1771
MCMPartnership.com

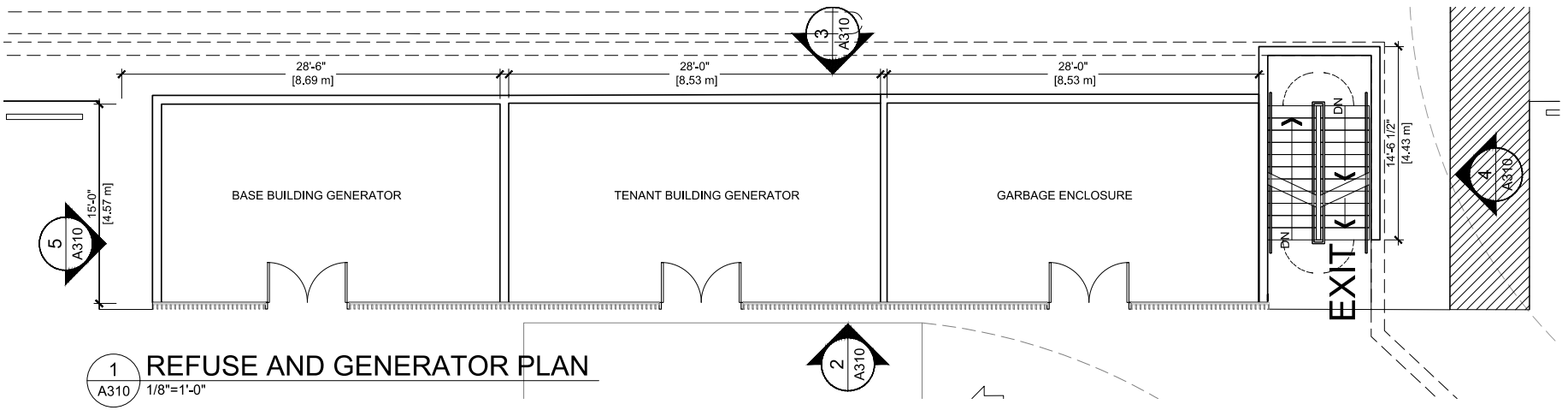
Revisions YYYY-MM-DD

Seal

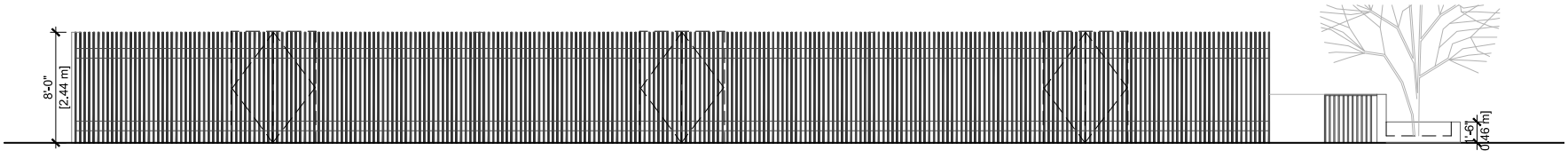
19899 88 Ave.
Langley

Langley, BC
Project

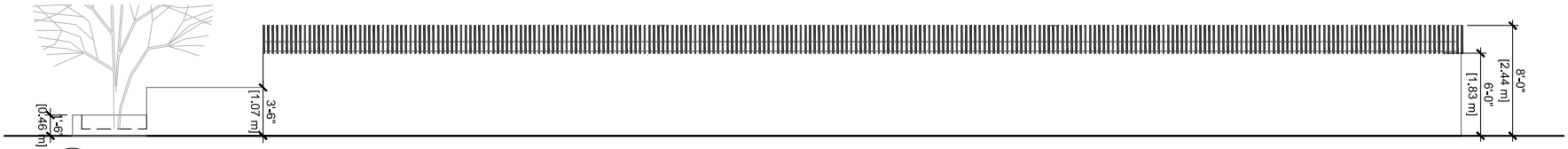
Drawing
Scale
Project 219045
Sheet A307



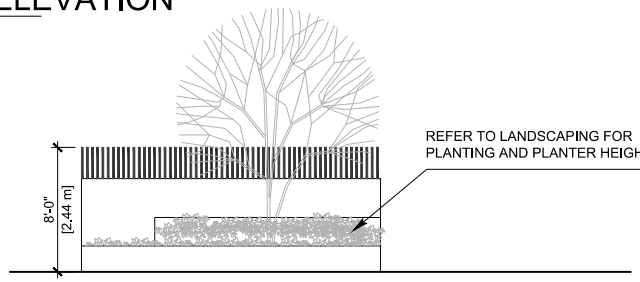
1 A310 REFUSE AND GENERATOR PLAN
1/8"=1'-0"



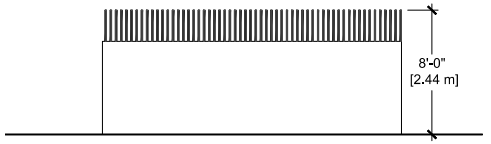
2 A310 NORTH ELEVATION
1/8"=1'-0"



3 A310 SOUTH ELEVATION
1/8"=1'-0"



4 A310 WEST ELEVATION
1/8"=1'-0"



5 A310 EAST ELEVATION
1/8"=1'-0"

32' 16' 0' 16' 32' 64' 96'

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Designers
Planners

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200th St.

88 Ave.
Langley, BC

Project #
219045.01

REFUSE AREA

1/64" = 1'-0"

A310



MCM

Musson
Cattell
Mackey
Partnership

BENCHMARK

TRYGG LAND GROUP

SPIRE DEVELOPMENT

NorthPoint 2

219045.01

19899 - 88 Ave
Langley, BC

Development
Permit
Re-submission

August 2020

Rendering

View from
200 Street
Looking
South

13

E.3

MCM

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Cattell
Mackey
Partnership

NorthPoint 2

219045.01

19899 - 88 Ave
Langley, BC

Development
Permit
Re-submission

August 2020

Rendering

View from
88 Avenue
Looking East

14





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SPIRE DEVELOPMENT

NorthPoint 2

219045.01

19899 - 88 Ave
Langley, BC

Development
Permit
Re-submission

August 2020

Rendering

View from
88 Avenue
Looking
South

15

E.3

MCM

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Cattell
Mackey
Partnership

BENCHMARK

TRYGG LAND GROUP

SPIRE DEVELOPMENT

NorthPoint 2

219045.01

19899 - 88 Ave
Langley, BC

Development
Permit
Re-submission

August 2020



Rendering

View from
200th Street
Looking
South

16



MCM

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Cattell
Mackey
Partnership

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SPIRE DEVELOPMENT

NorthPoint 2

219045.01

19899 - 88 Ave
Langley, BC

Development
Permit
Re-submission

August 2020

Rendering

View from
200 Street
Looking West

17

E.3

NorthPoint 2 Office Tower

Issued for Development Permit

Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Micole Wu micole@vdz.ca o. 604 546 0926 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	SPIRE DEVELOPMENT Project Manager #106-7088 VENTURE STREET, Delta, BC, V4G1H5 604 432 6650	MCMP Project Building Architecture 1066 West Hastings Street, Suite 1900 Vancouver, BC, V6E 3X1 604 687 2990
	Legal Address and Description:	
	LOT 2, SECTION 27 AND 34 TOWNSHIP 8 NWD PLAN EPP76173	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02	TREE MANAGEMENT PLAN
L-03	OVERALL SITE PLAN
L-03B	LEVEL 2 SITE PLAN
L-04A	GRADING PLAN A
L-04B	GRADING PLAN B
L-04C	GRADING PLAN C
L-05A	PLANTING PLAN A
L-05B	PLANTING PLAN B
L-05C	PLANTING PLAN C
L-06	LIGHTING PLAN
LS-01	LANDSCAPE SECTIONS
LS-02	LANDSCAPE SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS
LD-05	DETAILS
LD-06	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:500



2 LOCATION MAP
Scale NTS

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No.	By:	Description	Date
2	MW	Issued for DP	2020-10-19
1	MW	Issued for DP	2020-04-01

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REVISIONS TABLE FOR SHEET

Project:
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200th St and 88th Ave

Location:
19899-88th Ave,
Langley, B.C.

SCHEDULE B

Drawn: MS DV
Checked: MW
Approved: MVDZ
Scale: 1:500
Stamp:
Original Sheet Size: 24"x36"

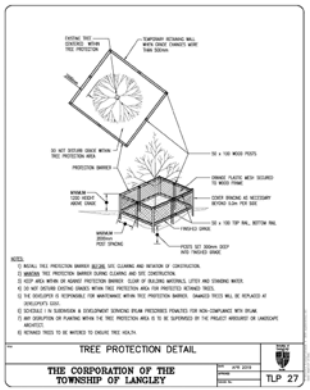
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Drawing Title: COVER PAGE
VDZ Project #: E.3 P2020-05
Drawing #: L-01

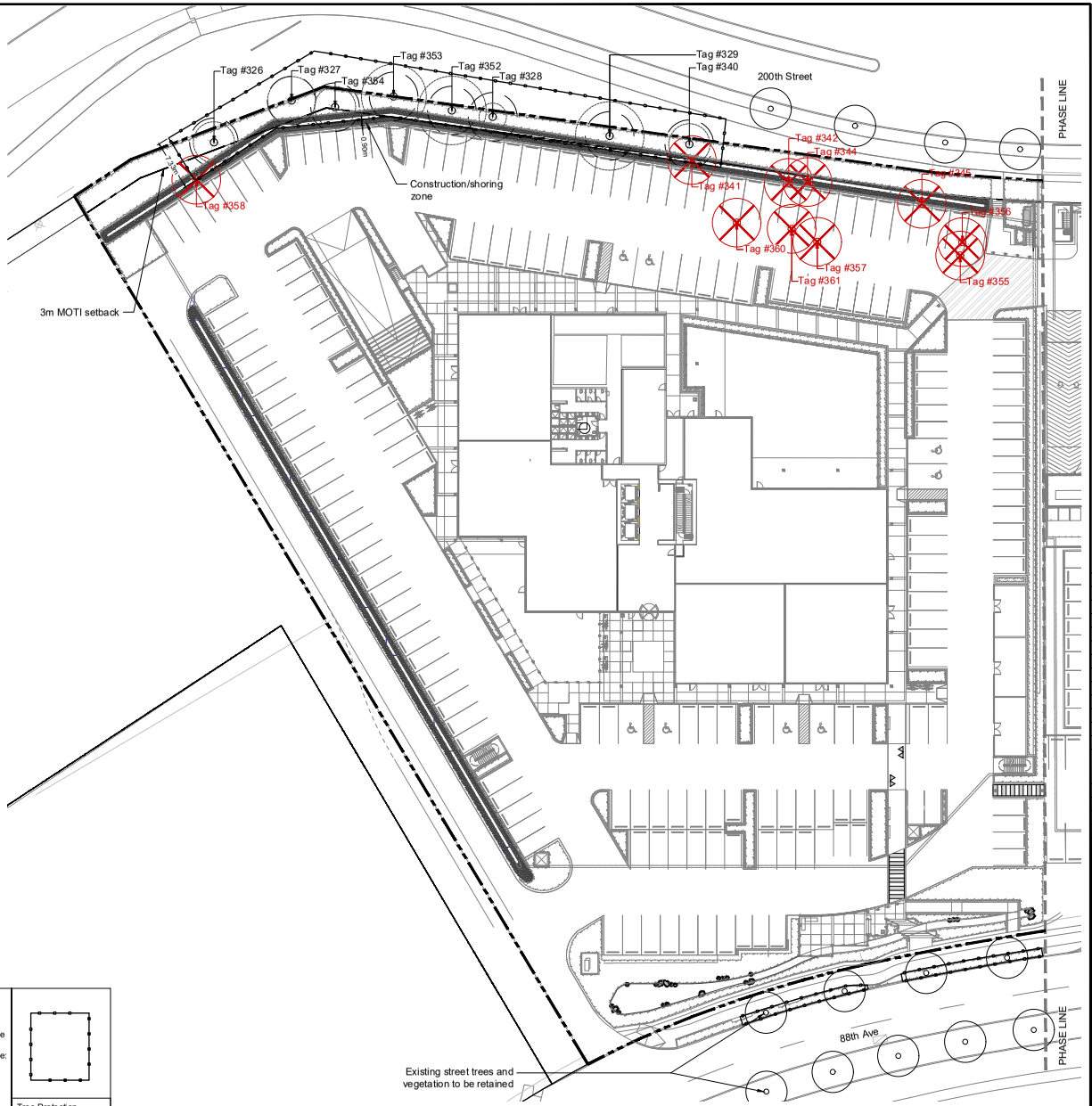
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Note:

1. Contact Arborist (Austin Peterson, 604 882 0024, austin@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
2. Read this plan together with the arborist report prepared by Austin Peterson and dated Mar 27th, 2020



2 TREE PROTECTION FENCE
Scale NTS



1 TREE PLAN
Scale 1:300

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

LEGEND

Tag # / 72.90 / Existing grade	Tree Dripline, Tag # / 72.90 / Existing grade	Tag #	**Tree Tag Legend**	
Existing Tree to be Retained	Existing Tree to be Removed	Existing Hedge to be Removed	XX - Tag number C-XX - Municipal tree OS-XX - Off-site tree S-XX - Straddling tree: Written permission required from owner to remove tree.	Tree Protection Fencing

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Scale: 1:300
Stamp:
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Drawing Title: TREE MANAGEMENT PLAN
VDZ Project #: P2020-05
Drawing #: L-02

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-05 200TH STREET AND 88TH AVENUE\CL DWGS\SHEETS\L-02 TREE RETENTION AND REMOVAL PLAN.DWG

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	3,4 LD-02	CONCRETE PAVING Sawcuts at 3.0m x 3.0m or 1.5m x 1.5m intervals, refer to plan Light sandblast finish
	2 LD-03	GRANITE PAVER ACCENT BANDING Product: Unigranite Manufacturer: Unilock Colour: Dark Charcoal Size: 10cm x 10cm x 7cm OR APPROVED EQUAL
	2 LD-03	UNIT PAVER SQUARES Product: Series Manufacturer: Unilock Colours: Dark Grey, Grey, Sand Size: 12cm x 50cm x 7cm OR APPROVED EQUAL
	4 LD-04	RUBBER SAFETY SURFACING Product: Dunesafe Manufacturer: SoftSurfaces Colour: Sedona, Pistachio OR APPROVED EQUAL
	1 LD-04	DAYCARE PERIMETER FENCE
	4 LD-03	BIKE RACK Model: R-823B Colour: Silver Manufacturer: Reliance Foundry OR APPROVED/EQUAL
	6 LD-03	BENCH
	3 LD-04	WOOD SEATING CUBE
	5 LD-03	RECEPTACLE Model: EP-3347 Colour: Silver Wood: Ipe Manufacturer: EpiqARC OR APPROVED EQUAL
	6 LD-04	BOLLARD Model: R-9460 Colour: Stainless Steel Manufacturer: Reliance Foundry OR APPROVED/EQUAL
	3 LD-03	Decorative Guardrail
	7 LD-04	Metal Guardrail



Bioswale
Total area: 547 m2
5888 ft2

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer rubrum 'Red Rocket' / Red Maple	B & B	6cm cal	1.8 m stsd	6
	Cercidiphyllum japonicum / Katsura Tree	B&B	6cm cal	1.8 m stsd	11
	Chamaecyparis nootkatensis 'Pendula' / Weeping Nootka False Cypress	B&B	6cm cal	3.0m ht	11
	Chamaecyparis obtusa / Hinoki False Cypress	B&B	6cm cal	3.0m ht	6
	Nyssa sylvatica / Sour Gum	B&B	6cm cal	1.8 m stsd	7
	Parrotia persica 'Vanessa' / Persian Parrotia	B&B	6cm cal	1.8 m stsd	33
	Picea omorika / Serbian Spruce	B&B	6cm cal	3m ht	13
	Thuja plicata 'Green Giant' / Western Red Cedar	B & B	6cm cal	3m ht	16
PLANTER TREES (NON-REPLACEMENT)	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Malus 'Adirondack' / Adirondack Crab Apple	B&B		6cm cal.	4

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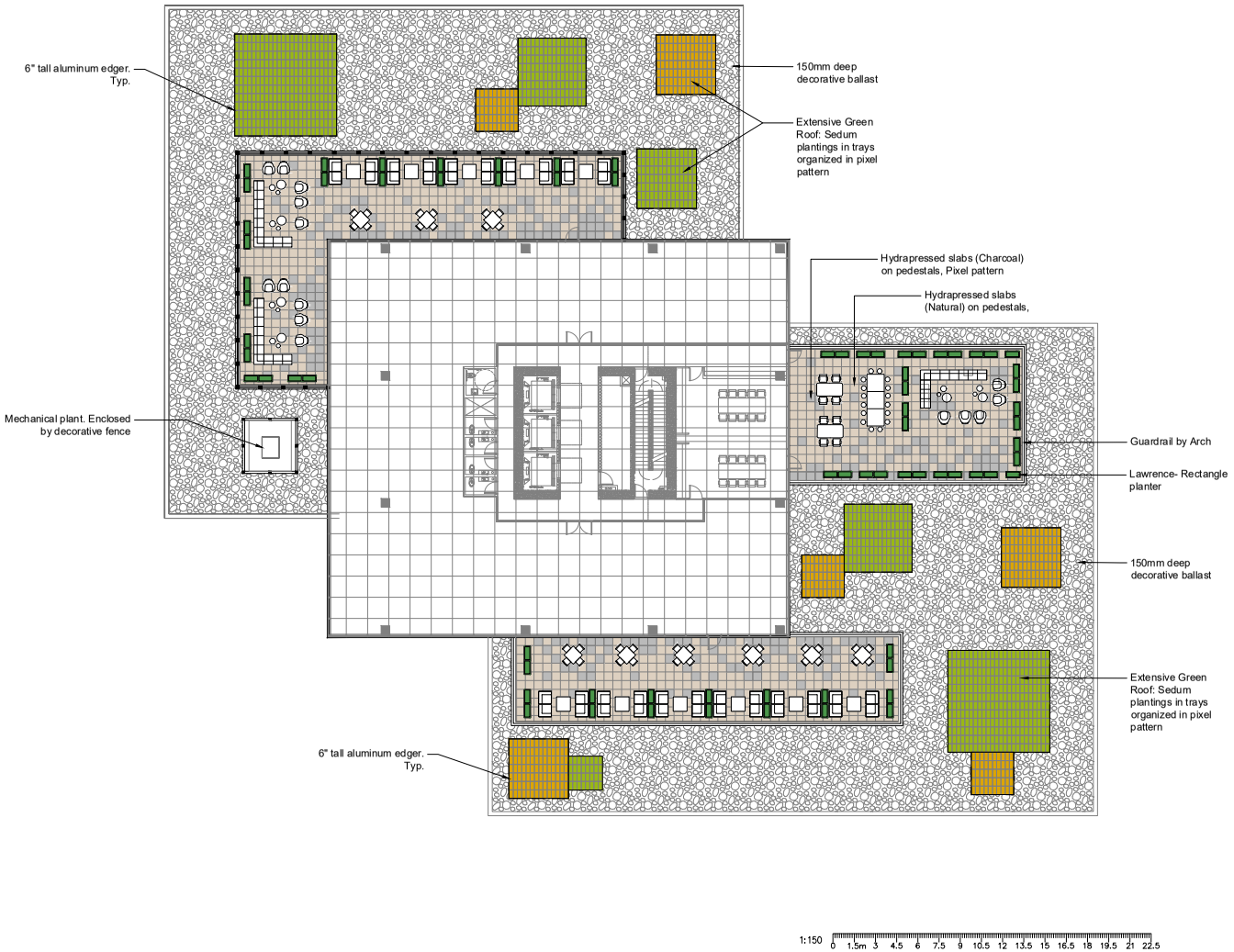
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Drawing Title: OVERALL SITE PLAN
VDZ Project #: P2020-05
Drawing #: L-03
E.3

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-05 200TH STREET AND 88TH AVENUE\L DWG\SHEETS\L-03 OVERALL SITE PLAN.DWG

LEVEL 2 MATERIALS

KEY	REF.	DESCRIPTION
		Decorative ballast 3-5cm grey pebbles
	2 LD-02	Hydrapressed Slab Type: Tekada, 610x610mm Pattern: Pixel Colour: Charcoal, and natural Manufacturer: Abbotsford Concrete
	2 LD-04	Movable Planter
	5 LD-02	Extensive Green Roof Colour Scheme: Red, Green, Yellow
		Movable Furniture By Tenant



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Drawing Title: Level 2 Site Plan

VDZ Project #: P2020-05

Drawing #: L-03B

E.3

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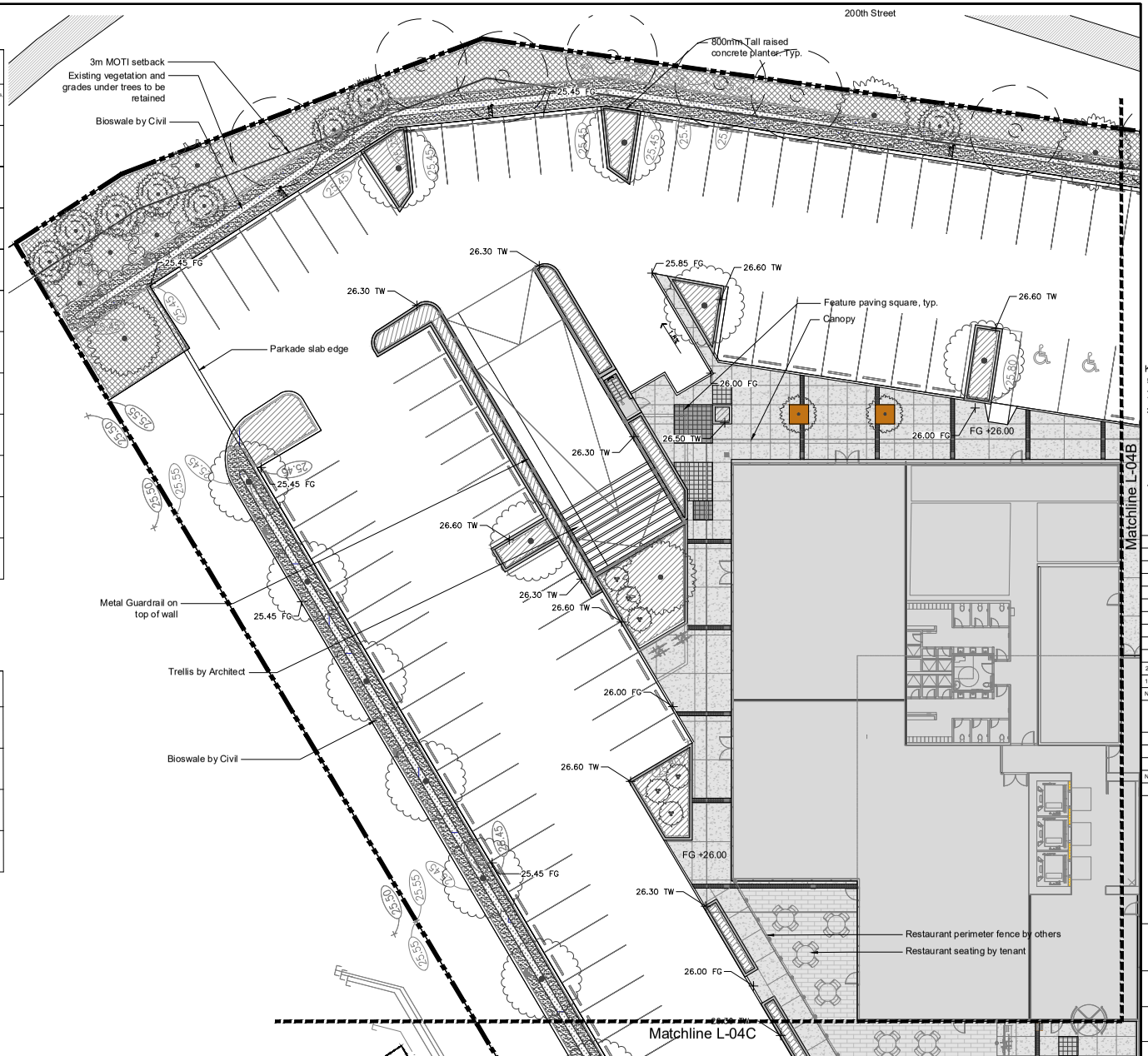
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	3,4 LD-02	CONCRETE PAVING Sawcuts at 3.0m x 3.0m or 1.5m x 1.5m intervals, refer to plan Light sandblast finish
	2 LD-03	GRANITE PAVER ACCENT BANDING Product: Unigranite Manufacturer: Unilock Colour: Dark Charcoal Size: 10cm x 10cm x 7cm OR APPROVED EQUAL
	2 LD-03	UNIT PAVER SQUARES Product: Series Manufacturer: Unilock Colours: Dark Grey, Grey, Sand Size: 12cm x 12cm x 7cm OR APPROVED EQUAL
	4 LD-04	RUBBER SAFETY SURFACING Product: Durasafe Manufacturer: SoftSurfaces Colour: Sedona, Pistachio OR APPROVED EQUAL
	1 LD-04	DAYCARE PERIMETER FENCE
	4 LD-03	BIKE RACK Model: R-8238 Colour: Silver Manufacturer: Reliance Foundry OR APPROVED EQUAL
	6 LD-03	BENCH
	3 LD-04	WOOD SEATING CUBE
	5 LD-03	RECEPTACLE Model: EP3647 Colour: Silver Wood: Ipe Manufacturer: EquipARC OR APPROVED EQUAL
	6 LD-04	BOLLARD Model: R-9460 Colour: Stainless Steel Manufacturer: Reliance Foundry OR APPROVED EQUAL
	3 LD-03	Decorative Guardrail
	7 LD-04	Metal Guardrail

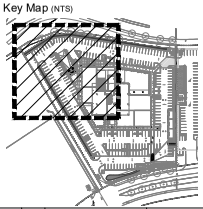
GRADING LEGEND

KEY	DESCRIPTION
XX.XX	PROPOSED GRADE BY CIVIL
X.X%	PROPOSED SLOPE BY ARCHITECT
XX.XX	PROPOSED SPOT GRADE BY LANDSCAPE
X.X%	PROPOSED SLOPE BY LANDSCAPE

Note: Refer to Civil DWG for full grading detail



Key Map (NTS)



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Drawing Title: GRADING PLAN A

VDZ Project #: 19-P2020-05

Drawing #: L-04A

E.3

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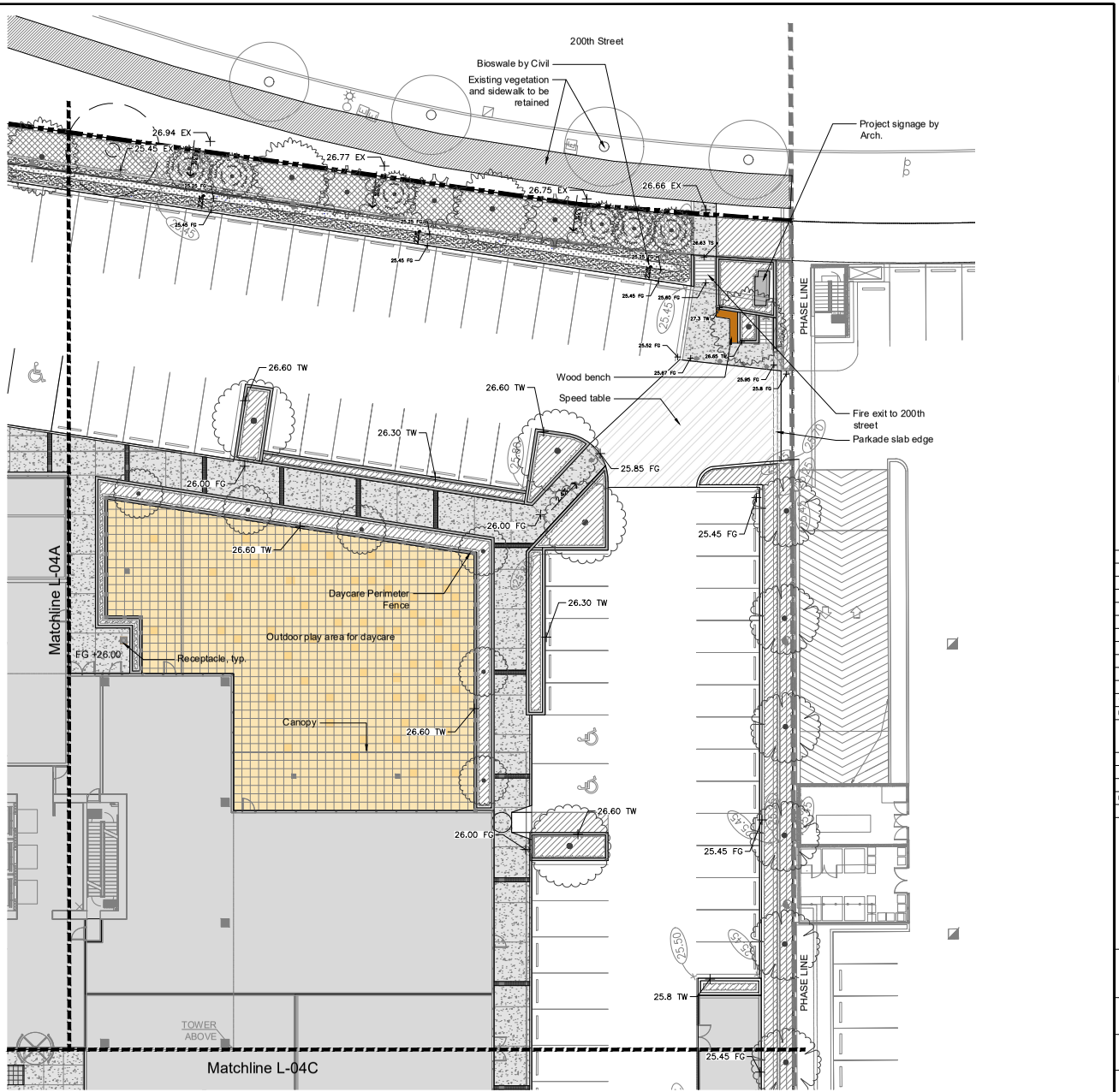
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	3,4 LD-02	CONCRETE PAVING Saw cuts at 3.0m x 3.0m or 1.5m x 1.5m intervals, refer to plan Light sandblast finish
	2 LD-03	GRANITE PAVER ACCENT BANDING Product: Unigranite Manufacturer: Unilock Colour: Dark Charcoal Size: 10cm w. 10cm x 7cm OR APPROVED EQUAL
	2 LD-03	UNIT PAVER SQUARES Product: Series Manufacturer: Unilock Colours: Dark Grey, Grey, Sand Size: 12cm x 12cm x 7cm OR APPROVED EQUAL
	4 LD-04	RUBBER SAFETY SURFACING Product: Dunsafe Manufacturer: SofSurfaces Colour: Sedona, Pistachio OR APPROVED EQUAL
	1 LD-04	DAYCARE PERIMETER FENCE
	4 LD-03	BIKE RACK Model: R-8238 Colour: Silver Manufacturer: Reliance Foundry OR APPROVED EQUAL
	6 LD-03	BENCH
	3 LD-04	WOOD SEATING CUBE
	5 LD-03	RECEPTACLE Model: EP 36-47 Colour: Silver Wood: Ipe Manufacturer: EquipARC OR APPROVED EQUAL
	6 LD-04	BOLLARD Model: R-9460 Colour: Stainless Steel Manufacturer: Reliance Foundry OR APPROVED EQUAL
	3 LD-03	Decorative Guardrail
	7 LD-04	Metal Guardrail

GRADING LEGEND

KEY	DESCRIPTION
XX.XX	PROPOSED GRADE BY CIVIL
X.X%	PROPOSED SLOPE BY ARCHITECT
XX.XX	PROPOSED SPOT GRADE BY LANDSCAPE
X.X%	PROPOSED SLOPE BY LANDSCAPE

Note: Refer to Civil DWG for full grading detail



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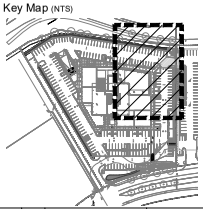
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Key Map (NTS)



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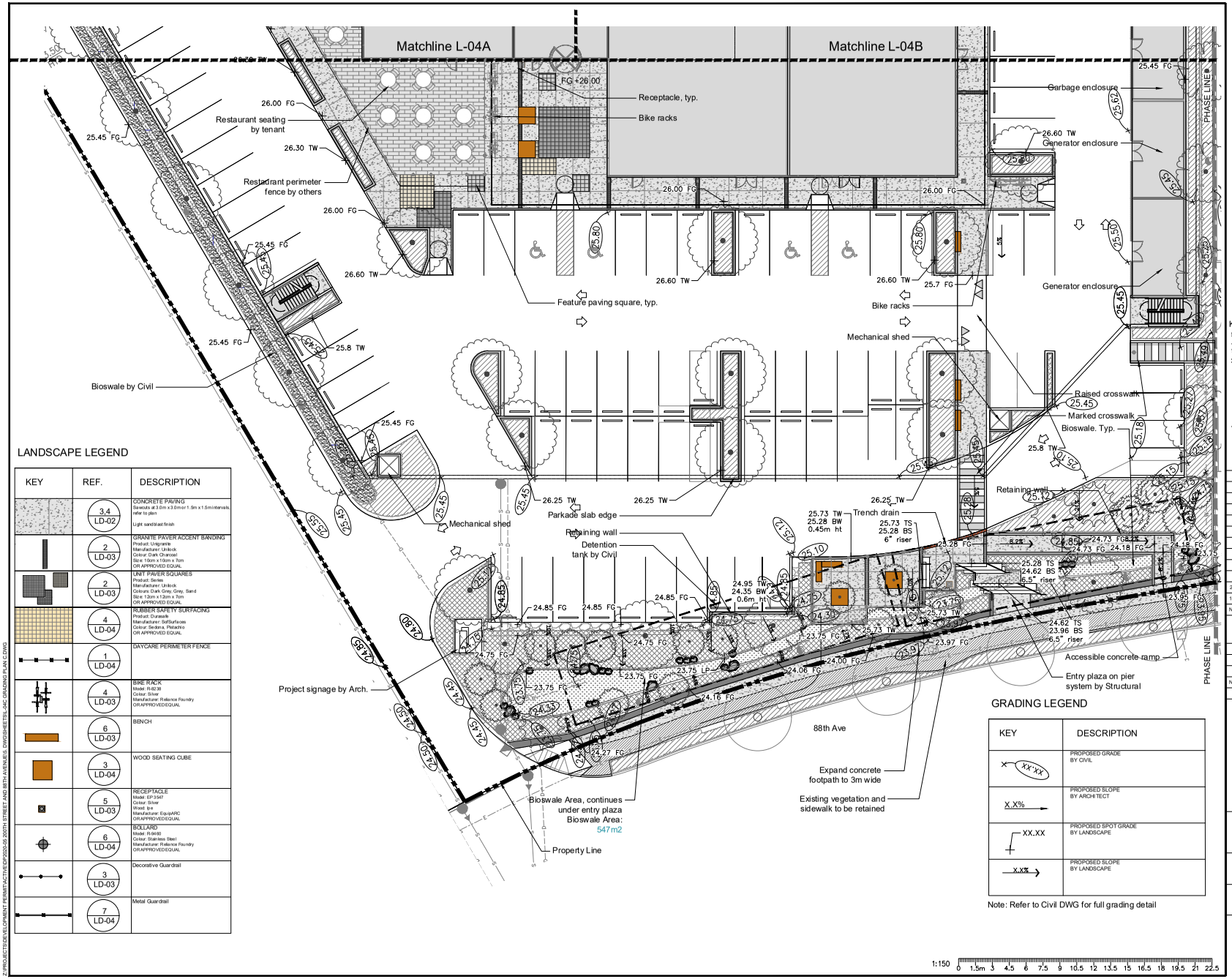
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Drawing Title: GRADING PLAN B

VDZ Project #: P2020-05

Drawing #: L-04B

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	3,4 LD-02	CONCRETE PAVING Saw cuts at 3.0m x 3.0m or 1.5m x 1.5m intervals, refer to plan Light sand blast finish
	2 LD-03	GRANITE PAVER ACCENT BANDING Product: Unigranite Manufacturer: Unilock Colour: Dark Charcoal Size: 10cm x 10cm x 7cm OR APPROVED EQUAL
	2 LD-03	UNIT PAVER SQUARES Product: Series Manufacturer: Unilock Colours: Dark Grey, Grey, Sand Size: 1.0cm x 1.0cm x 7cm OR APPROVED EQUAL
	4 LD-04	RUBBER SAFETY SURFACING Product: Durawalk Manufacturer: SoftSurfaces Colour: Sedona, Pistachio OR APPROVED EQUAL
	1 LD-04	DAYCARE PERIMETER FENCE
	4 LD-03	BIKE RACK Model: R-M239 Colour: Silver Manufacturer: Reliance Foundry OR APPROVED EQUAL
	6 LD-03	BENCH
	3 LD-04	WOOD SEATING CUBE
	5 LD-03	RECEPTACLE Model: EP3347 Colour: Silver Wood: Ipe Manufacturer: EquipARC OR APPROVED EQUAL
	6 LD-04	BOLLARD Model: R-M49 Colour: Stainless Steel Manufacturer: Reliance Foundry OR APPROVED EQUAL
	3 LD-03	Decorative Guardrail
	7 LD-04	Metal Guardrail

GRADING LEGEND

KEY	DESCRIPTION
XX.XX	PROPOSED GRADE BY CIVIL
X.X%	PROPOSED SLOPE BY ARCHITECT
XX.XX	PROPOSED SPOT GRADE BY LANDSCAPE
X.X%	PROPOSED SLOPE BY LANDSCAPE

Note: Refer to Civil DWG for full grading detail

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

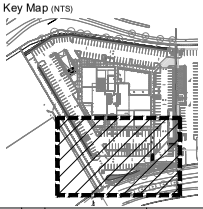
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Drawing Title: GRADING PLAN C

VDZ Project #: 19-P2020-05

Drawing #: L-04C

E.3

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PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Arctostaphylos uva-ursi / Kinnikinnick	#1	0.45m	850
Ai	Azalea japonica `Blue danube` / `Blue Danube` Azalea - Magenta	#3	0.60m	1
B	Campanula carpatica / Bellflower	#1	0.45m	67
E	Erica x darleyensis `Kramer`s Red` / Kramer`s Red Heather	#1	0.45m	512
Ga	Gaultheria shallon / Salal	#5	0.45m	109
Hl	Hydrangea paniculata `Limelight` / Limelight Hydrangea	#2	1.20m	16
L	Liriope muscari / Lily Turf	#1	0.45m	1,133
N	Lysimachia nummularia `Aurea` / Golden Creeping Jenny	#1	0.45m	63
M	Miscanthus sinensis `Gracillimus` / Gracillimus Maiden Grass	#1	0.90m	62
Pa	Panicum virgatum `Heavy Metal` / Blue Switch Grass	#1	0.75m	10
Pe	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	#1	0.60m	294
Pz	Pl / Zabel Laurel	#2	0.75m	1
P	Prunus laurocerasus `Otto Luyken` / Luykens Laurel	#2	0.75m	218
R2	Rosa `Flower Carpet` / Groundcover Rose; Pink	#1	0.60m	251
S	Sarcococca hookeriana humilis / Sweet Box	#2	0.45m	98
Ts	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	1.2m ht.	0.45m	48

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ho	Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	#1	0.45m	50

BIOSWALE PLANTING	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Co	Cornus sanguinea `Midwinter Fire` / Blood-Twig Dogwood	#2	0.75m	19
C	Cornus sericea `Kelseyi` / Dwarf Red Twig Dogwood	#2	0.60m	100
Ri	Ribes sanguineum `King Edward VII` / Red Flowering Currant	#2	1m	67
Ro	Rosa rugosa PurplePavement / Rugosa Rose; purple	#2	0.75m	102
Sal	Salix purpurea `Nana` / Dwarf Arctic Willow	#2	0.75m	56
Sj	Spiraea japonica `Little Princess` / Little Princess Japanese Spirea	#2	0.60m	161
Sn	Symphoricarpos albus / Common White Snowberry	#2	0.75m	56
V	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#2	0.75m	10

MIXED PLANT SCHEDULE

BIOSWALE BOTTOM	158,4 m²		
Aster subspicatus / Douglas Aster	46	#1 pot	10% @ 0.60m oc
Camassia quamash / Small Camas	66	#1 pot	10% @ 0.50m oc
Carex obnupta / Slough Sedge	92	#1 pot	20% @ 0.60m oc
Iris missouriensis / Western Blue Iris	66	#1 pot	10% @ 0.50m oc
Juncus patens `Carman`s Grey` / Spreading Rush	229	#1 pot	50% @ 0.60m oc

BENEATH ENTRY PLAZA	114,5 m²		
Blechnum spicant / Deer Fern	298	#2	40% @ 0.40m oc
Sarcococca hookeriana / Sweetbox	100	#2	30% @ 0.60m oc
Skimmia japonica `Dwarf Female` / Dwarf Female Skimmia	100	#2	30% @ 0.60m oc

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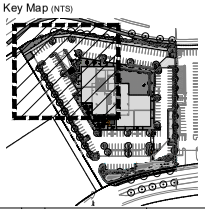
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BENCHMARK

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SPIRE

Key Map (NTS)



No.	By:	Description	Date
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1	MW	Issued for DP	2020-04-01

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Langley, B.C.

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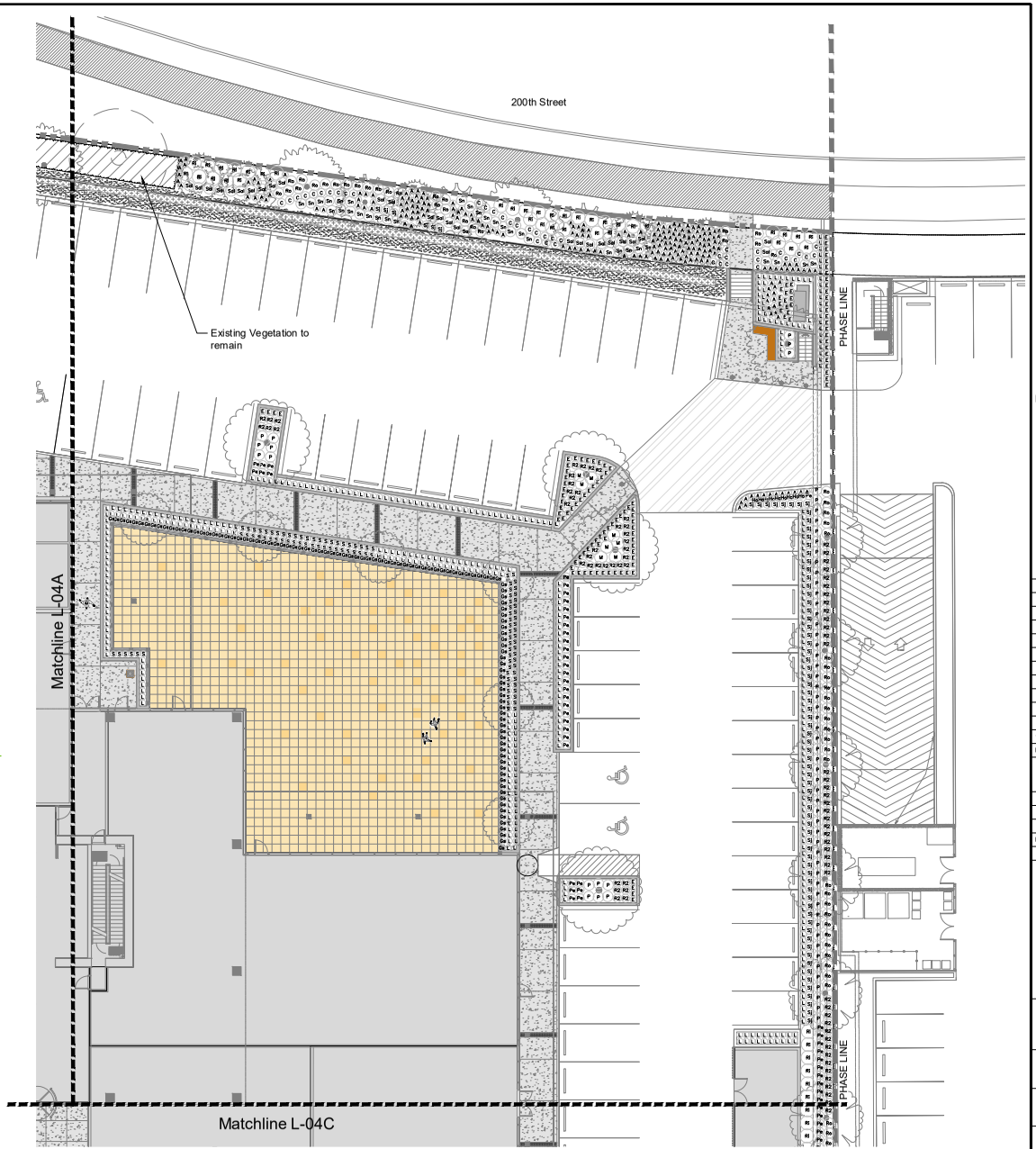
Drawing Title: PLANTING PLAN A

NORTH

VDZ Project #: DP2020-05

Drawing #: L-05A

E.3



PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Arctostaphylos uva-ursi / Kinnikinnick	#1	0.45m	850
Ai	Azalea japonica 'Blue danube' / 'Blue Danube' Azalea - Magenta	#3	0.60m	1
B	Campanula carpatica / Bellflower	#1	0.45m	67
E	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.45m	512
Gs	Gaultheria shallon / Salal	#5	0.45m	109
Hl	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	#2	1.20m	16
L	Liriope muscari / Lily Turf	#1	0.45m	1,133
N	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	#1	0.45m	63
M	Miscanthus sinensis 'Gracillimus' / Gracillimus Maiden Grass	#1	0.90m	62
Pa	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	#1	0.75m	10
Pe	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	#1	0.60m	294
Pz	Pl / Zabel Laurel	#2	0.75m	1
P	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	#2	0.75m	218
R2	Rosa 'Flower Carpet' / Groundcover Rose; Pink	#1	0.60m	251
S	Sarcococca hookeriana humilis / Sweet Box	#2	0.45m	98
Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.2m ht.	0.45m	48

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ho	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1	0.45m	50

BIOSWALE PLANTING	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Co	Cornus sanguinea 'Midwinter Fire' / Blood-Twig Dogwood	#2	0.75m	19
C	Cornus sericea 'Kelseyi' / Dwarf Red Twig Dogwood	#2	0.60m	100
Ri	Ribes sanguineum 'King Edward VII' / Red Flowering Currant	#2	1m	67
Ro	Rosa rugosa PurplePavement / Rugosa Rose; purple	#2	0.75m	102
Sal	Salix purpurea 'Nana' / Dwarf Arctic Willow	#2	0.75m	56
Sj	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	#2	0.60m	161
Sn	Symphoricarpos albus / Common White Snowberry	#2	0.75m	56
V	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#2	0.75m	10

MIXED PLANT SCHEDULE

BIOSWALE BOTTOM	158,4 m²		
Aster subspicatus / Douglas Aster	46	#1 pot	10% @ 0.60m oc
Camassia quamash / Small Camas	66	#1 pot	10% @ 0.50m oc
Carex obnupta / Slough Sedge	92	#1 pot	20% @ 0.60m oc
Iris missouriensis / Western Blue Iris	66	#1 pot	10% @ 0.50m oc
Juncus patens 'Carman's Grey' / Spreading Rush	229	#1 pot	50% @ 0.60m oc

BENEATH ENTRY PLAZA	114,5 m²		
Blechnum spicant / Deer Fern	298	#2	40% @ 0.40m oc
Sarcococca hookeriana / Sweetbox	100	#2	30% @ 0.60m oc
Skimmia japonica 'Dwarf Female' / Dwarf Female Skimmia	100	#2	30% @ 0.60m oc

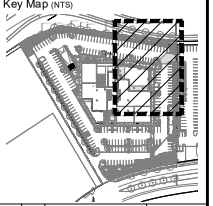
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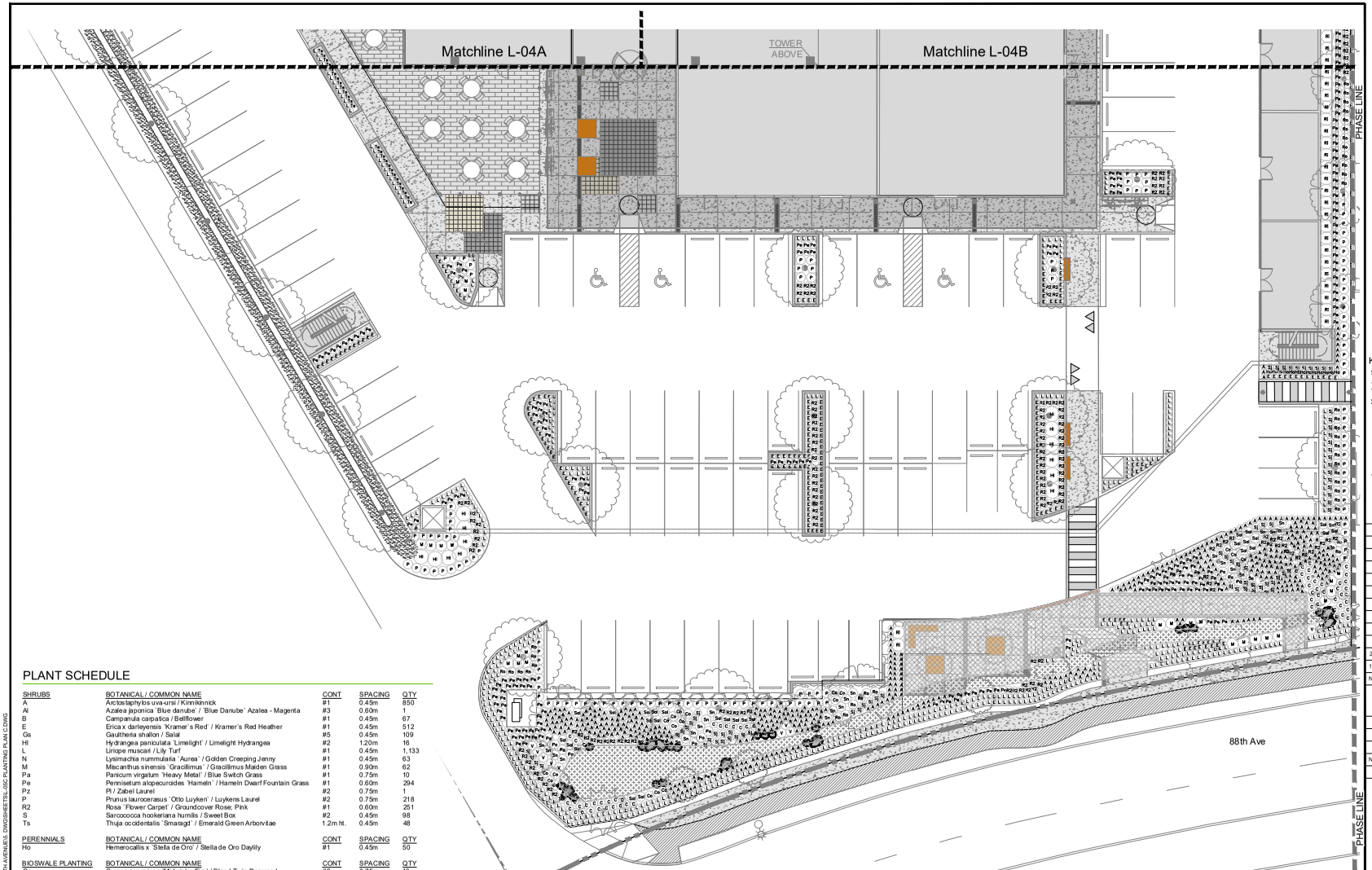
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Drawing Title: PLANTING PLAN B

VDZ Project #: P2020-05

Drawing #: L-05B

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PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Arctostaphylos uva-ursi / Kinnikinnick	#1	0.45m	850
Ai	Azalea japonica `Blue danube` / `Blue Danube` Azalea - Magenta	#3	0.60m	1
B	Campanula carpatica / Bellflower	#1	0.45m	67
E	Erica x darleyensis `Kramer`s Red` / Kramer`s Red Heather	#1	0.45m	512
Ga	Gaultheria shallon / Salal	#5	0.45m	109
Hl	Hydrangea paniculata `Limelight` / Limelight Hydrangea	#2	1.20m	16
L	Liriope muscari / Lily Turf	#1	0.45m	1,133
N	Lysimachia nummularia `Aurea` / Golden Creeping Jenny	#1	0.45m	63
M	Miscanthus sinensis `Gracillimus` / Gracillimus Maiden Grass	#1	0.90m	62
Pa	Panicum virgatum `Heavy Metal` / Blue Switch Grass	#1	0.75m	10
Pe	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	#1	0.60m	294
Pz	Pt / Zabel Laurel	#2	0.75m	1
P	Prunus laurocerasus `Otto Luyken` / Luykens Laurel	#2	0.75m	218
R2	Rosa `Flower Carpet` / Groundcover Rose; Pink	#1	0.60m	251
S	Sarcococca hookeriana humilis / Sweet Box	#2	0.45m	98
Ts	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	1.2m ht.	0.45m	48

PERENNIALS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Ho	Hemerocallis x `Stella de Oro` / `Stella de Oro Daylily	#1	0.45m	50

BIOSWALE PLANTING	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Co	Cornus sanguinea `Midwinter Fire` / Blood-Twig Dogwood	#2	0.75m	19
C	Cornus sericea `Kelseyi` / Dwarf Red Twig Dogwood	#2	0.60m	100
Ri	Ribes sanguineum `King Edward VII` / Red Flowering Currant	#2	1m	67
Ro	Rosa rugosa PurplePavement / Rugosa Rose; purple	#2	0.75m	102
Sal	Salix purpurea `Nana` / Dwarf Arctic Willow	#2	0.75m	56
Sj	Spiraea japonica `Little Princess` / Little Princess Japanese Spirea	#2	0.60m	161
Sn	Symphoricarpos albus / Common White Snowberry	#2	0.75m	56
V	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#2	0.75m	10

MIXED PLANT SCHEDULE

	BIOSWALE BOTTOM	158.4 m²		
	Aster subspicatus / Douglas Aster	46	#1 pot	10% @ 0.60m oc
	Camassia quamash / Small Camas	66	#1 pot	10% @ 0.50m oc
	Carex obnupta / Slough Sedge	92	#1 pot	20% @ 0.60m oc
	Iris missouriensis / Western Blue Iris	66	#1 pot	10% @ 0.50m oc
	Juncus patens `Carman`s Grey` / Spreading Rush	229	#1 pot	50% @ 0.60m oc
	BENEATH ENTRY PLAZA	114.5 m²		
	Blechnum spicant / Deer Fern	298	#2	40% @ 0.40m oc
	Sarcococca hookeriana / Sweetbox	100	#2	30% @ 0.60m oc
	Skimmia japonica `Dwarf Female` / Dwarf Female Skimmia	100	#2	30% @ 0.60m oc

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Drawing Title: PLANTING PLAN C

VDZ Project #: DP2020-05

Drawing #: L-05C

E.3

LIGHTING

KEY	DESCRIPTION
	WALL-MOUNTED LIGHT
	BOLLARD LIGHT



2 BOLLARD LIGHT
Scale NTS



3 WALL-MOUNTED LIGHT
Scale NTS



1 LEVEL 1 LIGHTING PLAN
Scale 1:300

1:300 0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

Bioswale
Total area: 557 m2
5995 ft2

No.	By:	Description	Date
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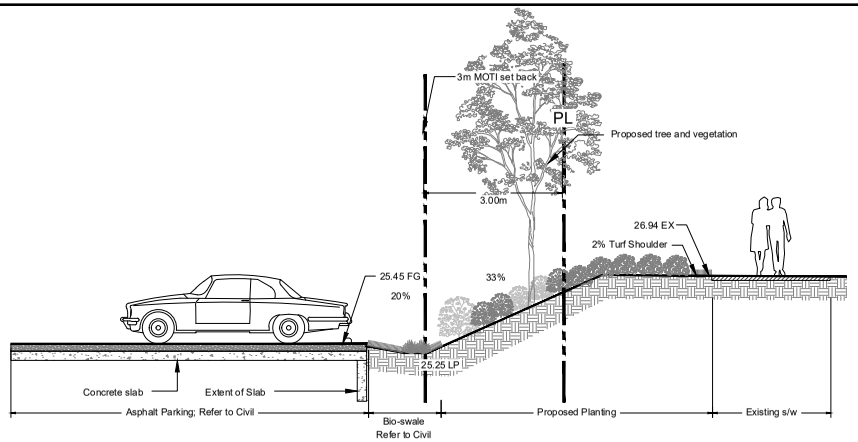
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VDZ Project #: P2020-05

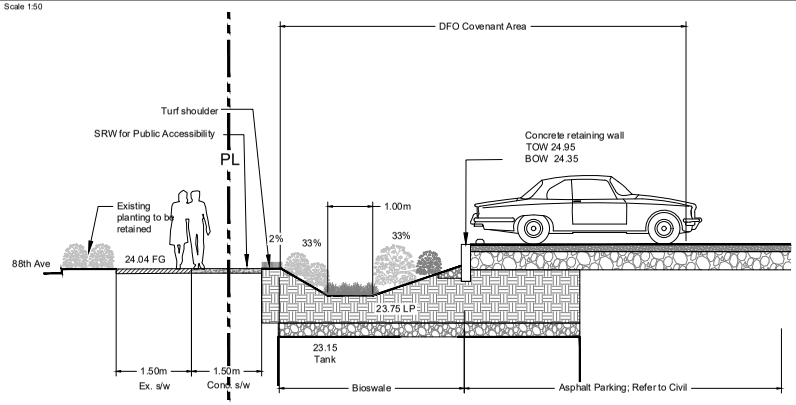
Drawing #: L-06

NORTH

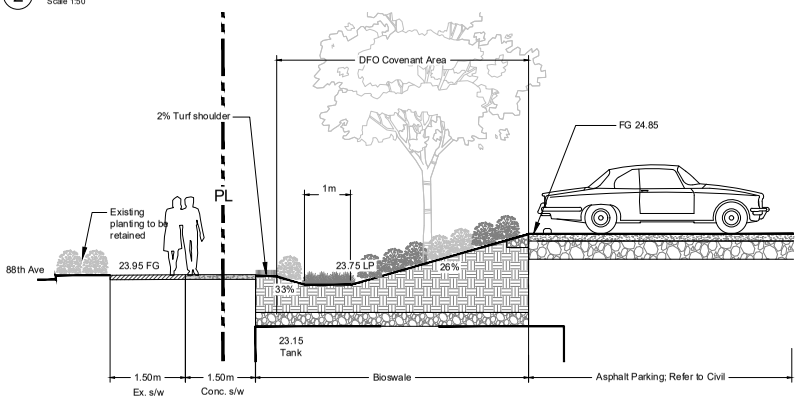
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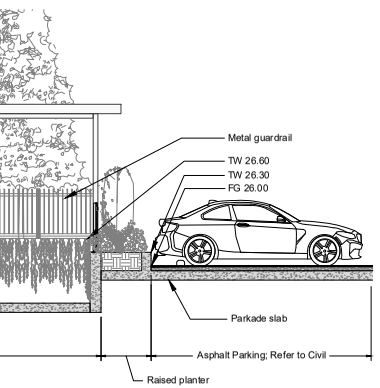
1 SECTION A: NORTH PARKING LOT BIOSWALE TO PROPERTY LINE
Scale 1:50



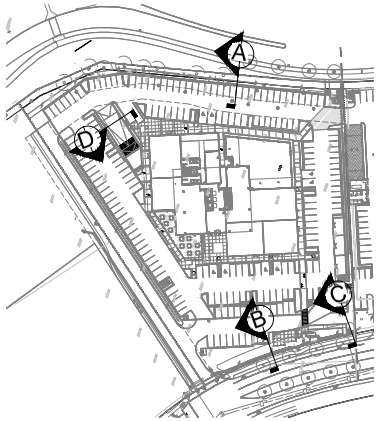
2 SECTION B: SOUTHWEST PARKING LOT BIOSWALE TO PROPERTY LINE
Scale 1:50



3 SECTION C: SOUTHEAST PARKING LOT BIOSWALE TO PROPERTY LINE
Scale 1:50



4 SECTION D: PARKADE RAMP SECTION
Scale 1:50



4 KEY PLAN
Scale 1:1000

1:1000 0 10m 20 30 40 50 60 70 80 90 100 110 120 130 140 150

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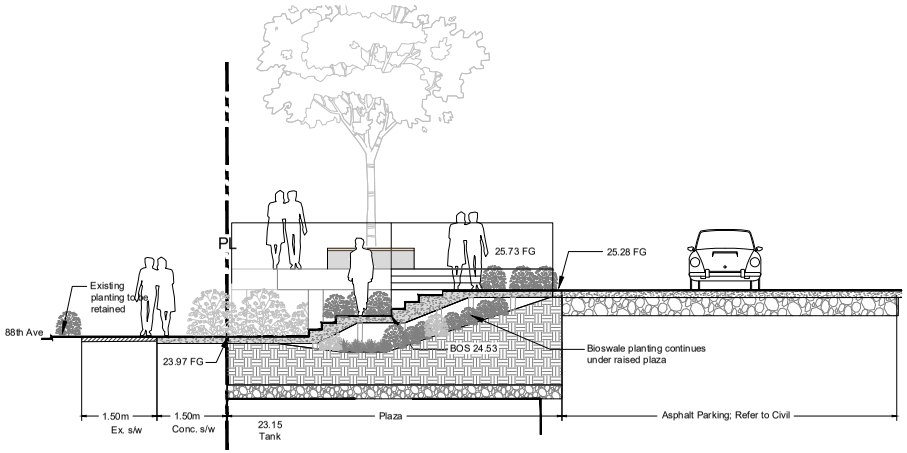
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Scale: AS SHOWN

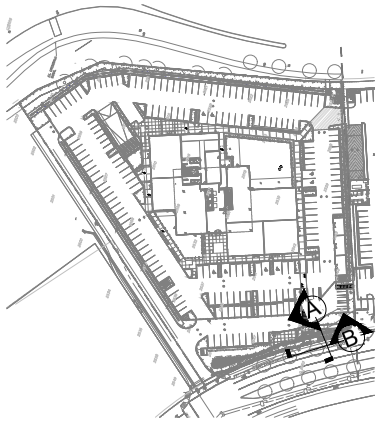
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Drawing Title: LANDSCAPE SECTIONS
VDZ Project #: P2020-05
Drawing #: LS-01
E.3

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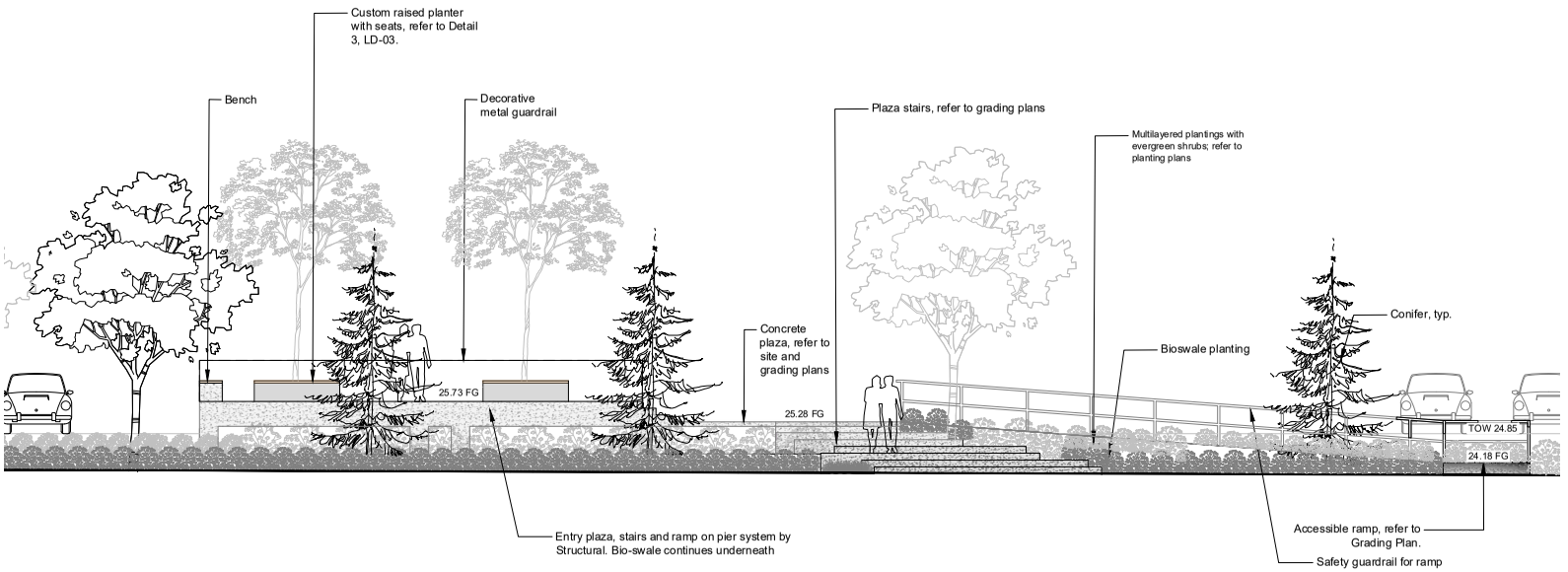


1 SECTION A: THROUGH SOUTH NEW PLAZA
Scale 1:50



3 KEY PLAN
Scale 1:1000

1:1000 0 10m 20 30 40 50 60 70 80 90 100 110 120 130 140 150



2 ELEVATION B: LOOKING AT SOUTH NEW PLAZA FROM STREET
Scale 1:50

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200th St and 88th Ave

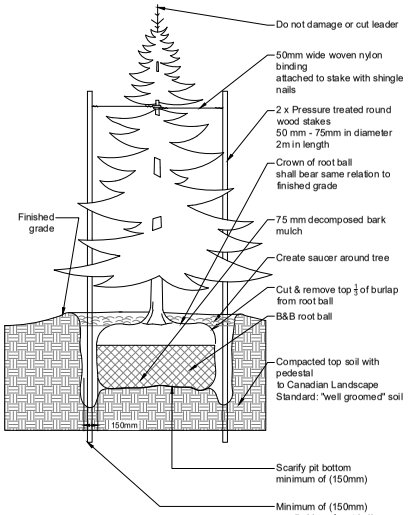
Location:
19899-88th Ave,
Langley, B.C.

Drawn: MS LJ
Checked: MW
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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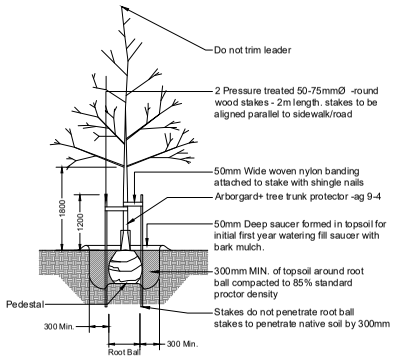
Drawing Title: LANDSCAPE SECTIONS
VDZ Project #: 2020-05 DP
Drawing #: LS-02
E.3

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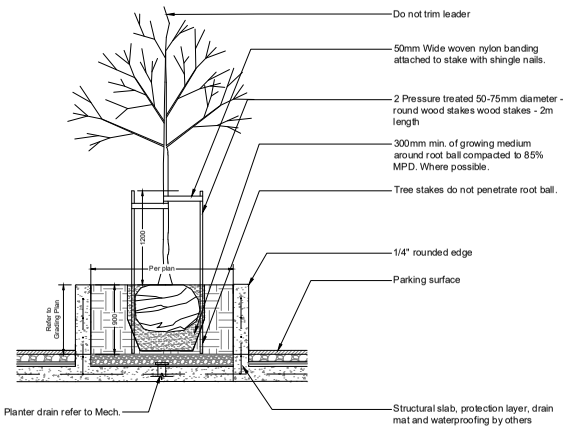
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

1 CONIFEROUS TREE
Scale 1:25



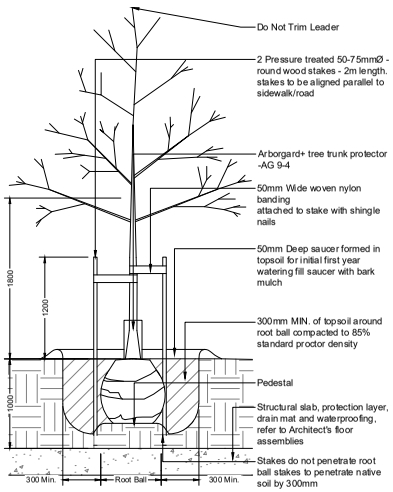
NOTES
1) Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2) All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3) All trees shall be single stem

2 DECIDUOUS TREE
Scale 1:50



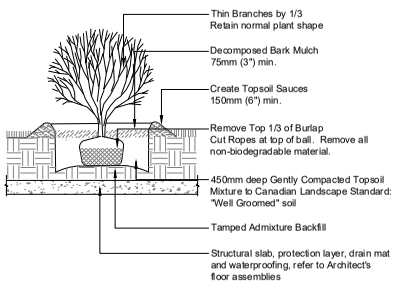
Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem
4. Refer to Architect's drawings for floor assemblies.

3 PLANTER ON SLAB IN PARKADE
Scale 1:30

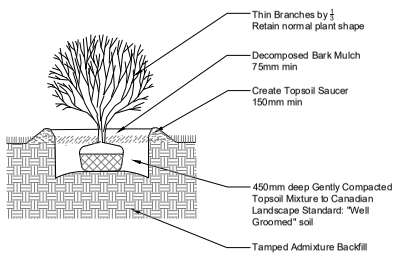


NOTES:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem.

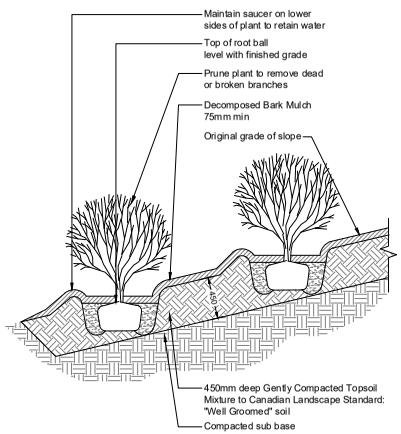
4 TREE PLANTING ON SLAB
Scale 1:25



5 SHRUB PLANTING ON SLAB
Scale 1:25



6 SHRUB PLANTING ON GRADE
Scale 1:25



NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. O.C. spacing per planting plan.

7 PLANTING ON SLOPE
Scale 1:25

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TRYGG LAND GROUP
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No.	By:	Description	Date
2	MW	Issued for DP	2020-10-19
1	MW	Issued for DP	2020-04-01

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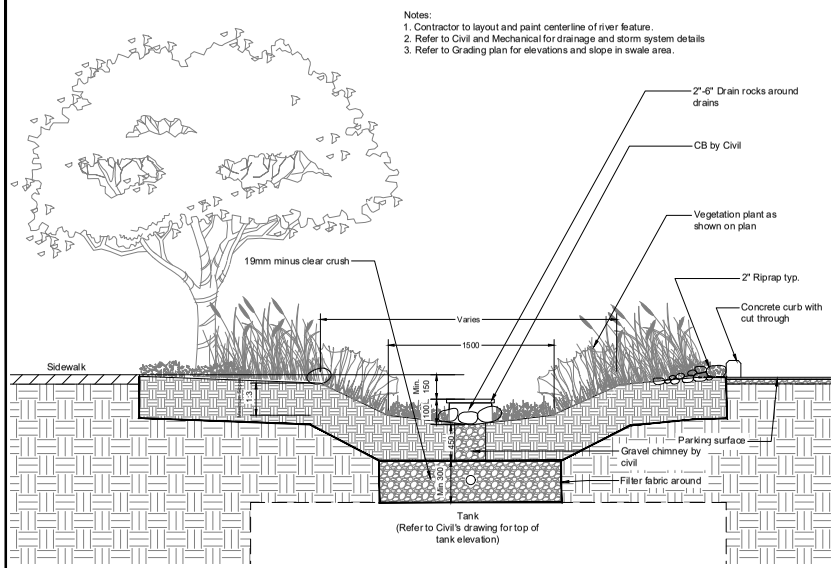
Project:
NorthPoint 2 Office Tower
200th St and 88th Ave

Location:
19899-88th Ave,
Langley, B.C.

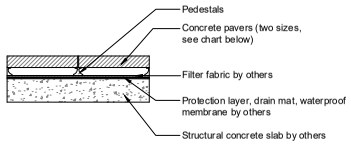
Drawn: MW	Stamp:
Checked: MW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

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Drawing Title: DETAILS
VDZ Project #: P2020-05
Drawing #: LD-01
E.3



1 BIO-SWALE
Scale 1:25

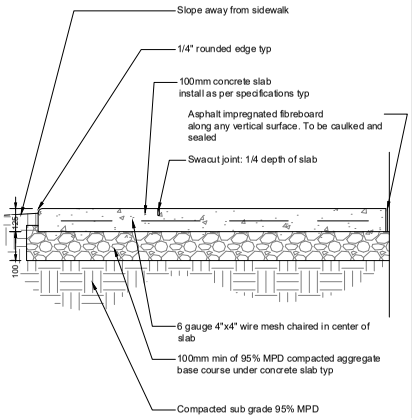


Paver Details:

	General paving	Band
Product:	Texada	Texada
Pattern:	Running bond	Running bond
Colour:	Natural	Tan
Size:	610x305x50	610x610x50
Manufacturer	Abbotsford Concrete	Abbotsford Concrete

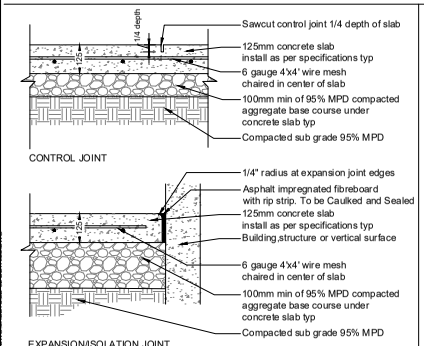
Notes:
1. Refer to Architect's floor assemblies
2. Install all components as per manufacturer's specifications

2 CONCRETE UNIT PAVERS ON PEDESTALS OVER SLAB
Scale 1:10

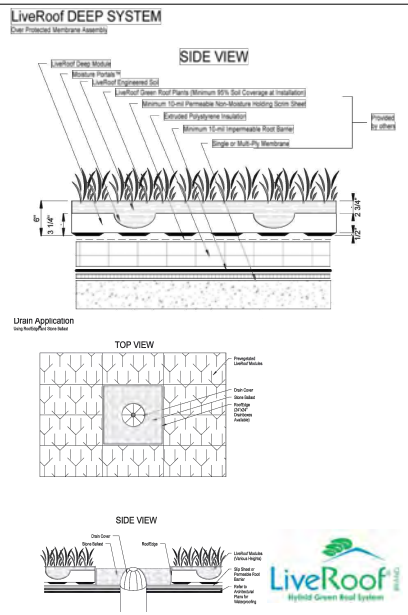


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures
2. Refer to Geo-Technical report for concrete subbase requirements.
3. Refer to landscape plans for concrete scoreline location. For off-site greenway concrete sidewalk, scorline 3m O.C.

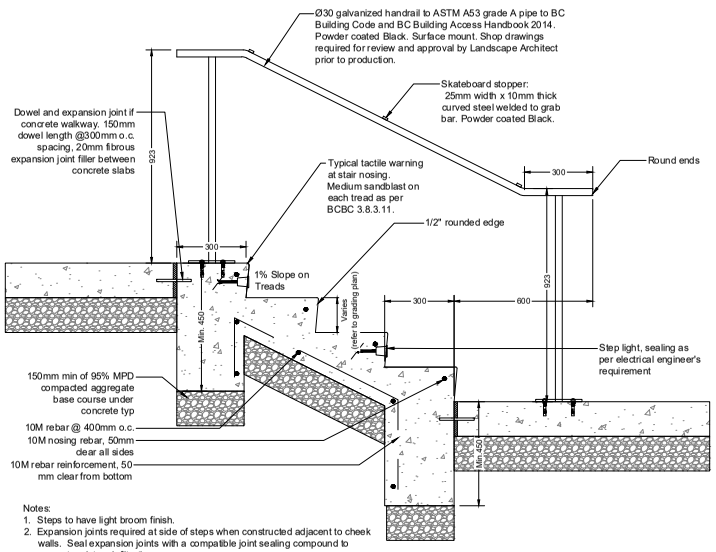
3 CONCRETE SLAB ON GRADE
Scale 1:10



4 CONCRETE JOINTS
Scale 1:10



5 GREEN ROOF
Scale 1:10



Notes:
1. Steps to have light broom finish.
2. Expansion joints required at side of steps when constructed adjacent to cheek walls. Seal expansion joints with a compatible joint sealing compound to prevent moisture infiltration.
3. Refer to Geo-Technical report for concrete subbase requirements.

6 STEPS
Scale 1:10

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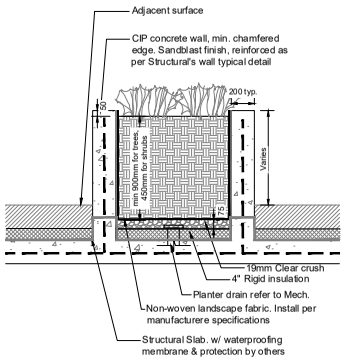
Project:
NorthPoint 2 Office Tower
200th St and 88th Ave

Location:
19899-88th Ave,
Langley, B.C.

Drawn: MW
Checked: MW
Approved: MVDZ
Scale: AS SHOWN
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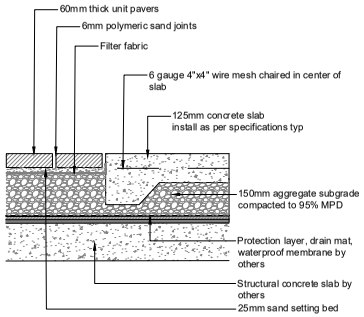
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Drawing Title: DETAILS
VDZ Project #: P2020-05
Drawing #: LD-02



Note:
1. Refer to Architect's drawings for floor assemblies.
2. Structural slab tie-in as per Structural's drawings.

1 TYPICAL PLANTER ON SLAB
Scale 1:20



Notes:
1. Refer to Architect's drawings for floor assemblies.

2 CONCRETE SLAB/PAVER ON SLAB
Scale 1:10



3 ENTRY PLAZA DECORATED GUARDRAIL
Scale NTS

Note: Bike rack to be installed on concrete upstand from structural slab. Contractor to provide shop drawings for approval. Final installation location to be reviewed by Landscape Architect on site.



Supplier: Reliance Foundry or approved equal
Colour: Silver
Model: R-8224 Ring
Mount: Surface mount

4 BIKE RACK
Scale NTS

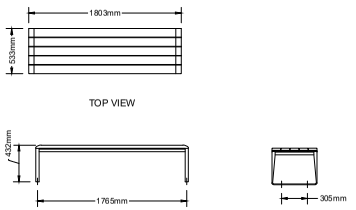


Supplier: Equiparc or approved equal
Colour: Silver
Model: MTL
Mount: Surface mount

5 TRASH RECEPTACLE
Scale NTS

NOTES:
1. Installation to be completed in accordance with manufacture's specifications.
2. Do not scale drawing.
3. This drawing is intended for use by architects, engineers, contractors, consultants and design professionals for planning purposes only. this drawing may not be used for construction.
4. All information contained herein was current at the time of development but must be reviewed and approved by the product manufacturer to be considered accurate.

Reference number 2896-052.



Supplier: EquipARC
Phone: (800) 363-9264
Email: info@equiparc.com

Product Number: EP 1931 or approved equal
Installation: Install as per manufacturer's specifications

6 WOOD BENCH
Scale NTS

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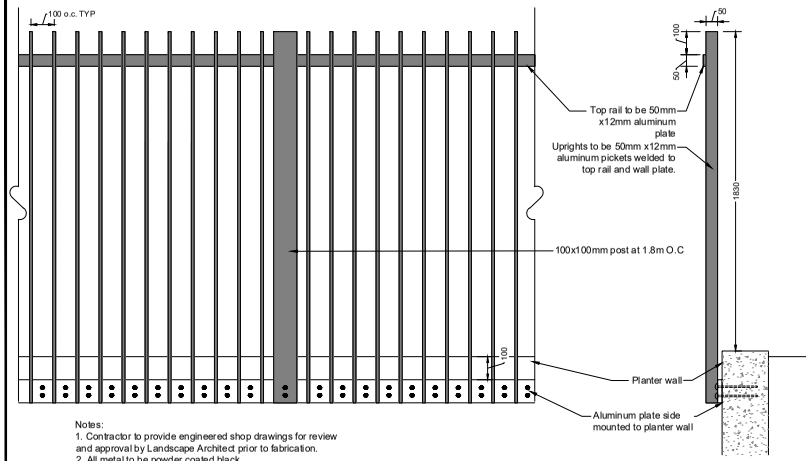
Project:
NorthPoint 2 Office Tower
200th St and 88th Ave

Location:
19899-88th Ave,
Langley, B.C.

Drawn: MW
Checked: MW
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

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Drawing Title: DETAILS
VDZ Project #: 2020-05
Drawing #: LD-03



1 PICKET FENCE
Scale 1:10

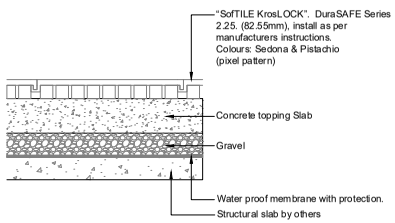


Atlas Pots or approved equivalent
LAWRENCE Rectangle
LARGE: 45cm x 45cm x 100cm (18" wide x 18" tall x 40" long)

2 CONTAINER PLANTER ON L2 PATIO
Scale N.T.S



3 CUSTOM RAISED PLANTERS WITH SEATS
Scale N.T.S

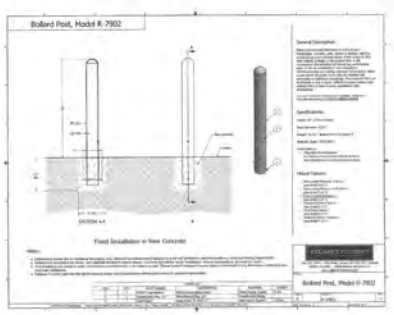


4 RUBBER TILES
1:10

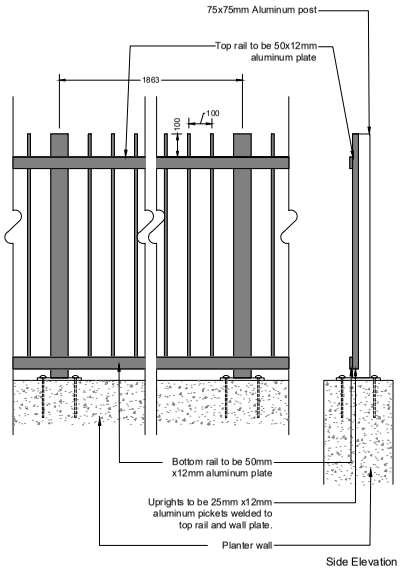


Note: Perforated aluminum panel, powder coated. Colour: TBD

5 MECHANICAL SCREEN
Scale N.T.S



6 BOLLARDS
Scale N.T.S



6 METAL GUARDRAIL
Scale N.T.S

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REVISIONS TABLE FOR SHEET

Project:
NorthPoint 2 Office Tower
200th St and 88th Ave

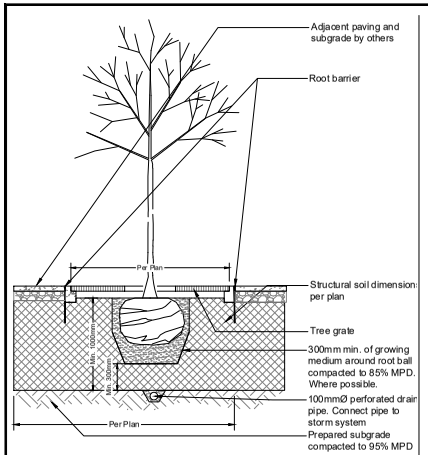
Location:
19899-88th Ave,
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Drawn: MW MT
Checked: MW
Approved: MVDZ
Scale: AS SHOWN
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Drawing Title: DETAILS
VDZ Project #: 2020-05
Drawing #: LD-04

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-05 200TH STREET AND 88TH AVENUE\5. DWG\SHEETS\LD-04 DETAILS.DWG



Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc. to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem
4. Root flare shall be at or above the surface of surrounding grade, as per Canadian Landscape Standards
5. Structural soil to be SureBASE structural soil by Veratec or approved alternate, installed per manufacturers specifications to dimensions specified.

1 TREE WITH GRATE AND STRUCTURAL SOIL
Scale 1:30



GENERAL

1. THE FINAL LOCATION, PLANTING, SPECIES SELECTION AND SIZES SHALL BE COMPLETED TO THE SATISFACTION OF THE MANAGER, GREEN INFRASTRUCTURE SERVICES. THE OWNER IS RESPONSIBLE FOR CONTACTING GREEN INFRASTRUCTURE SERVICES STAFF FOR REVIEW OF PLANTING LOCATIONS AND OF THE STREET TREE SEWING LOCATIONS – PRIOR TO PLANTING.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING A HIGHWAYS USE PERMIT FROM ENGINEERING DIVISION FOR INSTALLING, LOCATING OR TEMPORARILY STORING STREET TREES AND OTHER MATERIAL WITHIN A HIGHWAY (ROAD RIGHT-OF-WAY) OR IF UNLOADING MAY POTENTIALLY INTERFERE WITH TRAFFIC FLOWS ON PUBLIC ROADS. THIS PERMIT SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF THE OFF-SITE WORKS (TYPICALLY STREET TREE, BOULEVARD AND GREENWAY PLANTING).
3. USE TREE INSTALLATION DETAIL TLP 23, 24 AND 25

LOCATION OF PLANTING

4. STREET TREES SHALL BE SPACED AS NOTED ON THE DRAWINGS, UNLESS OTHERWISE APPROVED BY MANAGER, GREEN INFRASTRUCTURE SERVICES. TREES SHALL BE SIZED AS NOTED ON THE DRAWINGS AND NO LESS THAN 3.0m IN HEIGHT WITH A MINIMUM CLEAR STEM HEIGHT OF 1.8m TO THE LOWEST BRANCH. ACTUAL TREE NUMBERS, SPACING AND LOCATIONS WILL VARY ACCORDING TO SITE CONDITIONS AND AMENITIES.
5. LOCATIONS SHALL BE IDENTIFIED WITH STAKES OR PAINTED MARKINGS BY THE OWNER. IF UNDERGROUND OBSTRUCTIONS ARE UNCOVERED THESE ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO PLANTING. NOTE: A TREE STAKING REVIEW AND TREE INSPECTION MUST BE REQUESTED BY THE DEVELOPER/CONTRACTOR PRIOR TO TREE PLANTING TAKING PLACE. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO SCHEDULE THE REVIEW
6. NO TREE SUBSTITUTIONS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE T.O.L. URBAN FORESTRY.

MINIMUM TREE PLANTING CLEARANCES

7. TREES SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM:
   - STREET LIGHT POLES 6.0m
   - UTILITY POLES 3.0m
   - EDGE OF DRIVEWAY, CURB RETURN, CATCHBASIN OR ABOVE GROUND UTILITY FACILITY 2.0m
   - SEWER AND DRAINAGE SERVICE CONNECTION/FIRE HYDRANTS 1.5m
   - MANHOLES, VALVE BOXES, WATER SERVICES 1.2m
   - BCH UPLINE/HYDRA SWITCH VAULTS 2.25m

WHERE THERE IS A BOULEVARD PLANTING STRIP BETWEEN THE BACK OF CURB AND FRONT OF THE SIDEWALK, TREES SHALL BE PLANTED A MIN. OF 1.0m FROM BACK OF CURB AND 1.0m FROM BACK OF SIDEWALK

IN OTHER CIRCUMSTANCES TREES SHALL BE PLANTED 1.0m FROM THE BACK OF THE SIDEWALK AND 2.5m FROM BACK OF CURB.

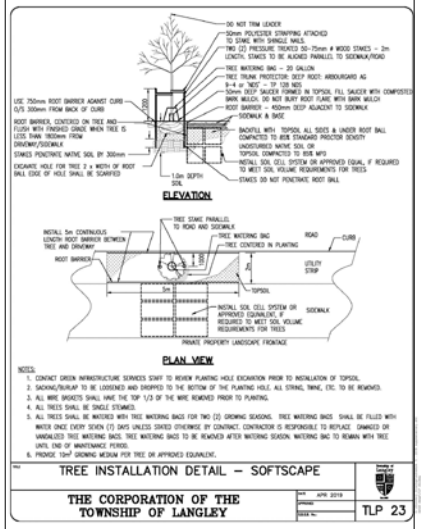
TREES SHALL BE NO CLOSER TO A ROAD INTERSECTION THAN THE PROJECTION OF AN 8.0m x 8.0m SIGHT TRIANGLE, AS SHOWN IN TLP 26.

CONDITION

8. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFIGUREMENTS.
9. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARDS, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.
10. REFER TO SCHEDULE B, SECTION 12.6 – PROVIDE 10m³ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE PLANTING NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019 — TLP 22

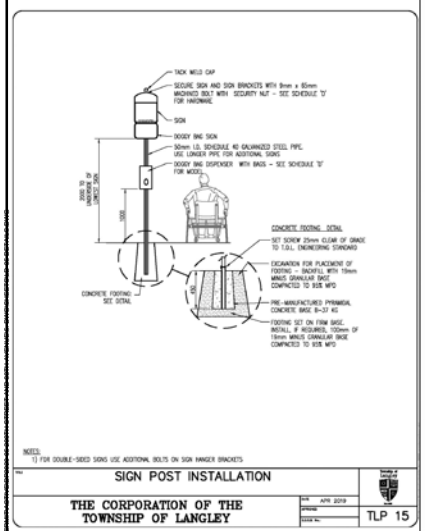
2 TREE PLANTING NOTES (off-site)
Scale N.T.S



NOTES:
1. CONTACT GREEN INFRASTRUCTURE SERVICES STAFF TO REVIEW PLANTING HOLE EXCAVATION PRIOR TO INSTALLATION OF TOPSOIL.
2. SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
3. ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
4. ALL TREES SHALL BE SINGLE STEMMED.
5. ALL TREES SHALL BE WATERED WITH TREE WATERING BAGS FOR TWO (2) GROWING SEASONS. TREE WATERING BAGS SHALL BE FILLED WITH WATER ONCE EVERY SEVEN (7) DAYS UNLESS STATED OTHERWISE BY CONTRACT. CONTRACTOR IS RESPONSIBLE TO REPLACE DAMAGED OR VANDALIZED TREE WATERING BAGS. TREE WATERING BAGS TO BE REMOVED AFTER WATERING SEASON. WATERING BAG TO REMAIN WITH TREE UNTIL END OF MAINTENANCE PERIOD.
6. PROVIDE 10m³ GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

TREE INSTALLATION DETAIL – SOFTSCAPE
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019 — TLP 23

3 TREE INSTALLATION DETAIL - SOFT (off-site)
Scale N.T.S

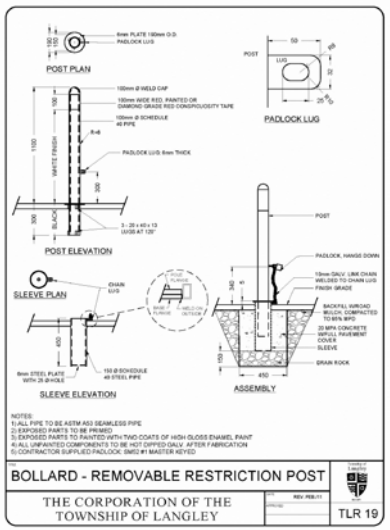


NOTES:
1) FOR DOUBLE-SIDED SIGNS USE ADDITIONAL BOLTS ON SIGN HANGER BRACKETS

SIGN POST INSTALLATION
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019 — TLP 15

Note:
Contact ToL for trail sign template and provide shop drawings for approval prior to fabrication.

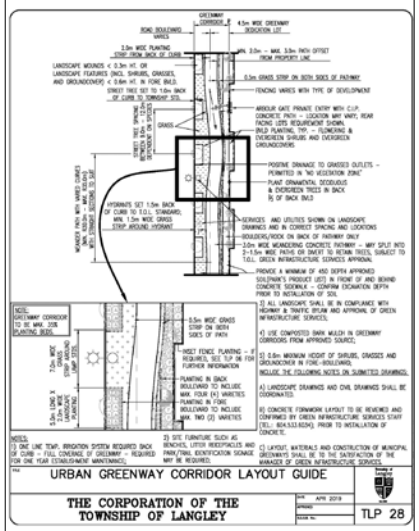
4 SIGN POST INSTALLATION (off-site)
Scale N.T.S



NOTES:
1) ALL PIPE TO BE ASTM A53 SEAMLESS PIPE
2) EXPOSED PARTS TO BE PRIMED
3) EXPOSED PARTS TO PAINTED WITH TWO COATS OF HIGH GLOSS ENAMEL PAINT
4) ALL UNPAINTED COMPONENTS TO BE HOT DIPPED GALV. AFTER FABRICATION
5) CONTRACTOR SUPPLIED PADLOCK SM52 #1 MASTER KEYED

BOLLARD - REMOVABLE RESTRICTION POST
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
REV. FEB/11 — TLR 19

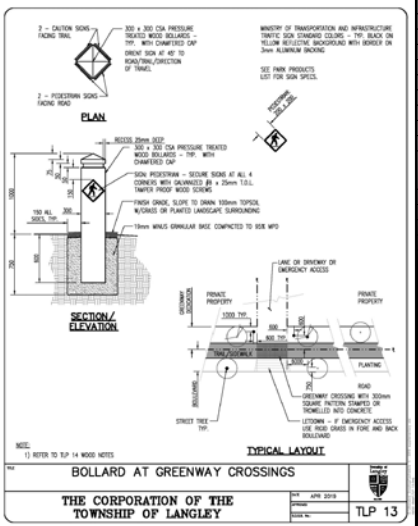
5 BOLLARD - REMOVABLE RESTRICTION POST (off-site)
Scale NTS



NOTES:
1) ONE LINE TEMP. IRRIGATION SYSTEM REQUIRED BACK OF CURB – FULL COVERAGE OF GREENWAY – REQUIRED FOR ONE YEAR ESTABLISHMENT MAINTENANCE.
2) SITE FURNITURE SUCH AS BENCHES, LITTER RECEPTACLES AND PARK/TRAIL IDENTIFICATION SIGNAGE MAY BE REQUIRED.
3) ALL LANDSCAPE SHALL BE IN COMPLIANCE WITH HIGHWAY & TRAFFIC BYLAW AND APPROVAL OF GREEN INFRASTRUCTURE SERVICES.
4) USE COMPOSTED BARK MULCH IN GREENWAY CORRIDORS FROM APPROVED SOURCE.
5) 0.6m MAXIMUM HEIGHT OF SHRUBS, GRASSES AND GROUNDCOVER IN FORE–BOULEVARDS.
INCLUDE THE FOLLOWING NOTES ON SUBMITTED DRAWINGS:
A) LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.
B) CONCRETE FORMWORK LAYOUT TO BE REVIEWED AND CONFIRMED BY GREEN INFRASTRUCTURE SERVICES STAFF (TEL.: 604.533.6024), PRIOR TO INSTALLATION OF CONCRETE.
C) LAYOUT, MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS SHALL BE TO THE SATISFACTION OF THE MANAGER OF GREEN INFRASTRUCTURE SERVICES.

URBAN GREENWAY CORRIDOR LAYOUT GUIDE
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019 — TLP 28

6 GREENWAY (off-site)
Scale NTS



NOTE:
1) REFER TO TLP 14 WOOD NOTES

BOLLARD AT GREENWAY CROSSINGS
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
APR 2019 — TLP 13

7 BOLLARD (off-site)
Scale NTS

VDZ+A
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 1J7
www.vdz.ca | 604-882-0024

BENCHMARK LANDSCAPE ARCHITECTURE
TRYGG LAND GROUP
SPIRE

No.	By:	Description	Date
2	MW	Issued for DP	2020-10-19
1	MW	Issued for DP	2020-04-01

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

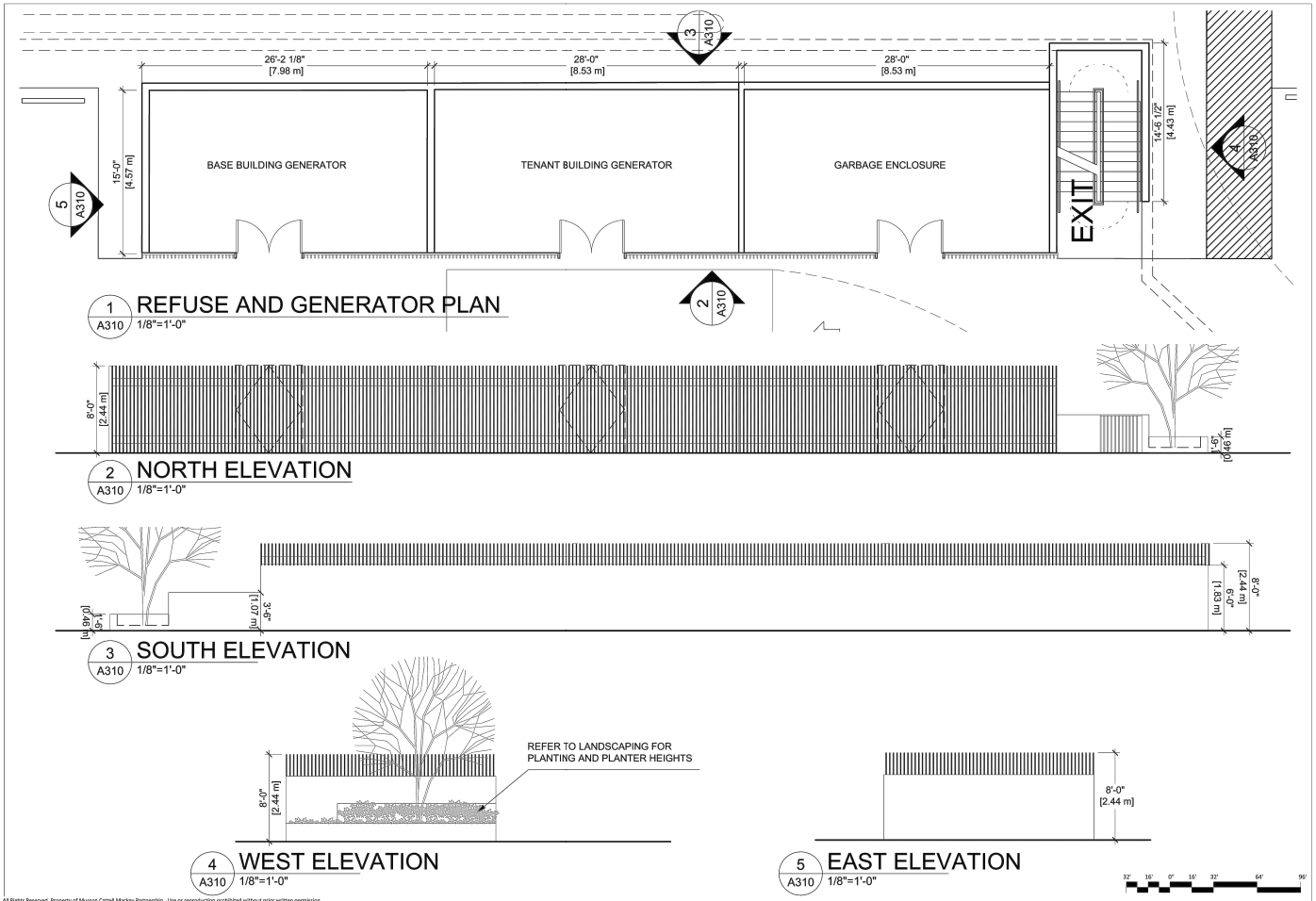
Project:
NorthPoint 2 Office Tower
200th St and 88th Ave

Location:
19899-88th Ave,
Langley, B.C.

Drawn:	Stamp:
MW	
Checked: MW	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REDRAWINGS PARTIAL/UP DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION

Drawing Title: DETAILS
VDZ Project #: 19-P2020-05
Drawing #: LD-05
E.3



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MCM

Musson Cattell Mackey Partnership

Architects
Designers
Planners

A Partnership Of Corporations

200th St.

88 Ave.
Langley, BC

Project # 219045.01

REFUSE AREA

1/64" = 1'-0"

A310

VDZ+A

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
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BENCHMARK

TRYGG LAND GROUP

SPIRE

No.	By:	Description	Date
2	MW	Issued for DP	2020-10-19
1	MW	Issued for DP	2020-04-01

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
NorthPoint 2 Office Tower
200th St and 88th Ave

Location:
19899-88th Ave,
Langley, B.C.

Drawn: MW

Checked: MW

Approved: MVDZ

Stamp:

Original Sheet Size: 24"x36"

Scale: AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PATIMUP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS

VDZ Project #: 19P2020-05

Drawing #: LD-06

1 GARBAGE AND GENERATOR ENCLOSURE
Scale NTS

Z:\PROJECTS\DEVELOPMENT PERMIT-ACTIVE\DP2020-05 200TH STREET AND 88TH AVENUE\5. DWG\SHEETS\LD-06 DETAILS.DWG

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

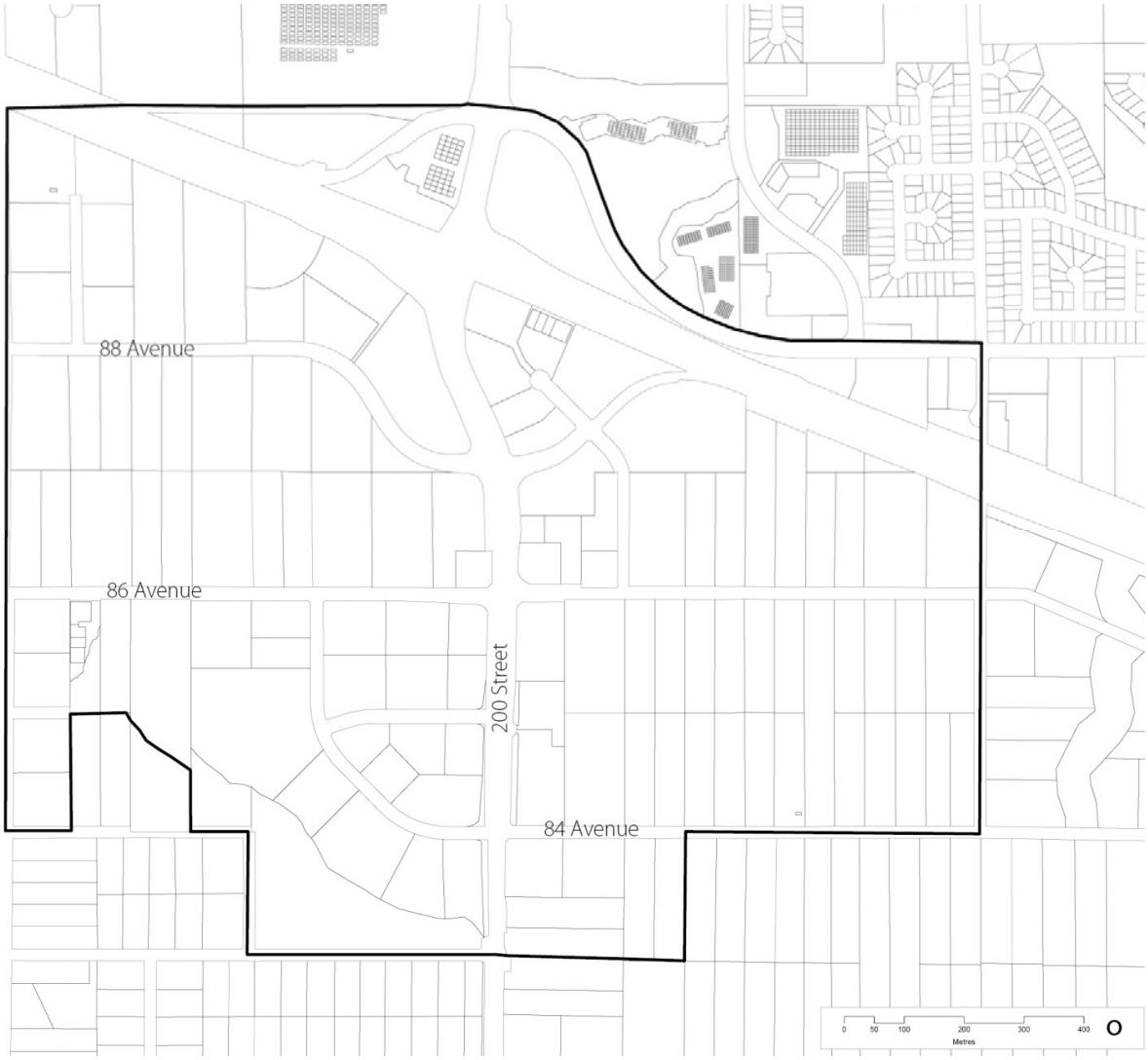
The Carvolth Development Permit Area is identified in the Willoughby Community Plan as Development Permit Area “M”. The lands identified on Figure 42: Carvolth Development Permit Area are designated under the following sections of the Local Government Act:

- 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.

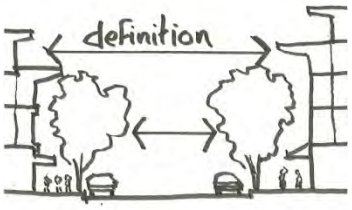


Figure 44. Buildings and street trees can be used to create "street definition".

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.

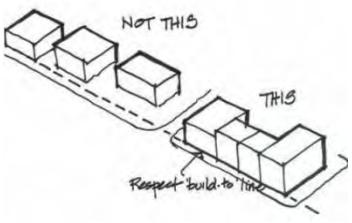


Figure 45. Use a common "build to line" to create a street definition and a sense of enclosure.

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.

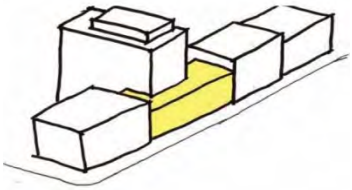


Figure 46. The base massing of this taller building should complement setbacks and heights of adjacent buildings.



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.

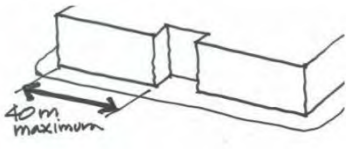


Figure 48. Limit the visual mass of building façades to lengths of 40 m or less.

- 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.

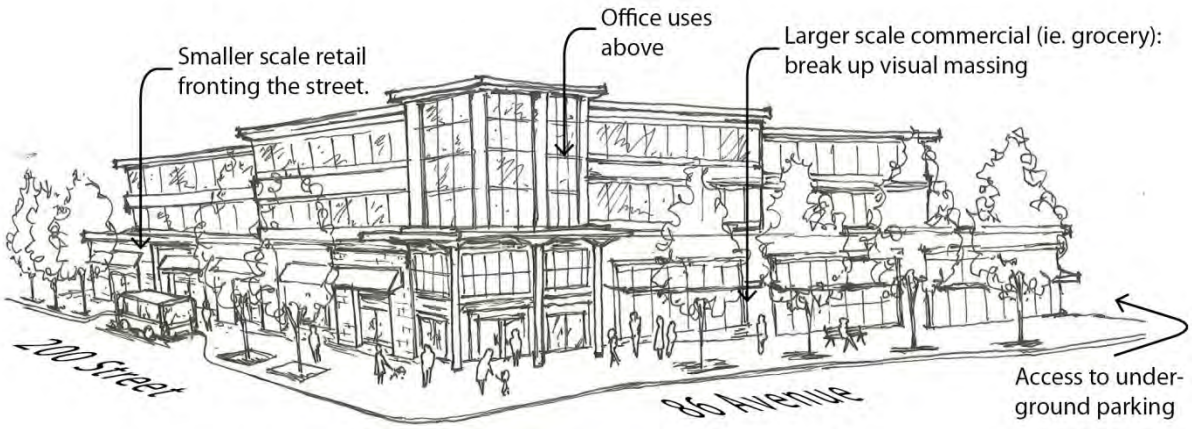


Figure 51. Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk.



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.

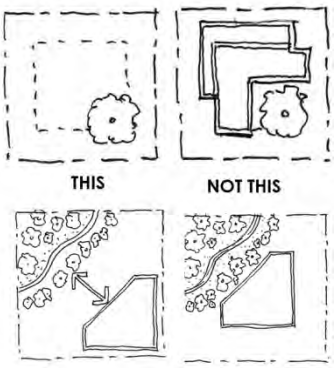


Figure 54. Retain existing trees and buffer ecologically sensitive areas.

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.

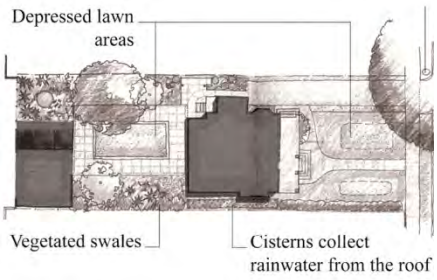


Figure 55. Landscape design can contribute to local ecosystem health.

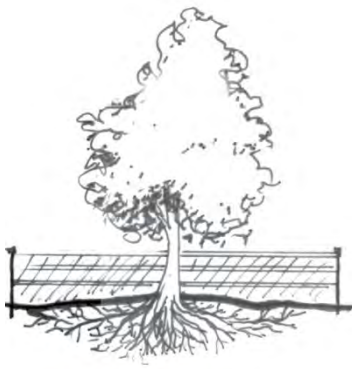


Figure 56. Protective barriers around existing trees.

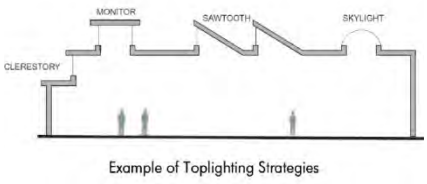


Figure 57. Roof openings can provide lighting where typical side lighting is restricted.

- 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.

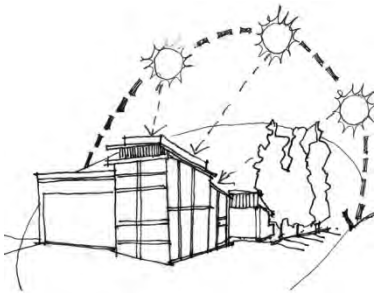


Figure 58. Buildings oriented to maximize use of solar energy.

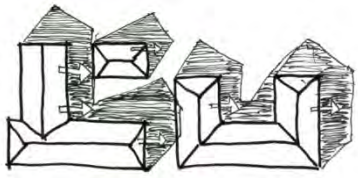


Figure 59. Corner and through units facilitate natural ventilation and daylight access.

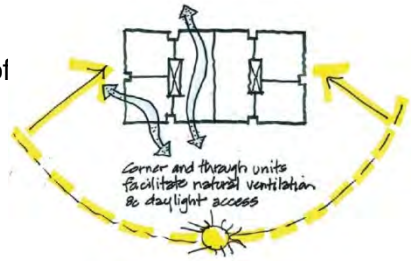


Figure 60. Sun shade diagrams can help determine the siting of buildings to minimize overshadowing of adjacent open

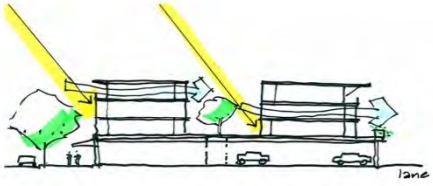


Figure 61. Through units allow for natural ventilation and increased daylight access.

- 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.

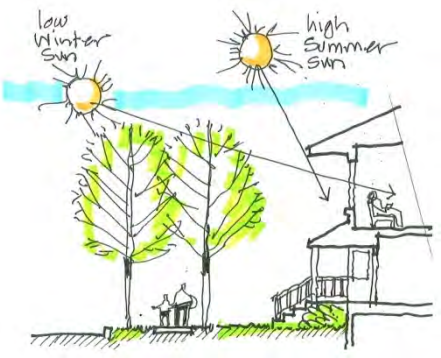


Figure 62. Ensure light penetration into interior living spaces in winter, and protection from direct sunlight in the afternoon hours of summer.

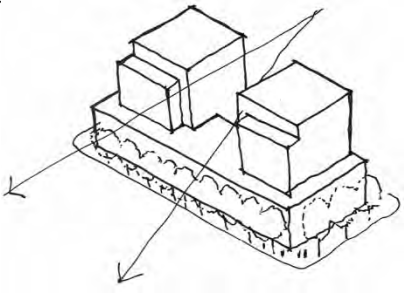


Figure 63. Slender building forms enhance daylight penetration and cooling through cross ventilation.



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.

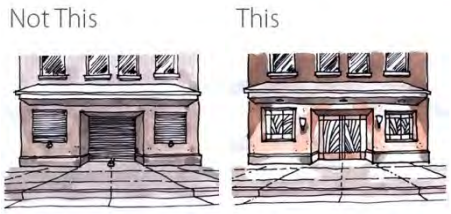


Figure 68. Security grilles can be incorporated in an attractive way.

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.

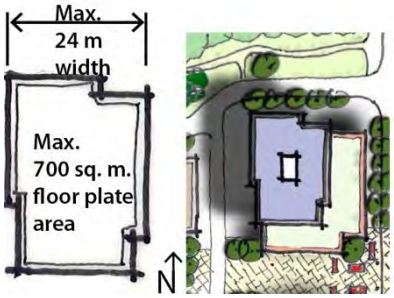


Figure 69. Tall buildings.

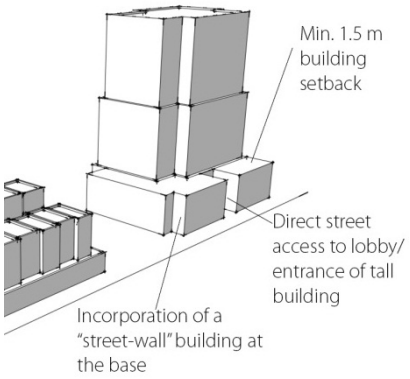


Figure 70. Ensure vertical and horizontal articulation.

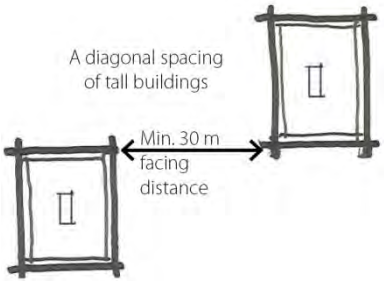


Figure 71. Spacing of tall buildings.

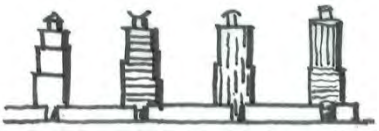


Figure 72. Variation in tower form and design should be achieved.

- 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.

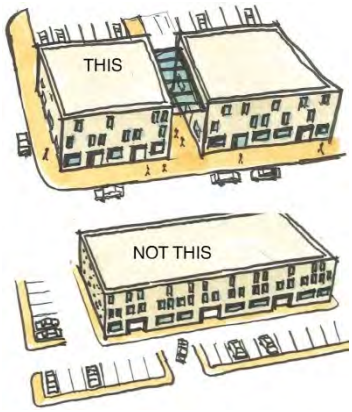


Figure 74. Off-street parking uses should not be located between the front of a building and the public sidewalk.



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.

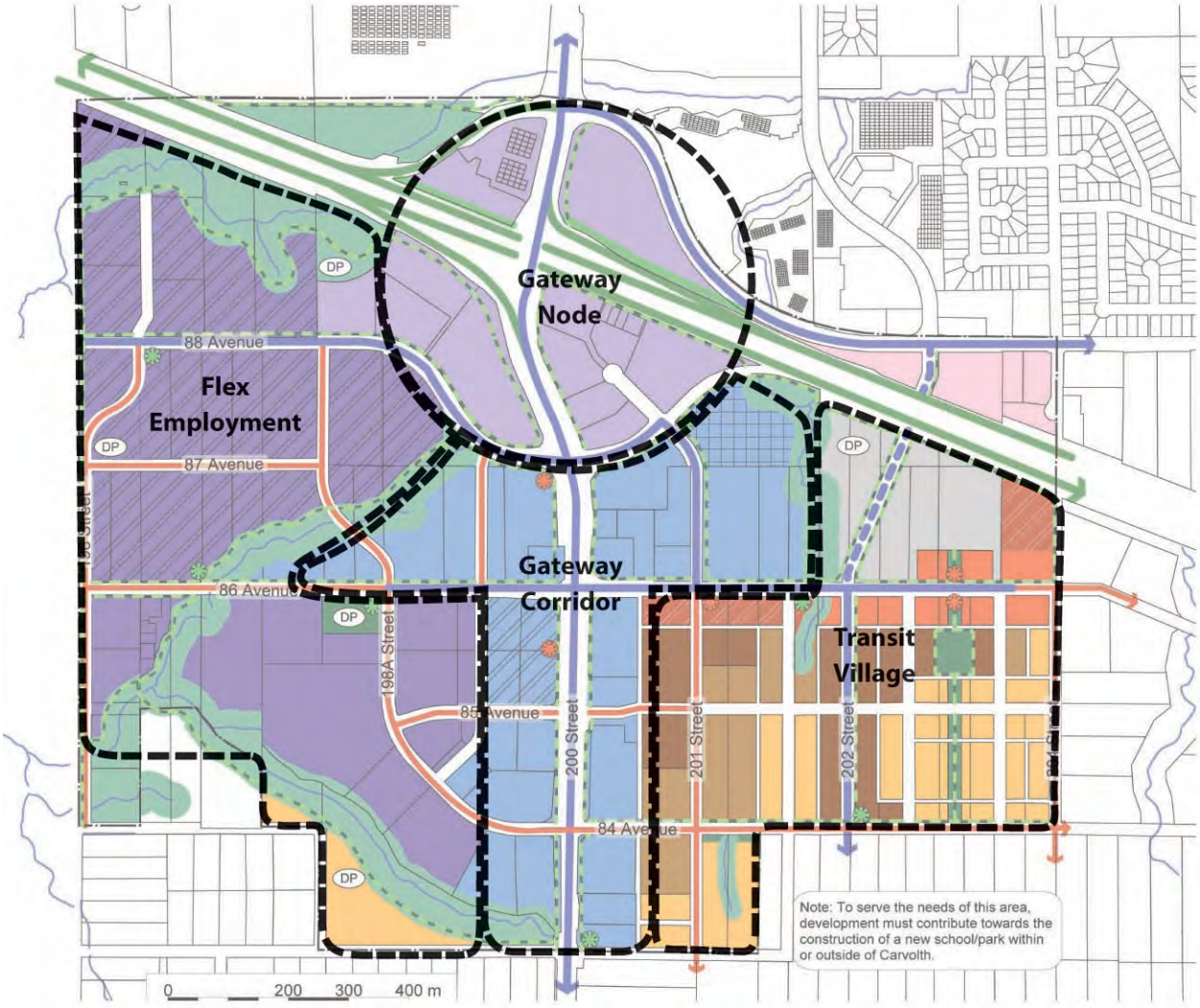


Figure 81. Map of Character Areas.

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.

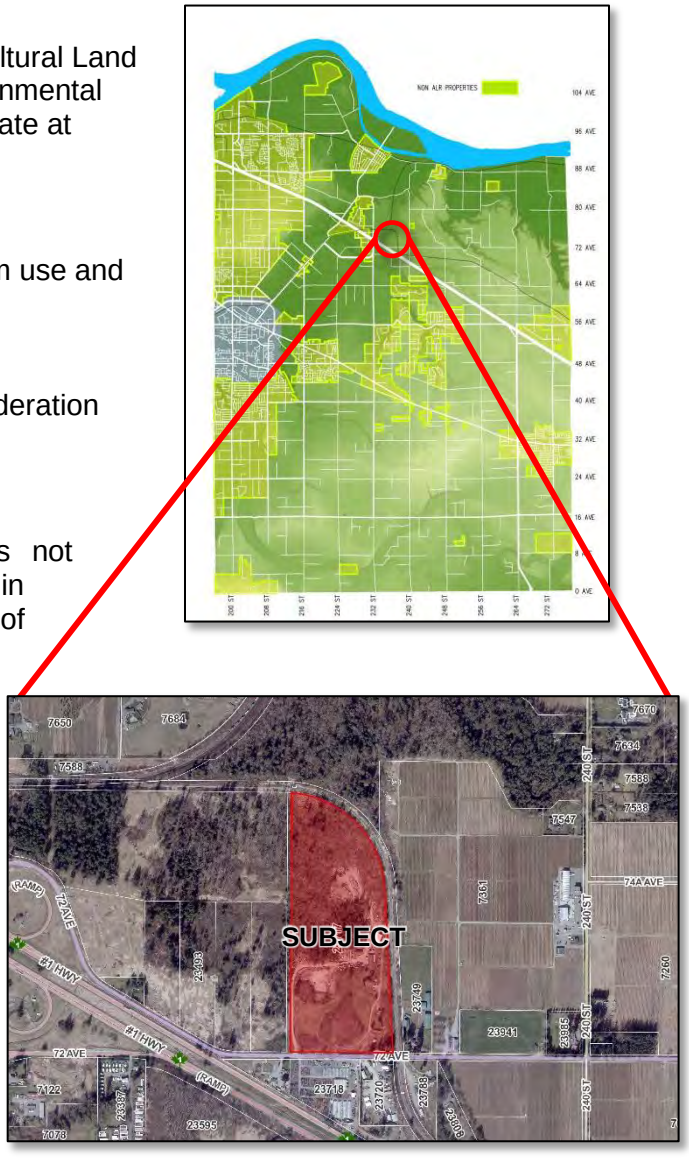
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 8, 2021 - REGULAR MEETING	**REPORT:**	21-19
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-21-0019
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100385 (HENRY / 23717 – 72 AVENUE)		

PROPOSAL:

Non–farm use application to the provincial Agricultural Land Commission (ALC) submitted by Madrone Environmental Services Ltd. to permit a drilling company to operate at 23717 – 72 Avenue.



RECOMMENDATION SUMMARY:

That Council consider the application for non-farm use and select one of the following:

a. Not refer the application to the ALC; or
b. Refer the application to the ALC for consideration based on agricultural merits.

RATIONALE:

The proposed non-farm use application does not comply with the permitted uses currently allowed in the subject property's Rural Zone RU-3 zoning of the Township's Zoning Bylaw.

The application is being forwarded to Council for consideration of referral or non-referral to the provincial Agricultural Land Commission.

RECOMMENDATION:

That Council consider the non-farm use application submitted by Madrone Environmental Services Ltd. to the Agricultural Land Commission to permit continued operation of a drilling business, D & B Auger Services Inc., on a portion of the property located at 23717 – 72 Avenue within the Agricultural Land Reserve, and select one of the following:

a) Not refer the application to the Agricultural Land Commission; or
b) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits.

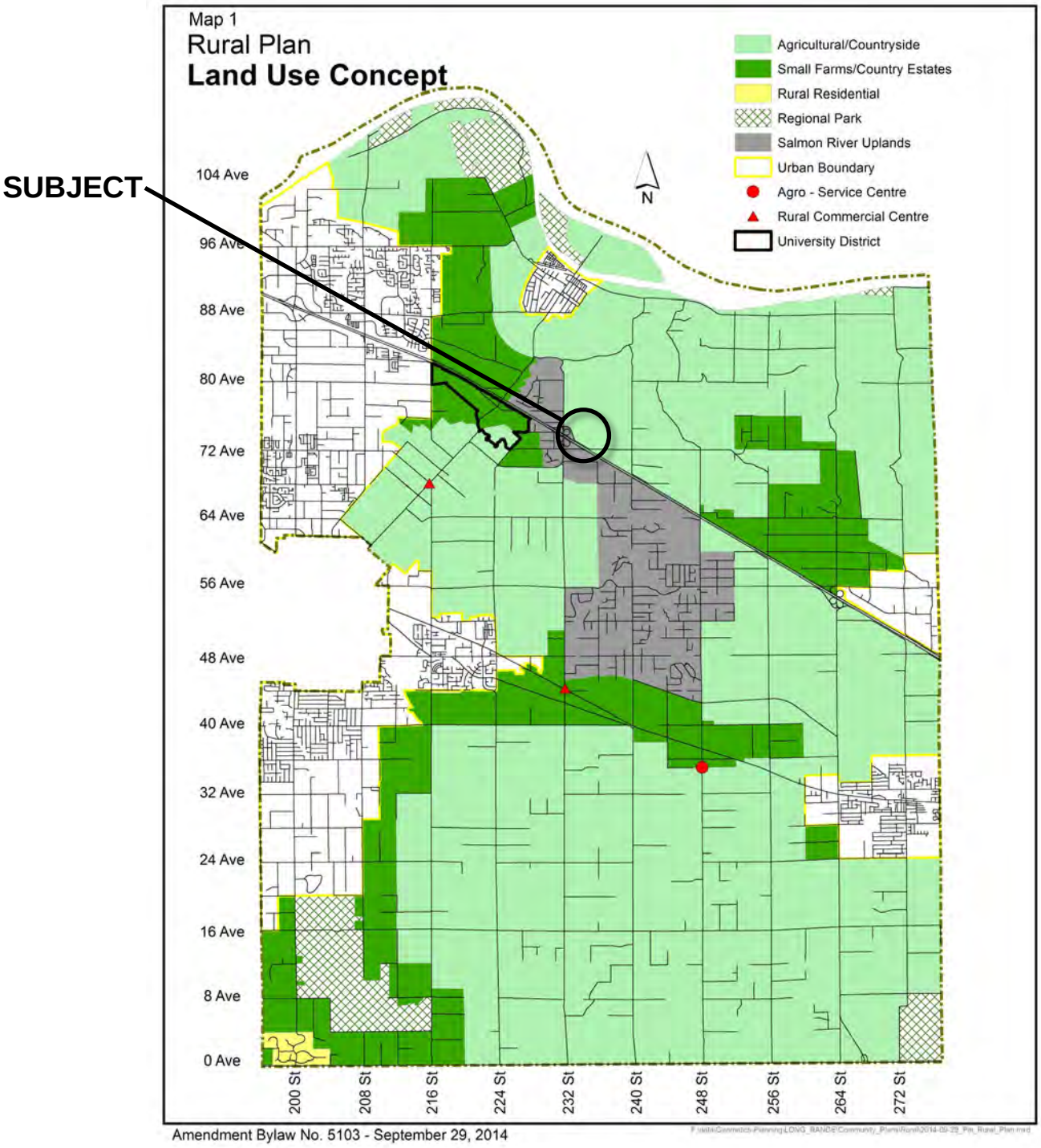
EXECUTIVE SUMMARY:

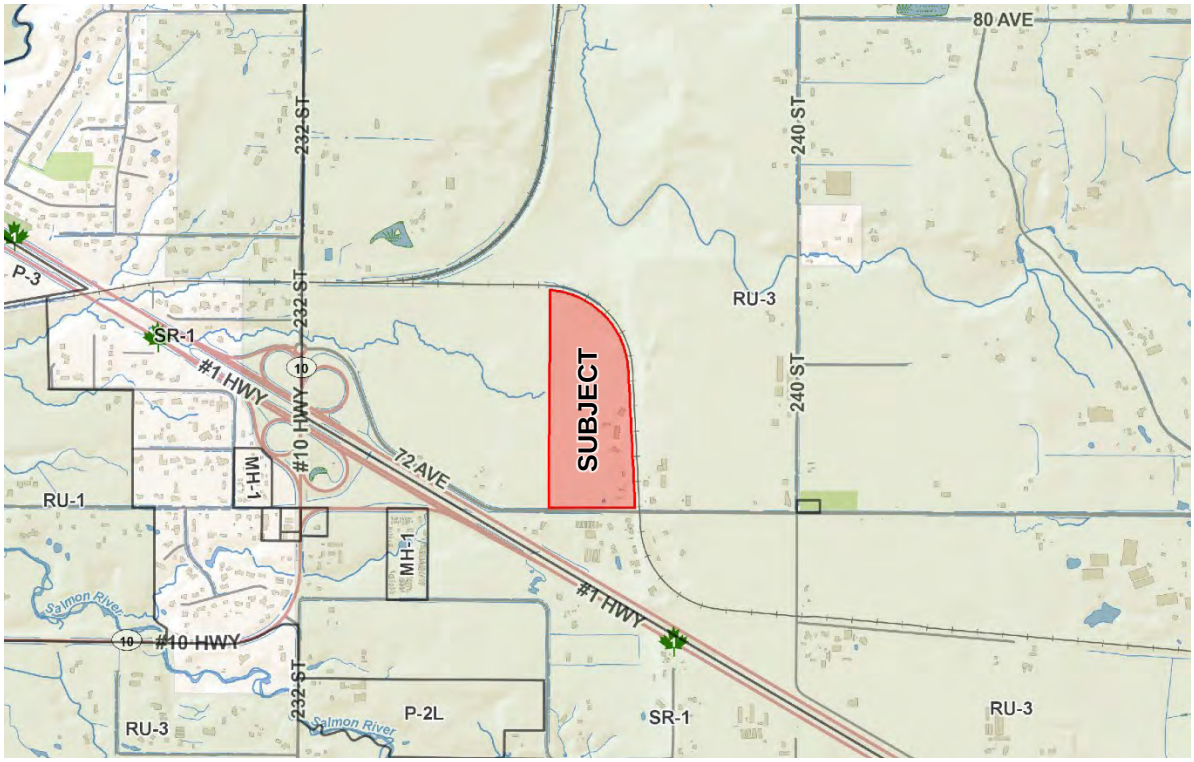
The Township of Langley is in receipt of a non-farm use application proposing continued operation of a drilling business, D & B Auger Services Inc., on a 3.0 ha (7.4 ac) portion of property located at 23717 - 72 Avenue, within the Agricultural Land Reserve (ALR).

The business is currently licenced as an accessory home occupation (limited to an office use). The current operation does not comply with the Township Zoning Bylaw provisions to qualify as an “accessory home occupation” and as such has been subject to numerous (71) Bylaw Enforcement Notices. Should the non-farm use application be approved for referral to the Agricultural Land Commission (ALC) and subsequently approved by the ALC, further applications will be necessary for land use amendments in consideration of the Regional Growth Strategy, the Rural Plan, and the Township’s Zoning Bylaw (subject to approval of the Minister of Agriculture) to enable continued operation of the business.

PURPOSE:

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


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



ZONING BYLAW NO. 2500



Site Plan – Provided by Applicant

REFERENCE:

Owner	Bonnie Henry 23717 – 72 Avenue Langley, BC V1M 3K9
Applicant:	Madrone Environmental Services Ltd. 202, 2790 Gladwin Road Abbotsford, BC V2T 4S7
Legal Description:	Parcel 1 Section 21 Township 11 NWD Plan LMP36953
Location:	23717 – 72 Avenue
Area:	17.31 ha (42.78 ac)
Existing Zoning:	Rural Zone RU-3
Minimum Parcel Size:	8.0 ha (19.8 ac)
Rural Plan Designation:	Agricultural / Countryside

BACKGROUND / HISTORY:

The Regional Growth Strategy (RGS) is a long term land use plan implemented by Metro Vancouver that shapes growth throughout the Lower Mainland. The RGS designation for the subject property is Agriculture. The RGS states, "Agricultural areas are intended primarily for agricultural uses, facilities and supporting services with an emphasis on food production where appropriate. These areas reinforce provincial and local objectives to protect the agricultural land base of the region." The Township's Official Community Plan (OCP) must align with the RGS therefore, any amendments to the OCP would also require an amendment to the RGS.

The subject property is located in the ALR, designated Agriculture in the OCP, Agricultural / Countryside in the Rural Plan and is zoned Rural Zone RU-3. The Township of Langley Bylaw Department has advised the owner of the property that their drilling business storage and welding shop (D & B Auger Services Inc.) has been operating on the property in contravention of the Township Zoning Bylaw No. 2500. Subsequently, in order to formalize their business operations the property owners have applied to the ALC for a non-farm use approval in order to continue operation of the business on the site.

Township records indicate a current accessory home business license for D & B Auger Services Inc. is registered at the subject address. The license is for a home-based business subject to Section 104.3 of Zoning Bylaw No. 2500 for an "office for installation of poles". The Township approved a business license for D & B Auger Services Inc. on April 7, 1981. According to the applicant, the business has been operating on the site since 1999.

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

DISCUSSION / ANALYSIS:

The applicant has applied under Section 20(2) of the ALC Act for a non-farm use for property located at 23717 – 72 Avenue. The applicant is proposing to continue operation of an existing drilling business, storage, and welding shop for D & B Auger Services Inc. on a 3.15 ha (7.78 ac) portion of the subject property as shown on the site plan. The applicant indicates they will not expand the business footprint beyond the 3.15 ha (7.78 ac) currently used and will maintain the remaining 14.15 ha (35.0 ac) portion of the property as forest and pasture. Prior to 2019, the applicant indicates the southern portion of the property was used for rearing of two (2) beef cattle (steers), however this was deemed not financially viable by the applicant and has been discontinued.

According to the applicant supplied drawings and ALC application, the property contains a shop building, tent (with foundation), a shed (no foundation), two (2) residential farmhouses, a mobile home, and a barn. Residential and agricultural structures are located in the southeast portion of the subject site with access provided from a driveway on 72 Avenue. A gravel road along the western portion of the property provides access to the business uses located in the central portion of the property.

Adjacent Uses and Property Sizes:

North: Southern Railway of BC, beyond which is a property zoned Rural Zone RU-3 within the ALR, designated Agricultural / Countryside in the Rural Plan

West: Unconstructed road allowance, beyond which are two (2) properties zoned Rural Zone RU-3 within the ALR, designated Agricultural / Countryside in the Rural Plan

South: 72 Avenue, beyond which are two (2) properties zoned Rural Zone RU-3 within the ALR, designated Agricultural / Countryside in the Rural Plan

East: Southern Railway of BC, beyond which are two (2) rural properties zoned Rural Zone RU-3 within the ALR, designated Agricultural / Countryside in the Rural Plan

Planning Considerations:

Should the non-farm use application be approved for referral to the Agricultural Land Commission (ALC) and subsequently approved by the ALC, further applications will be necessary for land use amendments in consideration of the Regional Growth Strategy, the Rural Plan and the Township's Zoning Bylaw (subject to approval of the Minister of Agriculture) to enable continued operation of the business.

The OCP provides guidance on land use changes in the ALR. The Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;'
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The subject site does not comply with items b – d of the above.

The property is designated "Agriculture" in the OCP. Section 2.2.1 of the OCP states:

> *"Areas designated as Agriculture shall be used primarily for agricultural uses and supporting services to protect the agricultural land base and support food production. Food production and other forms of agriculture are encouraged within this area."*

The property is designated "Agricultural/Countryside" in the Township's Rural Plan. Section 5.5.1 of the Rural Plan states:

> *"In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted."*

The Rural Plan provides limited support for existing industrial uses in rural areas that Council may wish to reference in consideration of this application. Section 5.14.2 of the Rural Plan states:

> *"Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro- Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses."*

The subject property's RU-3 zoning lists various permitted uses, including:

- accessory buildings and uses
- accessory home occupations subject to Section 104.3
- accessory parking of commercial vehicles subject to Section 108
- agricultural uses

An "accessory home occupation" is defined as follows:

> "means an occupation, profession or hobby craft which is incidental and subordinate to the use of a dwelling for residential purposes and which does not change the residential appearance or character of the dwelling or neighbourhood in which it is located."

For the subject property, the following provisions outlined in Section 104.3 of the Zoning Bylaw apply to an accessory home occupation use:

- not permitted within a secondary residential suite
- owner of the accessory home occupation shall live in the same dwelling as the accessory home occupation
- accessory home occupation shall not change the residential appearance or character of the dwelling or neighbourhood in which it is located
- accessory home occupation, including the accessory storage of good or materials, shall be operated and/or contained completely within one or more enclosed buildings that is/are located on the same lot as the accessory home occupation

- the maximum total gross floorspace limited to 186 m^2 (2,002 ft^2)
- limited to a maximum of four (4) employees (including up to 3 non-resident employees)
- limited to a maximum of three (3) commercial vehicles associated with the accessory home occupation

The subject drilling business does not comply with the requirements of the Rural RU-3 Zone nor for a home occupation as outlined in Section 104.3 of the Zoning Bylaw. The current business licence is limited only to office use for the operation. The Zoning Bylaw limits the allowable business floor space to 186 m^2 (2,002 ft^2) and specifies that all operations are to be conducted within the dwelling or an accessory building. Pursuant to Zoning Bylaw (Section 108), the proponent is able to park up to three (3) commercial vehicles as accessory to the permitted residential use.

The ALC also allows for a small scale home based business to operate on ALR land with the intent of providing supplementary income to a farm operation. Section 24(b) of the ALR Regulation speaks to home occupation use as a non-farm use on ALR land. Home occupation, accessory to a dwelling, is an allowable outright use in the ALR provided that it is no more than 100 m^2 (1,076 ft^2) or a size specified in a local government bylaw. Should Council refer the application to the ALC, and should the ALC approve the proposed non-farm use application, the applicant will need to apply for land use amendments in consideration of the Regional Growth Strategy, Rural Plan and the Zoning Bylaw, the last of which would be subject to approval of the Minister of Agriculture.

Servicing:

The site is located in Rural Service Level 4 requiring the provision of rural services (septic and well). Should the ALC approve the application, a condition of subsequent rezoning application would be confirmation from a professional engineer as to the adequacy of the existing systems to accommodate the proposed use.

POLICY CONSIDERATIONS:

The site is designated Agriculture in the OCP and Agricultural / Countryside in the Rural Plan. The site's Rural RU-3 zoning does not permit operation of a drilling business. Should the ALC consider this application favourably, the proponent would need to apply for land use amendments in consideration of the Regional Growth Strategy, Rural Plan and the Zoning Bylaw for continued operation of the business on the subject site.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 8, 2021 - REGULAR MEETING	**REPORT:**	21-23
FROM:	ARTS, CULTURE AND COMMUNITY INITIATIVES	**FILE:**	7970-01
SUBJECT:	PUBLIC ART POLICY REVIEW AND UPDATE		

RECOMMENDATION:

That Council receive this report and refer the attached Public Art Policy with proposed amendments to a Council Process Committee session for discussion and consideration.

EXECUTIVE SUMMARY:

In 2017, staff submitted a report with a proposed public art policy for Council's consideration and approval. The report was received and the policy was adopted by Council on November 6, 2017. This policy addresses some of the concerns that the current Council has expressed in recent Council meetings and at workshops. The policy includes reference to funding sources and the establishment of a Public Art Reserve to hold contributions for future Public Art projects in the community. The reserve also includes a required 10% contribution towards the future maintenance and conservation of public art.

The policy also addressed the administration of public art processes by which art would be purchased, commissioned, sited and established in the community. Through the adoption of the 2017 version of the policy, Council placed its trust and faith in a Public Art Technical Advisory team that would include the participation of internal departments with expertise in arts, architecture, engineering, transportation, urban and parks design and community planning.

In preparation of this current report, staff reviewed over twenty years of past Council and Committee minutes and staff reports. In 2001, Council had some of its first discussions about the establishment of public art policy for the municipality. In 2006, Staff brought forward a draft public art policy with a recommendation that the proposed policy be discussed at a future Council Priorities Committee meeting. No evidence can be found that public art was ever discussed at the strategic planning session of Council between 2006 and 2011. Mention of public art and public art policy remained dormant until the Arts and Cultural Services Plan was undertaken in 2011.

Between 2001 and 2017, staff integrated public art across the municipality without specific guiding directions. In the absence of a public art budget, limited and/or singular approved internal and external funding seems to have funded such works in the community. The art established was safe and without controversy. It included the works, ideas and designs of local artists, architects and often involved the input of Council committees where and when community dialogue was important to the success of a specific project. In the meanwhile, other cities that had long-established public art policies have dealt with controversial art installations, some of which cost millions of dollars. Staff remain respectful of budget and community.

Without a public art policy, TOL Community Planning and Parks Design & Development departments established new neighbourhood plans with placeholders for three dimensional

artworks. They also established funding for public art by way of greenway amenity policies that were endorsed and adopted by Council.

It wasn't until 2011, that Council again discussed Public Art Policy with the adoption of the Arts & Cultural Services plan. The plan recommended that Council establish a policy that would include a formula for funding contributions encompassing private and public property. The Public Art Policy that was eventually established in 2017 included some mechanisms by which the Township of Langley could acquire and situate public art on municipally owned properties. It fell short on definitions and detail. The attached proposed revised policy, hopefully fills in some of the gaps for Council's further discussions and deliberations.

While members of Council are now expressing the need to put additional controls in place that would further define processes such as: when to spend funds; where to place art; or how a competition for funds should be executed, staff believe that such mechanisms could restrict the Township's ability to plan around or take advantage of additional funding opportunities. As an example, matching funds from other levels of government is sometimes offered for public art to commemorate community anniversaries, milestones, and celebrations or for new facilities where public art will enhance the buildings. To the advantage of the municipality, staff often seek grants that will maximize existing policies and strategic plans towards the greater benefit of the community. Staff bring such opportunities for Council consideration regularly resulting in infrastructure, amenities and community improvements that the Township might not have realized without the additional funding support.

Members of Council have also asked that a process be established for the *Nothing without Effort* fund. The attached draft policy makes specific suggestions and proposals for Council's further consideration, however staff are basing their recommendations on building a public art reserve that will ensure substantive art works can be established in older neighbourhoods along the same parameters and at the same levels afforded the newer neighbourhoods in our municipality.

Staff have sufficient knowledge and experience to claim that a single three dimensional artwork is more likely to cost in excess of $80,000 if the piece is soundly engineered, well constructed and installed with the safety of the community considered.

Staff are now suggesting that the establishment of an annual art competition and exhibition is an opportunity to purchase greater numbers of smaller works of art while establishing a Municipal Art Collection. Such a collection would be placed on semi-permanent display in existing and new facilities in older established communities.

Currently staff have additional proposed amendments to "Public Art Policy" ATTACHMENT A that better define the processes that were previously established by Council in 2017. While Council can review the report and adopt the proposed changes to policy today, staff are recommending that further review and discussions of public art at a future Council Process Committee meeting, could result in adding other criteria that align to Council interests.

PURPOSE:

To provide Council information in regards to public art policy that can contribute to a future discussion on public art planning in the Township of Langley.

BACKGROUND/HISTORY:

In 2001, 2003, and 2006 Township of Langley Council discussed and deliberated Public Art and Public Art Policy. In 2006 staff prepared a draft public art policy for Council's consideration with a recommendation that the document be discussed at a future Council Priorities Meeting. Council accepted the recommendation of staff but no evidence can be found that the policy was ever discussed outside of regular meetings of Council until it was brought up in a priorities planning session earlier this year.

From 2006 onward, staff from various divisions and departments made attempts to integrate public art in parks and public work projects, often combining external grants and internal operating budgets to fund such initiatives.

In 2011, Council adopted the Arts and Culture Services plan that again addressed the need to establish a public art policy with a defined commitment to funding public art in the community.

In 2017, staff brought forward a Public Art Policy for Council's consideration that presented already existent public art funding mechanisms that had been established through Greenway Amenity policies in newer neighbourhoods. Council adopted a policy with processes defined later that year. While a Public Art Reserve was established by policy, it was understood that it would take considerable time for the reserve to grow through the greenway amenity policies of Central Gordon, 208 Street (NEGE), Carvolth, Smith, Williams, and Latimer neighbourhoods, and that such public art funds could only be spent in the designated neighbourhoods. There remained no substantive funding mechanism for public art in older neighbourhoods and communities.

In July 2019, staff proposed that remaining unspent funds from the "*Nothing without Effort"* grants stream for 2019 be transferred to the Public Art Reserve to fund public art in those neighbourhoods and communities where no public art funding mechanism exists. Council endorsed the recommendation.

However later in 2019, Council asked that staff report back with a proposed amendment to public art policy that will allow funding of projects in Aldergrove, Brookswood, Fort Langley, Walnut Grove and rural areas and that the amendment include a proposed rotation and an ongoing application and award process. Regrettably, staff assigned to other priorities were unable to bring anything forward in a timely manner.

On April 20, 2020 staff did respond with a recommendation that the "*Nothing without Effort*" grant program be suspended and funds be redirected to community public art projects under a revised Public Art Policy to be presented later that year. Council endorsed that recommendation and have patiently waited for staff to bring something back for their consideration. In the interim, COVID-19 progressed and the Arts, Culture and Community Initiatives team was reduced to less than half of its workforce. Regardless of team numbers, side of desk implementation and administration of Public Art Policy is often subject to time constraints and balancing other priorities and demands.

At the January 29, 2021 Council Strategic Priorities Planning Session, the Public Art Policy was discussed with much attention to processes and procedures. With such questions being asked by members of Council, and knowing Council wishes to discuss public art further, staff have now prioritized this report with the Public Art Policy revision proposed.

DISCUSSION/ANALYSIS:

Public Art is subjective and can sometimes lead to contentious debates or discussions on the selection of and spending of dollars on works that are classified as public art. Evoking conversation is good as it fulfils one of the purposes of having public art. Another intent of public art is to remind us of the uniqueness of our neighbourhoods and communities. That too is a good thing as it broadens the scope of what can be categorised as public art in our community.

Some works that fall under the classification of public art are not really art in the purest definition of fine art, but are conversation provoking and identify the uniqueness of specific locations within our municipality. They come to us in the form of memorials, landmarks, banners, signs and way finders. They celebrate the past, the present and the future. They often serve more than an artistic function in that they sometimes have utilitarian purposes. These public artworks might fall under the realm of public works such as utility service covers, utility boxes, street banners, sidewalks and cross-walks, buildings, bridges, and monuments and they may have messaging, decorations embellishments, and adornments that draw your curiosity, interest and may provide information.



Fig 1. Fort Langley Women's Institute Marker/utility service cover



Fig 2. Welcome to Brookswood Signs



Fig 3. Heritage Markers in Fort Langley



Fig 4. Milner Cairn – demarcation of Village

The above examples are items that have distinct underlying purposes but are considered public art. A road marking like the Rainbow Crosswalk in Fort Langley is another example of where a required safety feature can become a message of inclusion and acceptance. It too is public art. While no specific artist painted the road marking, it was artist inspired and community funded.

Unlike other policies that Council adopts with the intent to regulate, control and/or to define precise and specific procedures achieving prescribed and consistent outcomes, public art policy requires some flexibility and adaptability. Adding more layers does not always result in best

practices or in workable results for administering and implementing public art policy.

To develop a public art policy that specifies a singular approach to acquiring and presenting public artworks in the municipality reduces the opportunities to engage the arts community and/or to fulfil public arts' intent of evoking curiosity and inciting conversation. Art should be challenging and unique and not just copies of that which is found in other communities.

Regardless of a final version of policy that Council decides to adopt, Council can continue to count on complaints about public art, where it has been placed, the price, its cost, what it represents or the message it sends to the community. Staff believe that fielding complaints and responding to the concerns from the public means that public art is meeting its objectives as it is intended to evoke conversation in the community as much as it meant to define places, spaces and inject wonderment in the community.

Staff would like to remind Council that there are people who will continue to challenge the need for "rainbow crosswalks" in our community and/or reject the inclusion of ethno-cultural forms of expression because it doesn't reflect their personal values, opinions, aesthetics and beliefs. And staff would like to let Council know that we sometimes get approached by individuals in the community who complain about the cultural connection of some art in our community, claiming that it is over represented. As we grow public art in the community, there will be an overall balance of arts representation and art forms that can be achieved.

The proposed additions and amendments highlighted in yellow and crossed out in red on the attached draft Public Art Policy (**ATTACHMENT A**) are intended to clarify and strengthen practices and procedures.

Applicable Policies:

Central Gordon Estate Greenway Amenity Policy No. 07-225
208 Street Area Greenway Amenity Policy No. 07-226 (NE Gordon)
Carvolth Greenway Amenity Policy No. 07-227
Latimer Amenity Policy No. 07-228
Smith Amenity Zoning Policy No. 07-232
Williams Amenity Zoning Policy No. 07-233
Banner Program Policy No. 06-019
Langley Centennial Museum Collections Policy No. 06-201

Financial Implications:

No requests for additional funding are being made at this time. Reserves and financial accounting for public art has previously been established to conform to required auditing standards and procedures.

Optional Recommendations/Alternatives:

To approve the revised Public Art Policy as attached.

Respectfully submitted,

Name of author
PETER TULUMELLO
for
ARTS, CULTURE AND COMMUNITY INITIATIVES

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Parks and Recreation	C. Blair
Engineering Division	R.Seifi

ATTACHMENT A Draft Public Art Policy

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Public Art

Policy No: **06-024**
Approved by Council: **November 6, 2017**
Revised by Council:

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1. Purpose

1.1 Public Art is intended to contribute positively to the Township of Langley's urban and rural spaces by: providing landmarks, defining meeting places, injecting a sense of wonder, pleasure, and pride into our daily lives, speaking of history and reminding us of the uniqueness of our neighbourhoods and communities. It is hoped that Public Art on or in municipally-owned public spaces will be viewed by citizens and visitors with a keen sense of curiosity and interest thereby evoking conversation and giving all a feeling of satisfaction that these work are "ours"; that they help to define "us" and our community.

1.2 To provide leadership in Public Art Planning and ensure quality and relevance to our communities' distinct public spaces

2. Background

2.1 The Arts & Cultural Services Plan adopted by Council in 2011 recommended that Council establish a Public Art Policy that could include a formula for contribution encompassing private and public property.

2.2 The Official Community Plan, Amendment Bylaw 2013 No. 5000 Section 2.5.21 calls for the establishment of a Public Art Policy to encourage the creation and installation of Public Art that could include a formula for funding contribution for both private and public landowners.

2.3 A Public Art Policy considers "Public Art" to be art that is displayed on or in municipally-owned public spaces. Municipally-owned public space is considered to be areas frequented by the general public that are owned, maintained, operated or occupied by the Township of Langley.

Municipally-owned public space includes, but is not limited to: facilities, parks, road allowances, boulevards, streets, courtyards, squares and bridges. Public Art may include, but is not limited to:

2.3.1 Sculpture; static and kinetic
2.3.2 Murals; digital, mosaic and painted
2.3.3 Memorials; monuments, statues or artefacts such as a Cenotaph
2.3.4 Fountains or water features that contribute aesthetically to their surrounding (i.e. not spray parks);

2.3.5 Hard and soft landscaping components; which are not a mere extension of the landscape architecture;
2.3.6 Special engineering or architectural features of existing capital projects that contribute aesthetically to their surrounding; and,
2.3.7 Community Public Art related to neighbourhood beautification.

Public Art may be integrated into the design of the site, building and landscapes in publically accessible and visible areas of a site. These areas can include the wall, floors and ceilings or other publicly accessible open space such as plazas, forecourts, courtyards, colonnades or setbacks. When integrated, Public Art must retain an interpretative aspect, as determined by the commissioned artist, and not be a mere extension of the design of the architecture, landscape architecture, interior design, etc. of the new development.

2.4 **Public Art Exclusions**

Examples of Public Art that are excluded under the scope of this policy are:
2.4.1 Directional elements such as super graphics, signage or colour coding, except where these elements are integral parts of the original work of art or Public Art project.
2.4.2 Art objects which are mass-produced or of standard functional design such as playground equipment, waterpark features or statuary objects;
2.4.3 Landscape architecture and landscape gardening except where these elements are an integral part of the original work of art, or are the result of collaboration among design professionals including at least one professional artist;
~~2.4.4 Easily moveable art works such as painting, drawings, models and books.~~

2.5 **Definition**

A professional artist is a person who is critically recognized as an artist: the individual possesses skill, training and/or experience in an artistic discipline is active in and committed to their art practice; and the individual has a history of public presentation.

3. Related Policies

3.1 Policy No. 06-019 - Banner Program
Policy No. 06-201 - Langley Centennial Museum Collections

Policy No. 07-225 - Central Gordon Estate Greenway Amenity
Policy No. 07-226 (NE Gordon) - 208 Street Area Greenway Amenity
Policy No. 07-227 - Carvolth Greenway Amenity
Policy No. 07-228 - Latimer Amenity
Policy No. 07-232 - Smith Amenity Zoning
Policy No. 07-233 - Williams Amenity Zoning

4. Policy

4.1 The primary purpose of this Policy is to provide processes and mechanism(s) through which the Township of Langley acquires significant pieces of Public Art for municipally-owned public space through purchase, commission, sponsorship or donation. The Township may authorize Public Art that it does not own to be placed

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on municipally-owned public space through an agreement between the Township of Langley and the owner of the Public Art.

4.2 Permanent and Temporary Types of Public Art

This Policy is applicable to both permanent and temporary installations of Public Art. Permanent works of art include fixed works which, due to their weight and size, become an integral component of any municipally-owned public space, in terms of structure, design, context, or neighbourhood. Temporary works of Public Art include works created for a specific event or place for a specific occasion and timeframe. The Township of Langley has the authority to determine the length of time a work of art will be displayed on municipally-owned public space.

4.3 Placement of Outdoor Art on Privately-Owned Space

It is recognized that public art has significant appeal and can contribute to the identity and character of our community. Private landowners are encouraged to participate in the public art process and to incorporate Public Art in the development of their property. Township of Langley Staff will endeavor to work with external partners and property owners to include the integration of Public Artworks on their properties.

Where property owners choose to purchase, commission and install works for public view on their property grounds or on the exterior walls of their buildings at the exclusion of Township of Langley staff, Township of Langley permits, regulations and bylaws may apply.

4.4 Administering Public Art

The Public Art Policy will be administered by the Township of Langley's Arts, Culture, and Communities Initiatives Division. The Division may delegate the administration: including making recommendation to Council for the prioritization of expressions of interest for Public Art projects and the selection of qualified artists, to a knowledgeable community arts organization. The Division may also delegate responsibility for site selection, implementation, maintenance and conservation/ restoration of Public Art to other Township departments or knowledgeable arts organizations.

4.5 Acquiring and Siting Public Art

Public Art, collected for municipally-owned public space, may be acquired through: purchase, commission, donation, sponsorship or ~~creation of~~ through community art project competitions.

4.5.1 PURCHASE

Art can be purchased directly from artists, artist agents and art galleries. Such acquisitions are made under the parameters of Council Policy # 06-201 - Museums Collections Policy. Acquisitions made through this method are specifically for temporary or semi-permanent display or installation at the museum and or in other designated Township of Langley facilities.

4.5.2 COMMISSION

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Public Art can be established by way of a commission, award or fee paid to an artist and/or fabricator where the creation and production of a work of art is for singular and/or multi uses and purposes such as; utility wraps; banners; signage; plaques; streetscape and parks fixtures; signage; and way finders or for applied or embedded decorative elements inside and outside of Township owned or leased facilities.

The process by which artworks will be commissioned will be through the issuance of a call for design submissions and/or by way of special invitations (under circumstances where First Nations interests and/or partnerships have been established in relation to specific sites or buildings) The Public Art Technical Advisory Committee, (PATAC) as defined under section 4.5.5., will select works based on determined parameters defined under a call for artist and designer submissions.

4.5.3 DONATION

Public Art can be acquired by way of gift. Donated art is an existing artwork or collection of art that is offer to the Township in the form of a bequest or a gift from an artist, individual or entity owning said artwork(s). Such acquisitions by donation will be governed by Council Policy # 06-201 – Museum Collection Policy which defines parameters for provenance, condition, and relevance to existing Township of Langley held collections. Not all offered gifts of art are automatically accepted into the Township's collections.

When Public Art is acquired through donation, the Township of Langley may issue a tax receipt to the donor, in accordance with criteria established in the Income Tax Act (Canada) and by the Canadian Revenue Agency. Where a tax receipt is required, valuation of the art will be determined by independent qualified appraisal and the cost of appraisal will be the responsibility of the donor.

4.5.4 SPONSORSHIP

Public Art can be acquired by way of a specified cash donation. The Township will encourage the private sector to contribute to the public art reserve. Sponsored works must include a funding contribution for the maintenance and conservation/restoration of the work being sponsored, an amount of which will be negotiated as part of an acceptance agreement. Such contributions will be no less than 10% of the cost or determined value of the work and will be deposited to a public art maintenance and repair reserve.

All donations should be free and clear of conditions and restrictions imposed by the donors regarding the Township's use of these funds for Public Art. Sponsors of art through cash contributions can participate in discussions of art media, style and representation with PATAC, however the Township of Langley will remain the final decision maker in regards to the proposed art work.

4.5.5 COMMUNITY ART PROJECT COMPETITIONS

~~The Arts, Culture, and Communities Initiatives Division, or its designate, will also receive applications for community art projects through the Nothing Without Effort Community Grant program.~~

~~Projects are intended to be initiated, planned, and implemented by community members in partnership with the Township of Langley. Awards are to be matched by individual communities' resources of volunteer labour, donated materials, donated professional services, or cash. The Nothing Without Effort Community Matching Grants honour the Township's historic motto to salute the spirit of its citizens.~~

~~A grant is available to any not for profit community-based resident group who wish to complete a project as a means of building a stronger community and improving the conditions and appearance of shared spaces within their community.~~

~~This may or may not include the use of professional artists. The painted murals at our community centres and the McLeod Stadium art panels are examples of where amateur community artists and youth participated in the creation of community Public Art.~~

Public Art may be established by way of a call for proposals in the various neighbourhoods and communities that do not have the advantage of Greenway Amenity Contributions or Community Amenity Contributions established under official Community and Neighbourhood Plans and or Council direction. Such communities will include: Aldergrove, Brookswood, Fort Langley, Murrayville, Walnut Grove and more rural locations across the Township.

Community Art Projects will be funded primarily from the Nothing without Effort budget and/or by way of grants from other levels of Government when available. While the allocation of funds to community art projects is likely to be provided to a project or projects in a single community under a defined rotation to be determined by Council, staff will make Council aware of any breaks from a prescribed rotation where community milestones, anniversaries and/or new facilities merit a public art investment, or are a result of a matching contribution opportunity from alternate funding sources such as grants and private donations.

The PATAC will select works based on established parameters that are to be defined under a call for artist submissions. Such pre-defined parameters will take into account the character of the community, district and/or neighbourhood in which the public art will be sited including heritage guidelines, ethno-cultural association, accessibility and orientations that will ensure understanding, diversity and inclusion.

4.5.6 SITE SELECTION

The Arts, Culture and Communities Initiatives Division will coordinate the ~~site~~ selection of appropriate locations for the installation of Public Art on municipally-owned public properties or at municipally owned facilities.

While this includes a visionary plan for the strategic placement of Public Art in the Township of Langley, it will also include a concerted effort to integrate public art into pre-existing community facilities and at new facilities planned for older communities.

Sites for the installation of Public Art have already been identified in some existing neighbourhood plans. Public Works Department has also identified specific locations in neighbourhoods for the installation of banners, the wrapping of utility boxes and other opportunities for wayfinding, neighbourhood enhancements and identification. Other Township departments will be consulted, as required, for site selection and approval as members of the Public Art Technical Advisory Committee (PATAC)

4.6 Public Art Technical Advisory Committee

The PATAC is an integrated ad hoc committee with representation from various Township departments and inclusive of external advisors including architects, engineers and community stakeholders as required on a project by project specific basis. More specifically the committee will include representatives from departments and divisions that have expertise and/or a stake in public arts projects that are related to their projects, operations, objectives and interests. ~~The committee will meet infrequently on a when and as needed basis.~~

4.7 Funding Mechanisms and Public Art Reserve Funds

4.7.1 PUBLIC ART RESERVE

A Public Art Reserve Fund will be established to hold contributions from the Township and other external sources for the implementation of the Public Art Policy. The Reserve will be divided into funds accounting categories according to the source of contributions made to the reserve, some of which are identified below, while others being established through specific projects, sponsorships or external grants and contributions.

4.7.2 PUBLIC ART MAINTENANCE AND REPAIRS RESERVE

Establishment of the Public Art Policy will include an allocation for the long-term care, maintenance and conservation of existing and future Public Art. For every deposit made to the Public Art Reserve, 10% of those funds will be assigned to a repairs and maintenance reserve.

4.7.3 GREENWAY AMENITY POLICIES

A Public Art contribution may be required as a component of neighbourhood and community plans. The budget for Public Art will be established through an Amenity Policy tailored to each plan. Fees collected through the amenity policy are applied towards the specific plans and developing neighbourhoods from which the funds were ~~derived~~ collected.

4.7.4 NOTHING WITHOUT EFFORT FUND

An annual budget was established by Council to fund public art in communities and neighbourhoods where a greenway amenity policy does

not exist.

Half of the annual budget will be allocated to the purchase of art by artists living or practicing in the Township of Langley for the purpose of establishing a municipal art collection that will be showcased at Township of Langley facilities in established communities. The selection of art for the Municipal Art Collection will be through an annual juried exhibition and competition process.

The second half of the annual budget will be allocated to the Public Art Reserve, allowing the accumulation of sufficient funds so that more major public art projects can be undertaken, or for public art initiatives where matching funds are available and a municipal contribution is necessary.

Council may also consider making addition annual contributions to the Public Art Reserve and/or to the Nothing without Effort Fund for future Public Art projects in the community.

4.7.5 OTHER

Other funding opportunities ~~will~~ can be integrated into policy with Council's deliberation and determination of developer contribution formulas supporting community growth.

5. Other Requirements and Procedures

5.1 Maintenance, Conservation and Restoration

The Arts, Culture and Communities Initiatives Division, in ~~conjunction~~ co-ordination with the Engineering Division, will oversee the maintenance, conservation and restoration of Public Art. Maintenance and conservation/restoration requirements will be included within the Public Art Project Plan for each piece of Public Art and captured within a future Township of Langley Public Art Conservation Plan and Master Inventory of Public Art. The Arts, Culture and Communities Initiatives Division, may delegate the responsibility for the creation of the Public Art Conservation Plan and Master Inventory of Public Art to a knowledgeable community arts organization. This organization will consult with the Engineering Division to determine maintenance and conservation/restoration requirements and actions for Public Art on an ongoing basis.

5.1 De-Accessioning

The Arts, Culture and Communities Initiatives Division will consider candidates for the de-accessioning of permanent and temporary Public Art, report its findings and recommend the method of de-accessioning to Township of Langley Council. The de-accessioned art may be moved, sold, returned to the artist or destroyed, with any monies received through the sale of the art being placed in the Public Art Reserve Fund for future art acquisitions.

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Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 8, 2021 - REGULAR MEETING	**REPORT:**	21-24
FROM:	PARKS AND RECREATION / ENGINEERING DIVISIONS	**FILE:**	0340-50
SUBJECT:	FACILITY ALLOCATION POLICY REVIEW		

RECOMMENDATION:

That Council approve the attached updated Facility Allocation Policy with its proposed amendments.

EXECUTIVE SUMMARY:

Both the Parks and Recreation and the Engineering Divisions are seeking approval for a variety of updates to the Facility Allocation Policy in order to assist in providing clarity to user groups as well as Township of Langley employees in properly and fairly allocating bookable Township of Langley facilities. The updates include new bookable facilities, additional definitions, in addition to sports user group application and notification deadlines.

PURPOSE:

The purpose of this report is to obtain Council approval to update the Facility Allocation Policy in order to meet the Township of Langley needs towards the facility allocation decisions.

BACKGROUND/HISTORY:

On October 26, 1998, Council endorsed the Parks and Recreation Division to administer a facility allocation system that governs the use of community centres, arenas and pools and thereby approved Policy 06-013 Facility Allocations. This policy primarily dealt with the administrative procedures associated with booking requests.

On October 26, 1998, Council also approved a policy with its purpose being to administer sports field allocation in an equitable and consistent manner. Council thereby approved Policy 06-010 Parks Field Allocation which outlined the specific procedures and allocation priorities related specifically to sports field allocation.

On July 5, 1999, Council endorsed the User Groups Allocation Guidelines for pools. These guidelines provided a framework for staff to make fair and equitable allocation decisions for Township pool facilities. The allocation guidelines defined the booking priorities, how allocation decisions were made, general provisions and regulations and definitions. Council thereby approved Policy 06-101 Pool Allocation Policy on that date.

New recreation, culture, and parks facilities continued to be developed which added to the inventory of facilities available for allocation to individuals, groups, organizations, and businesses in the Township. Generally, priority of use and the allocation process have been relatively consistent regardless of the facility type being managed, however, staff believe that one policy would be more effective in streamlining the facility allocation process and would also ensure consistency regardless of the facility type. The proposed policy consolidates all previous facility allocation policies and will be consistently applied to govern the use of all Township managed recreation, culture, and parks facilities.

DISCUSSION/ANALYSIS:

The intent to update the facility allocation policy is to adapt our Facility Allocation Policy to meet municipal standards, better our administrative practices, and aid our user groups in an allocation process that is both fair and clearly understood.

1. Add in additional bookable spaces in the “Purpose” section. The additions include:

- Recreation centres
- Park amenities
- Covered sport boxes
- Grandstands

Change the division in 1.2 from “Recreation, Culture, and Parks” to “Township of Langley Parks and Recreation”

1.2 To consolidate existing priority of use and allocation policies for all Township of Langley managed parks, culture, and recreation facilities including, but not limited to, pools, arenas, outdoor playing surfaces, community centres, recreation centres, meeting rooms, park amenities, covered sport boxes, field houses, and the Grandstand.

2. Amend the “Definitions - Resident Groups” section with the below suggestions:
   - Increase the residential percentage from 50% to 60%. This will bring our residential percentages up to other local municipalities’ minimums.

Other Municipalities Allocation- Percentage of residents for residential/community groups							
SURREY	CITY OF COQUITLAM	BURNABY	NEW WESTMINSTER	NORTH VANCOUVER	PORT COQUITLAM	ABBOTSFORD *	DELTA
60%	60%	60%	60%	75%	75%	75%	80%

NOTE: City of Langley - maintain same year over year for existing groups- no tracking
*City of Abbotsford - Proposed

- Add in language regarding an exception to user groups that have a valid license agreement that excludes resident ratios
  - "User groups with 60% or more of the organization's participants residing in the Township of Langley or accepted rationalization by the Director, Parks and Recreation, or their designate. With exception to user groups that have a Township of Langley valid license agreement that excludes resident ratios."

3. Amend the "facilities" section under definitions
- Add in specific locations to the facilities list:
  - Recreation Centres
  - Covered Sport Boxes

- Change the division from "Recreation, Culture, and Parks" to "Parks and Recreation".

  - "Arenas, Playing Fields and Surfaces, Pools, Community Centres, Recreation Centres, Covered Sport Boxes, field houses and the Grandstand or other Township managed Parks and Recreation facilities or amenities."

4. Add in a Code of Conduct section under "Definitions".
- Township of Langley Code of Conduct for all user groups to understand and abide by.
  - Treat others with respect, courtesy, fairness, and equality regardless of diversity or ability
  - All participants feel safe in an accessible and welcoming environment
  - Be free from harassment, discrimination, and physical or verbal abuse

5. Amendments to the "Policy - School Groups" section. Reword the School Group definition to provide allocation clarity.
- **School Group:** School District #35 (SD#35) and private schools that are located in the Township (Kindergarten to Grade 12).
  School group bookings on instructional days from 8:00am - 5:00pm located on their own joint park and school sites are exempt from booking fees; this excludes TOL owned, licensed, leased or operated facilities, amenities and centres that are otherwise committed. When SD#35 books school wide events such as track and field at McLeod Athletic Park, the booking fees will be waived however they are responsible for all applicable fees as determined by the Township.

6. Adjust the days and times to the "Allocation Priority - School Groups" from Monday-Friday 8:00am-5:00pm to "On instructional days from 8:00am-5:00pm". This will ensure that school groups can only book facilities free of charge on school time only. School groups will have to pay to use facilities on non-instructional days.

7. Amendments to the "Allocation Considerations" section:
- Add a point into the considerations regarding user groups must adhere to the TOL Code of Conduct as outlined in section 4.

- Change language to include Arts, Culture, and Community Initiatives.
  "Programs offered by the applicant that are a duplication of, or in conflict with, another user group's offerings or TOL programs or initiatives."

8. Add clarification to the "Allocation Seasons for Sport" chart regarding the in season and out of season.
- "The Township of Langley will allocate based on the start date of the organization."
  - This will ensure that user groups applying for additional time on their shoulder season will not have priority over a team in their in season. For example: Fall ball will not be able to book over a soccer group in the fall season.

9. Update the "Allocation Seasons for Sport" Charts to better illustrate our current operational seasons. See updates below in red.

Seasons	
Fall	September - December
Winter	January - March
Spring	April - June
Summer	July - August

Sport	In Season(s)
Ball Hockey	Spring/Summer
Baseball	Spring/Summer
Beach Volleyball	Spring/Summer
Box Lacrosse	Spring/Summer
Cricket	Spring/Summer
Curling	Fall/Winter
Diving	Year Round
Football	Spring/Summer/Fall
Field Lacrosse	Fall/Winter
Figure Skating	Fall/Winter
Ice Hockey	Fall/Winter
Ringette	Fall/Winter
Rugby	Fall//Winter
School Rugby	Spring
Soccer	Fall/Winter
Slow-Pitch	Spring/Summer
Softball	Spring/Summer
Speed Skating	Fall/Winter
Swimming	Year Round
Synchronized Swimming	Year Round
Track and Field	Spring/Summer
Water Polo	Year Round

10. Updates to the “Process” section to better suit Township of Langley operational needs.

- Remove the application deadline charts located in the “Process” section. By removing the chart it will allow the Township of Langley staff to modify the application deadline dates without seeking approval from Mayor and Council. This will better suit Township of Langley administrative process and provide clarity to our user groups.
- Township of Langley will attach the Facility Allocation Important Dates Schedule to the Facility Request form providing organizations with the allocation deadlines and notification timelines for their booking.

11. Update the director’s title under the “Appeal Procedure” section. Change from the “Director, Recreation, Culture, and Parks” to “Director, Parks and Recreation Division”.

Respectfully submitted,

Rob Stare
DEPUTY DIRECTOR, PARKS AND RECREATION
for
PARKS AND RECREATION DIVISION

Tab Buckner
MANAGER PARKS OPERATIONS
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Arts, Culture and Community Initiatives	P. Tulumello

ATTACHMENT A Facility Allocation Policy

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Facility Allocation

Policy No:	**06-104**
Previous Policy No's:	**06-010**
	06-013
	06-101
Approved by Council:	**1998-10-26**
Revised by Council:	**2001-07-14**
Revised by Council:	**2008-07-14**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To govern priority of use and allocation of Township managed facilities in a consistent, fair and equitable manner with the intent to maximize use of all publicly sponsored facilities.

1.2 To consolidate existing priority of use and allocation policies for all Township of Langley managed parks, culture, and recreation facilities including, but not limited to, pools, arenas, outdoor playing surfaces, community centres, recreation centres, meeting rooms, park amenities, covered sport boxes, field houses, and the Grandstand.

2. Background

On October 26, 1998, Council endorsed the Parks and Recreation Division to administer a facility allocation system that governs the use of community centres, arenas and pools under Policy 06-013 Facility Allocations.

On October 26, 1998 Council approved a policy with its purpose being to administer sports field allocation in an equitable and consistent manner under Policy 06-010 Parks Field Allocation.

On July 5, 1999, Council endorsed the User Groups Allocation Guidelines for pools. These guidelines provided a framework for staff to make fair and equitable allocation decisions for Township pool facilities. The allocation guidelines defined the booking priorities, how allocation decisions were made, general provisions and regulations and definitions to guide this process under Policy 06-101 Pool Allocation Policy.

New recreation, culture, and parks facilities continue to be developed which add to the inventory of facilities available for allocation to individuals, groups, organizations, and businesses in the Township. Generally, priority of use and the allocation process have been consistent regardless of the facility type being managed. This policy consolidates all previous existing facility allocation policies and will be consistently applied to govern the use of all Township managed recreation, culture, and parks facilities.

3. Related Policies / Bylaws

3.1 Fees and Charges Bylaw 2007 No. 4616 and amendments

4. Definitions

The following definitions will be used for the purposes of implementing this policy:

User Groups:	Individuals, persons or groups that utilize Township facilities for organized activities.
Youth Groups:	User groups with the majority of its members being 18 years and under.
Adult Groups:	User groups with the majority of its members being 19 years and older.
Resident Groups:	User groups with 60% or more of its participants residing in the Township of Langley or accepted rationalization by the Director, Parks and Recreation, or their designate. With exception user groups that have a valid Township of Langley license agreement that excluding resident ratios.
Township Commercial Groups:	Commercial entity located in the Township of Langley and in possession of a current Township of Langley business license.
Facilities:	Arenas, Playing Fields and Surfaces, Pools, Community Centres, Recreation Centres, Covered Sport Boxes, field houses and the Grandstand or other Township managed Parks and Recreation facilities or amenities.
Tournament:	Competitive bracketed game play that requires allocation of facilities separate from daily, weekly or seasonal allocations.
League Play:	Regularly scheduled competitions that occur within an organization and involving teams/participants that are involved in that organization or association for the purpose of regular sport competition.
Code of Conduct:	Township of Langley Code of Conduct for all user groups to understand and abide by. • Treat others with respect, courtesy, fairness, and equality regardless of diversity or ability • All participants feel safe in an accessible and welcoming environment • Be free from harassment, discrimination, and physical or verbal abuse

5. Policy

5.1 Category Classifications:

For the purposes of allocation, the following category classifications are defined:

a) **Township Program:** Programs that the Township of Langley develops and offers to the public whether independently or in conjunction with a partner organization. Examples include public swimming sessions, library programs and instructional programs.

b) **Tourism:** An event or regional, provincial or national tournament or championship with competitors / visitors from outside of the Langley region.

c) **Non-Profit User Group:** Registered non-profit society groups whose primary purpose is to organize sport or recreational or cultural activities. Examples would include all minor sport user groups. This category also includes groups such boy scouts and girl guides.

d) **School Group:** School District #35 (SD#35) and private schools that are located in the Township of Langley (Kindergarten to Grade 12).

School group bookings on instructional days from 8:00am - 5:00pm located on their own joint park and school sites are exempt from booking fees; this excludes TOL owned, licensed, leased or operated facilities, amenities and centres that are otherwise committed. When SD#35 books school wide events such as track and field at McLeod Athletic Park, the booking fees will be waived however they are responsible for all applicable fees as determined by the Township.

e) **Private Group:** An individual or organization which does not meet the registered non-profit society requirement of a “Non-Profit User Group” or have a similar for- profit intent of a “Commercial Group”. Examples include a private wedding reception or company picnic.

f) **Commercial Groups:** Groups or individuals whose primary purpose is to generate personal or corporate benefit and/or profit. Examples include for-profit recreation service providers such as sports camps or boot camps, filming, and professional sport use of facilities.

5.2 Allocation Priority

All facilities will be allocated in accordance with the following prioritization of Category Classifications:

1. Township of Langley sponsored programs, services and events (including Tourism based activity where supported by the Township), and Council endorsed activities
2. School Groups (On instructional days from 8:00am - 5:00pm)
3. Non-Profit, Resident Youth User Groups – In Season

4. Non-Profit, Resident Adult User Groups – In Season
5. Non-Profit, Resident Youth User Groups – Out of Season
6. Non-Profit, Resident Adult User Groups – Out of Season
7. Resident Private Groups
8. Township Commercial Groups
9. Non-Profit, Non-Resident Youth User Groups
10. Non-Profit, Non-Resident Adult User Groups
11. Non-Resident Private Groups
12. Other Commercial Groups
13. Late applicants*

*All applicants must meet the allocation application deadlines as outlined in section 5.7 of this document. Should an applicant miss the deadline, they will forfeit all priority and only be considered on a first-come, first-served basis once all other applications have been addressed.

5.3 Allocation Considerations

Applications will also take in to consideration the function of the booking request and the following functional priorities will be utilized:

1st Priority:	Township of Langley events, programs, services and Council endorsed activities including Tourism activities
2nd Priority:	National tournaments/special events
3rd Priority:	Regional and provincial tournaments/special events
4th Priority:	League Play
5th Priority:	Local tournaments/special events
6th Priority:	Practices

Although this policy provides a framework for allocation, Township staff will conduct all facility allocation with the goal of ensuring that a balance of quality activities and opportunities are available to all Township residents.

Where there are overlapping user group requests for allocation, additional factors that will be considered include:

- Activity is consistent with Township goals and objectives
- Bookings must adhere to TOL Code of Conduct as outlined in section 4
- Number of Township residents served by the request
- Programs offered by the applicant that are a duplication of, or in conflict with, another user group's offerings or Township programs and initiatives
- Consistent use of previous allocations
- Historical use and allocation
- Good financial standing with the Township of Langley
- Past conduct within the facility and adherence to contract requirements
- A formula based on the number of participants and the percentage of Township residents served
- Other formal agreements with Council approval that exist outside the allocation process

5.4 Tourism / Sport Tourism

Facility allocation applications for championships and special events of a tourism / sport tourism nature will be evaluated individually and will take in to consideration the following:

- Duration and frequency of disruption to current facility users/bookings
- Level of competition (ie: regional, provincial, national)
- Economic gain to the community

Given the nature of the bid process for special events and sport events, those events falling into this category are exempt from the application process dates as outlined in item 5.7. Applications will be accepted on a rolling basis.

5.5 Allocation Seasons for Sport

For the purpose of determining allocation priority for sport, the following chart outlines the season(s) that will be considered “in-season” for each sport. When a sport is ‘in-season”, those user groups will be granted priority for facility space over a user group whose sport is considered “out of season”. The Township of Langley will allocate primarily based on the organizations start date.

Seasons	
Fall	September - December
Winter	January - March
Spring	April - June
Summer	July - August

Sport	In Season(s)
Ball Hockey	Spring/Summer
Baseball	Spring/Summer
Beach Volleyball	Spring/Summer
Box Lacrosse	Spring/Summer
Cricket	Spring/Summer
Curling	Fall/Winter
Diving	Year Round
Football	Spring/Summer/Fall
Field Lacrosse	Fall/Winter
Figure Skating	Fall/Winter
Ice Hockey	Fall/Winter
Ringette	Fall/Winter
Rugby	Fall//Winter
School Rugby	Spring

Soccer	Fall/Winter
Slow-Pitch	Spring/Summer
Softball	Spring/Summer
Speed Skating	Fall/Winter
Swimming	Year Round
Synchronized Swimming	Year Round
Track and Field	Spring/Summer
Water Polo	Year Round

5.6 User Group Consultation

While staff will make all final allocation decisions, each allocation process (annual and semi-annual) will include a user group consultation meeting where reasonably possible.

5.7 Process

Groups and/or individuals requesting a facility may contact any of the Parks or Recreation administration offices for a Facility Request form. Users will submit completed forms by the application deadlines referenced in the Facility Allocation Important Dates Schedule attached to the Facility Request form. Following a user group consultation meeting as outlined in item 5.6, contracts are issued for all approved bookings and should be returned with the appropriate officers' signature(s) prior to the first booking.

5.8 Appeal Procedure

A group or individual wishing to appeal an allocation decision should do so within two weeks of notification and address their appeal in writing to:

Director, Parks and Recreation Division
Township of Langley
20338 – 65 Avenue
Langley, BC
V2Y 3J1

All appeals will be reviewed by the Director and/or his/her designate and following investigation, a response will be generated within two weeks of receipt of the appeal.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY DEVELOPMENT WORKS AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2020 NO. 5682

EXPLANATORY NOTE

Bylaw 2020 No. 5682, authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Inc. for the provision of Highway Works in the Yorkson Neighbourhood Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY DEVELOPMENT WORKS AGREEMENT
(QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2020 NO. 5682

A Bylaw to enter into a development works agreement;

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

1. This Bylaw may be cited for all purposes as "Highway Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2020 No. 5682".

2. Appendix "A" is a copy of the development works agreement.

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

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

5. This Bylaw is repealed 15 years after the date of its adoption.

READ A FIRST TIME the	22	day of	February	, 2021
READ A SECOND TIME the	22	day of	February	, 2021
READ A THIRD TIME the	22	day of	February	, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

APPENDIX "A" TO
BYLAW 2020 NO. 5682

DEVELOPMENT WORKS AGREEMENT

FOR HIGHWAY WORKS

Project # 08-23-0155

THIS AGREEMENT dated for reference the _____ day of _____, 2021

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC. V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

QUALICO DEVELOPMENTS (VANCOUVER) INC., a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 201 – 6525 177B Street, Surrey, BC V3S 5N4

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within the Yorkson Neighbourhood Plan pocket park catchment area as identified in Schedules "A" and "B" attached hereto.

B. AND WHEREAS a highway works and related underground infrastructure (storm and sanitary sewers and water main) as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS certain portions of the Works are not included within the Township's Development Cost Charge program.

E. AND WHEREAS the Developer has agreed to construct the Works.

F. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

G. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

H. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Actual Capital Cost of the Works**" means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule "A" and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected council of the Township of Langley;

"**Developer**" means Qualico Developments (Vancouver) Inc. ;

"**Development Works Agreement Bylaw**" means enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Estimated Cost of the Works**" means the Estimated Cost of the Works for Bylaw 2020 No. 5682, which is $2,311,578.34;

"**General Manager of Engineering**" means the General Manager of Engineering for the Township or his designate;

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the General Manager of Engineering executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $54,831.22 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the road and related underground infrastructure (storm and sanitary sewers and water main) as described in Schedule "C"

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement

3. CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

4. HIGHWAY COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the General Manager of Engineering, the Developer’s engineer or an engineer appointed by the Township shall calculate and submit to the General Manager of Engineering for approval, the Actual Capital Cost of the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the General Manager of Engineering without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting

Parcel the Specified Charges levied in accordance with the terms of the Development Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the General Manager of Engineering and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

5. INTEREST

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 3.95% per annum calculated annually in advance.

6. TERM

(a) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(b) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

7. LATECOMER CHARGES

(a) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

8. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(b) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

9. MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

10. NOTICES

(a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

Qualico Development (Vancouver) Inc.
Unit 201, 6525 - 177B Street
Surrey, BC V3S 5N4

and to the Township as follows:

Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth (5th) day after the mailing thereof.

11. BINDING ON SUCCESSORS

(a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(b) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

13. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

14. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

(a) Schedule "A" – List of Benefiting Parcels;
(b) Schedule "B" – Map of Benefiting Area;
(c) Schedule “C” – Description of the Works;

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SIGNED BY GENERAL MANAGER,)
ENGINEERING & COMMUNITY)
DEVELOPMENT)
For and on behalf of)
THE CORPORATION OF THE)
TOWNSHIP OF LANGLEY)
)
_____)
GENERAL MANAGER, ENGINEERING)
& COMMUNITY DEVELOPMENT)

)
SIGNED BY TOWNSHIP)
CLERK)
For and on behalf of)
THE CORPORATION OF THE)
TOWNSHIP OF LANGLEY)
)
_____)
TOWNSHIP CLERK)

)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

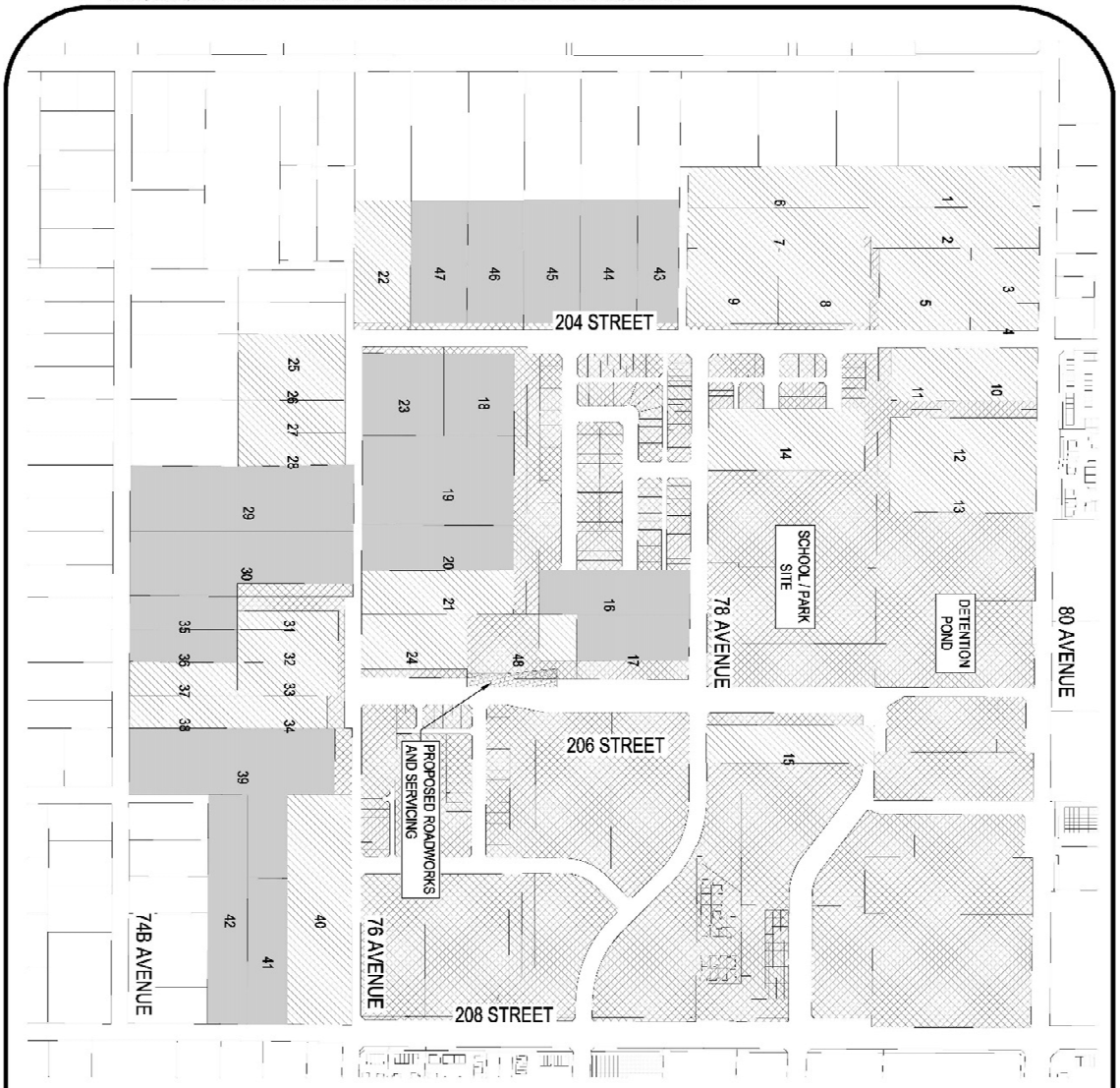
SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Developable Area (ha)
1	001-886-771	20320 80 AVE	LT 40, SEC 23, TWP 8, NWD, PL NWP61605	0.99
2	002-806-894	20340 80 AVE	LT 41, SEC 23, TWP 8, NWD, PL NWP61605	0.98
3	001-637-924	20360 80 AVE	LT 39, SEC 23, TWP 8, NWD, PL NWP57860	0.51
4	009-217-525	20388 80 AVE	LT 29, SEC 23, TWP 8, NWD, PL NWP23468	0.25
5	010-734-813	7849 204 ST	SEC 23, TWP 8, NWD, PL NWP2759	1.07
6	000-559-199	20315 78 AVE	LT 42, SEC 23, TWP 8, NWD, PL NWP61605	0.99
7	002-346-541	20323 78 AVE	LT 43, SEC 23, TWP 8, NWD, PL NWP61605	0.99
8	007-105-029	7843 204 ST	LT 31, SEC 23, TWP 8, NWD, PL NWP35022	0.95
9	007-105-193	7831 204 ST	LT 30, SEC 23, TWP 8, NWD, PL NWP35022	0.95
10	008-494-312	20416 80 AVE	LT 16, SEC 23, TWP 8, NWD, PL NWP38151	0.59
11	006-061-702	7848 204 ST	LT 17, SEC 23, TWP 8, NWD, PL NWP38151	0.49
12	004-720-393	20452 80 AVE	LT 3, SEC 23, TWP 8, NWD, PL NWP72492	1.04
13	004-720-415	20486 80 AVE	LT 4, SEC 23, TWP 8, NWD, PL NWP72492	0.86
14	004-720-377	20453 78 AVE	LT 2, SEC 23, TWP 8, NWD, PL NWP72492	1.34
15	007-813-953	20645 78 AVE	LT 3, SEC 23, TWP 8, NWD, PL NWP74786	0.89
16	002-223-490	20544 78 AVE	LT 23, SEC 23, TWP 8, NWD, PL NWP49017	0.93
17	005-749-166	20570 78 AVE	LT 26, SEC 23, TWP 8, NWD, PL NWP59588	0.67
18	010-678-107	7664 204 ST	SEC 23, TWP 8, NWD, PL NWPNWP2685	0.79
19	010-677-437	20495 76 AVE	LT 7, SEC 23, TWP 8, NWD, PL NWP2685	1.86
20	010-677-313	20525 76 AVE	SEC 23, TWP 8, NWD, PL NWP2685	0.93
21	010-677-411	20545 76 AVE	SEC 23, TWP 8, NWD, PL NWPNWP2685	0.93

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Developable Area (ha)
22	010-735-038	7625 204 ST	SEC 23, TWP 8, NWD, PL NWPNWP2759	0.96
23	007-502-079	20431 76 AVE	LT 8, SEC 23, TWP 8, NWD, PL NWP2685	0.94
24	005-749-735	20577 76 AVE	LT 27, SEC 23, TWP 8, NWD, PL NWP59588	0.82
25	007-189-991	20404 76 AVE	LT 69, SEC 23, TWP 8, NWD, PL NWP35658	0.49
26	007-190-026	20418 76 AVE	LT 70, SEC 23, TWP 8, NWD, PL NWP35658	0.49
27	002-832-151	20442 76 AVE	LT 100, SEC 23, TWP 8, NWD, PL NWP61616	0.49
28	002-832-160	20464 76 AVE	LT 101, SEC 23, TWP 8, NWD, PL NWP61616	0.49
29	012-058-530	20497 74B AVE	LT 40, SEC 23, TWP 8, NWD, PL NWPNWP1257	2.02
30	012-058-505	20543 74B AVE	LT 39, SEC 23, TWP 8, NWD, PL NWP1257	1.82
31	008-599-581	20560 76 AVE	LT 49, SEC 23, TWP 8, NWD, PL NWP39118	0.25
32	008-599-602	20572 76 AVE	LT 50, SEC 23, TWP 8, NWD, PL NWP39118	0.46
33	003-364-143	20596 76 AVE	LT 111, SEC 23, TWP 8, NWD, PL NWP63606	0.46
34	003-364-151	20608 76 AVE	LT 112, SEC 23, TWP 8, NWD, PL NWP63606	0.41
35	003-665-399	20565 74B AVE	LT 117, SEC 23, TWP 8, NWD, PL NWP65728	0.49
36	003-665-402	20577 74B AVE	LT 118, SEC 23, TWP 8, NWD, PL NWP65728	0.49
37	003-517-284	20593 74B AVE	LT 113, SEC 23, TWP 8, NWD, PL NWP64586	0.49
38	003-517-292	20605 74B AVE	LT 114, SEC 23, TWP 8, NWD, PL NWP64586	0.49
39	006-781-764	20645 74B AVE	LT 1, SEC 23, TWP 8, NWD, PL NWP73943	2.25
40	012-058-475	7581 208 ST	LT 35, SEC 23, TWP 8, NWD, PL NWPNWP1257	2.02
41	006-781-799	7547 208 ST	LT 2, SEC 23, TWP 8, NWD, PL NWP73943	0.81
42	006-536-662	7521 208 ST	LT 44, SEC 23, TWP 8, NWD, PL NWP30444	1.27
43	010-734-899	7780 202A ST	LT 23, SEC 23, TWP 8, NWD, PL NWPNWP2759	0.7

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Developable Area (ha)
44	005-962-811	7767 204 ST	LT 38, SEC 23, TWP 8, NWD, PL NWP47045	0.96
45	007-117-582	7720 202A ST	LT 25, SEC 23, TWP 8, NWD, PL NWPNWP2759	0.95
46	001-722-298	7675 204 ST	LT 26, SEC 23, TWP 8, NWD, PL NWP2759	0.96
47	010-734-970	7653 204 ST	SEC 23, TWP 8, NWD, PL NWPNWP2759	0.96
48	005-749-158	7711 206 ST	LT 26, SEC 23, TWP 8, NWD, PL NWP59588	0.22

SCHEDULE "B"
MAP OF BENEFITING AREA



LEGEND

- EXCLUDED LANDS (GREENWAYS, PROJECTS AT THIRD READING, COMMERCIAL, INSTITUTIONAL, PARKS, ETC.)
- FRONT ENDER'S LANDS
- BENEFITING LANDS
- 206 STREET ROADWORKS AND SERVICING INCLUDED IN THE DWA

	Benefitting Area		
	Map ID	Civic Address	Net Area
	1	20320 80 Avenue	0.99
	2	20340 80 Avenue	0.98
	3	20360 80 Avenue	0.57
	4	20388 80 Avenue	0.25
	5	7848 204 Street	1.07
	6	20315 78 Avenue	0.99
	7	20323 78 Avenue	0.99
	8	7843 204 Street	0.95
	9	7831 204 Street	0.95
	10	20416 80 Avenue	0.59
	11	7848 204 Street	0.46
	12	20452 80 Avenue	1.04
	13	20466 80 Avenue	0.86
	14	20453 78 Avenue	1.34
	15	20545 78 Avenue	0.89
	16	20544 78 Avenue	0.93
	17	20570 78 Avenue	0.67
	18	7684 204 Street	0.79
	19	20495 78 Avenue	1.86
	20	20525 78 Avenue	0.93
	21	20545 78 Avenue	0.93
	22	7825 204 Street	0.96
	23	20431 78 Avenue	0.94
	24	20577 78 Avenue	0.82
	25	20404 76 Avenue	0.49
	26	20418 76 AVE	0.49
	27	20442 76 AVE	0.49
	28	20464 76 AVE	0.49
	29	20497 74B AVE	2.02
	30	20543 74B Avenue	1.82
	31	20560 76 AVE	0.25
	32	20572 76 AVE	0.46
	33	20586 76 AVE	0.46
	34	20808 76 AVE	0.41
	35	20665 74B AVE	0.49
	36	20677 74B AVE	0.49
	37	20693 74B AVE	0.49
	38	20805 74B AVE	0.49
	39	20845 74B AVE	2.25
	40	7581 208 ST	2.02
	41	7547 208 ST	0.81
	42	7521 208 ST	1.27
	43	7780 202A St	0.70
	44	7787 204 St	0.96
	45	7720 202A St	0.95
	46	7475 204 St	0.96
	47	7653 204 St	0.96
	48	7711 206 St	0.22
	Total Area		42.16

DWA CATCHMENT AREAS
FOR POCKET PARK AT 206 STREET AND 76B AVENUE

Scale: 1:5000
Date: 2020.12.15
Job No.: 2111-03365-03
Mun. Proj.: 08-23-0155

McElhanney
SUITE 2300 - CENTRAL CITY TOWER
13450 - 102 AVENUE, SURREY, BC
V3T 5X3
P. 604-596-0391
F. 604-584-5060

SCHEDULE "C"
DESCRIPTION OF THE WORKS

Construction of approximately 80 linear metres of the west half of 206 Street, and underground infrastructure (storm and sanitary sewers and water main) fronting the proposed southwest Yorkson neighbourhood pocket park at 7711 206 Street, having an estimated cost of $2,311,578.34 (including land). All of which is in accordance with the Township of Langley Subdivision and Development Servicing Bylaw, per plan numbered 2111-03365-03, prepared by McElhanney Consultants Ltd. dated December 15, 2020.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2021 – 2025 FIVE-YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692

EXPLANATORY NOTE

The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 authorizes the expenditure of funds for the Municipality. The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2021.

An expenditure that is not provided for in the 2021 - 2025 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2021 - 2025 FIVE-YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692

A bylaw to establish the Five-Year Financial Plan from 2021 to 2025.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2021:

NOW THEREFORE, the Local Government 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 the "Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692".

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2021 – 2025 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2021 - 2025 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	22	day of	February	, 2021
READ A SECOND TIME the	22	day of	February	, 2021
READ A THIRD TIME the	22	day of	February	, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2021 - 2025 FIVE YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources;
2. The distribution of property taxes among property classes; and
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	55%	3%
Sale of Service – Utilities	19%	0%
Sale of Service - Other	7%	0%
Other sources	14%	53%
Transfer from own funds	5%	27%
Proceeds from borrowing	0%	17%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2021. Property taxes form the greatest proportion of operating revenue for the Township and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues with the majority of funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and, as a last resort, from debt financing.

2. Distribution of estimated 2020 property taxes among the various property classes

Property Class	Property Class Description	Property tax Revenue %
1	Residential	63.15%
2	Utilities	0.99%
4	Major Industry	0.23%
5	Light Industry	9.71%
6	Business	25.18%
8	Recreation	0.21%
9	Farm	0.53%
	Total	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to the services offered by the Township.

Per Council Report 20-122, dated October 5, 2020 Council approved permissive tax exemptions calculated to be approximately $1,378,628, which is just under 1% property tax increase (99%) (2020- 105%) property tax revenue increase.

	2021 (Estimated)	2020 (Actual)
Charitable and Not-For-Profit	**$ 598,509**	$ 652,581
Churches	**757,188**	728,157
Heritage Properties	**22,931**	21,839
Total	**$1,378,628**	$1,402,577

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2021 - 2025 FIVE YEAR FINANCIAL PLAN BYLAW 2021 NO. 5692
SCHEDULE "B" – FINANCIAL PLAN

	2021 $	2022 $	2023 $	2024 $	2025 $
REVENUE					
Operating Plan					
Property Taxes and Levies	156,974,167	170,405,759	177,792,517	185,166,707	192,698,583
Sale of Services-Utilities	54,207,502	57,075,106	60,312,487	63,788,837	68,444,513
Sale of Services-Other	20,197,185	23,436,709	25,035,978	26,728,199	26,760,198
Other Revenue	38,797,848	30,587,650	30,214,962	30,195,082	29,998,222
Transfer from Surplus and Reserves	13,301,165	2,410,187	6,501,757	6,501,757	6,501,757
Operating Plan Sub-total	**283,477,867**	**283,915,411**	**299,857,701**	**312,380,582**	**324,403,273**
Capital Plan					
Contribution from Current Year Revenue	10,009,376	9,889,376	9,889,376	9,889,376	9,889,376
Transfer from Prior Year's Surplus	150,000	150,000	150,000	150,000	150,000
Transfer from Development Cost Charge Reserve:	97,076,147	74,904,370	32,410,870	26,470,870	17,560,870
Transfer from Capital Surplus and Reserves	108,235,433	22,803,956	18,927,573	21,770,881	18,722,573
Private Funds and Other Sources	114,275,273	97,243,000	62,148,000	62,133,000	62,133,000
Proceeds From Borrowing	67,861,335	15,000,000	15,000,000	15,000,000	15,000,000
Capital Plan Sub-Total	**397,607,564**	**219,990,702**	**138,525,819**	**135,414,127**	**123,455,819**
TOTAL FINANCIAL PLAN REVENUE	**681,085,431**	**503,906,113**	**438,383,520**	**447,794,709**	**447,859,092**
EXPENDITURE					
Operating Plan					
Municipal Services	243,570,154	242,652,404	255,105,675	264,857,281	275,139,650
Debt Service	11,630,330	11,630,330	11,592,830	11,580,330	11,580,330
Contribution to Funds and Reserves	28,277,383	29,632,677	33,159,196	35,942,971	37,683,293
Operating Plan Sub-Total	**283,477,867**	**283,915,411**	**299,857,701**	**312,380,582**	**324,403,273**
Capital Plan	**397,607,564**	**219,990,702**	**138,525,819**	**135,414,127**	**123,455,819**
TOTAL FINANCIAL PLAN EXPENDITURES	**681,085,431**	**503,906,113**	**438,383,520**	**447,794,709**	**447,859,092**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2021 NO. 5691

EXPLANATORY NOTE

Bylaw 2021 No. 5691 provides for the 2021 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2021 – 2025 Five Year Financial Plan. The projects are for roads, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $105,342,394, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2021.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2021 NO. 5691

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

	TOTAL
Roads	**54,496,624**
Stormwater	**1,634,323**
Sewer	**6,272,019**
Water	**18,306,243**
Parkland	**14,957,615**
Park Development	**9,675,570**
TOTAL	**105,342,394**

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

1. This bylaw shall be cited as “Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding one hundred and five million three hundred forty two thousand and three hundred ninety four dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME the	22	day of	February	, 2021
READ A SECOND TIME the	22	day of	February	, 2021
READ A THIRD TIME the	22	day of	February	, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2021 NO. 5693

EXPLANATORY NOTE

Bylaw 2021 No. 5693 sets the minimum charge for metered water customers at $291.25 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $279.10.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.842 per cubic meter. The current rate is $0.807 per cubic meter.

The flat rate for residential customers will be $582.50. The current rate is $558.22.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2021 NO. 5693

WHEREAS Bylaw No. 4697, cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697;

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

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693".

2. Bylaw No. 4697 cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 4697 and substituting the following therefore:

Section 1 BASIC RATES

The annual flat rate for a distinct premise is $582.50.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

Subject to the following: the annual flat rate for 2021 shall be multiplied by 365/312 and calculated from February 22, 2021.

Section 2 RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $291.25 per service connection.
- The remainder at $0.842 per cubic meter (Metered Rate).
- The minimum charge is $291.25 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2021 shall be multiplied by 365/312 and calculated from February 22, 2021.

READ A FIRST TIME the	22	day of	February	, 2021
READ A SECOND TIME the	22	day of	February	, 2021
READ A THIRD TIME the	22	day of	February	, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2021 NO. 5694

EXPLANATORY NOTE

Bylaw 2021 No. 5694 sets the annual flat rate per service connection at $494.50 for residential sewer use. The current rate is $487.28.

The rate for Non-Residential sewer use is set at $1.391 per cubic meter of sewage discharged with a minimum of $247.25 per service connection for each six-month period. The current rates are $1.371 per cubic meter of sewage discharged with a minimum of $243.64 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2021 NO. 5694

WHEREAS Bylaw No. 5367, cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 5367;

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

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694".

2. Bylaw No. 5367 cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" is amended by deleting Section 1. A., Section 2. A. and Section 4 of Schedule "B" attached to Bylaw 5367 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a district premise is $494.50.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

Subject to the following: the annual flat rate for 2021 shall be multiplied by 365/312 and calculated from February 22, 2021.

Section 2 RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums
Where a connection:

(a) Is to a property used for industrial, commercial, or institutional purpose
(b) Is to a property with farm classification as identified by the B.C. Assessment Authority
(c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwellings

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = $1.391

The minimum charge for each six month period is $247.25 per service connection.

Subject to the following: The minimum charge for each six month period for 2021 shall be multiplied by 365/312 and calculated from February 22, 2020.

Section 4 RATES FOR CONTAMINATED GROUNDWATER

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD “Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164.”

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = $1.391 per cubic meter.

READ A FIRST TIME the	22	day of	February	, 2021
READ A SECOND TIME the	22	day of	February	, 2021
READ A THIRD TIME the	22	day of	February	, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW 2020 NO. 5570

EXPLANATORY NOTE

Bylaw 2020 No. 5570 rezones 5.24 ha (13.0 ac) of land located at 7517, 7541, 7547 and 7575 – 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B) and R-CL(SD) to accommodate 58 single family lots, and 44 semi-detached units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW 2020 NO. 5570

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 (Infinity Properties Ltd.) Bylaw 2020 No. 5570”.

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

   Portions of: Lots 2 and 3 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 NWD Plan LMP36192;

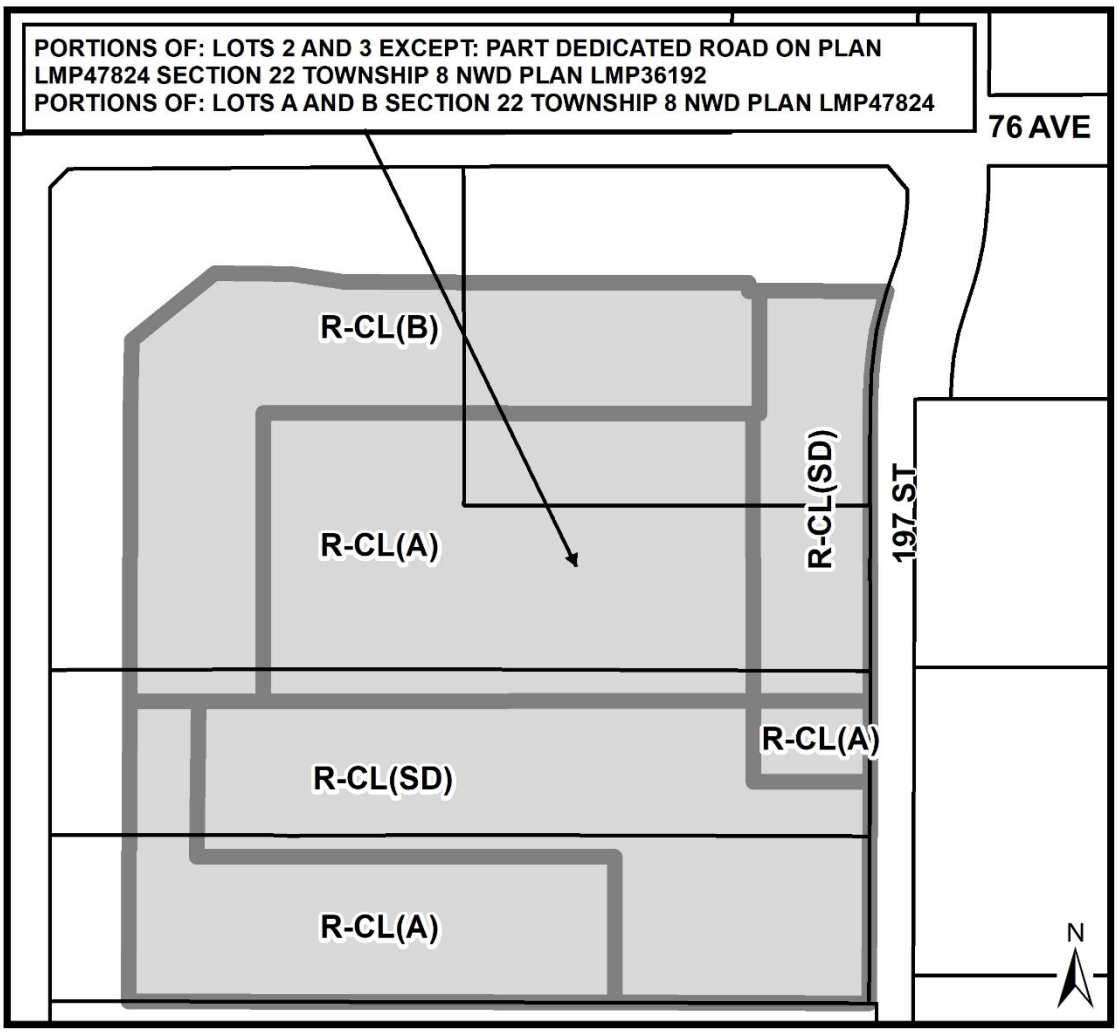
   Portions of: Lots A and B Section 22 Township 8 NWD Plan LMP47824

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

READ A FIRST TIME the	23	day of	March	, 2020.
READ A SECOND TIME the	23	day of	March	, 2020.
PUBLIC HEARING HELD the	20	day of	April	, 2020.
READ A THIRD TIME the	20	day of	April	, 2020.
ADOPTED the		day of		, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5570



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(INFINITY PROPERTIES LTD.) BYLAW 2020 NO. 5571

EXPLANATORY NOTE

Bylaw 2020 No. 5571 authorizes the Township of Langley to enter into a phased development agreement with Infinity Properties Ltd., Benchmark Homes Investments Ltd. and Benchmark Management Ltd.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(INFINITY PROPERTIES LTD.) BYLAW 2020 NO. 5571

A Bylaw to enter into a phased development agreement;

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

1. This Bylaw may be cited for all purposes as “Township of Langley Phased Development Agreement (Infinity Properties Ltd.) Bylaw 2020 No. 5571”.

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

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

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

READ A FIRST TIME the	23	day of	March	, 2020.
READ A SECOND TIME the	23	day of	March	, 2020.
NOTICE WAS ADVERTISED ON	9, 16	day of	April	, 2020.
PUBLIC HEARING HELD the	20	day of	April	, 2020.
READ A THIRD TIME the	20	day of	April	, 2020.
ADOPTED the		day of		, 2021.

_____ Mayor _____ Township Clerk

APPENDIX 'A'

PHASED DEVELOPMENT AGREEMENT

(Infinity Properties Ltd.)

THIS AGREEMENT dated for reference _____, 2020

AMONG:

Infinity Properties Ltd.
#205 6360 – 202 Street
Langley BC V2Y 1N2

AND:

Benchmark Homes Investments Ltd.
#204 6360 – 202 Street
Langley BC V2Y 1N2

AND:

Benchmark Management Ltd.
#100, 20120 – 64th Avenue
Langley, BC V2Y 1M8

(collectively, Infinity Properties Ltd., Benchmark Homes Investments Ltd. and Benchmark Management Ltd. are the "**Developer**")

AND:

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

(the "**Township**")

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

Definitions

1. In this Agreement

"**Amenities**" means collectively the Cash in Lieu, dedication of the Roads, subdivision and transfer of Streamside Protection and Enhancement Area, the acquisition of land for the joint elementary school and neighbourhood park site (if applicable), and the acquisition of land for the community stormwater detention pond (if applicable), pursuant to this Agreement;

"**Authorized Assignee**" has the meaning in section 24;

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

"**Development**" means the design and construction on the Lands of residential development consisting of 58 single family dwellings and 44 semi-detached dwellings, together with all servicing works and landscaping, as shown on the Site Plan;

"**Lands**" means, collectively, the lands and premises legally described as:

- PID: 024-932-426, Lot A Section 22 Township 8 New Westminster District Plan LMP47824;

- PID: 024-932-434, Lot B Section 22 Township 8 New Westminster District Plan LMP47824;

- PID: 024-102-067, Lot 2 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 New Westminster District Plan LMP36192;

- PID: 024-102-075, Lot 3 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 New Westminster District Plan LMP36192,

as subdivided from time to time;

"**PDA Bylaw**" means the bylaw authorizing the entering into of this Agreement, being the Township of Langley Phased Development Agreement Bylaw 2020 No. 5571;

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

"**Rezoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw 2020 No. 5570, a copy of which is attached as Schedule C, rezoning the Lands to R-CL(A), R-CL(B) and R-CL(SD);

"**Roads**" means the south half of 76 Avenue, 75B Avenue, lane between 75B Avenue and 75A Avenue, 75A Avenue, lane between 75A Avenue and 75 Avenue, the north half of 75 Avenue, 196A Street, lane south of the intersection of 196A Street and 75A Avenue,196B Lane, the west half of 197 Street, and other roads as generally shown on the Site Plan, and as otherwise necessary in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;

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

"**Specified Bylaw Provisions**" means any and all provisions of the Rezoning Bylaw,

and of the Zoning Bylaw provisions under zones R-CL(A), R-CL(B) and R-CL(SD) that regulate:

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

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

(c) the siting, size and dimensions of:

(i) buildings and other structures; and

(ii) uses that are permitted on the land;

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

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

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

"Streamside Protection and Enhancement Area" means, collectively, areas cumulatively measuring approximately 10,925 square meters along the east side of 196 Street and south side of 76 Avenue, as shown on the Site Plan, which areas are meant to be planted with native trees and shrubs;

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

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

Amenities and Restrictions

2. The Developer will deliver to the Township the amount of $540,850.00 (the "**Cash in Lieu**"). The Cash in Lieu represents an amount in lieu of municipal facilities and services for the benefit of the residents of the Township contemplated in the Policy and calculated in accordance with the Policy.

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

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

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

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

5. The Developer will survey and diligently seek all necessary approvals to subdivide the Streamside Protection and Enhancement Area as a fee simple lot and will transfer the Streamside Protection and Enhancement Area to the Township, for a nominal purchase price.

6. The Developer acknowledges that the Lands require a connection to a community stormwater detention pond, as contemplated in the Latimer Neighbourhood Plan. The Developer will secure the connection of the Lands and the Development to a community stormwater detention pond. The Developer acknowledges that securing the connection to a stormwater detention pond may require the Developer to acquire and transfer to the Township lands for a new community stormwater detention pond.

7. The Developer acknowledges that the Latimer Neighbourhood Plan contemplates the provision of shared park-elementary school sites where possible. In connection with the Development, the Developer will secure, to the satisfaction of the Township, a site for the shared park-elementary school use. The Developer acknowledges that this obligation may require the Developer to acquire and transfer to the Township and/or a third party at the direction of the Township, one or more fee simple lots.

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

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

10. Compliance with sections 2, 4, 5, 6 and 7 does not exempt the Developer or the Development from any other requirements or conditions imposed in connection with the Rezoning Bylaw, in connection with the subdivision of the Lands, or in connection with any development or building permit for the Development.

Bylaw Changes

11. Changes made during the Term to the Specified Bylaw Provisions will not apply to the

Development or the Lands, unless:

(a) the changes fall within the limits established by section 516 of the *Local Government Act*, being:

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

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

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

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

(b) this Agreement has been terminated; or

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

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

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

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

Amendment

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

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

(a) the Lands;

(b) the definition of the Specified Bylaw Provisions;

(c) the Term of this Agreement;

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

(e) the provisions of this Agreement regarding transfer.

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

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

Term, Termination and Enforcement

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

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

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

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

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

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

Rights and obligations upon title transfer

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

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

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

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

    (b) If the transferee is an Authorized Assignee, the rights of the Developer under section 11 of this Agreement will be automatically assigned to the transferee either: 1) in respect to the Lands, if the transferee acquired the Lands; or 2) in respect to a portion of the Lands acquired by the transferee, if the transferee acquired a portion of the Lands. For greater certainty, in respect to a transfer of a portion of the Lands, the transferee's agreement under section 11(c) is only required in respect to the portion of the Lands acquired by the transferee; and

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

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

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

Other

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

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

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

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

30. This Agreement (including consequential agreements contemplated herein) is the entire agreement (verbal or written) between the parties regarding the Specified Bylaw Provisions, Amenities, and the payment of Cash in Lieu. The parties acknowledge and agree that the Developer and the Township may enter into other agreements and covenants in respect to the Rezoning Bylaw, the Development and the Lands, including a servicing agreement for the construction of the Roads, the community stormwater detention pond, the Streamside Protection and Enhancement Area, and other servicing for the Development, development works agreement, latecomer agreements, statutory rights of way pursuant to section 218 of the *Land Title Act*, and covenants pursuant to section 219 of the *Land Title Act*.

31. Time is of the essence of this Agreement.

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

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

34. If any part of this Agreement other than section 11 is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that section 11 is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding will not limit such nonconforming use protection as has accrued to the Developer or transferee in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the doctrine of "commitment to use", nor the application of the law related to unjust enrichment.

Interpretation

35. In this Agreement:

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

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

(c) a reference to currency means Canadian currency;

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

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

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

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

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

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

Indemnity and Release

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

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

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

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

Notice

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

(a) if to the Developer:

Infinity Properties Ltd.
#205 6360 – 202 Street
Langley BC
V2Y 1N2

(b) if to the Township:

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

Attention: General Manager, Engineering and Community Development

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

Execution

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

Costs

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

Schedules

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

Schedule A – Site Plan

Schedule B – Form for Agreement to Bylaw Changes

Schedule C – Copy of the Rezoning Bylaw and of provisions related to zones R-CL(A), R-CL(B) and R-CL(SD)

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

INFINITY PROPERTIES LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

BENCHMARK HOMES INVESTMENTS LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

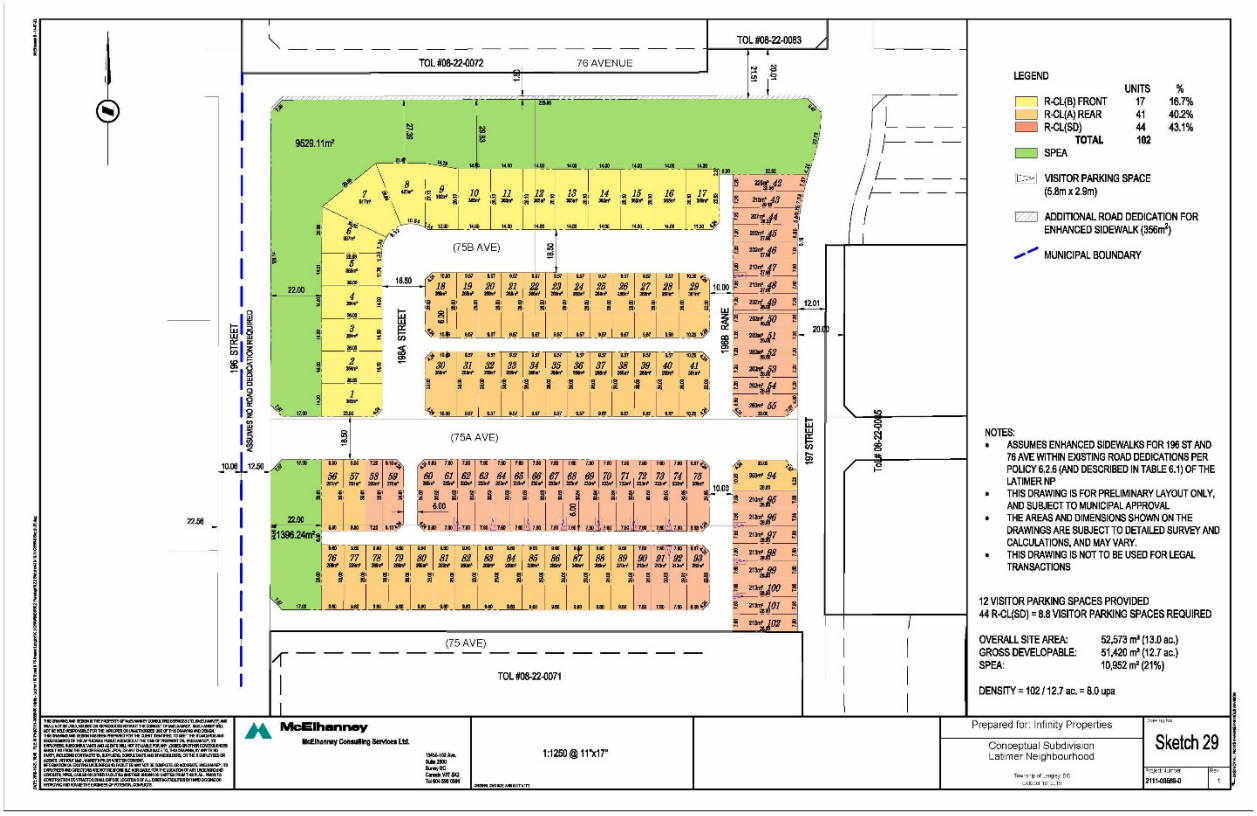
BENCHMARK MANAGEMENT LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

SCHEDULE A

SITE PLAN



SCHEDULE B

FORM FOR AGREEMENT TO BYLAW CHANGES

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

AMONG:

Infinity Properties Ltd.
#205 6360 – 202 Street
Langley BC V2Y 1N2

AND:

Benchmark Homes Investments Ltd.
#204 6360 – 202 Street
Langley BC V2Y 1N2

AND:

Benchmark Management Ltd.
#100, 20120 – 64th Avenue
Langley, BC V2Y 1M8

(collectively, Infinity Properties Ltd., Benchmark Homes Investments Ltd. and Benchmark Management Ltd. are the "**Developer**")

AND:

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

(the "**Township**")

WHEREAS:

A. The Township has entered into a Phased Development Agreement authorized by Bylaw 2020 No.5571, dated the ___ day of _____, _____ (the "**PDA**");

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

- PID: 024-932-426, Lot A Section 22 Township 8 New Westminster District Plan LMP47824;

- PID: 024-932-434, Lot B Section 22 Township 8 New Westminster District Plan LMP47824;

- PID: 024-102-067, Lot 2 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 New Westminster District Plan LMP36192;

- PID: 024-102-075, Lot 3 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 New Westminster District Plan LMP36192,

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

C. The Township has, pursuant to Bylaw 2020 No. 5570, amended the provisions of its Zoning Bylaw as set out below:

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

(the "**Amended Provisions**")

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

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

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

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

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

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

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

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

(b) any further or subsequent changes to the Specified Bylaw Provisions, other than the

Amended Provisions, will not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

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

INFINITY PROPERTIES LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

BENCHMARK HOMES INVESTMENTS LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

BENCHMARK MANAGEMENT LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

SCHEDULE C
Rezoning Bylaw

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW 2020 NO. 5570

EXPLANATORY NOTE

Bylaw 2020 No. 5570 rezones 5.24 ha (13.0 ac) of land located at 7517, 7541, 7547 and 7575 – 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B) and R-CL(SD) to accommodate 58 single family lots and 44 semi-detached units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (INFINITY PROPERTIES LTD.) BYLAW 2020 NO. 5570

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 (Infinity Properties LTD.) Bylaw 2020 No. 5570”.

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

   Portions of: Lots 2 and 3 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 NWD Plan LMP36192;

   Portions of: Lots A and B Section 22 Township 8 NWD Plan LMP47824as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD).

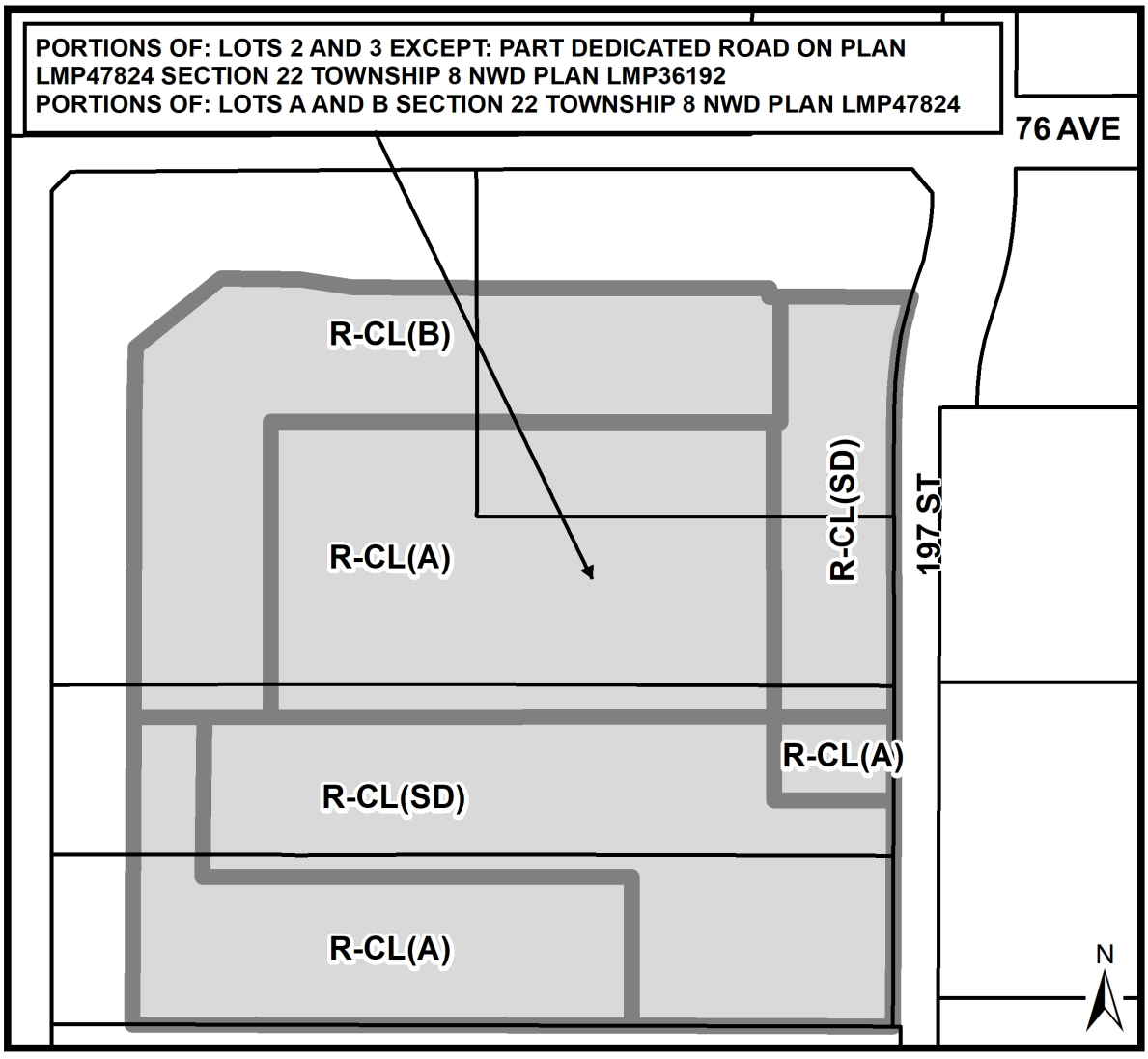
   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD).

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

Mayor

Township Clerk

SCHEDULE 'A'
BYLAW NO. 5570



#4547 09/07/07 404 **RESIDENTIAL COMPACT LOT ZONE R-CL(A)**

Uses Permitted

404.1 In the R-CL(A) Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings and structures*
2) *accessory* detached garage
3) *accessory home occupations* subject to Section 104.3
4) *residential* single *family uses*

Maximum Density

404.2 1) Notwithstanding sub-section 404.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one *single family dwelling* is permitted on any one *lot*.

Definitions

404.3 For the purposes of Section 404 the following definitions shall apply:

1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line*.
2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the rear or *side lot line*.
3) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 404.8.

Lot Coverage

404.4 1) *Buildings* and *structures* shall not cover more than 50% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards and *accessory buildings* less than 9.3m^2 (100ft^2) shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

#4859 30/05/11 #5109 14/09/15 404.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded *Lot* (Attached Garage)**

Buildings and Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m[(1) (4) (8) (9)]	6.0m[(10)]	Interior-1.2m *Lane*-1.5m [(4) (8)]	2.5m [(4) (8) (9)]
Accessory Building or *Structure*	N/A [(3)]	0.6m	0.6m [(4)]	2.5m [(4)]

2) **Rear Loaded *Lot* (Attached Garage)**

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m (4) (8) (9)	6.0m (2)	Interior-1.2m *Lane*-1.5m (2) (4) (8)	2.5m (4) (8) (9)
Accessory Building or *Structure*	N/A (3)	0.6m (4)	0.6m (4)	2.5m (4)

3) **Rear Loaded *Lot* (Detached Garage)**

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m (4) (8) (9)	13.0m (4) (5) (average)	Interior-1.2m *Lane*-1.5m (4) (8)	2.5m (4) (8) (9)
Accessory Detached Garage	N/A (3)	0.6m (4) (5)	Interior-0.6m *Lane*-1.5m (4) (5) (6) (7)	2.5m (4)
Accessory Building or *Structure*	N/A (3)	0.6m	0.6m (4)	2.5m (4)

(1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line

(2) For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.

(3) *Accessory buildings* and *structures*, and accessory detached garages are not permitted within the front yard.

(4) Nothwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
   a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
   b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.

(5) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m^2 landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).

(6) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

(7) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.

(8) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.

(9) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

#5109 14/09/15 (10) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

Building and Structure Provisions

#4567 07/05/07 #5109 14/09/15 404.6

1) Entrance stairs to the *basement* are permitted from the rear elevation only.
2) The kitchen, living room and dining areas shall be located on the first *storey*.
3) The accessory detached garage shall be constructed in conjunction with the *principal building*.
4) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.
5) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.

Height of Buildings and Structures

404.7 Except as provided in Section 104.5

1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
3) The *height* of *accessory buildings* and *structures* (including accessory detached garages) shall not exceed 3.75 metres in *height*.

Parking

404.8 Parking shall be provided in accordance with Section 107 except as follows:

Buildings and *Structures*	Parking Requirement
Front Loaded *Lot* (attached garage)	2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. (1) (3) (4) (5)
Rear Loaded *Lot* (attached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)
Rear Loaded *Lot* (detached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)

(1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.

(2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
(3) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
(4) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
(5) The required outdoor parking space may extend into a municipal road dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

Subdivision Requirements

404.9 All *residential lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following:

	Front Loaded *Lot*	**Rear Loaded *Lot***
Minimum *Lot Area* (1) (2)	275m^2	266m^2 (4)
Minimum *Corner Lot Area* (2)	355 m^2	352m^2 (5)
Minimum *Lot Frontage* (1) (3) (6)	11.0m	9.5m (4)
Minimum *Corner lot Frontage*	14.2m	12.6m (5)
Minimum *Lot Depth*	25.0m (7)	28.0m (7)
Panhandle *Lot*	not permitted	not permitted

(1) Excluding *corner lots*.
(2) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 404.2 shall apply.
(3) Except for *lots* having *frontage* on the bulb portion of a permanent urban *residential street* or cul-de-sac in which case the *frontage* may be reduced to 8.0 metres.
(4) Where Section 404.5(6) applies, the Approving Officer may allow a minimum *lot area* of 249m^2 and a minimum *frontage* of 8.9 metres.
(5) Where Section 404.5(6) applies, the Approving Officer may allow a minimum *lot area* of 336m^2 and minimum *frontage* of 12.0 metres.
(6) The maximum *frontage* of a front loaded *lot*, other than a *corner lot*, shall not be greater than 12.59 metres.
(7) On a *corner lot* the Approving Officer may allow a reduction in minimum *lot depth* when all other Bylaw requirements are met.

Landscaping, Screening and Fencing

404.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

#4547 09/07/07 #4859 30/05/11

405 RESIDENTIAL COMPACT LOT ZONE R-CL(B)

Uses Permitted

405.1 In the R-CL(B) Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings and structures*
2) *accessory* detached garage
3) *accessory home occupations* subject to Section 104.3
4) *residential* single family *uses*

Maximum Density

405.2 1) Notwithstanding sub-section 405.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.

2) No more than one *single family dwelling* is permitted on any one *lot*.

Definitions

405.3 For the purposes of Section 405 the following definitions shall apply:

1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line*.
2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the rear or *side lot line*.
3) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 405.8.

Lot coverage

405.4 1) *Buildings* and *structures* shall not cover more than 50% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards and *accessory buildings* less than 9.3m² (100ft²) shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

#4859 30/05/11 #5109 14/09/15 405.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded *Lot* (Attached Garage)**

Buildings and Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m(1) (4) (8) (9)	6.0m(10)	Interior-1.2m *Lane*-1.5m (4) (8)	2.5m (4) (8) (9)
Accessory Building or *Structure*	N/A (3)	0.6m	0.6m (4)	2.5m (4)

2) **Rear Loaded *Lot* (Attached Garage)**

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m (4) (8) (9)	6.0m (2)	Interior-1.2m *Lane*-1.5m (2) (4) (8)	2.5m (4) (8) (9)
Accessory Building or *Structure*	N/A (3)	0.6m (4)	0.6m (4)	2.5m (4)

3) **Rear Loaded *Lot* (Detached Garage**

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m (4) (8) (9)	13.0m (4) (5) (average)	Interior-1.2m *Lane*-1.5m (4) (8)	2.5m (4) (8) (9)
Accessory Detached Garage	N/A (3)	0.6m (4) (5)	Interior-0.6m *Lane*-1.5m (4) (5) (6) (7)	2.5m (4)
Accessory Building or *Structure*	N/A (3)	0.6m	0.6m (4)	2.5m (4)

(1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line and set back a minimum of 1.0 metre from the remaining portion of the same *building* elevation. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways shall be considered the remaining portion of the same *building* elevation.

(2) For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.

(3) *Accessory buildings* and *structures*, and accessory detached garages are not permitted within the front yard.

(4) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.

(5) The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1m^2 landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).

(6) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

(7) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.

(8) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of first *storey*. For the purpose of measuring this setback, structural supports of the first *storey* covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* facade.

(9) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

#5109 14/09/15 (10) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

Building and Structure Provisions

#4567 07/05/07 #5109 14/09/15 405.6

1) Entrance stairs to the *basement* are permitted from the rear elevation only.
2) The kitchen, living room and dining areas shall be located on the first *storey*.
3) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.
4) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.

Height of Buildings and Structures

405.7 Except as provided in Section 104.5

1) The *height* of *principal buildings* and *structures* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
3) The *height* of *accessory buildings* and *structures* (including accessory detached garages) shall not exceed 3.75 metres in *height*.

Parking

405.8 Parking shall be provided in accordance with Section 107 except as follows:

Buildings and *Structures*	Parking Requirement
Front Loaded *Lot* (attached garage)	2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. (1) (3) (4) (5)
Rear Loaded *Lot* (attached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)
Rear Loaded *Lot* (detached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (2) (3) (4) (5)

(1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot lines* abutting a *street*, or a *lane*.
(2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
(3) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
(4) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
(5) The required outdoor space may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

Subdivision Requirements

405.9 All *residential lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following:

	Front Loaded *Lot*	**Rear Loaded *Lot***
Minimum *Lot Area* [1] [2]	315m^2	266m^2 [4]
Minimum *Corner Lot Area* [2]	355 m^2	352m^2 [5]
Minimum *Lot Frontage* [1] [3]	12.6m	9.5m [4]
Minimum *Corner lot Frontage*	14.2m	12.6m [5]
Minimum *Lot Depth*	25.0m [6]	28.0m [6]
Panhandle *Lot*	not permitted	not permitted

(1) Excluding *corner lots*.
(2) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 405.2 shall apply.
(3) Except for *lots* having *frontage* on the bulb portion of a permanent urban *residential street* or cul-de-sac in which case the *frontage* may be reduced to 8.0 metres.
(4) Where Section 405.5[6] applies, the Approving Officer may allow a minimum *lot area* of 249m^2 and a minimum *frontage* of 8.9 metres.
(5) Where Section 405.5[6] applies, the Approving Officer may allow a minimum *lot area* of 336m^2 and minimum *frontage* of 12.0 metres.
(6) On a *corner lot* the Approving Officer may allow a reduction in minimum *lot depth* when all other Bylaw requirements are met.

Landscaping, Screening and Fencing

405.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit or approved Exterior Design Control Agreement.
2) Where two properties share a common interior *side lot line*, and where the combined side yard width is less than 3.0 metres, fencing along that property line shall not extend towards the front yard measured from the corner of the rear *building* elevation of either *building*.

#4976 12/02/13 409 **RESIDENTIAL COMPACT LOT ZONE R-CL(SD)**

Uses Permitted

409.1 In the R-CL(SD) Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory* detached garage
2) *accessory home occupations* subject to Section 104.3
3) *semi-detached dwellings*

Maximum Density

409.2 1) Notwithstanding sub-section 409.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one *dwelling unit* contained within a *semi-detached dwelling* is permitted on any one *lot*.

Definitions

409.3 For the purposes of Section 409 the following definitions shall apply:
1) Interior *lot* means a *lot* other than a *corner lot*.
2) An accessory detached garage means a *building* or *structure* (accessory to a *semi-detached dwelling*) used to store a minimum of one motor *vehicle* provided in accordance with sub-section 409.8

Lot coverage

409.4 1) *Buildings* and *structures* shall not cover more than 55% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

409.5 Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback**	**Minimum *Side lot line* Setback (Abutting a *Street*, or *Lane*)**
Semi-Detached Dwellings	2.5m (2) (6)	13.0m (2) (3) (average)	0.0m (5)	*Street*-2.5m *Lane*-1.2m (2) (3) (6)
Accessory Detached Garage)	N/A (1)	0.6m (2) (3)	0.0m (4)	*Street*-2.5m *Lane*-1.5 (2) (3)

(1) Accessory detached garages are not permitted within the front yard.

(2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.

(3) An accessory detached garage is not permitted within 6.0 metres of the *semi-detached dwelling* (except for a 1 m^2 landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6 metres above grade, and as provided for in

Section 104.4).

(4) The side yard setback of an accessory detached garage shall be increased to a minimum of 2.9 metres on the opposite side of the *lot*.

(5) The side yard setback of a *semi-detached dwelling* shall be increased to a minimum of 1.2 metres on the opposite side of the *lot*.

(6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

Buildings and Structures Provisions

409.6
1) External entrance stairs to the *basement* are permitted from the rear elevation only.
2) The kitchen, living room and dining areas shall be located on the first *storey*.
3) *Accessory buildings* and *structures* are not permitted.
4) Each *semi-detached dwelling* shall be simultaneously designed, *building* permits issued and constructed by the same builder utilizing a party wall agreement.
5) The accessory detached garage shall be constructed in conjunction with the *semi-detached dwelling*.
6) Hoop, arch or similar type *building* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.

Height of Buildings and Structures

409.7 Except as provided in Section 104.5
1) The *height* of a *semi-detached dwelling* shall not exceed 9.0 metres or 2.5 *storeys*, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
3) The *height* of an accessory detached garage shall not exceed 3.75 metres.

Parking

409.8 Parking shall be provided in accordance with Section 107 except as follows:
1) A minimum of two parking spaces shall be provided (one being located within a fully enclosed garage) and accessed from a *lane* plus one space per five units designated as a visitor parking space. (1) (2) (3) (4)
   (1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot lines* abutting a *street* and/or a *lane*.
   (2) Each outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
   (3) The required parking space within the garage shall have a minimum interior depth of 6.1 metres and minimum interior width of 2.9 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
   (4) The visitor parking requirement may be satisfied by the provision of off-site spaces in locations, other than on-*street* parallel parking, to the acceptance of the Township.

Subdivision Requirements

409.9 All *lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following:

	Minimum *Lot Area*	**Minimum** *Lot Frontage*	**Minimum** *Lot Depth*
Interior *Lot* (1)	201m²	7.2m (2)	28m
Corner Lot (1)	254m²	9.1m	28m

(1) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 409.2 shall apply.

(2) A minimum *lot frontage* of 7.6 m is required where part of a visitor parking space is provided on the *lot*.

Landscaping, Screening and Fencing

409.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit.

2) For an interior *lot*, fencing shall not extend towards the front yard measured from the corner of the rear *building* elevation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101020

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

1. NAME: Liane O'Grady, Sharene Brown, and Lori Orstad

   ADDRESS: 7517 – 197 Street
   Langley, BC V2Y 1S2

   7541 – 197 Street
   Langley, BC V2Y 1S2

   11740 Ridgecrest Drive
   Delta, BC V4E 3A5

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: Portion of Lots 2 & 3 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 NWD Plan LMP36192

   Portion of Lots A & B Section 22 Township 8 NWD Plan LMP47824

   CIVIC ADDRESS: 7517, 7541, 7547 and 7575 – 197 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. 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.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101032

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

1. NAME: Infinity Properties Ltd.

   ADDRESS: #205 6360 – 202 Street
   Langley, BC, V1Y 1N2

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: Portion of Lots 2 & 3 Except: Part Dedicated Road on Plan LMP47824 Section 22 Township 8 NWD Plan LMP36192

   Portion of Lots A & B Section 22 Township 8 NWD Plan LMP47824

   CIVIC ADDRESS: 7517, 7541, 7547 and 7575 – 197 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

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

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.

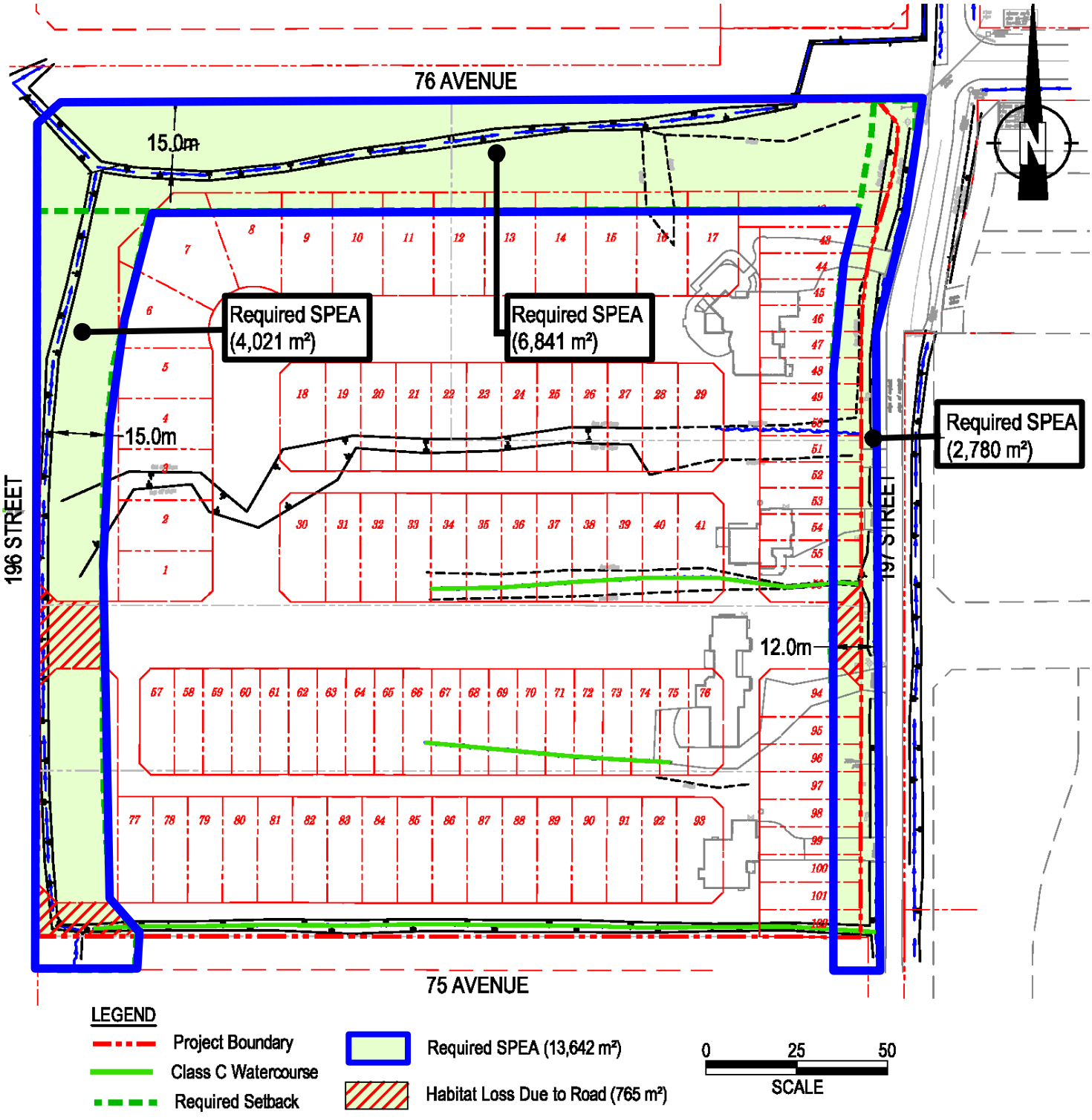
   All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

   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.

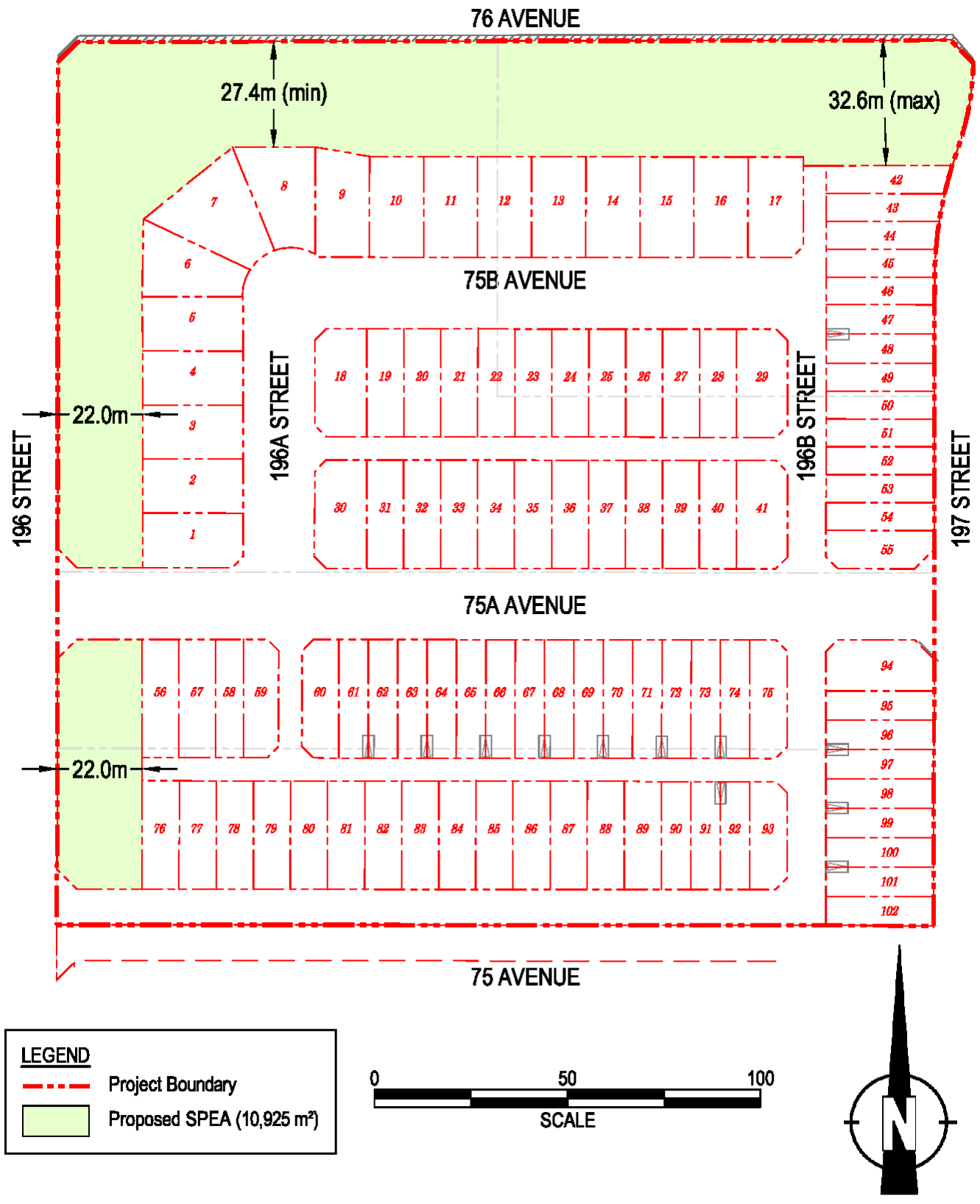
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

From: Colin Moore
Sent: Friday, February 26, 2021 10:09 AM
To: CD Agenda Bylaw
Cc: Paul Albrecht
Subject: Item for March 8, 2021 Council meeting agenda Bylaws No 5570 and 5571 (Infinity Properties Ltd.)

1. Please place Bylaws # 5570 and 5571 (Infinity Properties Ltd.) on the Council agenda of March 8, 2021 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of March 23, 2020 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaws was held on April 20, 2020 with third reading also given on April 20, 2020.

4. Also, please place accompanying Development Permit Nos. 101020 and 101032 on the same agenda for issuance by Council.

Township of Langley
Est. 1873

Colin Moore | RPP MCIP, Senior Planner
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
Direct line: 604.532.7547
Web | Facebook | Twitter | YouTube

expect excellence

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MITCHELL LATIMER 76 / 77 INC.) BYLAW 2020 NO. 5648

EXPLANATORY NOTE

Bylaw 2020 No. 5648 rezones land in 19600 Block of 76 Avenue and 19610 – 78 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to permit development of 106 lots (56 single family and 50 semi-detached).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MITCHELL LATIMER 76 / 77 INC.) BYLAW 2020 NO. 5648

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 (Mitchell Latimer 76 / 77 Inc.) Bylaw 2020 No. 5648”.

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

   Portion of the South Half of Lot 2 Section 22 Township 8 New Westminster District Plan 6019

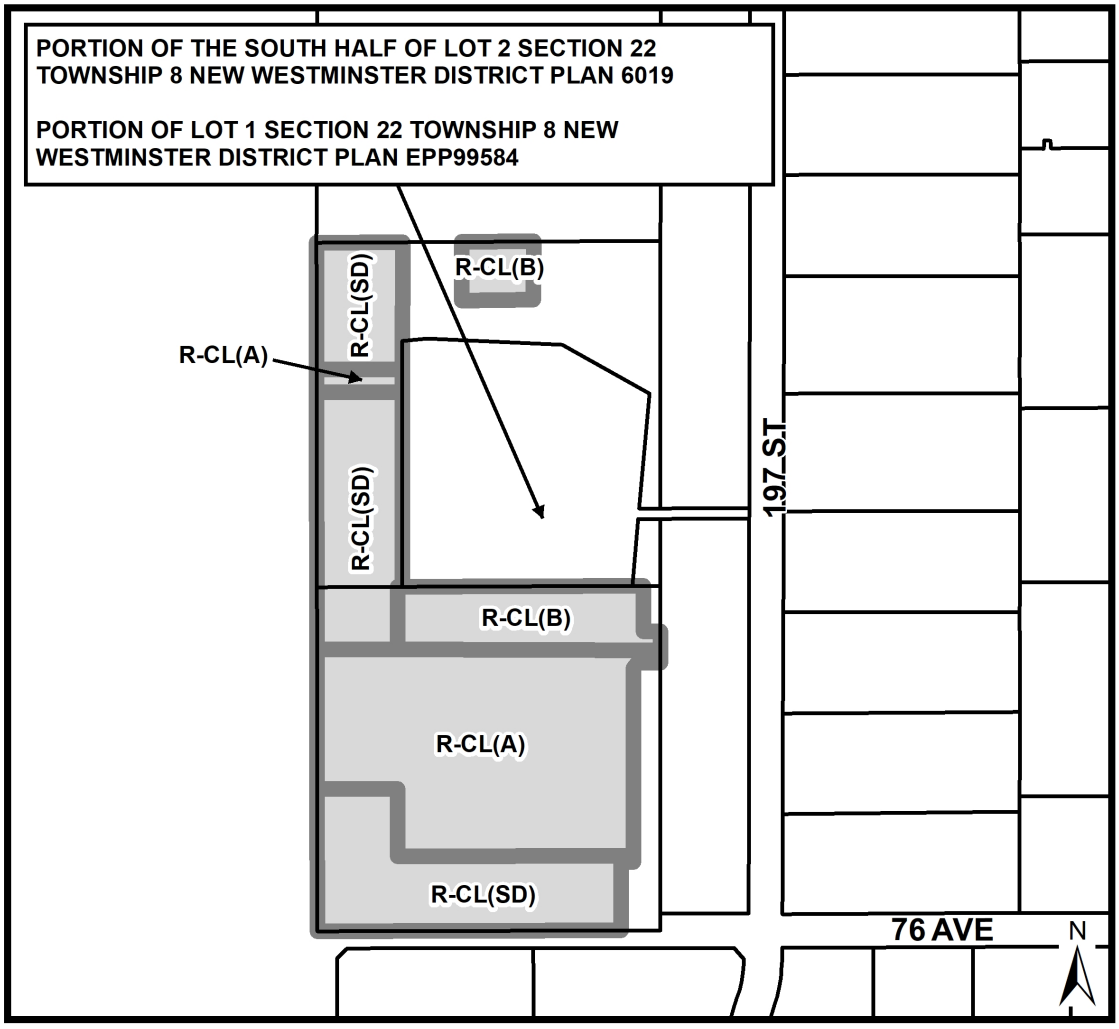
   Portion of Lot 1 Section 22 Township 8 New Westminster District Plan EPP99584

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

READ A FIRST TIME the	23	day of	November	, 2020.
READ A SECOND TIME the	23	day of	November	, 2020.
NOTICE WAS ADVERTISED the	26	day of	November	, 2020.
and the	03	day of	December	, 2020.
READ A THIRD TIME the	07	day of	December	, 2020.
ADOPTED the		day of		, 2021.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5648



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100985

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

1. NAME: Mitchell Latimer 76 / 77 Inc.

   ADDRESS: #200 17650 – 66A Avenue
   Surrey BC, V3S 4S4

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: South Half of Lot 2 Section 22 Township 8 New Westminster District 6019; Lot 1 Section 22 Township 8 New Westminster District Plan EPP995984

   CIVIC ADDRESS: 7600 Block of 197 Street and 19610 – 78 Avenue

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B);
   b. Building plans being in substantial compliance with Schedule “A” for lands zoned R-CL(SD);
   c. 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;
   d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);

   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. Completion of a subdivision consistent with the rezoning bylaw;
   d. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
   e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
   f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

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

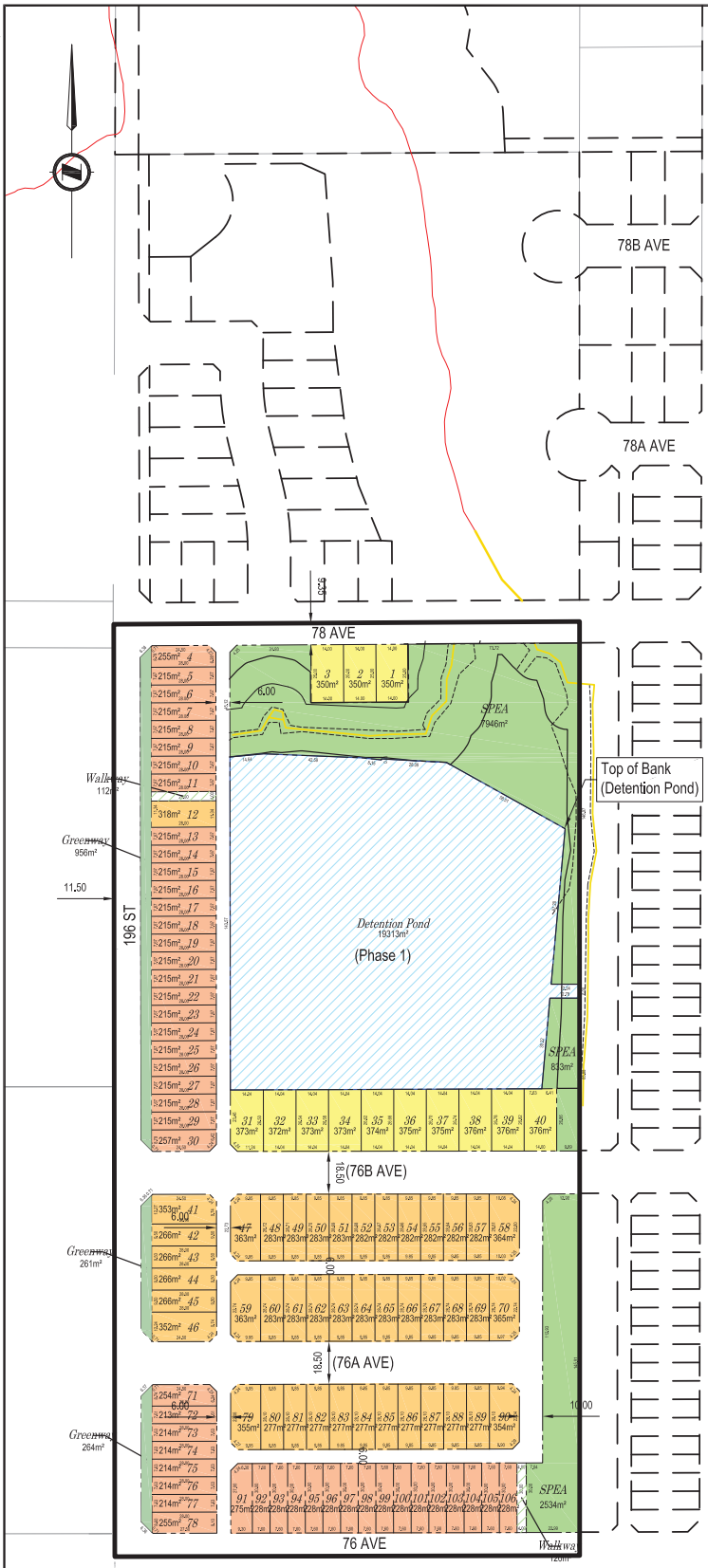
This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Schedule A	Architectural Drawings
Schedule B	Landscape Drawings



LEGEND

- R-CL(SD)
- R-CL(B) FRONT
- R-CL(A) REAR
- GREENWAY (4.5m)
- SPEA SETBACK AREA
- SPEA
- FUTURE DETENTION POND
- CLASS B WATERCOURSE
- CLASS C WATERCOURSE
- TOP OF BANK (WATERCOURSE)
- 10M SPEA SETBACK
- SUBJECT SITE BOUNDARY
- DETENTION POND TOP OF BANK
- DETENTION POND BOTTOM OF BANK
- WALKWAY (4.0m)

Zone	Min. Lot Area (m^2)	Min. Lot Frontage (m)	Min. Lot Depth (m)
R-CL(B) Front Loaded			
Interior Lot	315	12.60	25.0
Corner Lot	355	14.20	25.0
R-CL(A) Rear Loaded			
Interior Lot	266	9.5	28.0
Corner Lot	352	12.6	28.0
R-CL(SD)			
Interior Lot	201	7.2	28.0
Corner Lot	254	9.1	28.0

Phase 3 Site Statistics			
	m^2	*ac.*	*ha.*
Gross Site Area	61,373	15.17	6.14
*Less Area Below TOB	1393	0.34	0.14
Net Developable Area	59,980	14.83	6
		upa	*upha*
Density		7.15	17.67
* Based on Topographic Survey			

Unit Type	#	%
R-CL(SD)	50	47%
R-CL(A) Rear	43	41%
R-CL(B) Front	13	12%
Total	106	100%

OVERALL SITE AREA APPROX 8.03 ha. (19.84 ac.)
LOT YIELD: 106

0 1:2000 100

NOTES:

- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS

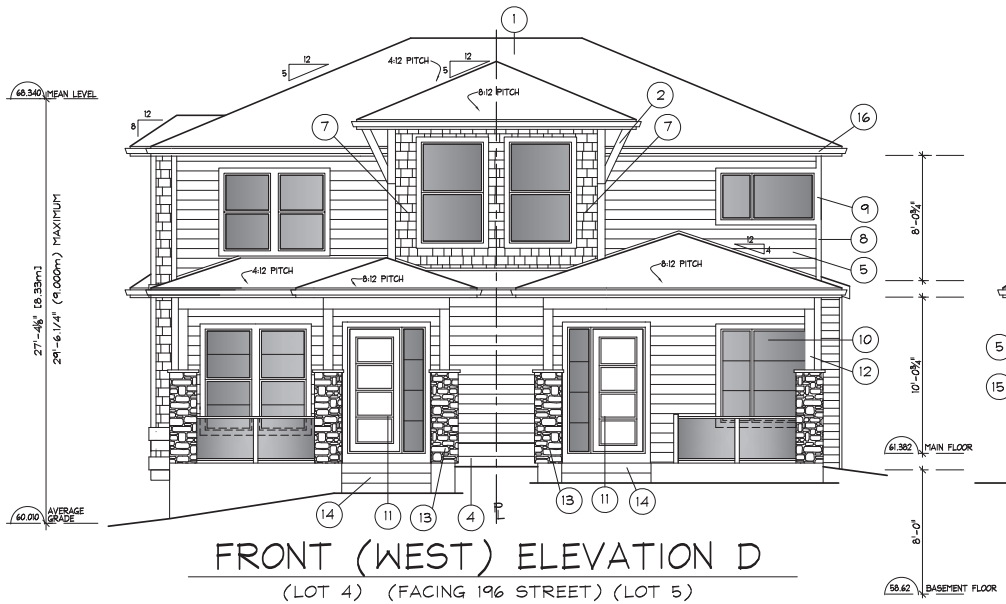
THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY CONSULTING SERVICES LTD. (McELHANNEY) AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF McELHANNEY. McELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.
THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. McELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT McELHANNEY'S PRIOR WRITTEN CONSENT.
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McElhanney
McElhanney Consulting Services Ltd.
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

Prepared for: Mitchell Group

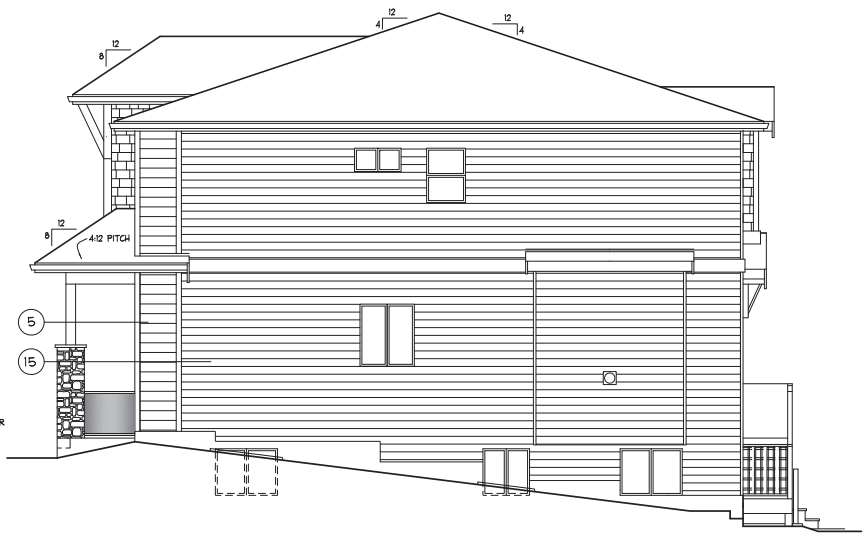
Phase 3
196 St and 76 Ave
Latimer Neighbourhood
Township of Langley
October 16, 2020

Drawing No. Sk.14
Project Number 2111-03850-03
Rev. 4



FRONT (WEST) ELEVATION D

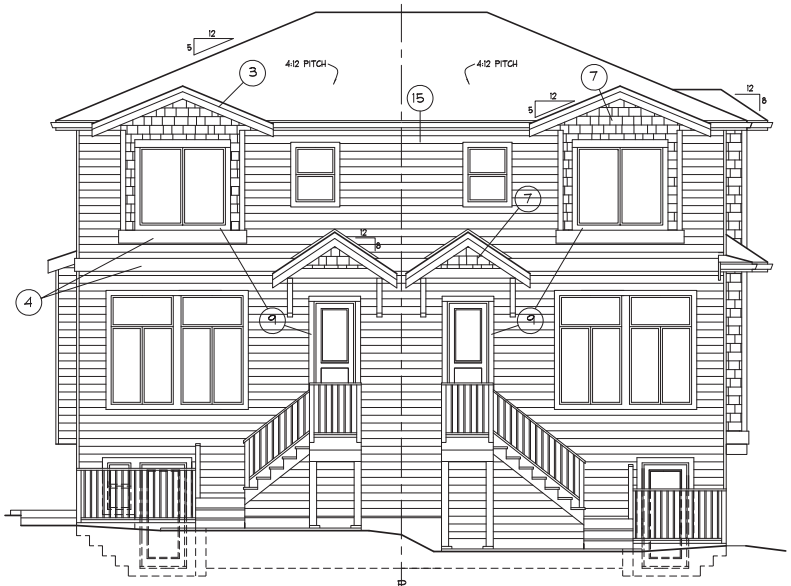
(LOT 4) (FACING 196 STREET) (LOT 5)



RIGHT (SOUTH) ELEVATION D

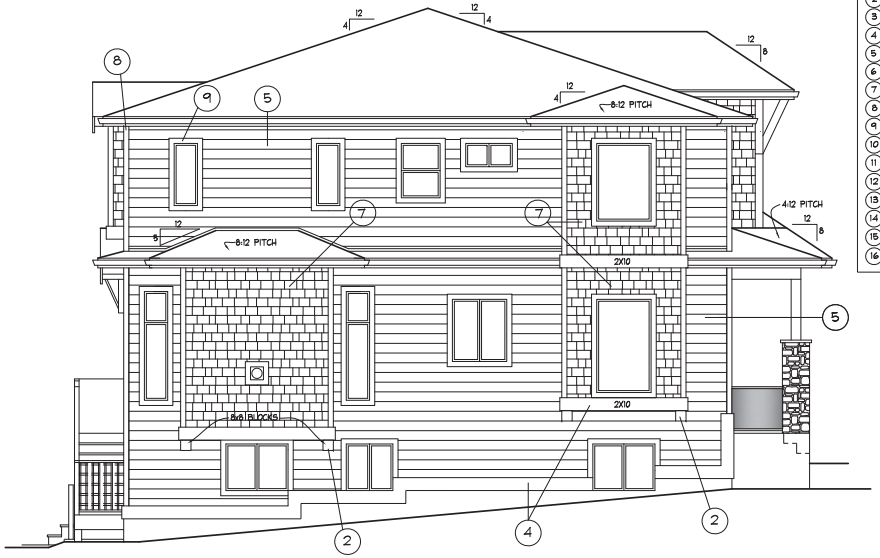
(LOT 5)

COLOUR SCHEME FOUR - UNIT TYPE 'D'



REAR (EAST) ELEVATION D

(LOT 5) (FACING LANE) (LOT 4)



LEFT (NORTH) ELEVATION D

(LOT 4) FACING 78 AVENUE

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

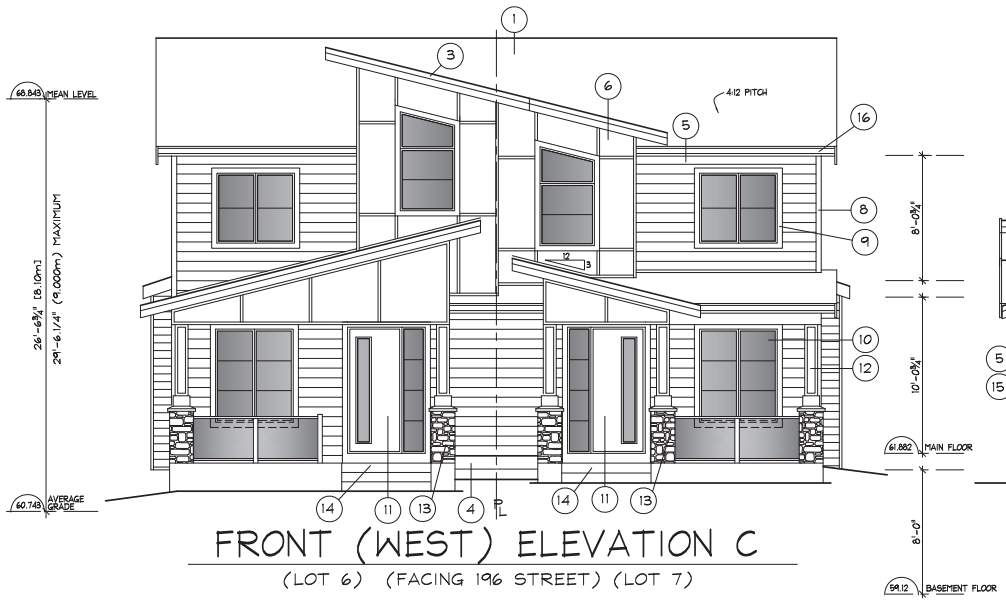
TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD
CUSTOMER: MITCHELL GROUP
ADDRESS: LOTS 4-5 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

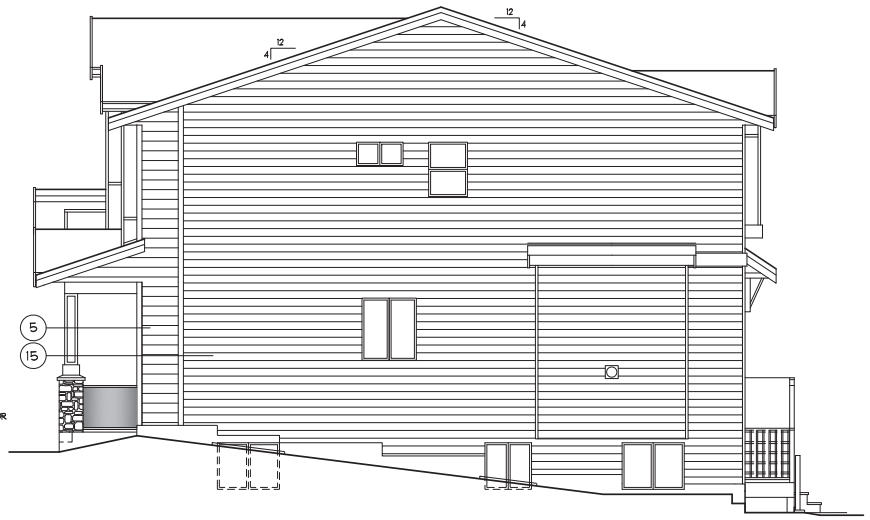
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DRAWN:	NZ	190718
CHECKED:	MS	190726

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SCALE: 1/8" = 1'-0" (11X17 PAPER)
SHEET TITLE: ELEVATIONS
SHEET NO.: 1 OF 25
PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION C

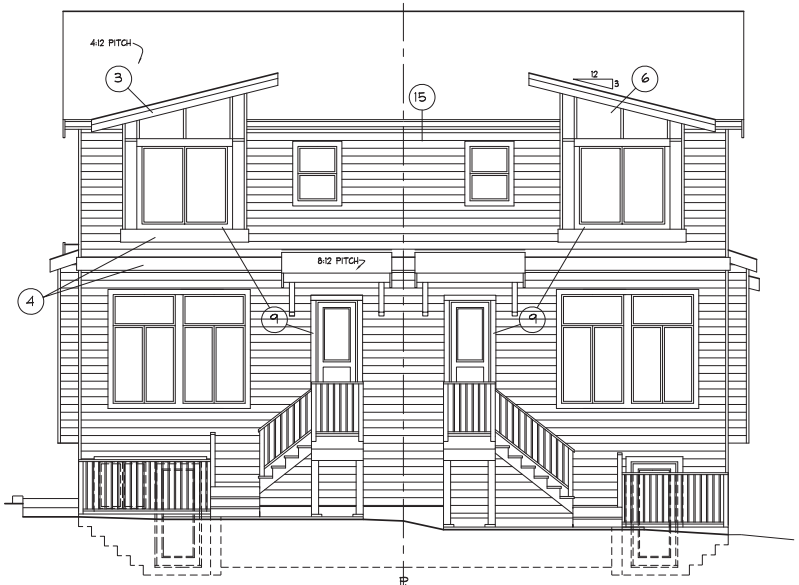
(LOT 6) (FACING 196 STREET) (LOT 7)



RIGHT (SOUTH) ELEVATION C

(LOT 7)

COLOUR SCHEME THREE - UNIT TYPE 'C'



REAR (EAST) ELEVATION C

(LOT 7) (FACING LANE) (LOT 6)



LEFT (NORTH) ELEVATION C

(LOT 6)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 6-7 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190718
CHECKED:	MS	190726

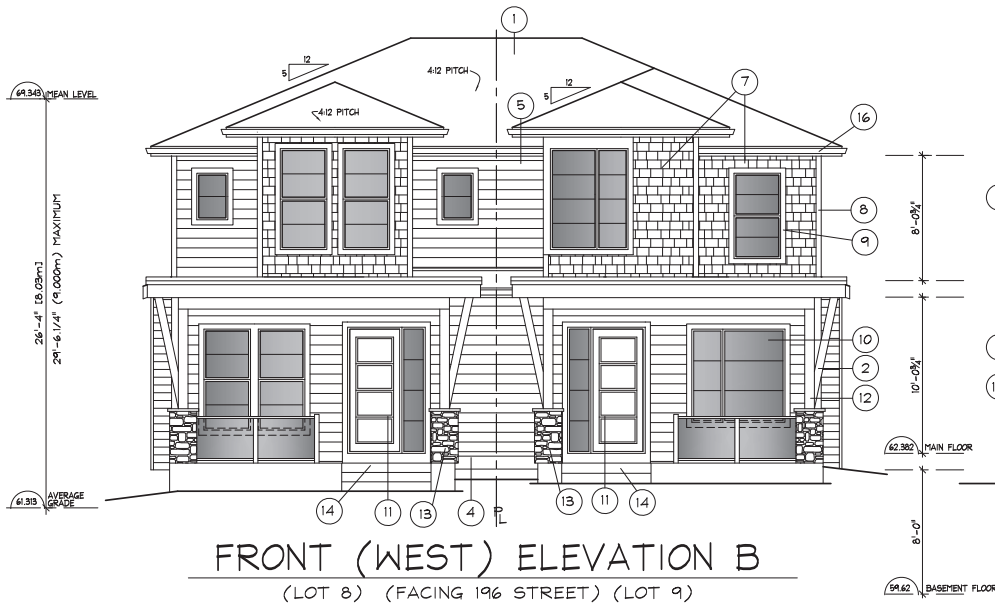
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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

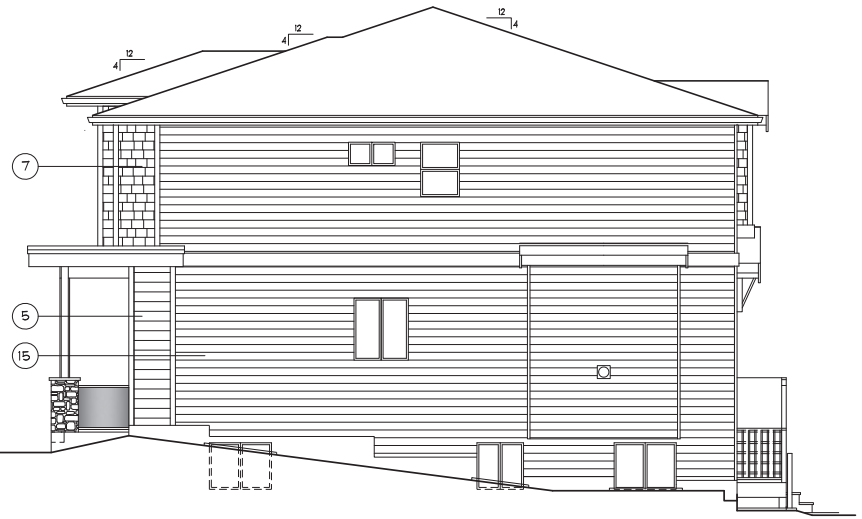
SHEET NO.: 2 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION B

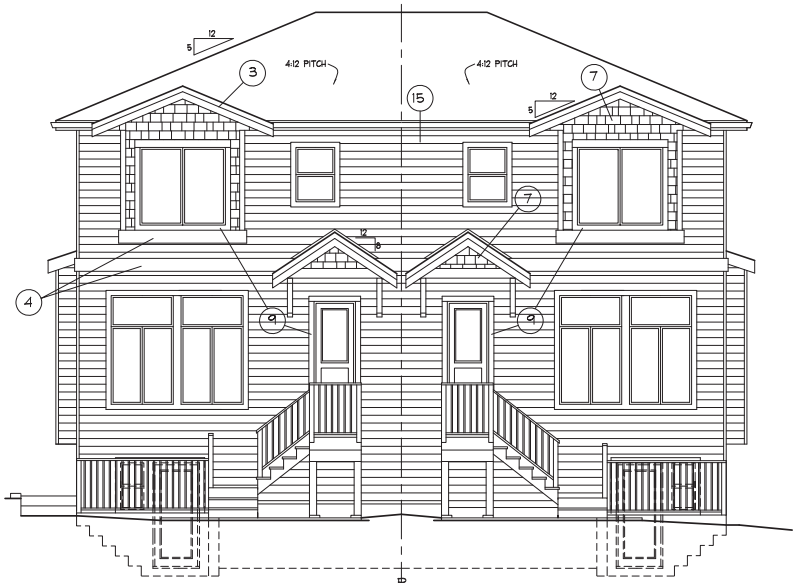
(LOT 8) (FACING 196 STREET) (LOT 9)



RIGHT (SOUTH) ELEVATION B

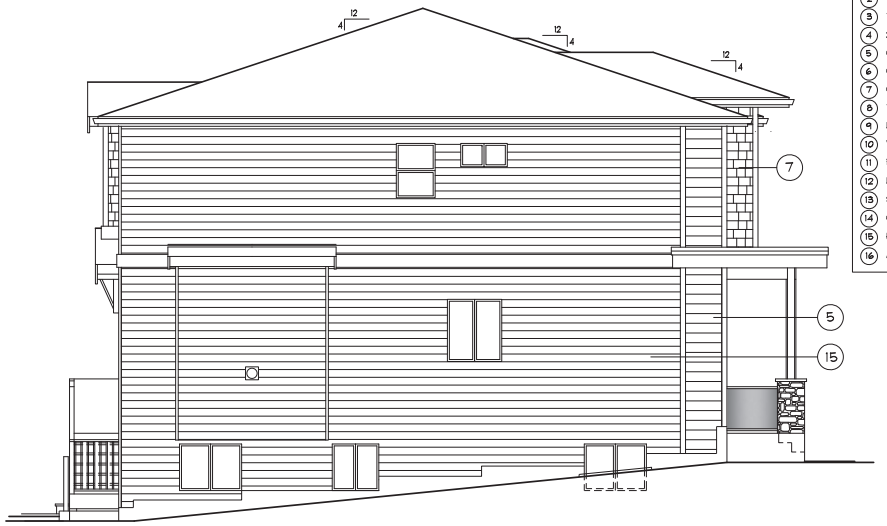
(LOT 9)

COLOUR SCHEME TWO - UNIT TYPE 'B'



REAR (EAST) ELEVATION B

(LOT 9) (FACING LANE) (LOT 8)



LEFT (NORTH) ELEVATION B

(LOT 8)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 8-9 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190718
CHECKED:	MS	190726

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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

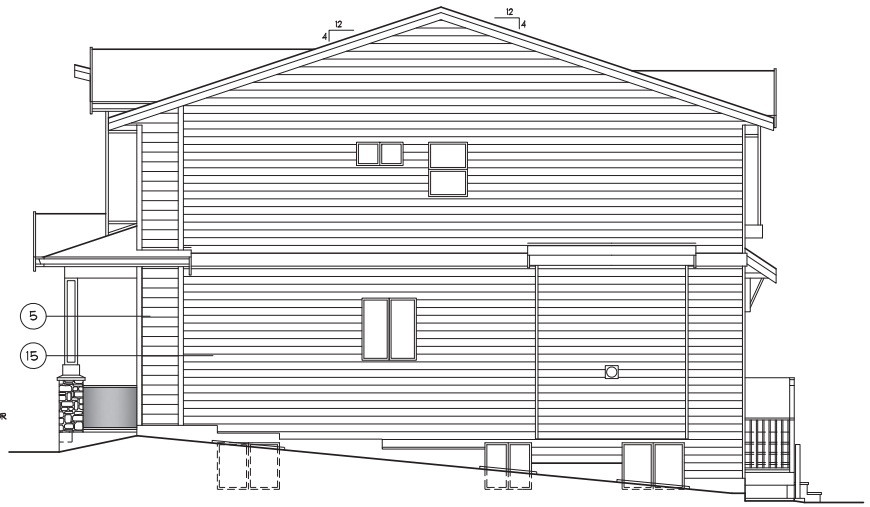
SHEET NO.: 3 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION A

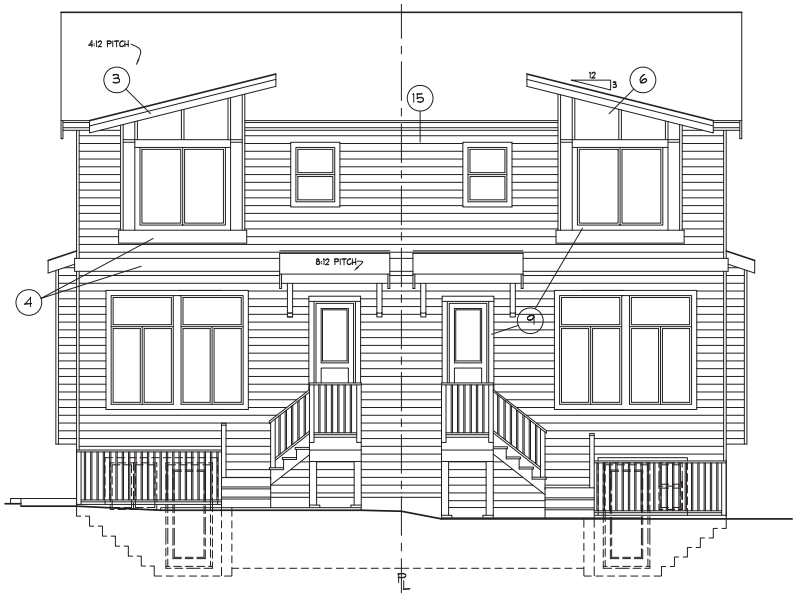
(LOT 10) (FACING 196 STREET) (LOT 11)



RIGHT (SOUTH) ELEVATION A

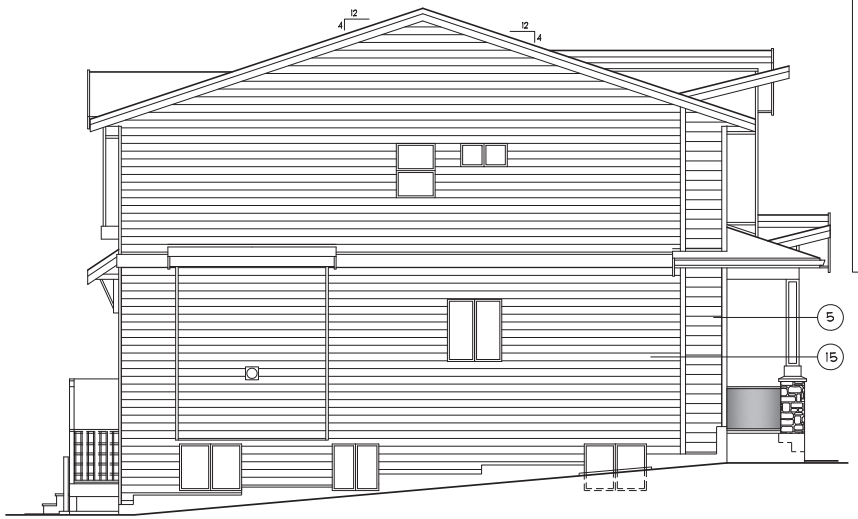
(LOT 11)

COLOUR SCHEME ONE - UNIT TYPE 'A'



REAR (EAST) ELEVATION A

(LOT 11) (FACING LANE) (LOT 10)



LEFT (NORTH) ELEVATION A

(LOT 10)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 10-11 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190718
CHECKED:	MS	190726

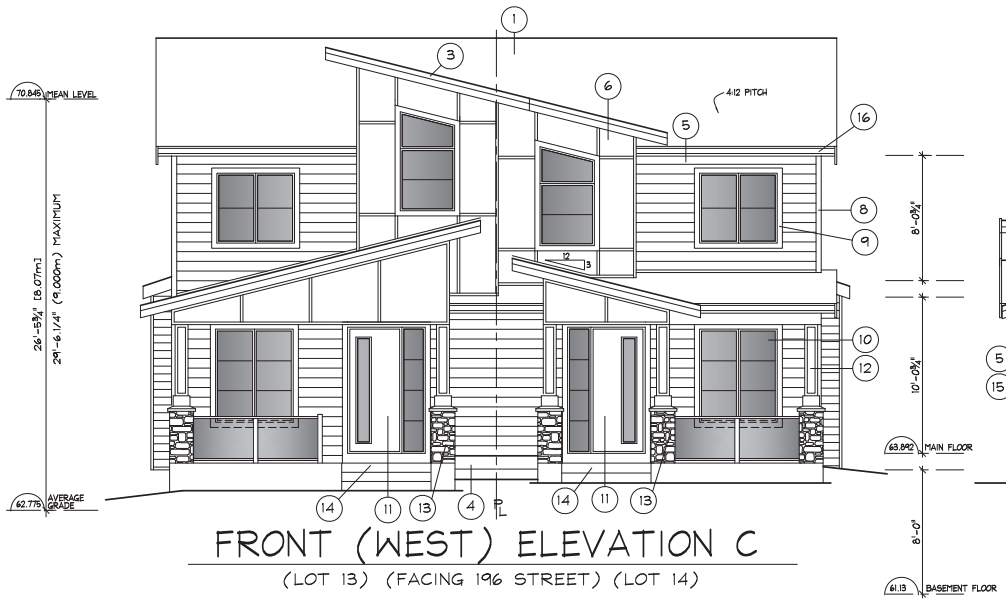
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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

SHEET NO.: 4 OF 25

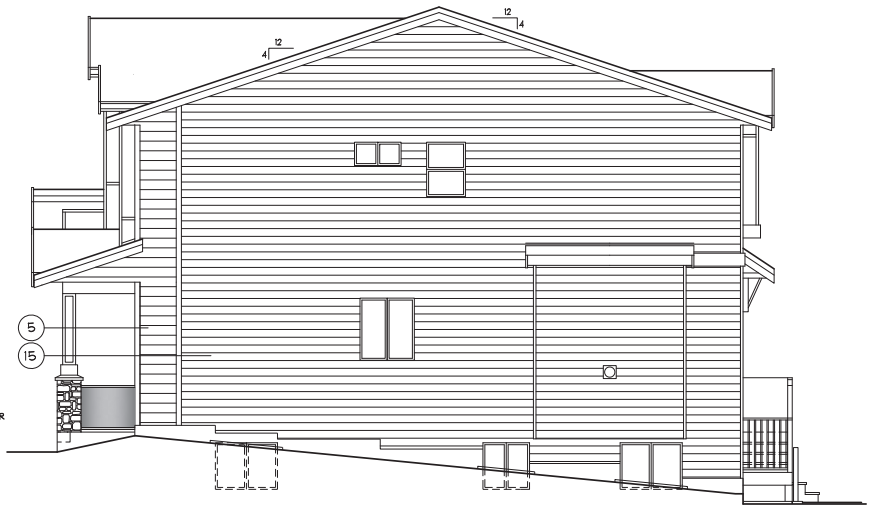
PROJECT NO.: 08-22-0045

I.5



FRONT (WEST) ELEVATION C

(LOT 13) (FACING 196 STREET) (LOT 14)



RIGHT (SOUTH) ELEVATION C

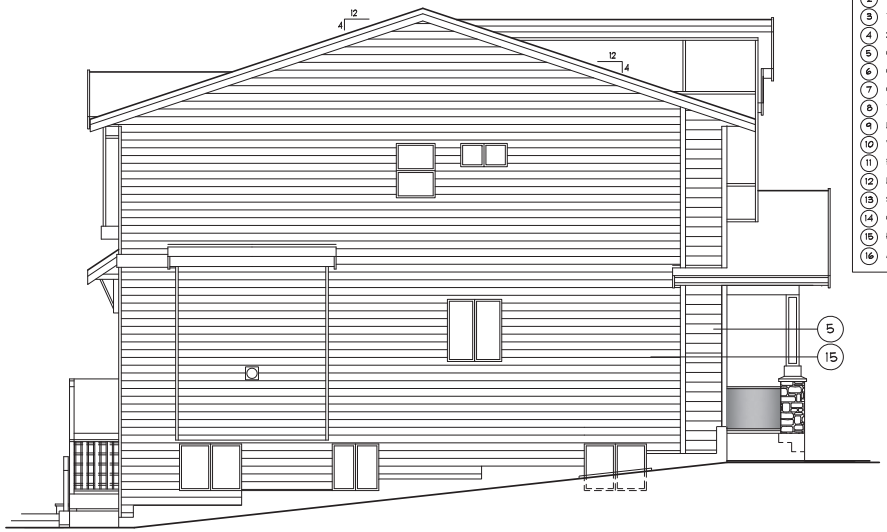
(LOT 14)

COLOUR SCHEME THREE - UNIT TYPE 'C'



REAR (EAST) ELEVATION C

(LOT 14) (FACING LANE) (LOT 13)



LEFT (NORTH) ELEVATION C

(LOT 13)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 13-14 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190717
CHECKED:	MS	190726

SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

SHEET NO.: 5 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION B

(LOT 15) (FACING 196 STREET) (LOT 16)



RIGHT (SOUTH) ELEVATION B

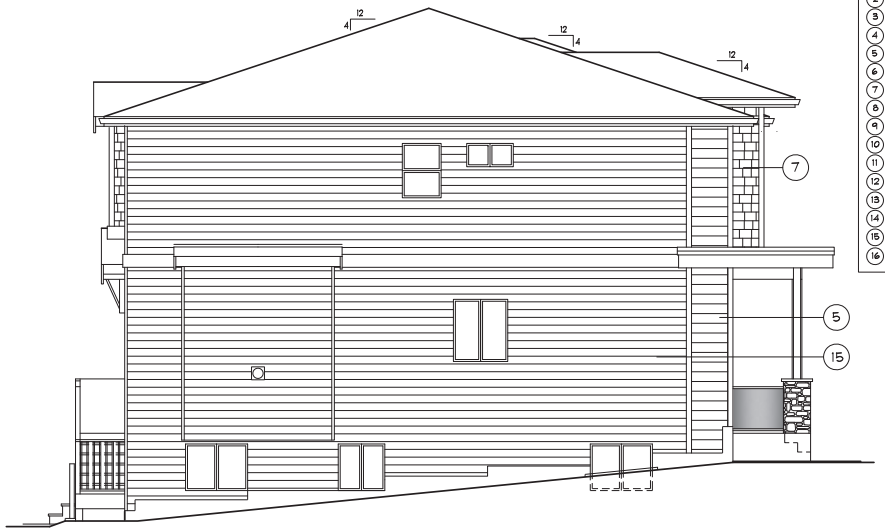
(LOT 16)

COLOUR SCHEME TWO - UNIT TYPE 'B'



REAR (EAST) ELEVATION B

(LOT 16) (FACING LANE) (LOT 15)



LEFT (NORTH) ELEVATION B

(LOT 15)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 15-16 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190717
CHECKED:	MS	190726

SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

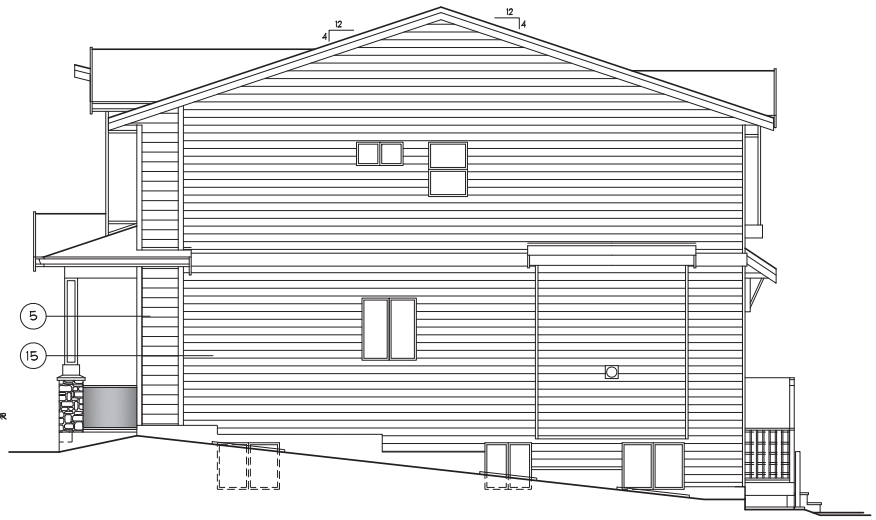
SHEET NO.: 6 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION A

(LOT 17) (FACING 196 STREET) (LOT 18)



RIGHT (SOUTH) ELEVATION A

(LOT 18)

COLOUR SCHEME ONE - UNIT TYPE 'A'



REAR (EAST) ELEVATION A

(LOT 18) (FACING LANE) (LOT 17)



LEFT (NORTH) ELEVATION A

(LOT 17)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 17-18 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190717
CHECKED:	MS	190726

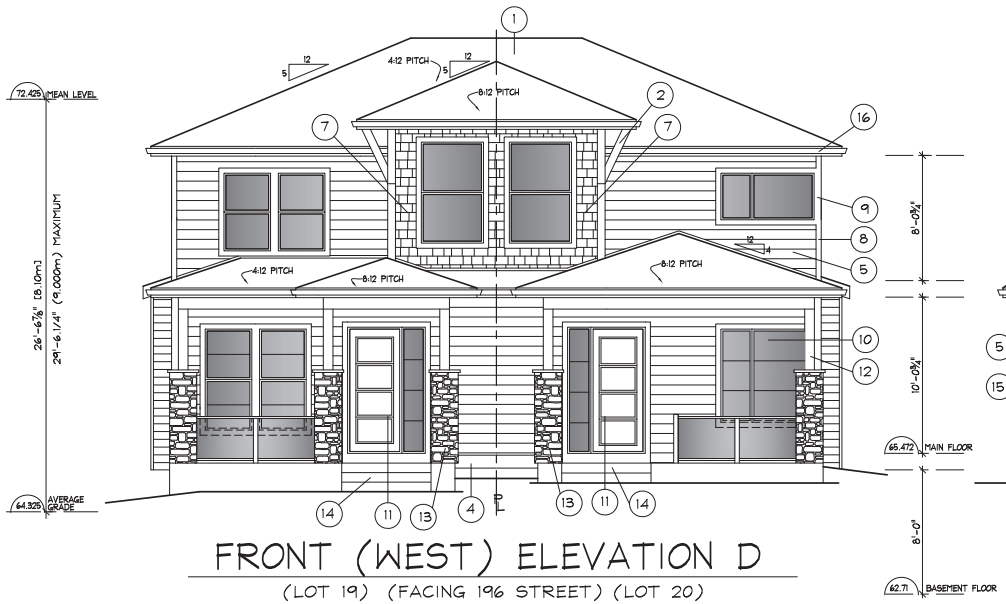
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

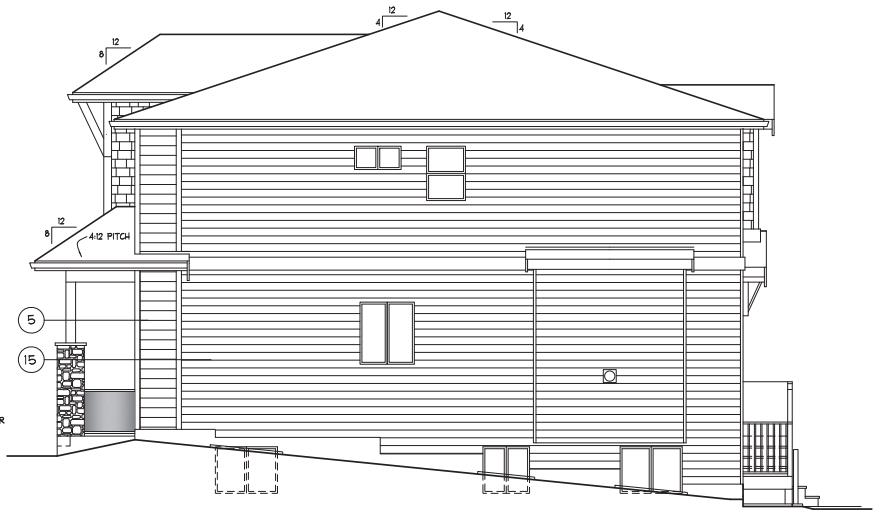
SHEET NO.: 7 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION D

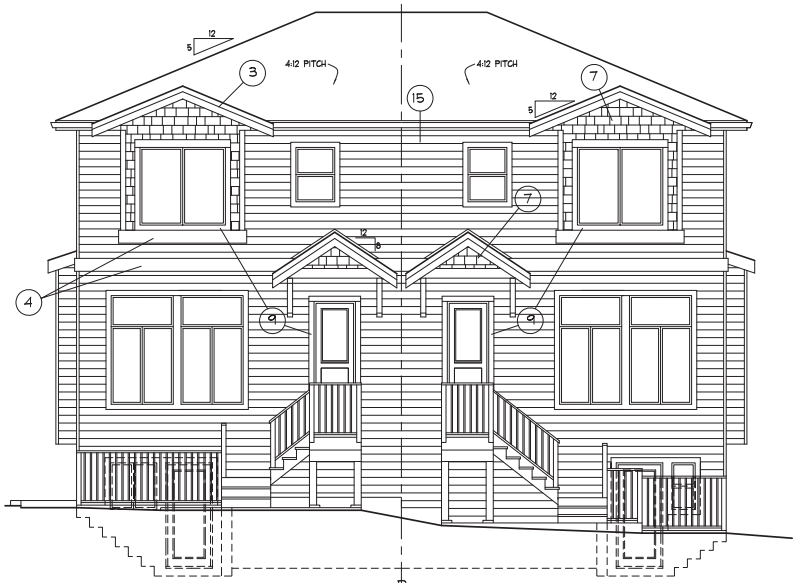
(LOT 19) (FACING 196 STREET) (LOT 20)



RIGHT (SOUTH) ELEVATION D

(LOT 20)

COLOUR SCHEME FOUR - UNIT TYPE 'D'



REAR (EAST) ELEVATION D

(LOT 20) (FACING LANE) (LOT 19)



LEFT (NORTH) ELEVATION D

(LOT 19)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 19-20 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190716
CHECKED:	MS	190726

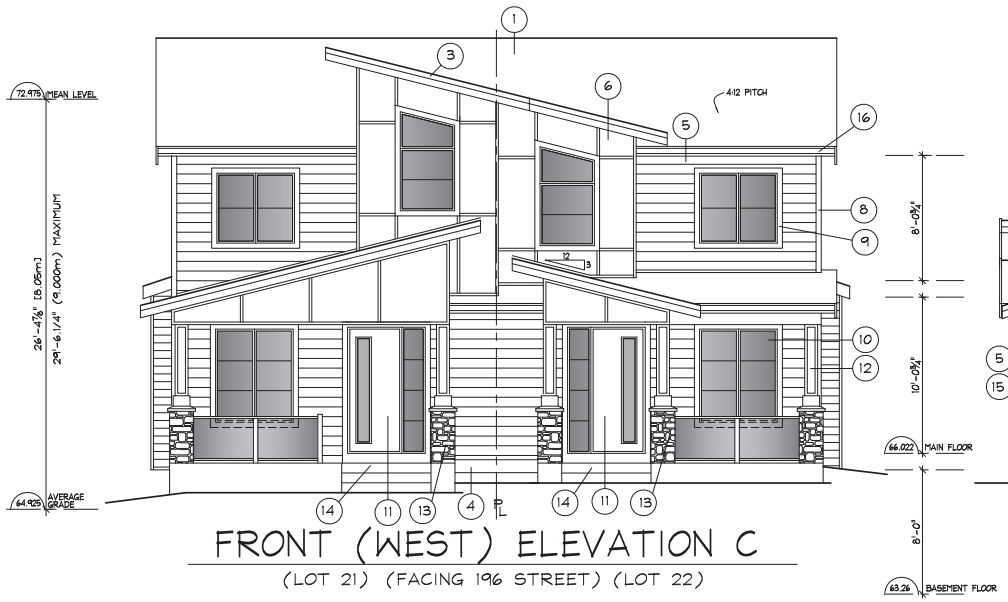
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

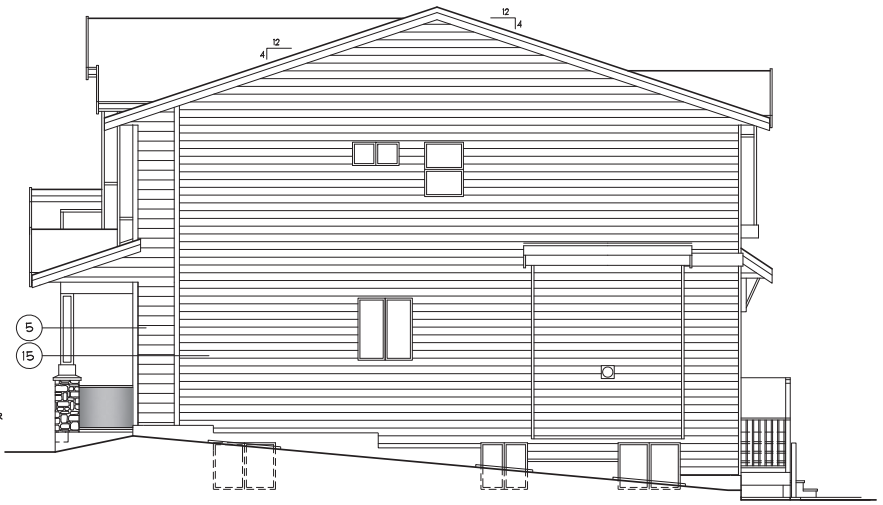
SHEET NO.: 8 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION C

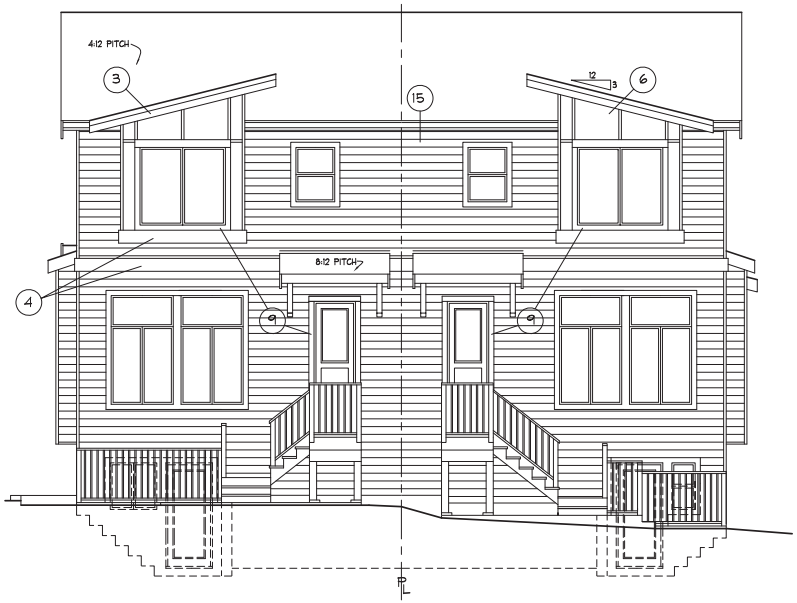
(LOT 21) (FACING 196 STREET) (LOT 22)



RIGHT (SOUTH) ELEVATION C

(LOT 22)

COLOUR SCHEME THREE - UNIT TYPE 'C'



REAR (EAST) ELEVATION C

(LOT 22) (FACING LANE) (LOT 21)



LEFT (NORTH) ELEVATION C

(LOT 21)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 21-22 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190716
CHECKED:	MS	190726

SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

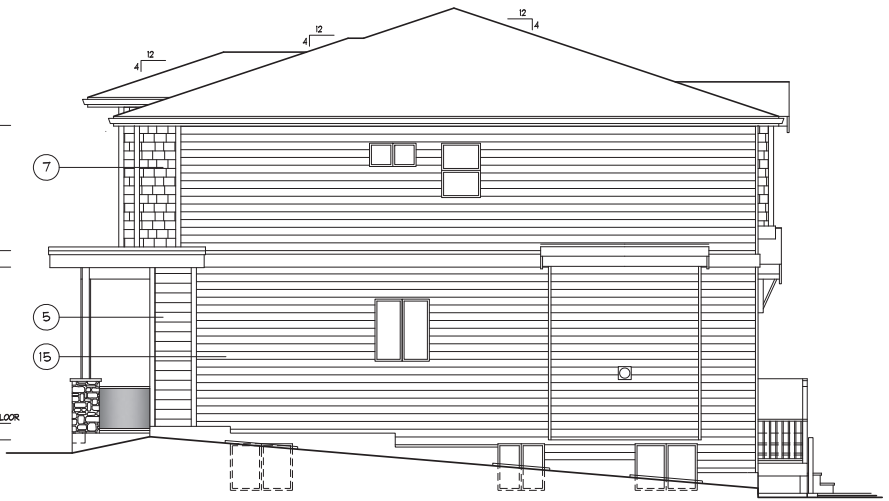
SHEET NO.: 9 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION B

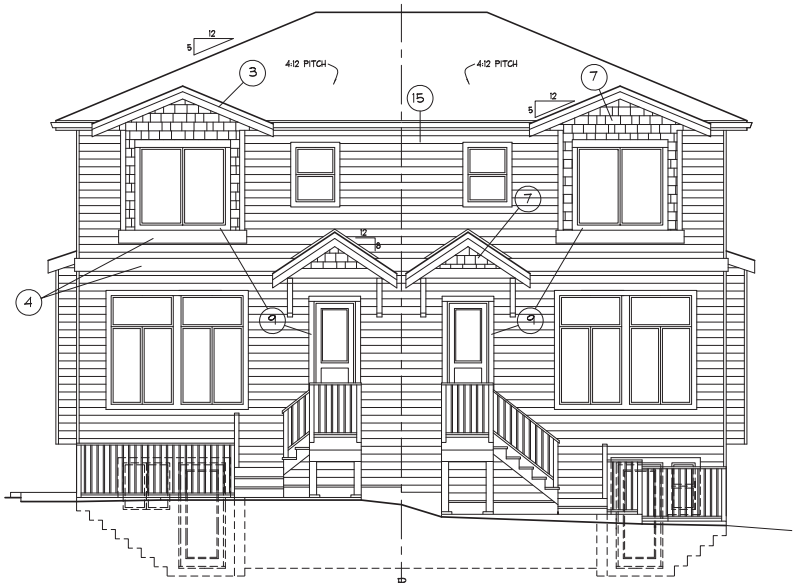
(LOT 23) (FACING 196 STREET) (LOT 24)



RIGHT (SOUTH) ELEVATION B

(LOT 24)

COLOUR SCHEME TWO - UNIT TYPE 'B'



REAR (EAST) ELEVATION B

(LOT 24) (FACING LANE) (LOT 23)



LEFT (NORTH) ELEVATION B

(LOT 23)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 23-24 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190716
CHECKED:	MS	190726

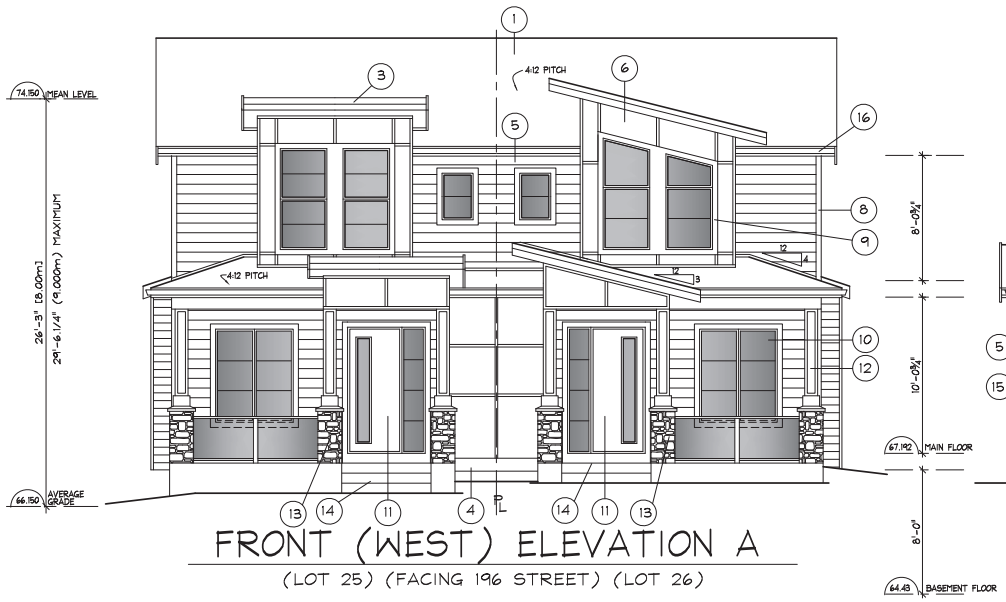
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

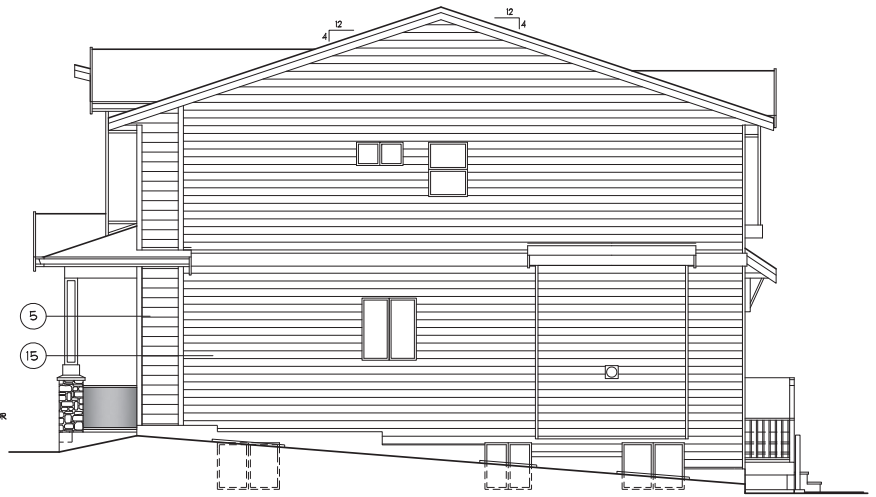
SHEET NO.: 10 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION A

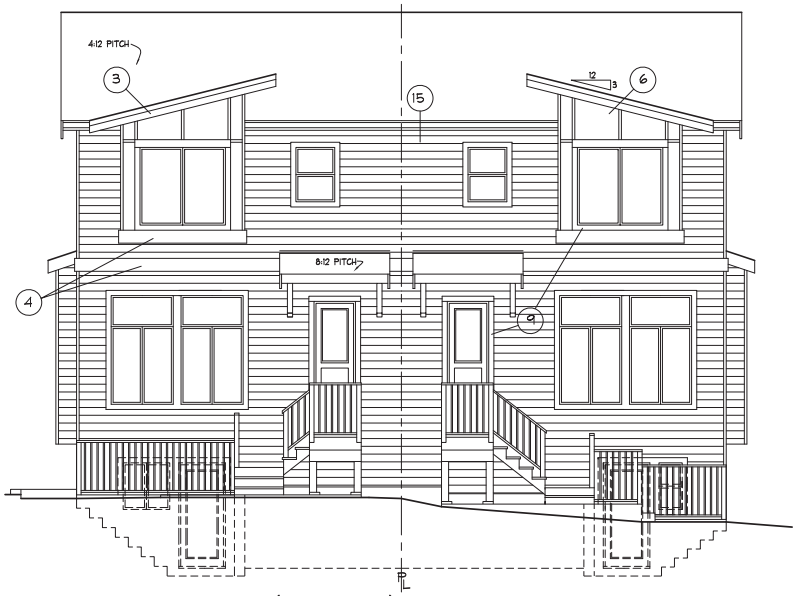
(LOT 25) (FACING 196 STREET) (LOT 26)



RIGHT (SOUTH) ELEVATION A

(LOT 26)

COLOUR SCHEME ONE - UNIT TYPE 'A'



REAR (EAST) ELEVATION A

(LOT 26) (FACING LANE) (LOT 25)



LEFT (NORTH) ELEVATION A

(LOT 25)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 25-26 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190716
CHECKED:	MS	190726

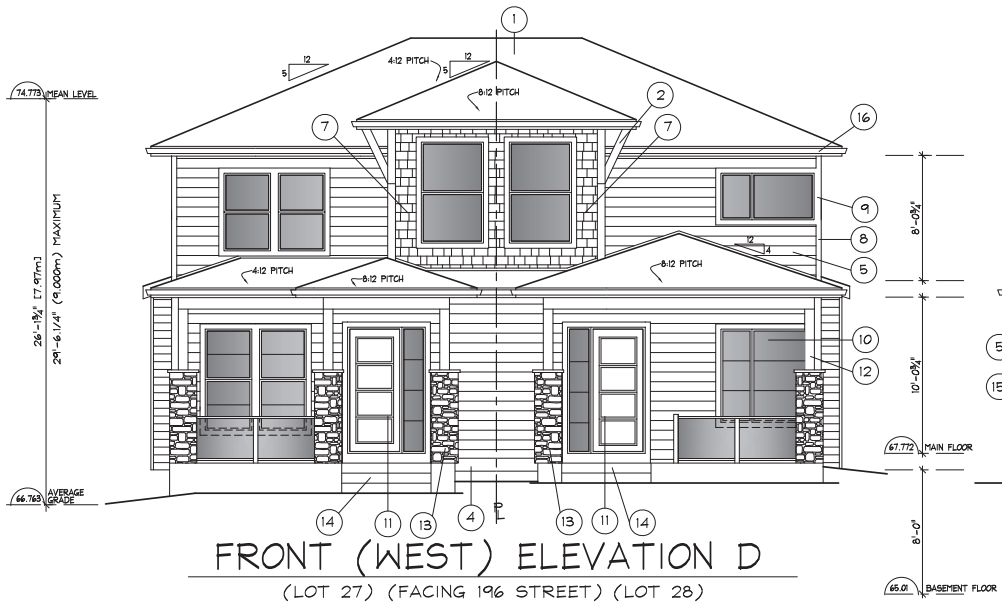
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

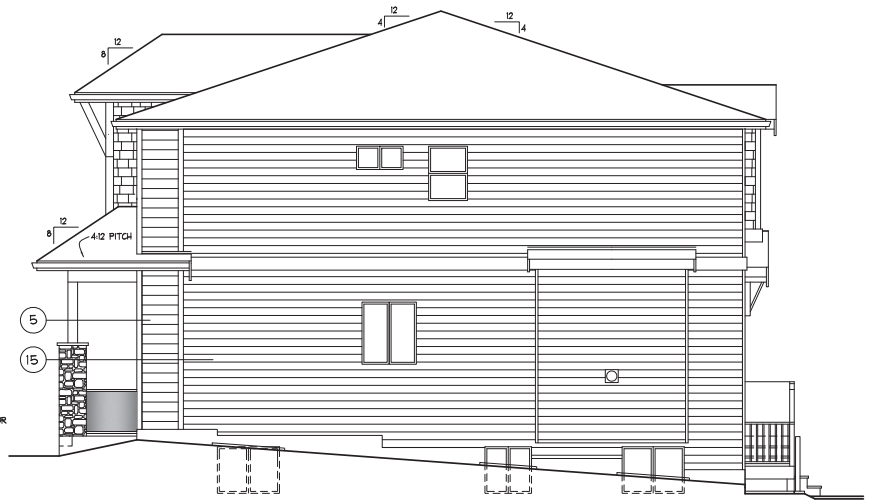
SHEET NO.: 11 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION D

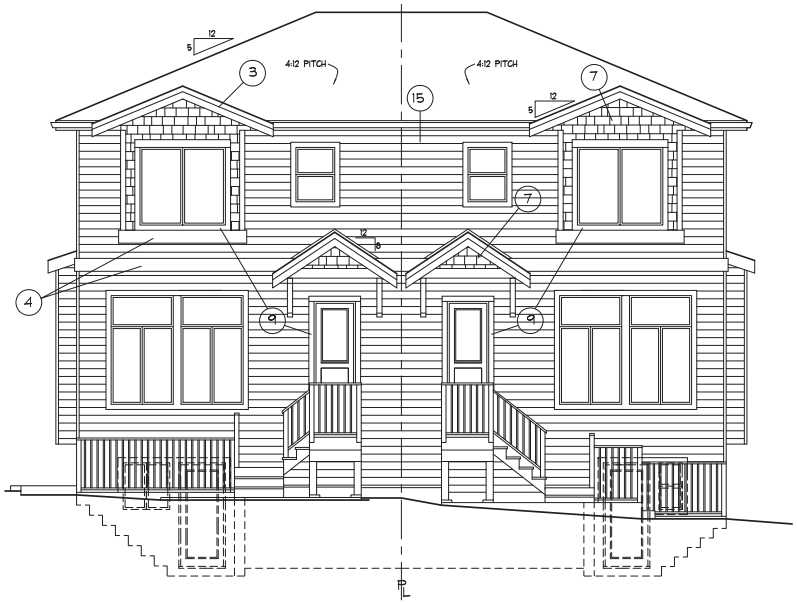
(LOT 27) (FACING 196 STREET) (LOT 28)



RIGHT (SOUTH) ELEVATION D

(LOT 28)

COLOUR SCHEME FOUR - UNIT TYPE 'D'



REAR (EAST) ELEVATION D

(LOT 28) (FACING LANE) (LOT 27)



LEFT (NORTH) ELEVATION D

(LOT 27)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 27-28 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190711
CHECKED:	MS	190726

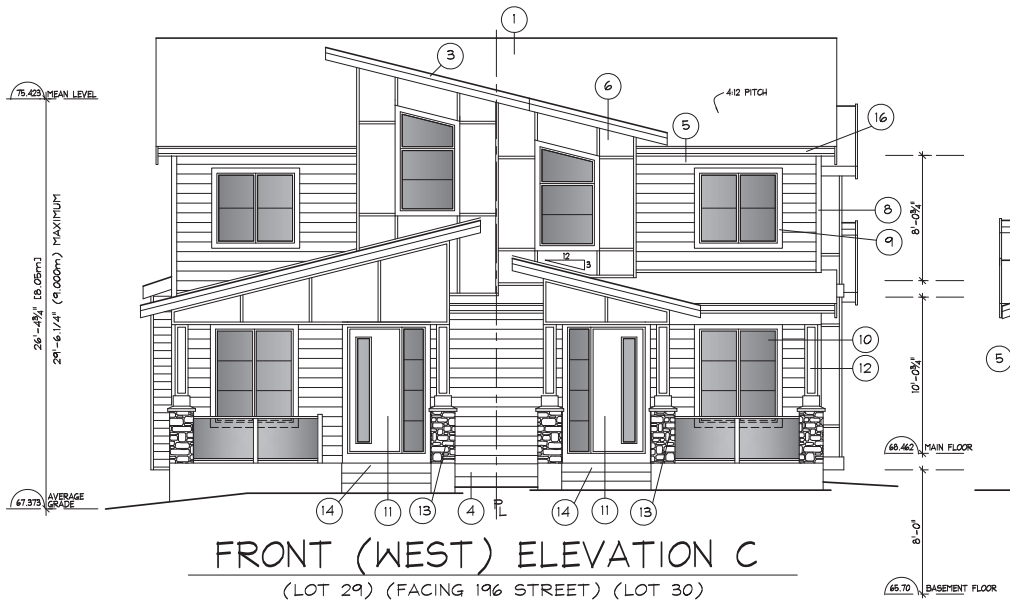
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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

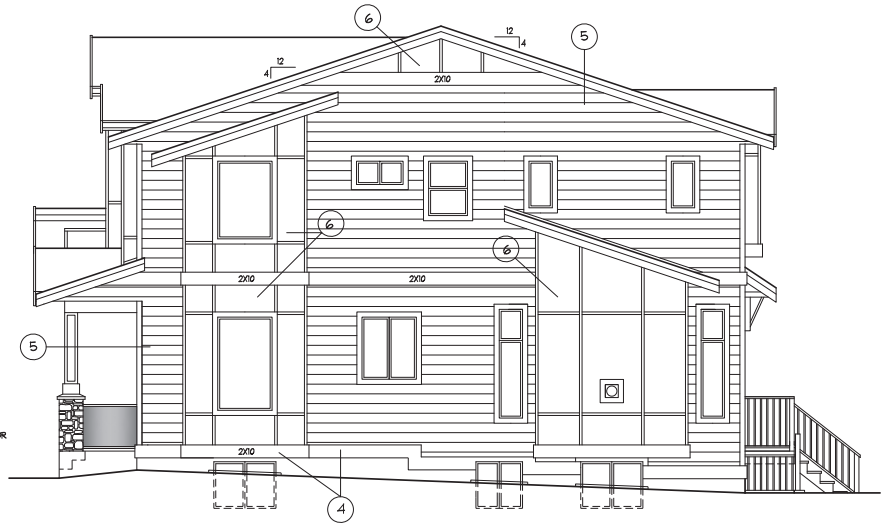
SHEET NO.: 12 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION C

(LOT 29) (FACING 196 STREET) (LOT 30)



RIGHT (SOUTH) ELEVATION C

(LOT 30) FACING 76B AVENUE

COLOUR SCHEME THREE - UNIT TYPE 'C'



REAR (EAST) ELEVATION C

(LOT 30) (FACING LANE) (LOT 29)



LEFT (NORTH) ELEVATION C

(LOT 29)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 29-30 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190717
CHECKED:	MS	190726

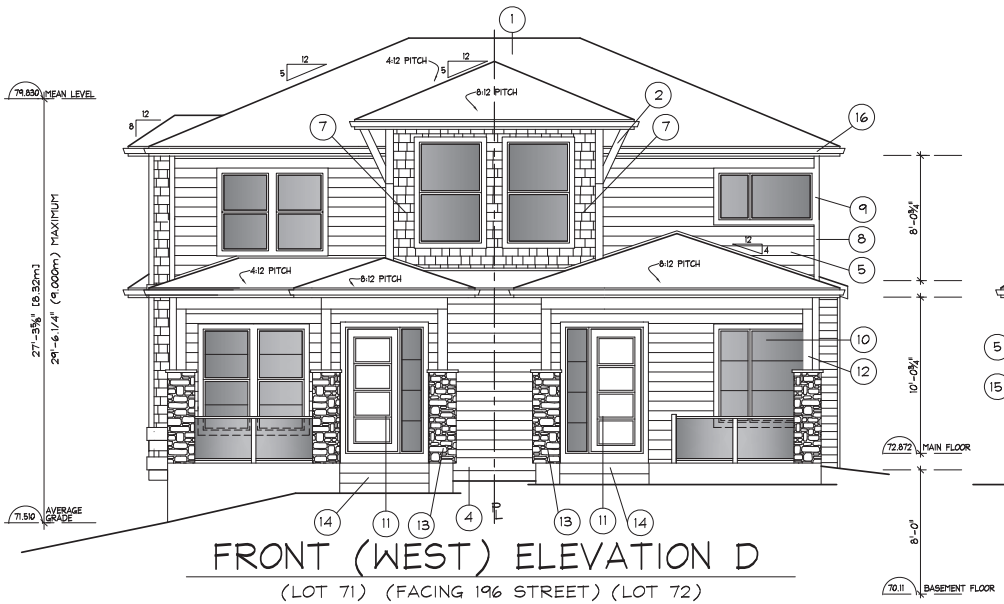
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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

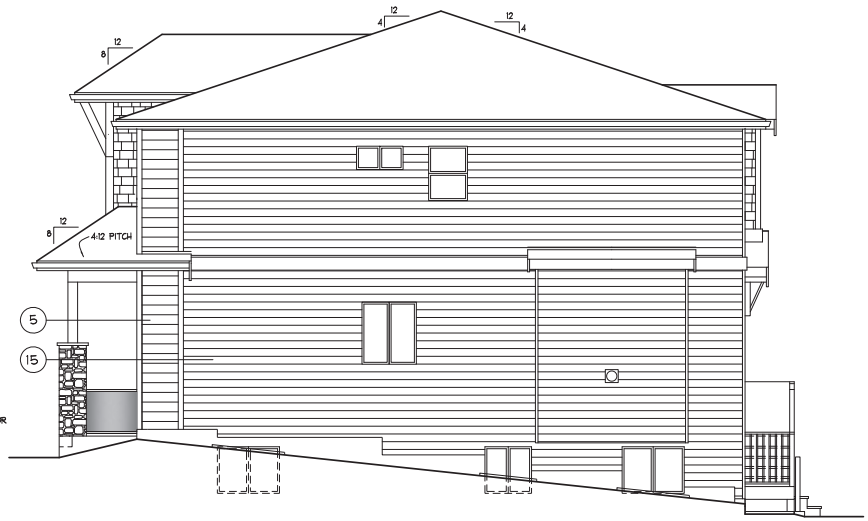
SHEET NO.: 13 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION D

(LOT 71) (FACING 196 STREET) (LOT 72)



RIGHT (SOUTH) ELEVATION D

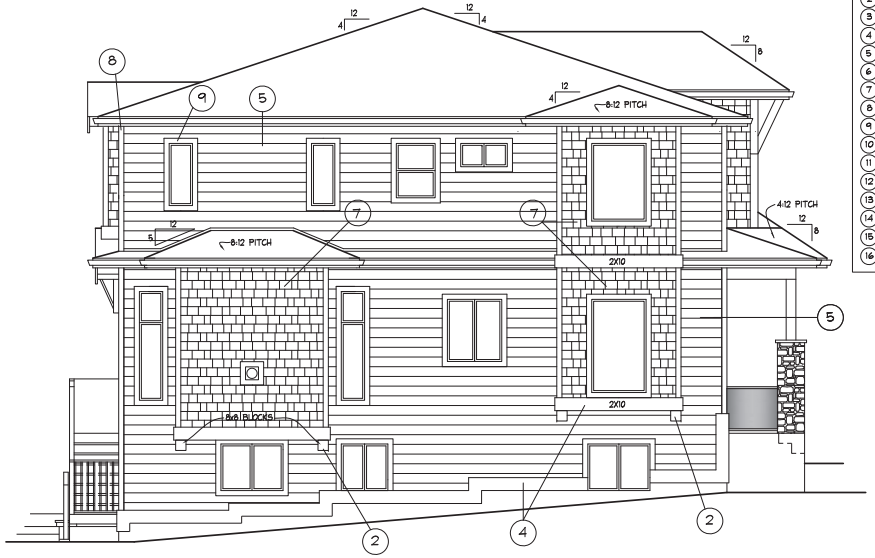
(LOT 72)

COLOUR SCHEME FOUR - UNIT TYPE 'D'



REAR (EAST) ELEVATION D

(LOT 72) (FACING LANE) (LOT 71)



LEFT (NORTH) ELEVATION D

(LOT 71) FACING 76A AVENUE

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 71-72 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190712
CHECKED:	MS	190726

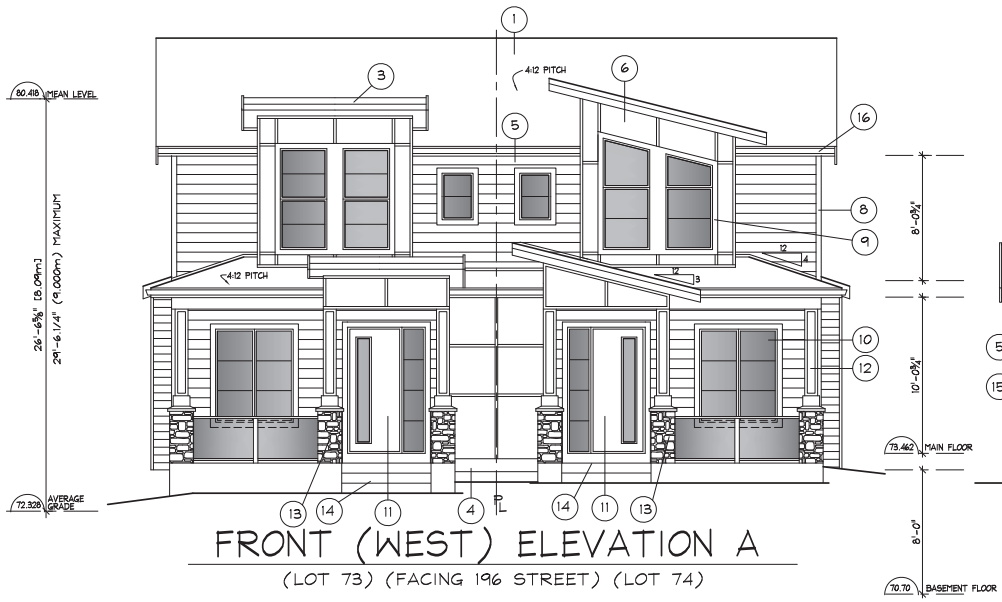
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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

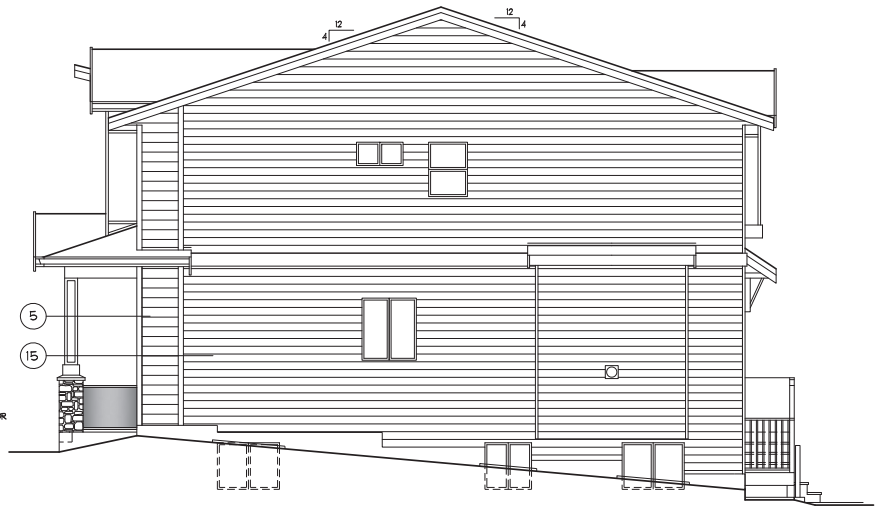
SHEET NO.: 14 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION A

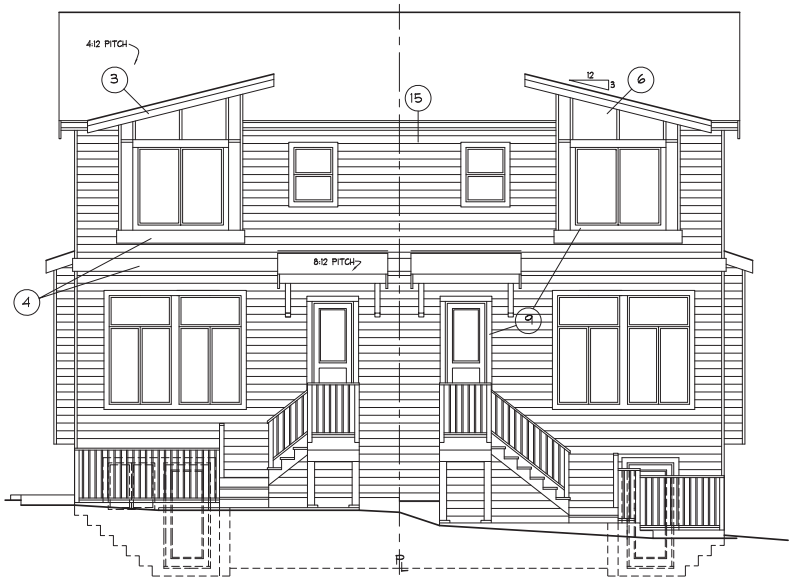
(LOT 73) (FACING 196 STREET) (LOT 74)



RIGHT (SOUTH) ELEVATION A

(LOT 74)

COLOUR SCHEME ONE - UNIT TYPE 'A'



REAR (EAST) ELEVATION A

(LOT 74) (FACING LANE) (LOT 73)



LEFT (NORTH) ELEVATION A

(LOT 73)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 73-74 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190709
CHECKED:	MS	190726

SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

SHEET NO.: 15 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION B

(LOT 75) (FACING 196 STREET) (LOT 76)



RIGHT (SOUTH) ELEVATION B

(LOT 76)

COLOUR SCHEME TWO - UNIT TYPE 'B'



REAR (EAST) ELEVATION B

(LOT 76) (FACING LANE) (LOT 75)



LEFT (NORTH) ELEVATION B

(LOT 75)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 75-76 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190715
CHECKED:	MS	190726

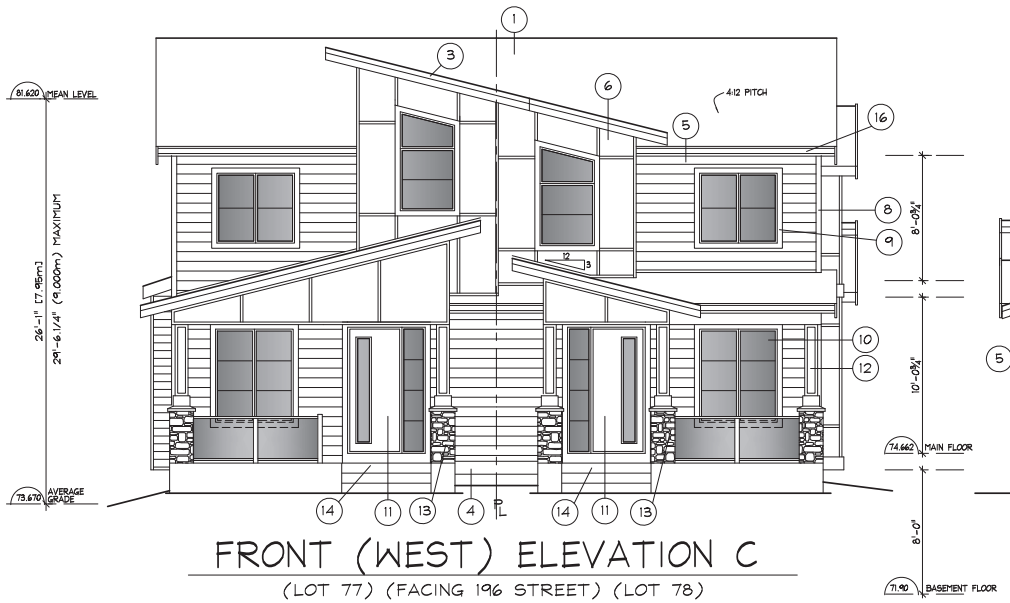
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

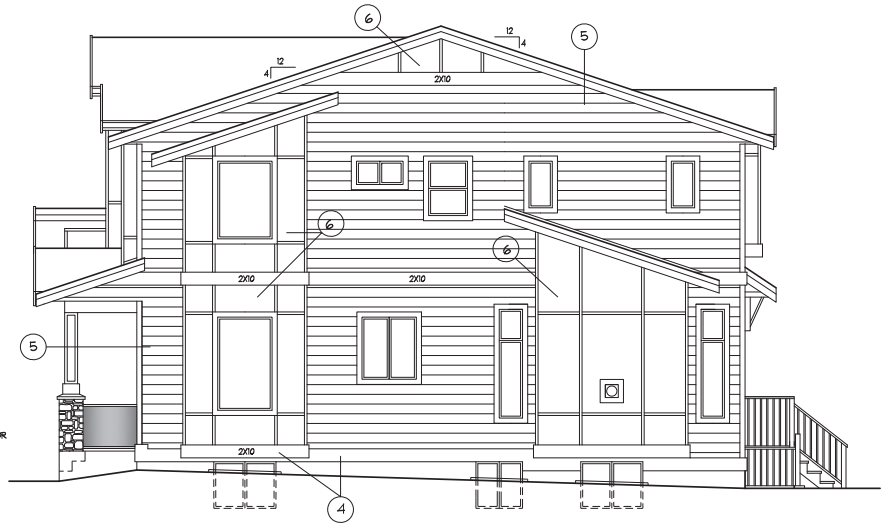
SHEET NO.: 16 OF 25

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION C

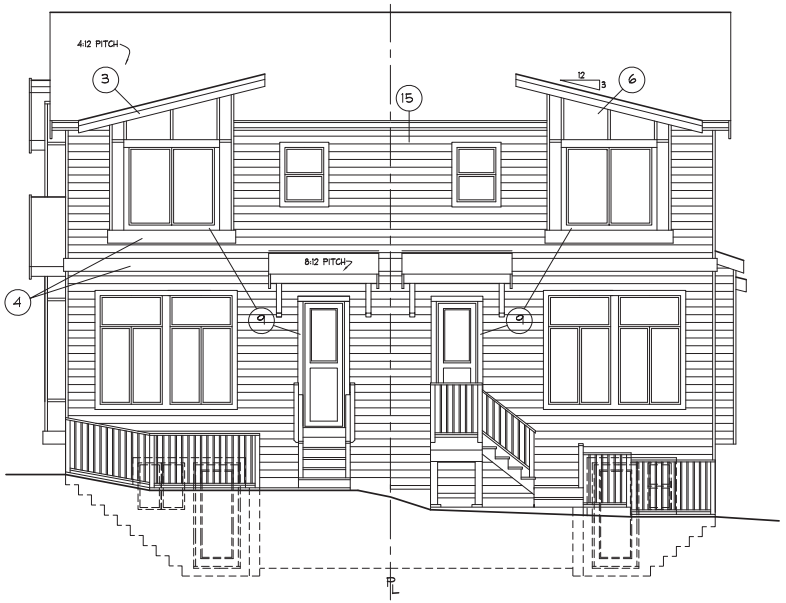
(LOT 77) (FACING 196 STREET) (LOT 78)



RIGHT (SOUTH) ELEVATION C

(LOT 78) FACING 76 AVENUE

COLOUR SCHEME THREE - UNIT TYPE 'C'



REAR (EAST) ELEVATION C

(LOT 78) (FACING LANE) (LOT 77)



LEFT (NORTH) ELEVATION C

(LOT 77)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

ELEVATIONS

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 77-78 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190716
CHECKED:	MS	190726

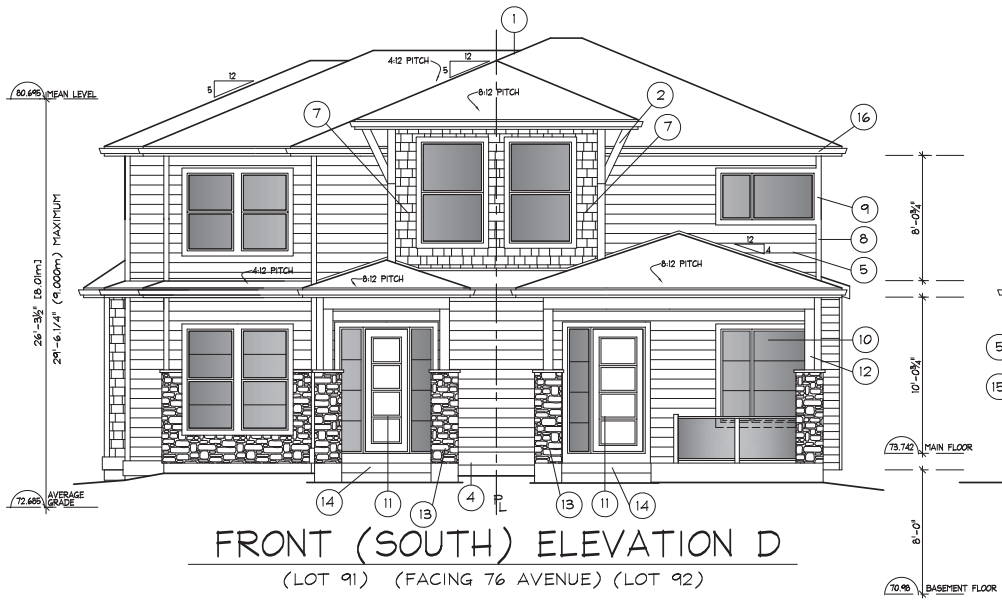
SCALE: 1/4"= 1'-0" (34X22 PAPER) SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

SHEET NO.: 17 OF 25

PROJECT NO.: 08-22-0045

I.5



FRONT (SOUTH) ELEVATION D

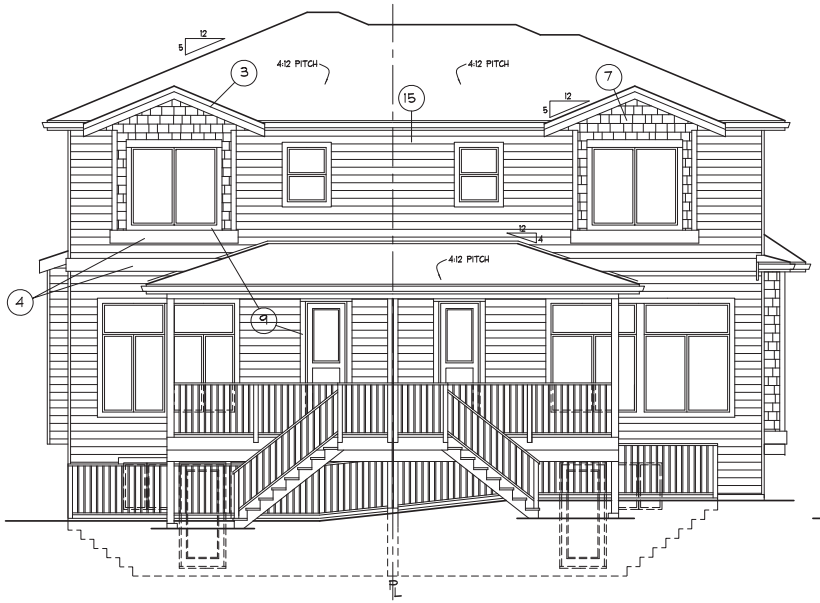
(LOT 91) (FACING 76 AVENUE) (LOT 92)



RIGHT (EAST) ELEVATION D

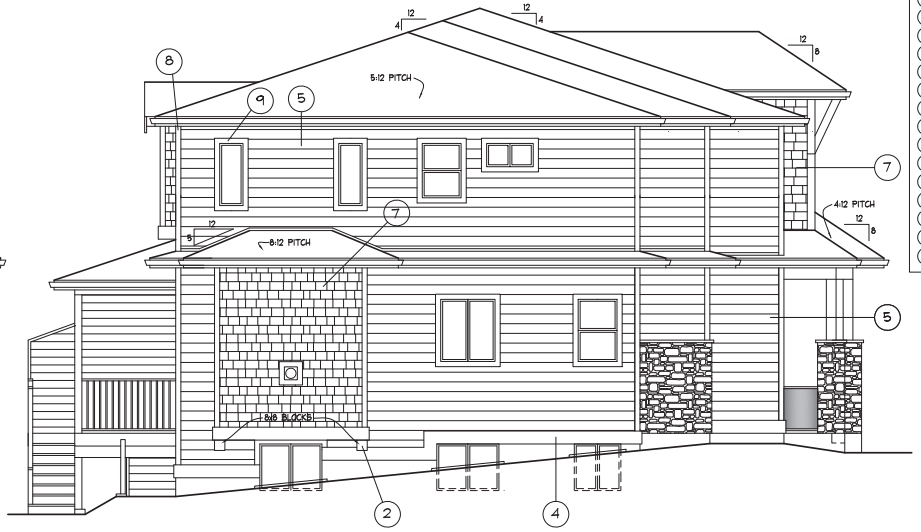
(LOT 92)

COLOUR SCHEME FOUR - UNIT TYPE 'D'



REAR (NORTH) ELEVATION D

(LOT 92) (FACING LANE) (LOT 91)



LEFT (WEST) ELEVATION D

(LOT 91) FACING LANE

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 91-92 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190725
CHECKED:	MS	190726

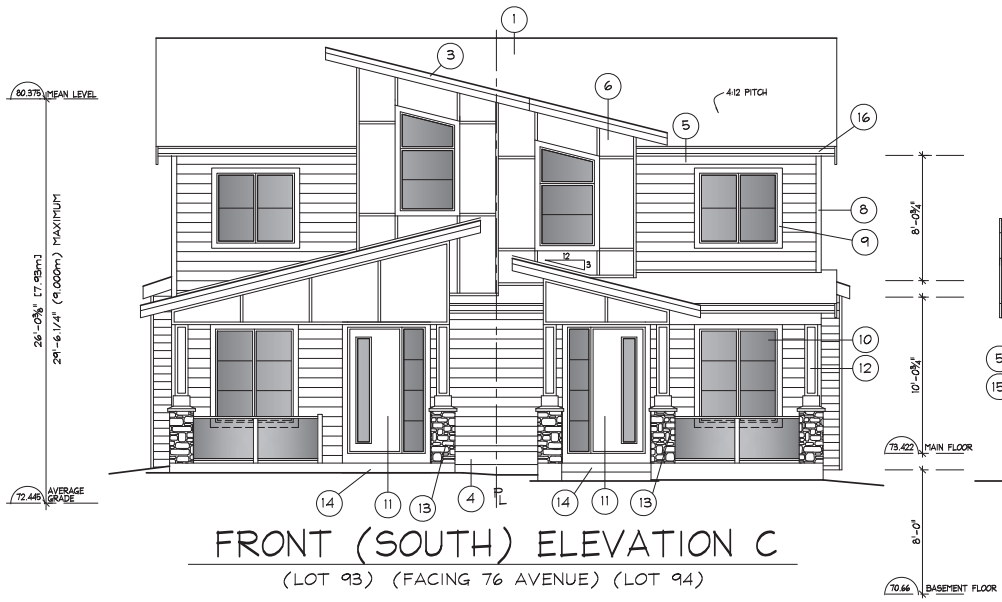
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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

SHEET NO.: 18 OF 25

PROJECT NO.: 08-22-0045

I.5



FRONT (SOUTH) ELEVATION C

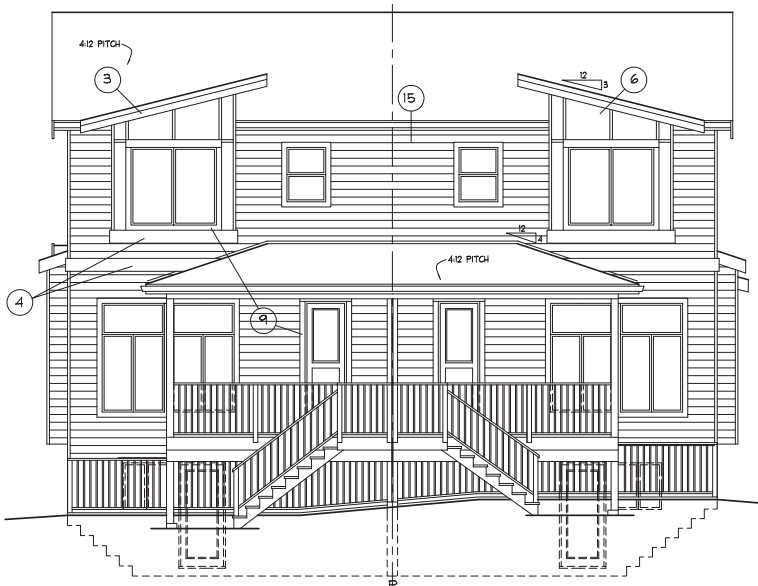
(LOT 93) (FACING 76 AVENUE) (LOT 94)



RIGHT (EAST) ELEVATION C

(LOT 94)

COLOUR SCHEME THREE - UNIT TYPE 'C'



REAR (NORTH) ELEVATION C

(LOT 94) (FACING LANE) (LOT 93)



LEFT (WEST) ELEVATION C

(LOT 93)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-3722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 93-94 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190709
CHECKED:	MS	190726

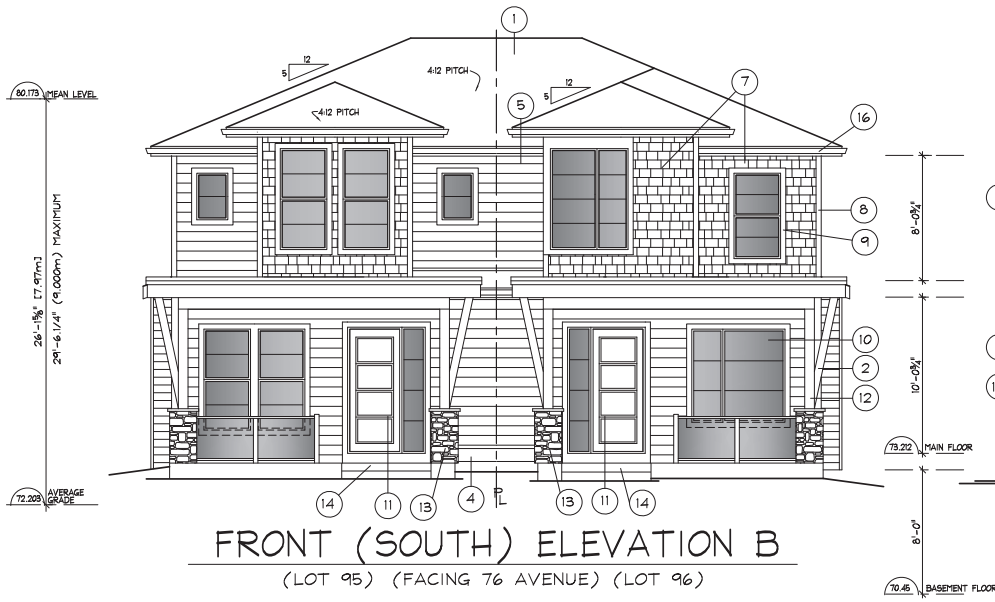
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

SHEET NO.: 19 OF 25

PROJECT NO.: 08-22-0045

I.5



FRONT (SOUTH) ELEVATION B

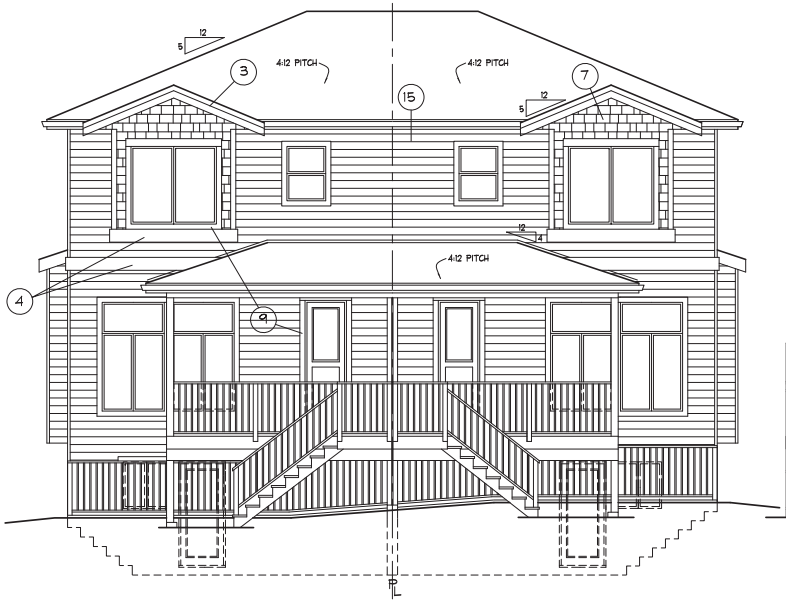
(LOT 95) (FACING 76 AVENUE) (LOT 96)



RIGHT (EAST) ELEVATION B

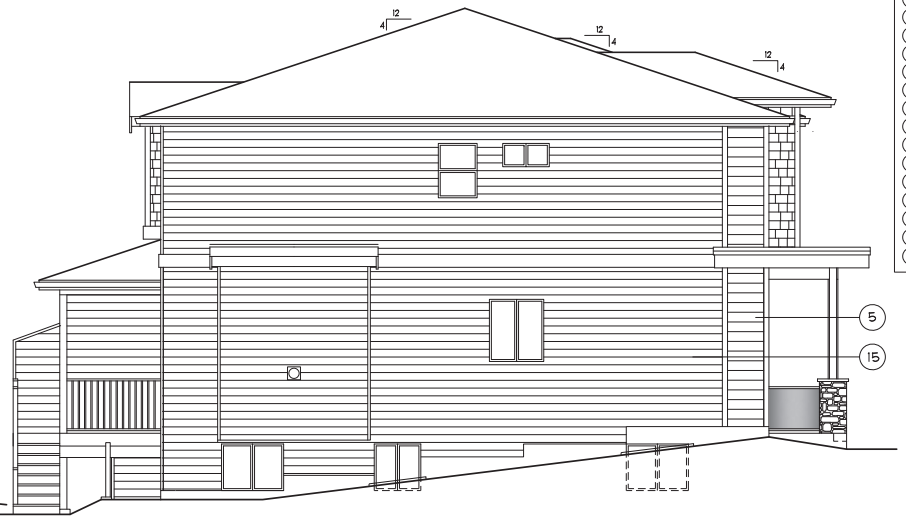
(LOT 96)

COLOUR SCHEME TWO - UNIT TYPE 'B'



REAR (NORTH) ELEVATION B

(LOT 96) (FACING LANE) (LOT 95)



LEFT (WEST) ELEVATION B

(LOT 95)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 95-96 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190709
CHECKED:	MS	190726

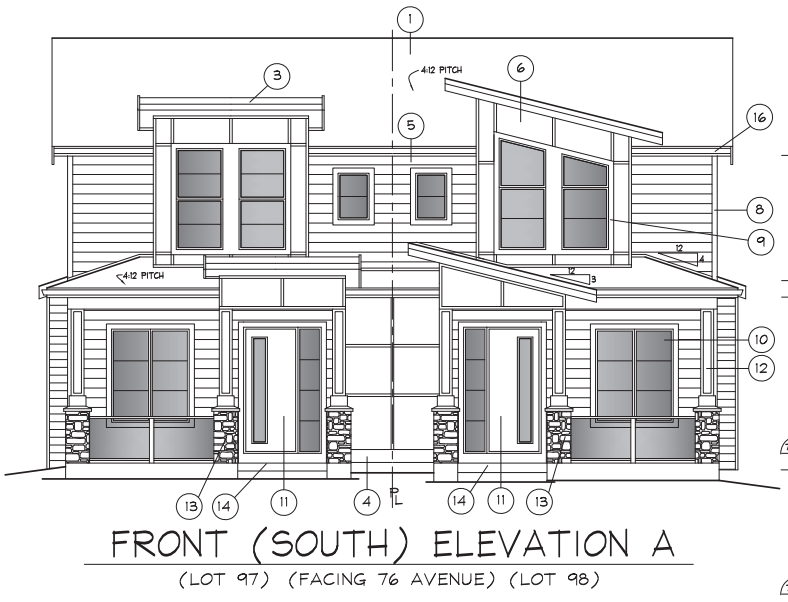
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

SHEET NO.: 20 OF 25

PROJECT NO.: 08-22-0045



FRONT (SOUTH) ELEVATION A

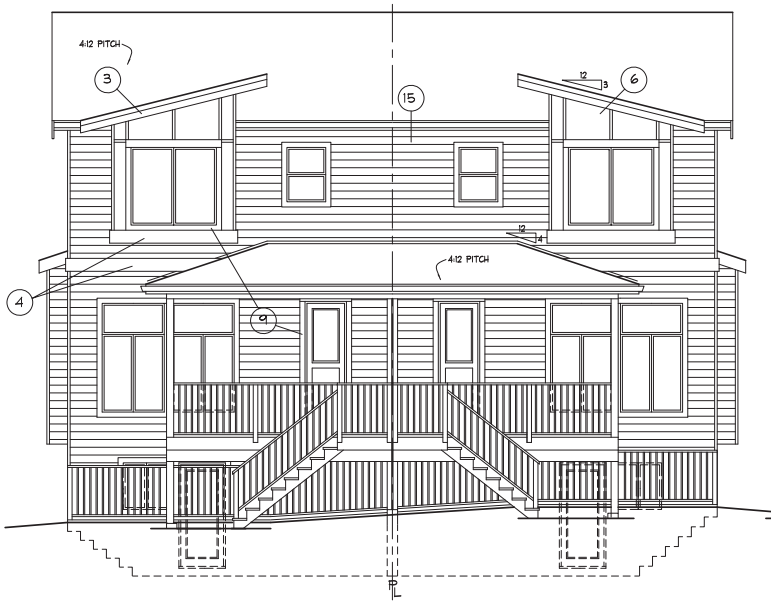
(LOT 97) (FACING 76 AVENUE) (LOT 98)



RIGHT (EAST) ELEVATION A

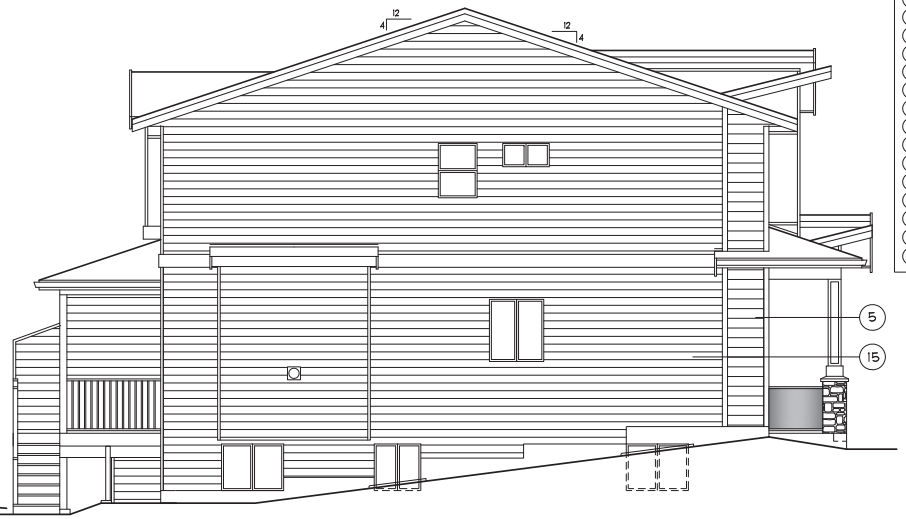
(LOT 98)

COLOUR SCHEME ONE - UNIT TYPE 'A'



REAR (NORTH) ELEVATION A

(LOT 98) (FACING LANE) (LOT 97)



LEFT (WEST) ELEVATION A

(LOT 97)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 97-98 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190709
CHECKED:	MS	190726

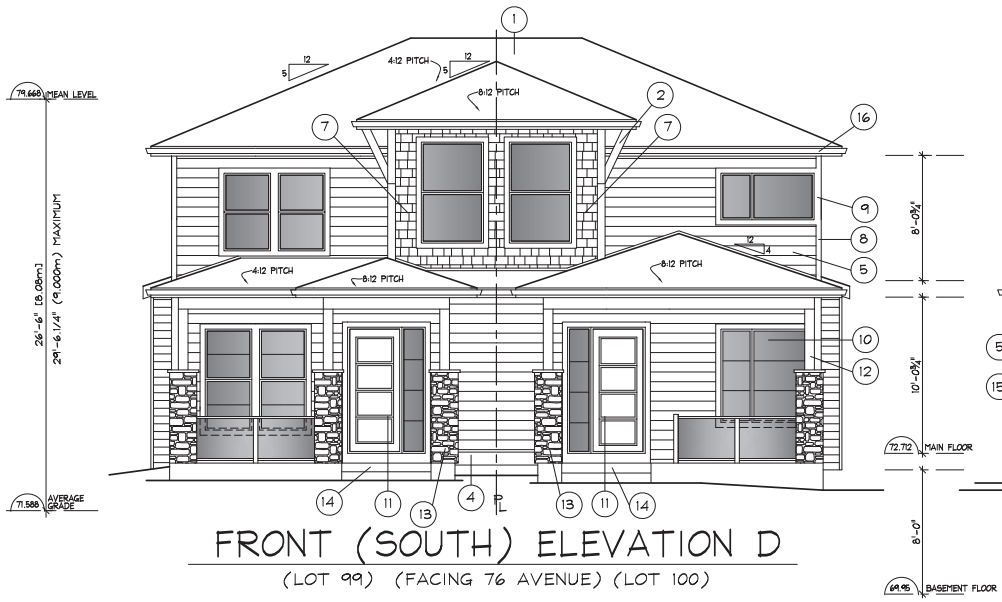
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

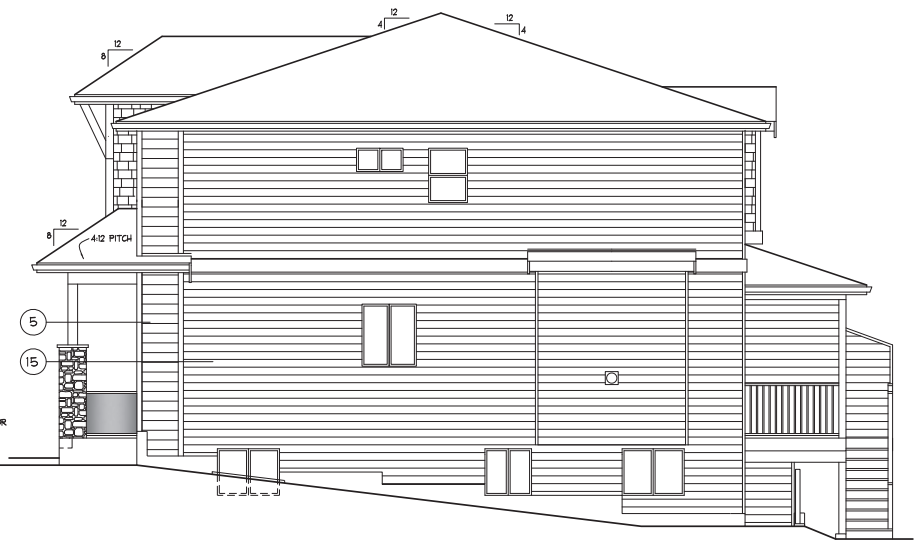
SHEET NO.: 21 OF 25

PROJECT NO.: 08-22-0045



FRONT (SOUTH) ELEVATION D

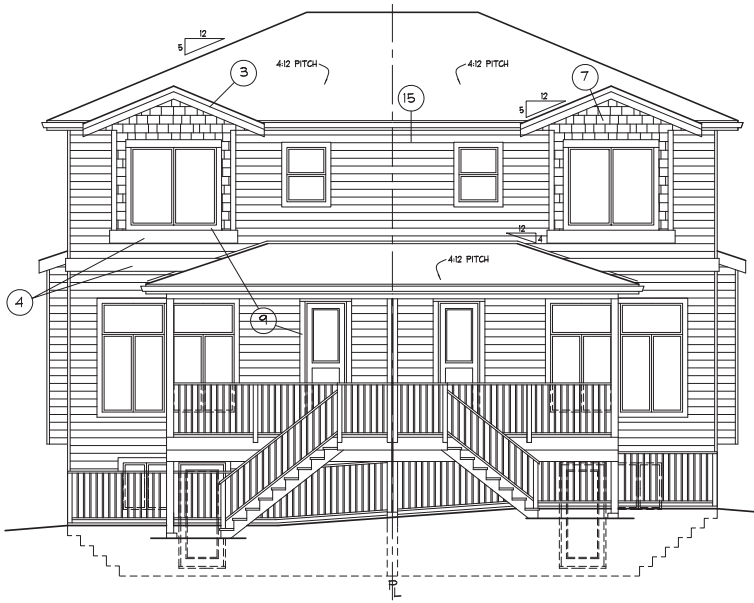
(LOT 99) (FACING 76 AVENUE) (LOT 100)



RIGHT (EAST) ELEVATION D

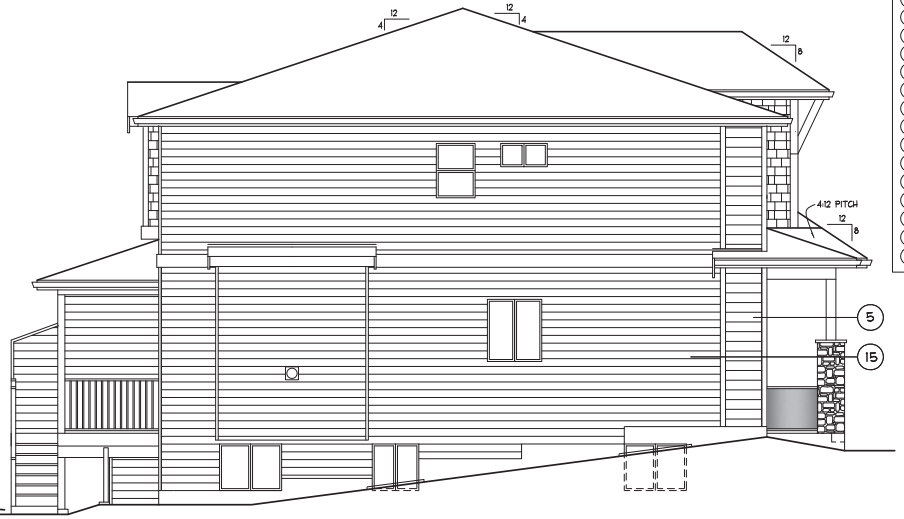
(LOT 100)

COLOUR SCHEME FOUR - UNIT TYPE 'D'



REAR (NORTH) ELEVATION D

(LOT 100) (FACING LANE) (LOT 99)



LEFT (WEST) ELEVATION D

(LOT 99)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 99-100 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

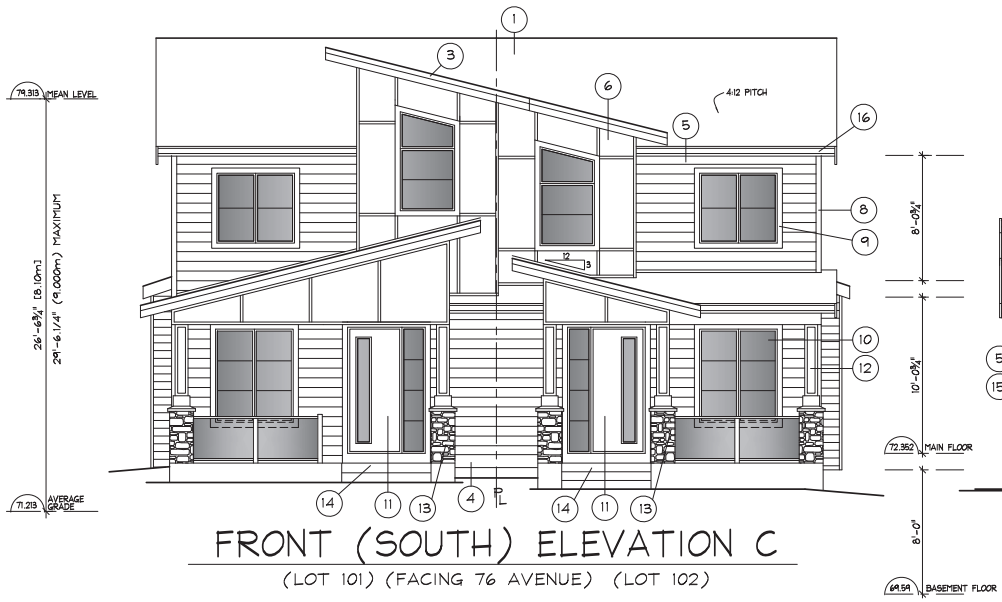
DESIGN:	MS	
DRAWN:	NZ	190708
CHECKED:	MS	190726

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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

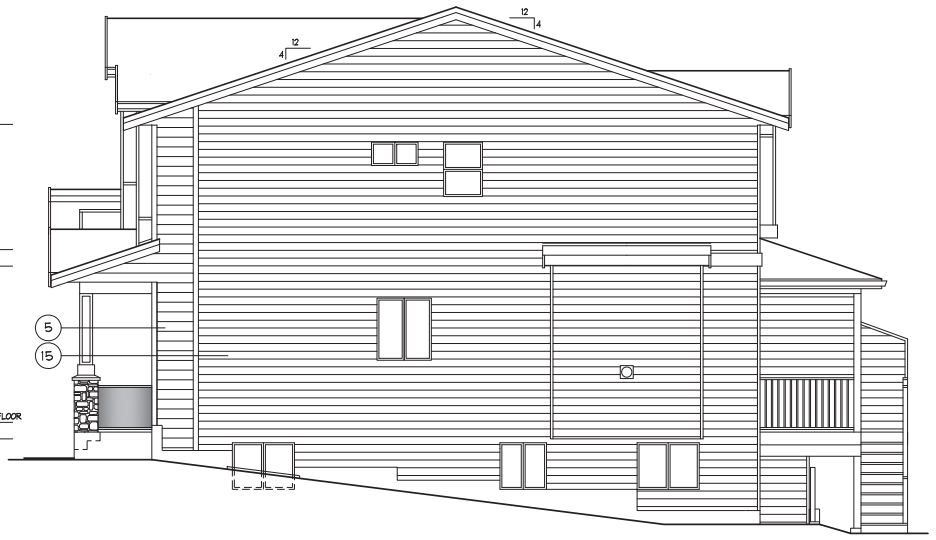
SHEET NO.: 1.5 22 OF 25

PROJECT NO.: 08-22-0045



FRONT (SOUTH) ELEVATION C

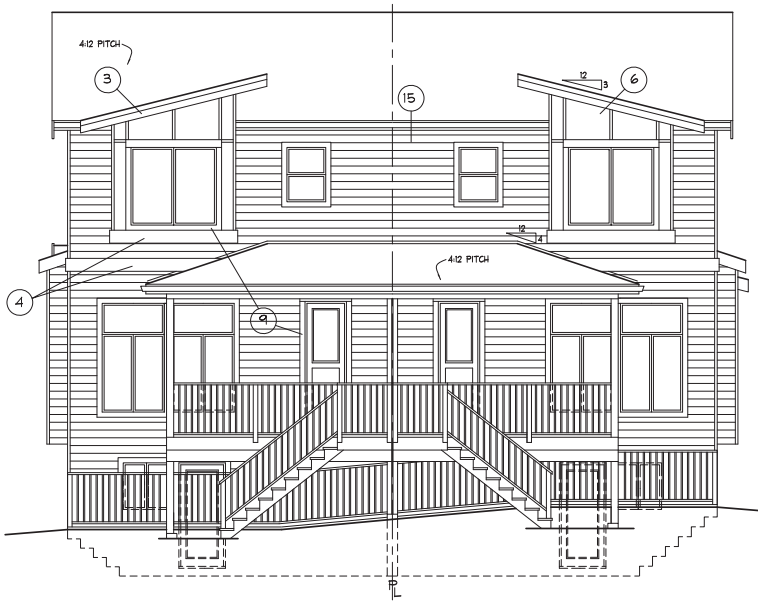
(LOT 101) (FACING 76 AVENUE) (LOT 102)



RIGHT (EAST) ELEVATION C

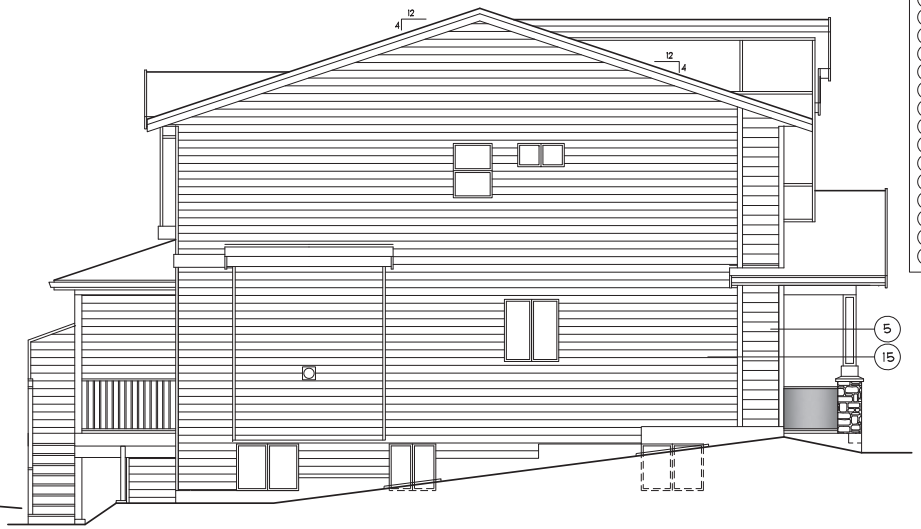
(LOT 102)

COLOUR SCHEME THREE - UNIT TYPE 'C'



REAR (NORTH) ELEVATION C

(LOT 102) (FACING LANE) (LOT 101)



LEFT (WEST) ELEVATION C

(LOT 101)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 101-102 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190708
CHECKED:	MS	190726

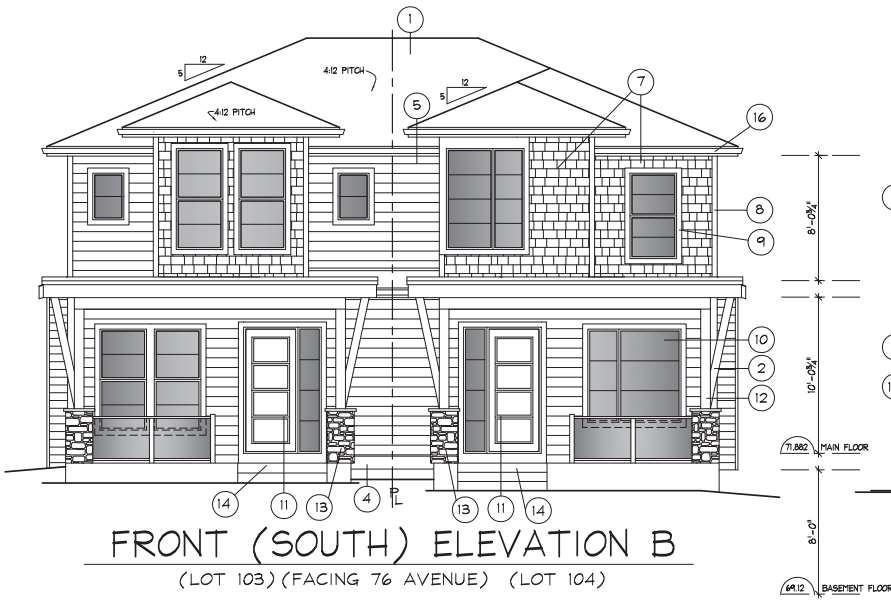
SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

SHEET NO.: 23 OF 25

PROJECT NO.: 08-22-0045



FRONT (SOUTH) ELEVATION B

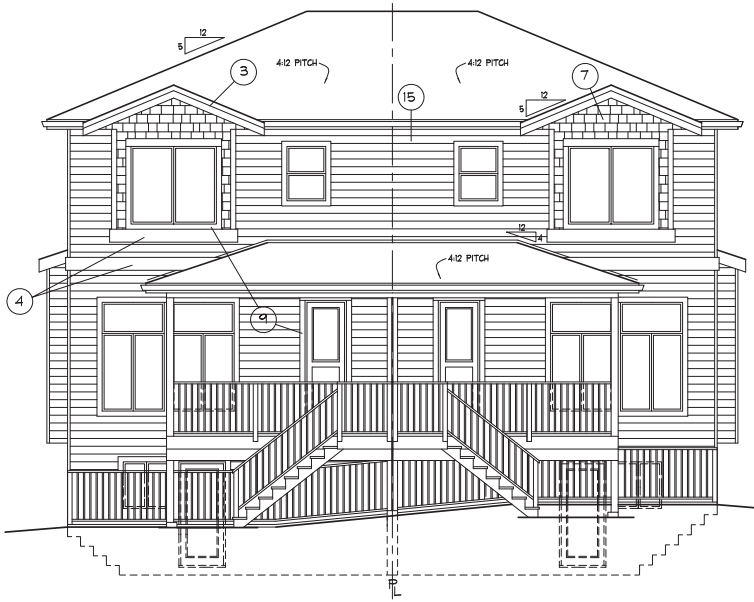
(LOT 103) (FACING 76 AVENUE) (LOT 104)



RIGHT (EAST) ELEVATION B

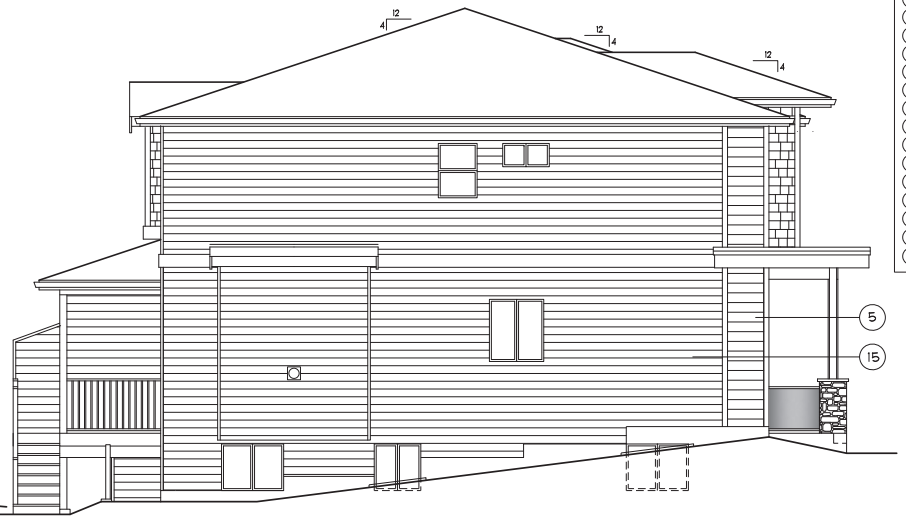
(LOT 104)

COLOUR SCHEME TWO - UNIT TYPE 'B'



REAR (NORTH) ELEVATION B

(LOT 104) (FACING LANE) (LOT 103)



LEFT (WEST) ELEVATION B

(LOT 103)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 103-104 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190708
CHECKED:	MS	190726

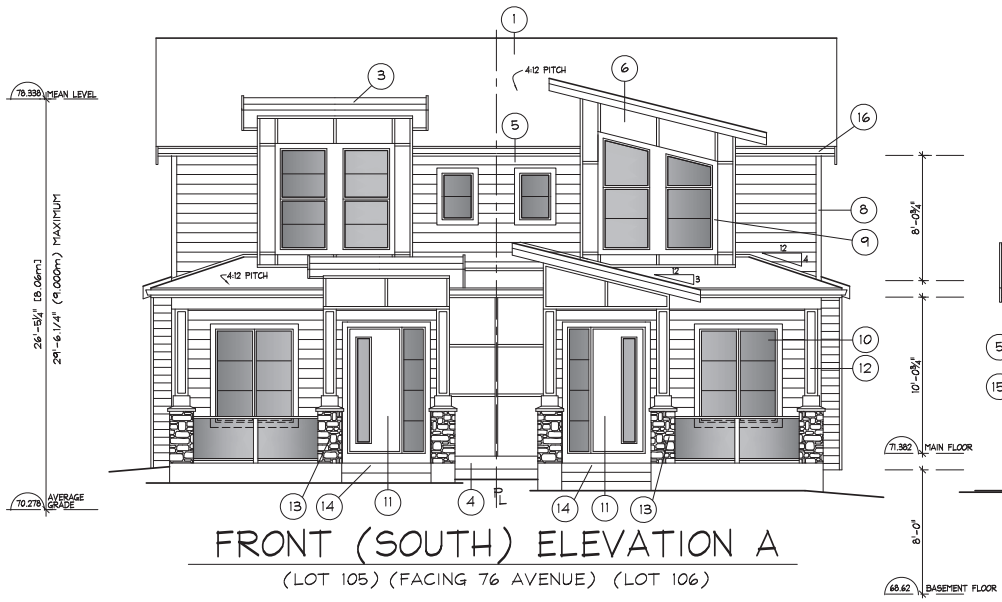
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SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

I.5

SHEET NO.: 24 OF 25

PROJECT NO.: 08-22-0045



FRONT (SOUTH) ELEVATION A

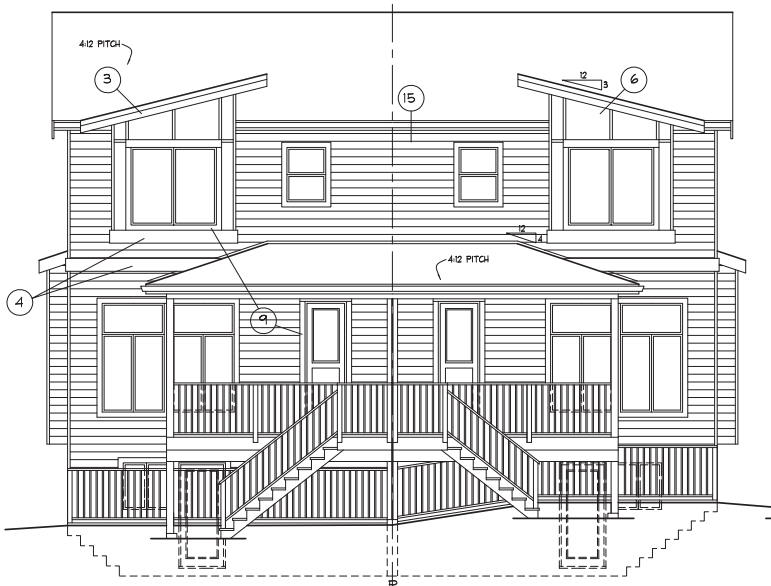
(LOT 105) (FACING 76 AVENUE) (LOT 106)



RIGHT (EAST) ELEVATION A

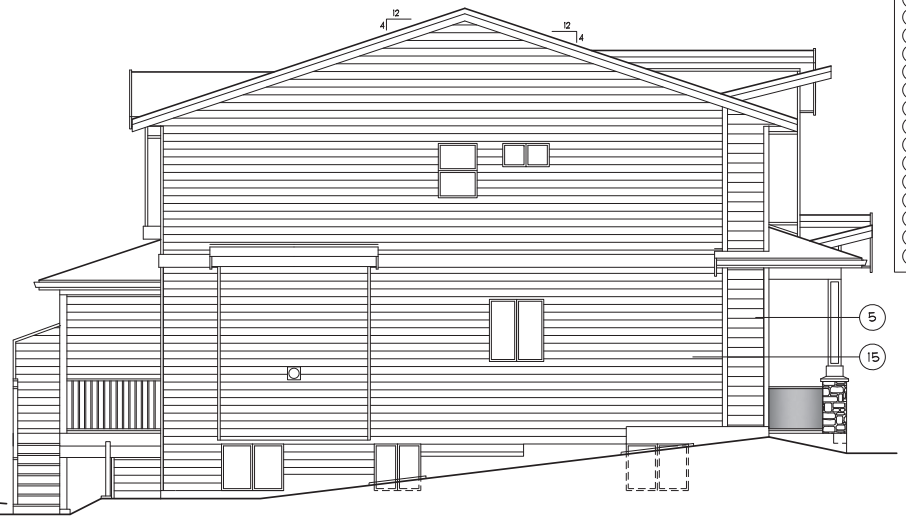
(LOT 106)

COLOUR SCHEME ONE - UNIT TYPE 'A'



REAR (NORTH) ELEVATION A

(LOT 106) (FACING LANE) (LOT 105)



LEFT (WEST) ELEVATION A

(LOT 105)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

CUSTOMER: MITCHELL GROUP

ADDRESS: LOTS 105-106 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DESIGN:	MS	
DRAWN:	NZ	190708
CHECKED:	MS	190726

SCALE: 1/4"= 1'-0" (34X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

SHEET NO.: 25 OF 25

PROJECT NO.: 08-22-0045

I.5



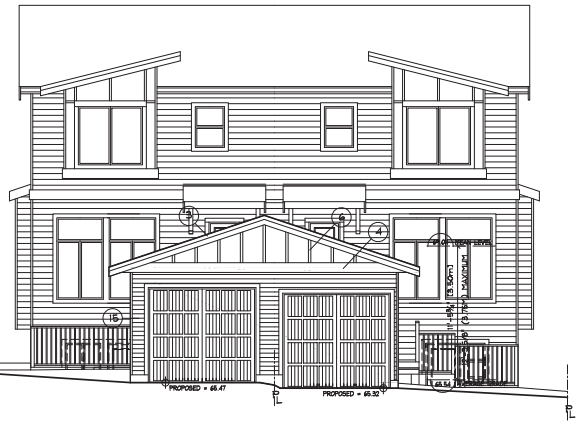
REAR (EAST) ELEVATION C

(LOT 30) (LOT 29)



REAR (EAST) ELEVATION D

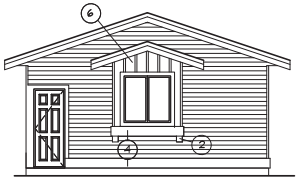
(LOT 28) (LOT 27)



REAR (EAST) ELEVATION A

(LOT 26) (LOT 25)

LANESCAPE LOTS 30-25



RIGHT (SOUTH) ELEVATION C

(LOT 30 - FACING 76B AVENUE)

MATERIALS LEGEND:

1. SHAKE PROFILE ASPHALT/FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA

REV.	DATE	BY
A	190816	NZ
B	201019	NZ

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD

ADDRESS: LOTS 25-30 LT 2, SEC 22, TWP 8, NWD, PL LMP6019

DRAWN: NZ 190723

SCALE: 3/16"= 1'-0" (34X22 PAPER)
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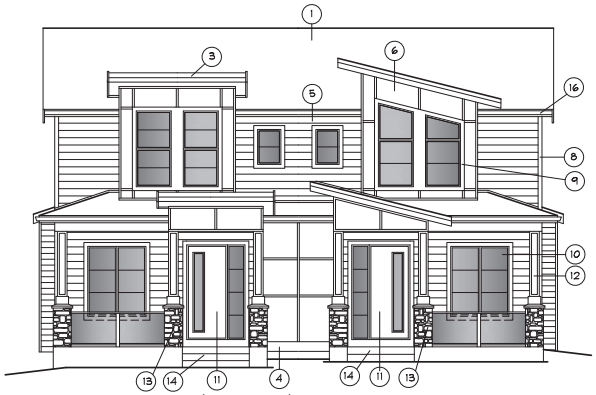
SHEET TITLE: LANESCAPE

SHEET NO.: 3 OF I.5

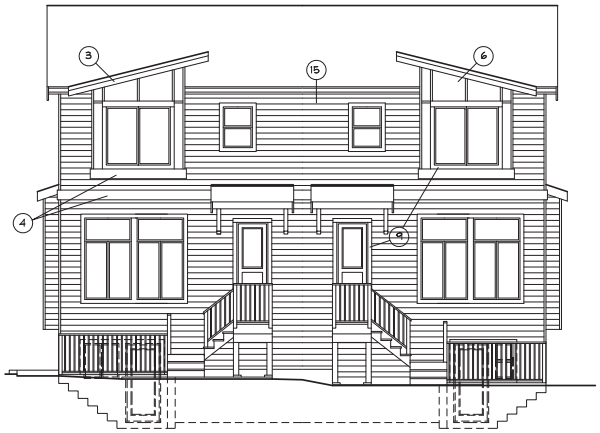
PROJECT NO.: 08-22-0045

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-3722 FAX: (604) 581-4822

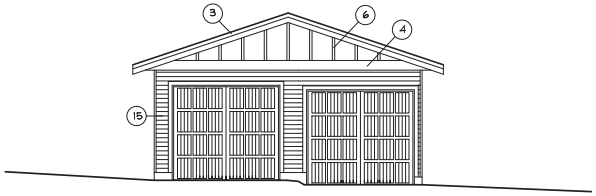
LANESCAPE



FRONT (WEST) ELEVATION A



REAR (EAST) ELEVATION A



REAR (EAST) ELEVATION A

MATERIALS LEGEND
ELEVATION A

1. FIBERGLASS SHINGLES:
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/
   BLOCK DETAILS:
   N/A
3. 1X4 OVER 2X10 WOOD
   FASCIA BOARD:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
4. 2X10 WOOD BAND BOARD:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
5. CEMENTITIOUS
   HORIZONTAL SIDING:
   JAMES HARDI
   COBBLESTONE
6. CEMENTITIOUS PANELING
   W/WOOD BATTENS:
   JAMES HARDI
   AGED PEWTER
7. CEMENTITIOUS SHAKE:
   N/A
8. 1X4 WOOD CORNER TRIM:
   MATCH TO
   JAMES HARDI
   COBBLESTONE
9. WOOD WINDOW AND
   DOOR TRIM:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
10. VINYL WINDOWS:
    BLACK
11. PAINTED FIBREGLASS
    ENTRY DOOR:
    EXTERIOR SIDE (INTERIOR WHITE):
    BENJAMIN MOORE
    2119-10 SPACE BLACK
12. WOOD COLUMNS:
    BENJAMIN MOORE
    OC55 PAPER WHITE
13. STONE OR BRICK VENEER:
    CULTURED STONE
    PLATINUM PRO-FIT
    LEDGESTONE
14. CONCRETE STEPS
    BRUSHED
15. HORIZONTAL
    VINYL SIDING:
    GENTEK MONTEREY SAND
16. ALUMINUM GUTTER &
    DOWNSPOUTS:
    GENTEK BLACK
17. RAILING
    BLACK ALUMINUM & GLASS
18. SOFFITS
    GENTEK
    VINYL VENTED
    LINEN
19. GARAGE DOCRS:
    MATCH TO
    JAMES HARDI
    COBBLESTONE

COLOUR SCHEME

TYNAN DESIGN LTD.
13639 - 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
0	XXXXXX	XX

PROJECT NAME:
LATIMER - PHASE 3
NEIGHBOURHOOD

CUSTOMER:
MITCHELL GROUP

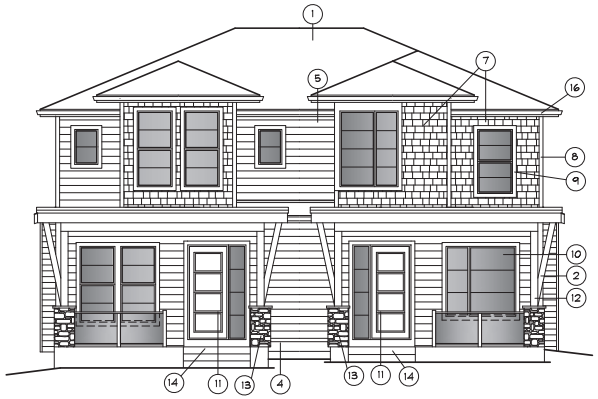
ADDRESS:
LT 2, SEC 22, TWP 8,
NWD, PL LMP6019

SHEET TITLE:
COLOUR SCHEME

I.5

SHEET NO.: 1 OF 4

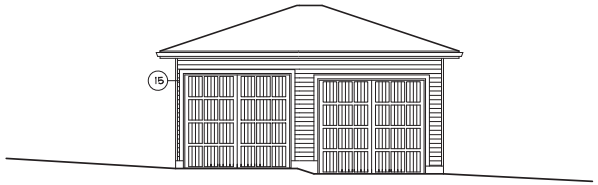
PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION B



REAR (EAST) ELEVATION B



REAR (EAST) ELEVATION B

MATERIALS LEGEND
ELEVATION B

1. FIBERGLASS SHINGLES:
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/
   BLOCK DETAILS:
   CLEAR CEDAR
3. 1X4 OVER 2X10 WOOD
   FASCIA BOARD:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
4. 2X10 WOOD BAND BOARD:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
5. CEMENTITIOUS
   HORIZONTAL SIDING:
   JAMES HARDI
   NIGHT GRAY
6. CEMENTITIOUS PANELING
   W/WOOD BATTENS:
   N/A
7. CEMENTITIOUS SHAKE:
   JAMES HARDI
   COBBLESTONE
8. 1X4 WOOD CORNER TRIM:
   MATCH TO
   JAMES HARDI
   NIGHT GRAY
9. WOOD WINDOW AND
   DOOR TRIM:
   BENJAMIN MOORE
   OC55 PAPER WHITE
10. VINYL WINDOWS:
    WHITE
11. PAINTED FIBREGLASS
    ENTRY DOOR:
    EXTERIOR SIDE (INTERIOR WHITE):
    MINWAX GEL STAIN
    AGED OAK
12. WOOD COLUMNS:
    CLEAR CEDAR
13. STONE OR BRICK VENEER:
    CULTURED STONE
    ECHO RIDGE
    COUNTRY LEDGESTONE
14. CONCRETE STEPS
    BROOMED
15. HORIZONTAL
    VINYL SIDING
    GENTEK MIDNIGHT SURF 652
16. ALUMINUM GUTTER &
    DOWNSPOUTS:
    GENTEK BLACK
17. RAILING
    BLACK ALUMINUM & GLASS
18. SOFFITS
    GENTEK
    VINYL VENTED
    LINEN
19. GARAGE DOORS:
    MATCH TO
    JAMES HARDI
    NIGHT GRAY

COLOUR SCHEME

TYNAN DESIGN LTD.
13639 - 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
0	XXXXX	XX

PROJECT NAME:
LATIMER - PHASE 3
NEIGHBOURHOOD

CUSTOMER:
MITCHELL GROUP

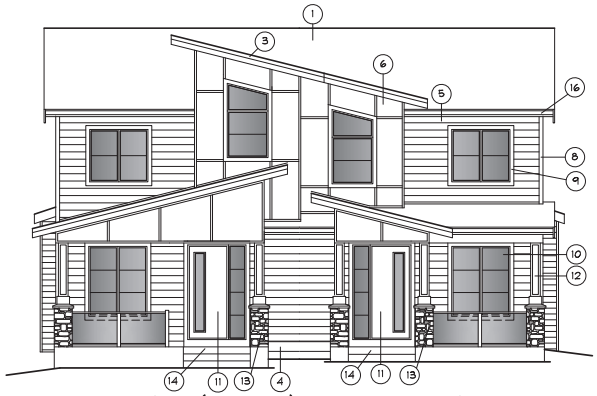
ADDRESS:
LT 2, SEC 22, TWP 8,
NWD, PL LMP6019

SHEET TITLE:
COLOUR SCHEME

I.5

SHEET NO.: 2 OF 4

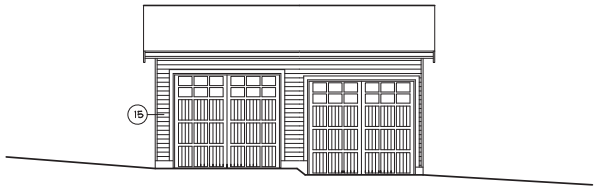
PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION C



REAR (EAST) ELEVATION C



REAR (EAST) ELEVATION C

MATERIALS LEGEND
ELEVATION C

1. FIBERGLASS SHINGLES:
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/
   BLOCK DETAILS:
   CLEAR CEDAR
3. 1X4 OVER 2X10 WOOD
   FASCIA BOARD:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
4. 2X10 WOOD BAND BOARD:
   MATCH TO
   JAMES HARDI
   LIGHT MIST
5. CEMENTITIOUS
   HORIZONTAL SIDING:
   JAMES HARDI
   LIGHT MIST
6. CEMENTITIOUS PANELING
   W/WOOD BATTENS:
   JAMES HARDI
   LIGHT MIST
7. CEMENTITIOUS SHAKE:
   N/A
8. 1X4 WOOD CORNER TRIM:
   MATCH TO
   JAMES HARDI
   LIGHT MIST
9. WOOD WINDOW AND
   DOOR TRIM:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
10. VINYL WINDOWS:
    BLACK
11. PAINTED FIBREGLASS
    ENTRY DOOR:
    EXTERIOR SIDE (INTERIOR WHITE):
    BENJAMIN MOORE
    2119-10 SPACE BLACK
12. WOOD COLUMNS:
    CLEAR CEDAR
13. STONE OR BRICK VENEER:
    CULTURED STONE
    PLATNUM PRO-FIT
    LEDGESTONE
14. CONCRETE STEPS
    BRUSHED
15. HORIZONTAL
    VINYL SIDING:
    GENTEK DOVER GREY
16. ALUMINUM GUTTER &
    DOWNSPOUTS:
    GENTEK BLACK
17. RAILING
    BLACK ALUMINJM & GLASS
18. SOFFITS
    GENTEK
    VINYL VENTED
    LINEN
19. GARAGE DOORS:
    MATCH TO
    JAMES HARDI
    LIGHT MIST

COLOUR SCHEME

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
0	XXXXXX	XX

PROJECT NAME:
LATIMER - PHASE 3
NEIGHBOURHOOD

CUSTOMER:
MITCHELL GROUP

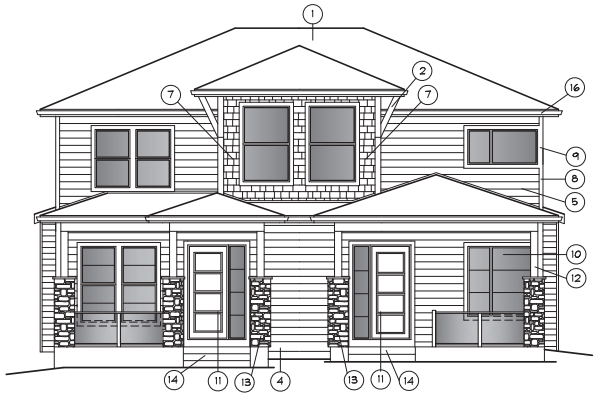
ADDRESS:
LT 2, SEC 22, TWP 8,
NWD, PL LMP6019

SHEET TITLE:
COLOUR SCHEME

I.5

SHEET NO.: 3 OF 4

PROJECT NO.: 08-22-0045



FRONT (WEST) ELEVATION D



REAR (EAST) ELEVATION D



REAR (EAST) ELEVATION D

MATERIALS LEGEND
ELEVATION D

1. FIBERGLASS SHINGLES:
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/ BLOCK DETAILS:
   BENJAMIN MOORE
   OC35 PAPER WHITE
3. 1X4 OVER 2X10 WOOD FASCIA BOARD:
   BENJAMIN MOORE
   2119-10 SPACE BLACK
4. 2X10 WOOD BAND BOARD:
   MATCH TO JAMES HARDI
   GRAY SLATE
5. CEMENTITIOUS HORIZONTAL SIDING:
   JAMES HARDI
   GRAY SLATE
6. CEMENTITIOUS PANELING W/WOOD BATTENS:
   N/A
7. CEMENTITIOUS SHAKE:
   JAMES HARDI
   GRAY SLATE
8. 1X4 WOOD CORNER TRIM:
   MATCH TO
   JAMES HARDI
   GRAY SLATE
9. WOOD WINDOW AND DOOR TRIM:
   BENJAMIN MOORE
   OC35 PAPER WHITE
10. VINYL WINDOWS:
    WHITE
11. PAINTED FIBREGLASS ENTRY DOOR:
    EXTERIOR SIDE (INTERIOR WHITE):
    BENJAMIN MOORE
    MINWAX GEL STAIN
    AGED OAK
12. WOOD COLUMNS:
    BENJAMIN MOORE
    OC55 PAPER WHITE
13. STONE OR BRICK VENEER:
    CULTURED STONE
    ECHO RIDGE
    COUNTRY LEDGESTONE
14. CONCRETE STEPS
    BRUSHED
15. HORIZONTAL VINYL SIDING:
    GENTEK CHESAPEAKE GRAY 872
16. ALUMINUM GUTTER & DOWNSPOUTS:
    GENTEK BLACK
17. RAILING
    BLACK ALUMINUM & GLASS
18. SOFFITS
    GENTEK
    VINYL VENTED
    LINEN
19. GARAGE DOORS:
    MATCH TO
    JAMES HARDI
    GRAY SLATE

COLOUR SCHEME

TYNAN DESIGN LTD.
13639 - 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

REV.	DATE	BY
0	XXXXXX	XX

PROJECT NAME: LATIMER - PHASE 3 NEIGHBOURHOOD
CUSTOMER: MITCHELL GROUP
ADDRESS: LT 2, SEC 22, TWP 8, NWD, PL LMP6019
SHEET TITLE: COLOUR SCHEME
I.5
SHEET NO.: 4 OF 4
PROJECT NO.: 08-22-0045

TREE SCHEDULE - ONSITE TOTALS

PMG PROJECT NUMBER: 19-049

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	25	ACER JAPONICUM	FULLMOON MAPLE	6CM; 1.5M HT; B&B
	1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.8M STD; B&B
	33	CHAMAECYPARIS OBTUSA	HINOKI FALSE CYPRESS	2.5M HT; B&B
	8	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 1.5M CAL; B&B
	45	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B; (SINGLE LEADER)
	23	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT;B&B
	3	PINUS SYLVESTRIS 'FASTIGIATA'	PYRAMIDAL SCOTS PINE	2.5M HT; B&B
	25	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B
	15	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.5M STD; B&B

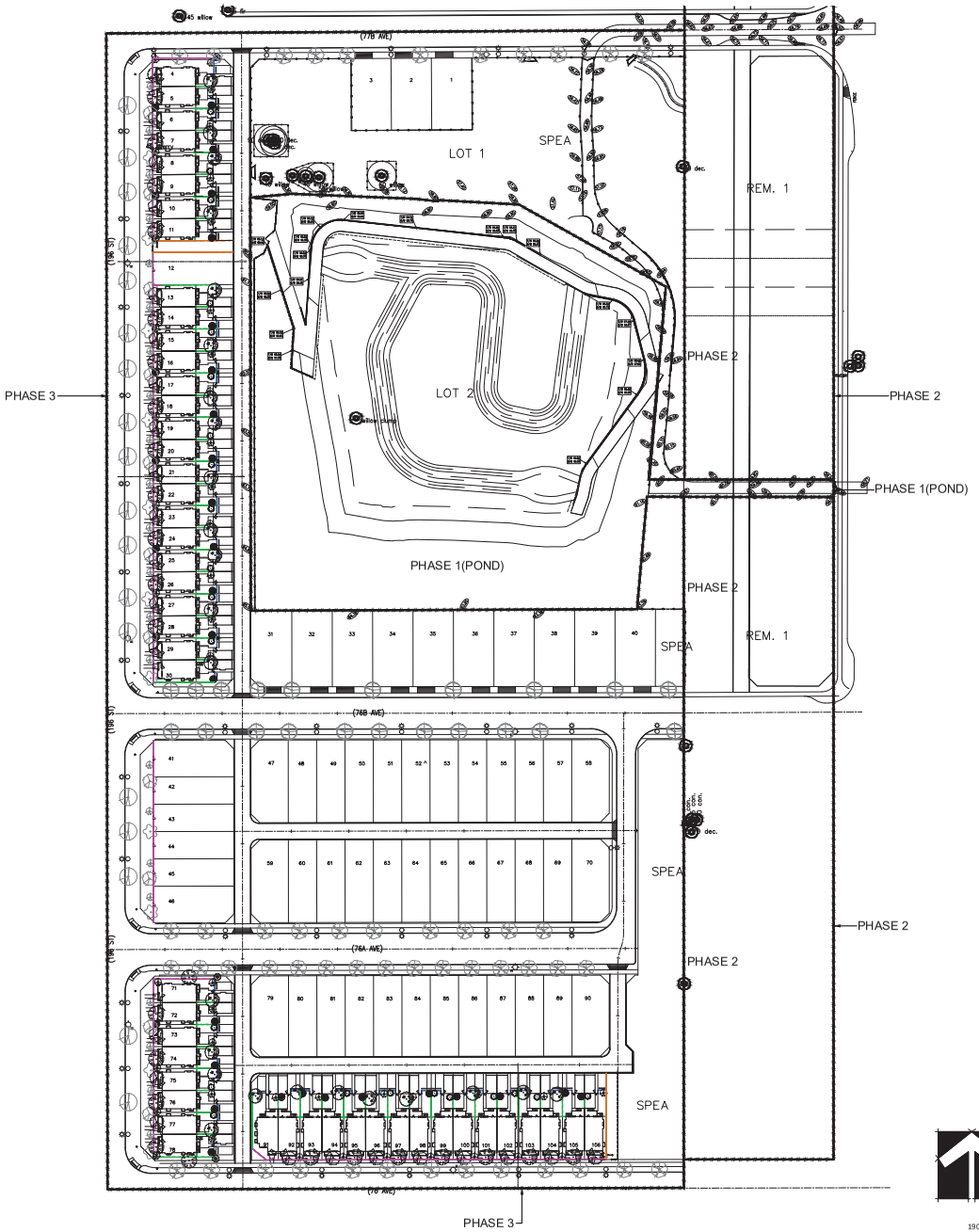
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO B C 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 SCHEDULE - ONSITE TOTAL

PMG PROJECT NUMBER: 19-049

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	O.C. SPACING
SHRUB					
	77	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#3 POT; 40CM	0.9m
	73	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#2 POT; 25CM	0.9m
	189	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM	0.6m
	34	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM	0.9m
	58	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM	1.0m
	124	RHODODENDRON 'RAMAPO'	RHODODENDRON; PINK/VIOLET	#3 POT; 50CM	1.0m
	188	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B	0.6m
	70	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B	0.6m
	73	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM	1.2m
	34	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM	1.5m
GRASS					
	68	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	0.75m
	248	DESCHAMPSIA CESPITOSA 'GOLDTAU'	TUFTED HAIR GRASS	#1 POT	0.75m
	196	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	0.75m
	50	MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT	0.9m
	334	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	0.6m
PERENNIAL					
	347	GAILLARDIA X GRANDIFLORA 'GOBLIN'	BLANKET FLOWER; YELLOW AND RED	15CM POT	0.6m
	32	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT	0.6m
GC					
	86	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT; 15CM	0.6m
	562	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	0.75m
	188	VACCINIUM VITIS-IDAEA	LINGONBERRY	#2 POT; 45CM	0.75m

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



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	20.OCT.16	REVISE LOT LINES / QTY COMMENTS	DO
2	20.SEP.03	QTY COMMENTS	YR
1	19.AUG.29	UPDATE PER NEW SITE PLAN	JR

CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

76TH AVENUE & 196TH STREET
LANGLEY

TOL: 08-33-0045

DRAWING TITLE:

LANDSCAPE KEY PLAN

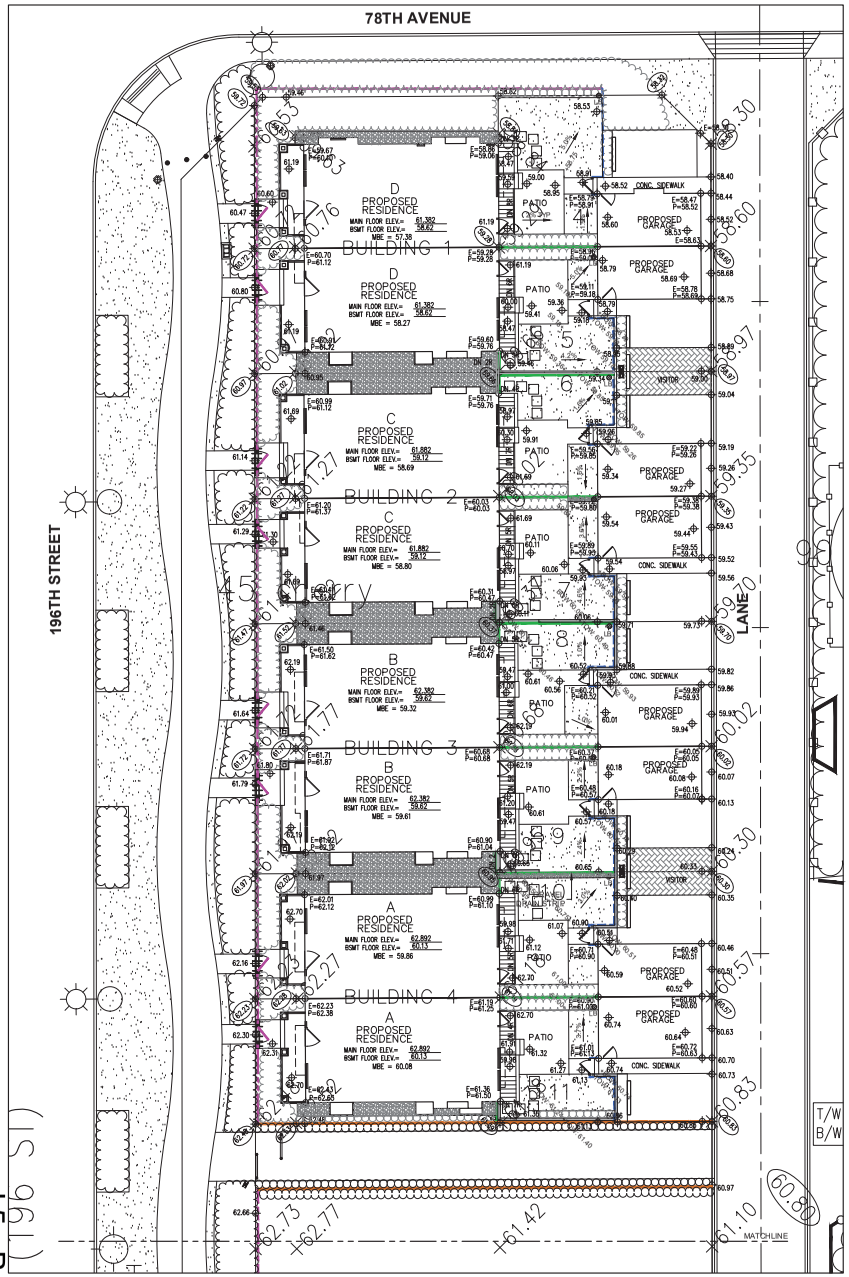
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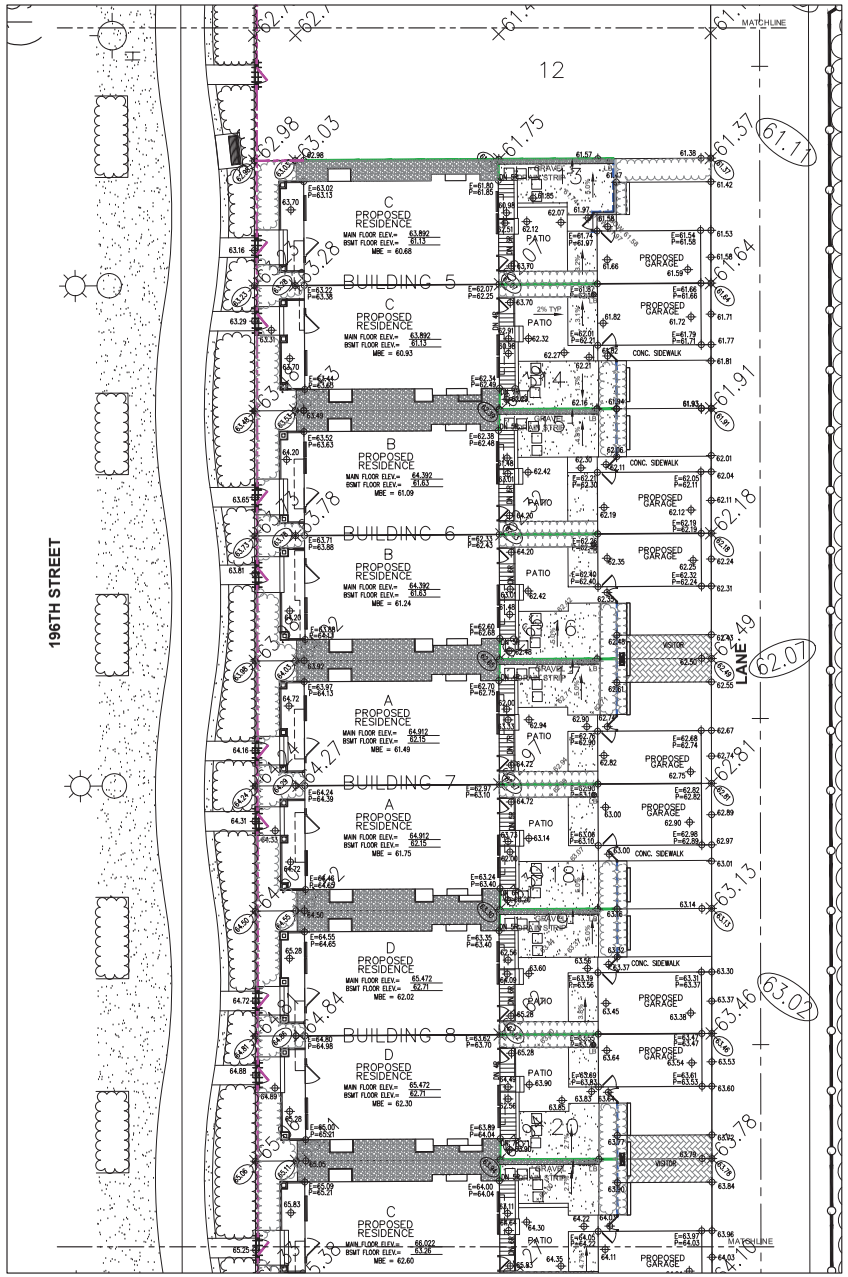
DATE:	19.JUL.29
SCALE:	N.T.S.
DRAWN:	JR
DESIGN:	
CHK'D:	MCY

DRAWING NUMBER: L1 OF 19

19049-7.ZIP

PMG PROJECT NUMBER: 19-049





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CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

76TH AVENUE & 196TH STREET
LANGLEY

TOL: 08-33-0045

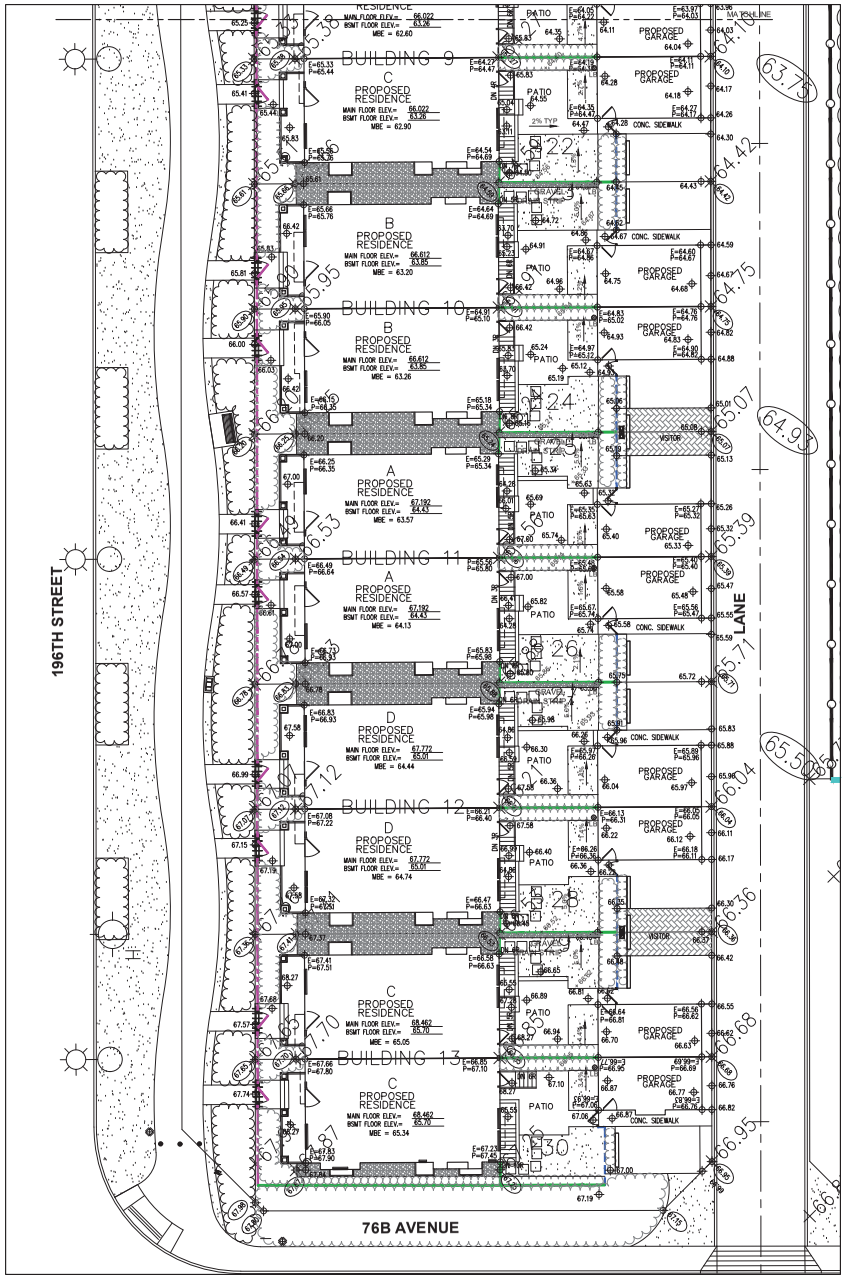
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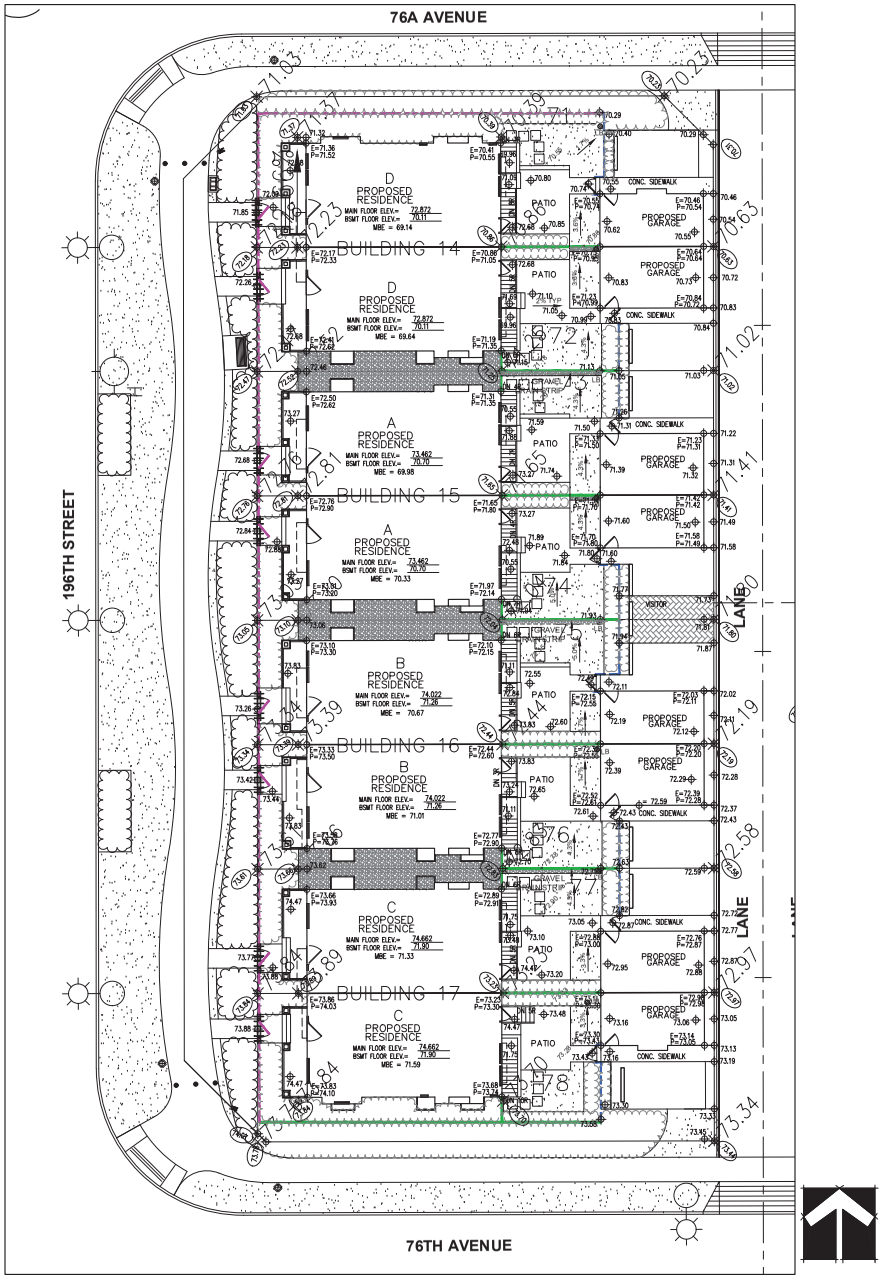
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DATE:	19.JUL.23	DRAWING NUMBER:	L1.5
SCALE:	1:150		
DRAWN:	JR		
DESIGN:			
CHK'D:	MCY		OF 19

19049-7.ZIP

PMG PROJECT NUMBER: **19-049**





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CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

76TH AVENUE & 196TH STREET
LANGLEY

TOL: 08-33-0045

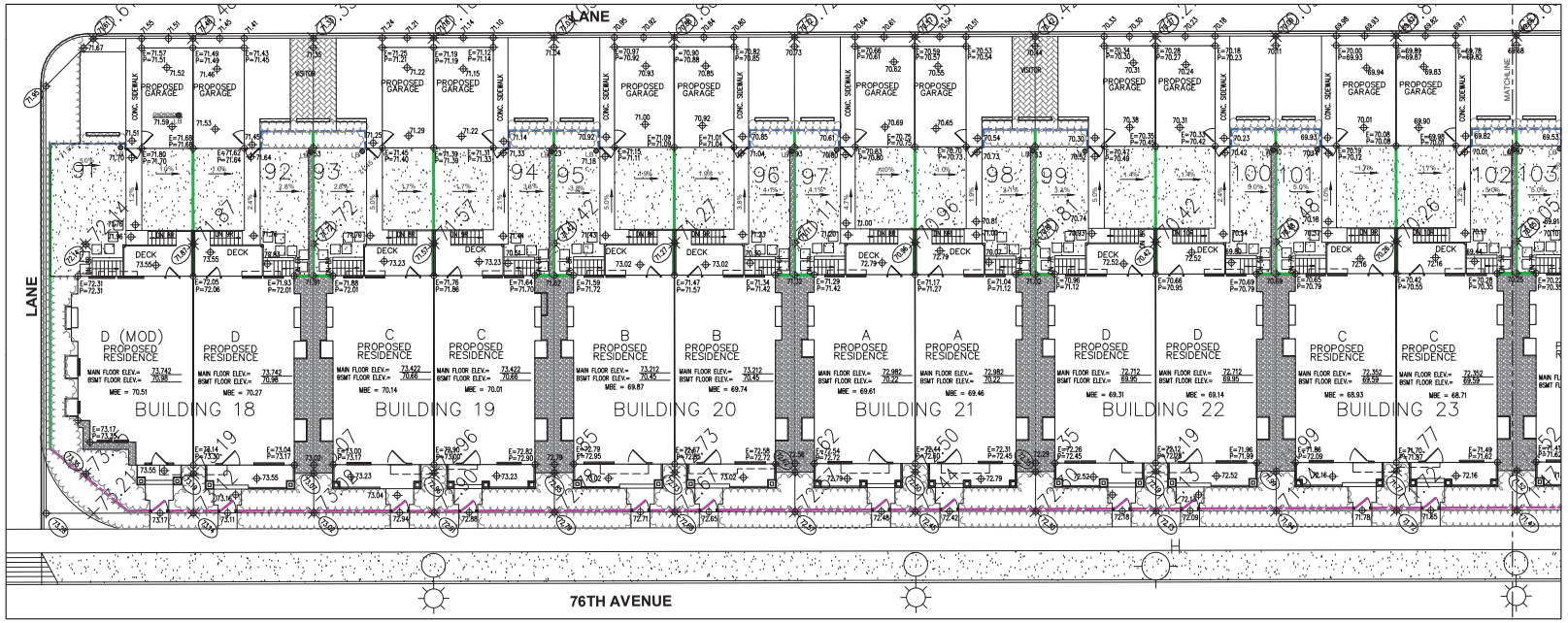
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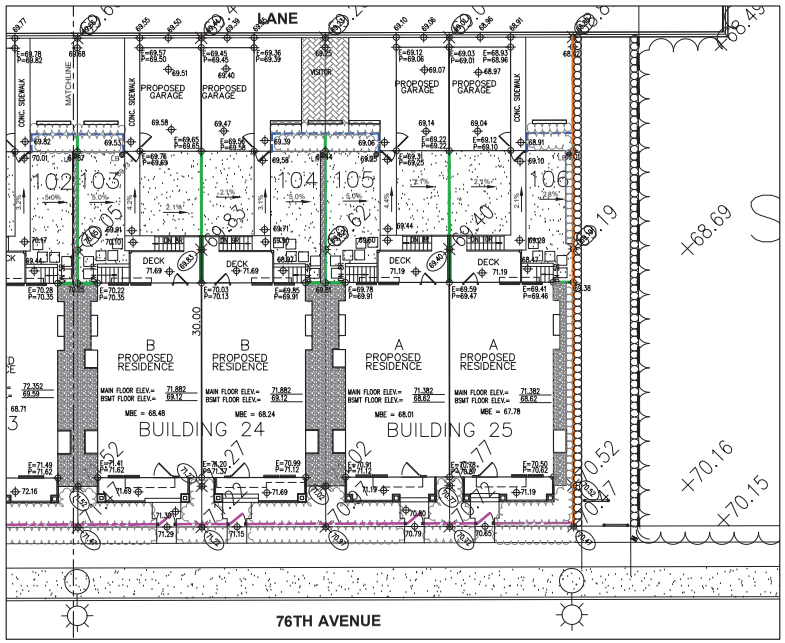
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DRAWN:	JR	
DESIGN:		OF 19
CHK'D:	MCY	

19049-7.ZIP

PMG PROJECT NUMBER: 19-049





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PROJECT:

DUPLEX DEVELOPMENT

76TH AVENUE & 196TH STREET
LANGLEY

TOL: 08-33-0045

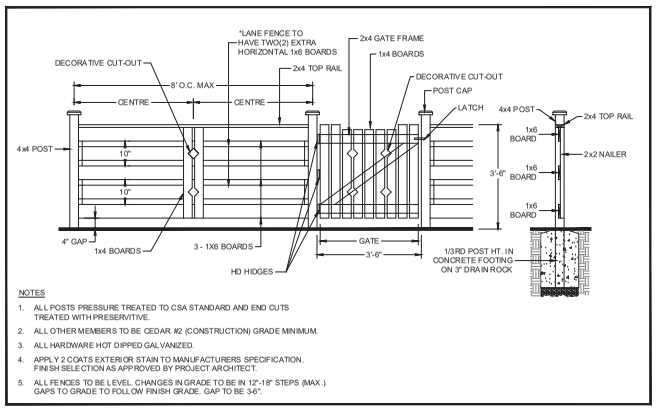
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DATE:	19.JUL.23	DRAWING NUMBER:
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DRAWN:	JR	
DESIGN:		OF 19
CHK'D:	MCY	

19049-7.ZIP

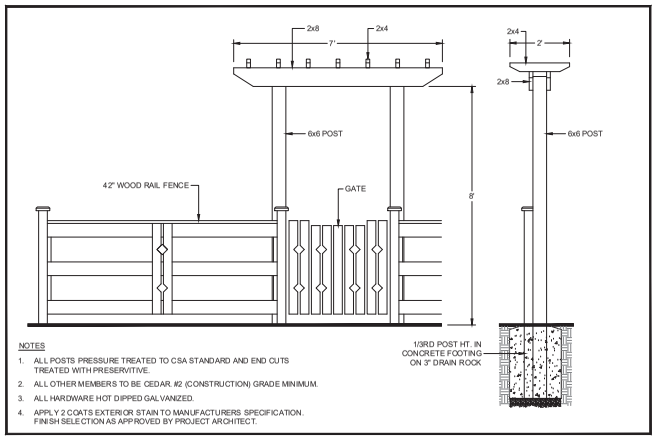
PMG PROJECT NUMBER: 19-049



NOTES

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

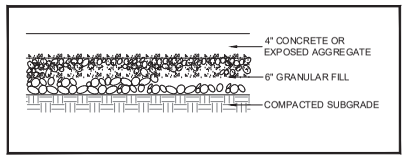
1 42" HT. STREET FRONTAGE/LANE FENCE
1:25



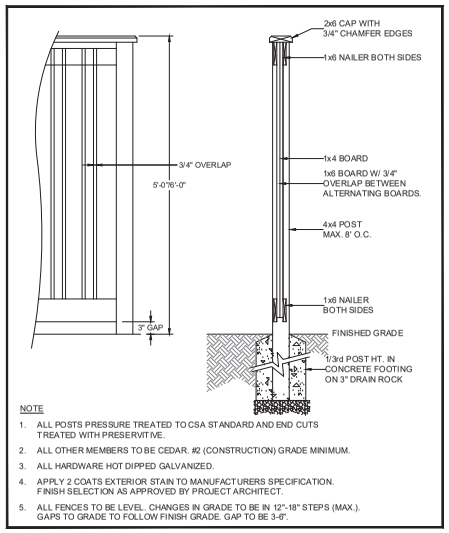
NOTES

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
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4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

2 42" HT. STREET FRONTAGE FENCE & TRELLIS
1:25



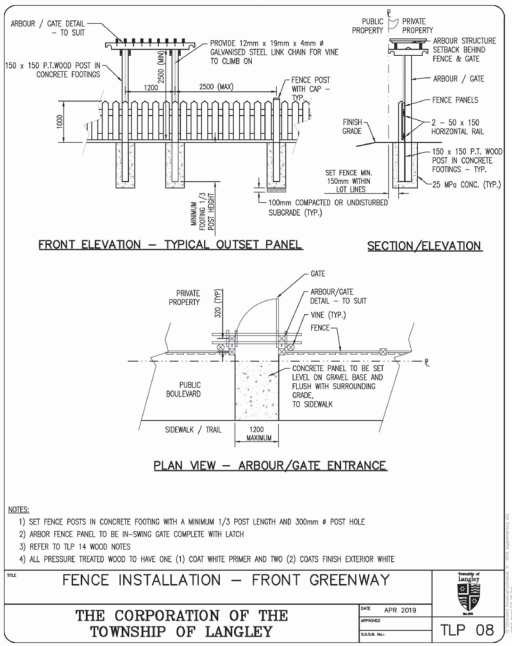
5 CONCRETE PAVING
1:10



NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

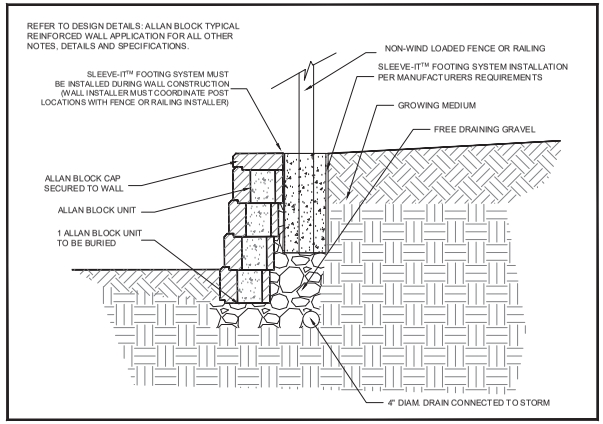
3 5'-0"/6'-0" HEIGHT SOLID WOOD FENCE
1:15



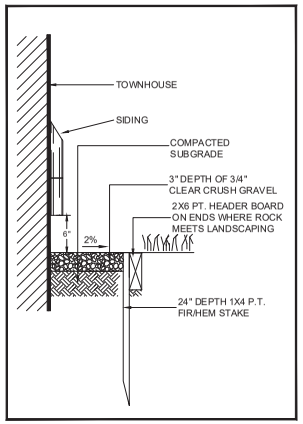
NOTES:

1) SET FENCE POSTS IN CONCRETE FOOTING WITH A MINIMUM 1/3 POST LENGTH AND 300mm ø POST HOLE
2) ARBOR FENCE PANEL TO BE IN-SWING GATE COMPLETE WITH LATCH
3) REFER TO TLP 14 WOOD NOTES
4) ALL PRESSURE TREATED WOOD TO HAVE ONE (1) COAT WHITE PRIMER AND TWO (2) COATS FINISH EXTERIOR WHITE

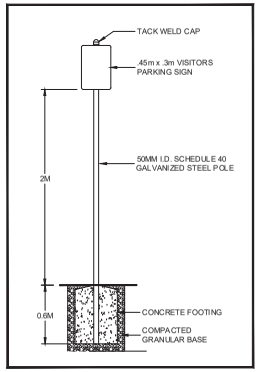
TITLE	FENCE INSTALLATION – FRONT GREENWAY	
	THE CORPORATION OF THE TOWNSHIP OF LANGLEY	DATE APR 2019 APPROVED S.O.S.R. No.: TLP 08



4 ALLAN BLOCK WALL WITH WOOD FENCE
1:15



6 GRAVEL DRAIN STRIP
1:10



7 VISITORS PARKING SIGN
1:20

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	20.OCT.16	REVISE LOT LINES / CITY COMMENTS	DO
2	20.SEP.03	CITY COMMENTS	YR
1	19.AUG.29	UPDATE PER NEW SITE PLAN	JR

CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

76TH AVENUE & 196TH STREET
LANGLEY

TOL: 08-33-0045

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	19.JUL.23	DRAWING NUMBER:
SCALE:	AS SHOWN	L19
DRAWN:	JR	5 OF 19
DESIGN:		
CHK'D:	MCY	

19049-7.ZIP

PMG PROJECT NUMBER: 19-049

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101146

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

1. NAME: Mitchell Latimer 76 / 77 Inc.

   ADDRESS: #200 17650 – 66A Avenue
   Surrey BC, V3S 4S4

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: South Half of Lot 2 Section 22 Township 8 New Westminster District 6019; Lot 1 Section 22 Township 8 New Westminster District Plan EPP995984

   CIVIC ADDRESS: 19600 Block of 76 Avenue and 19610 – 78 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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   b. Township of Langley General Manger of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
   d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

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

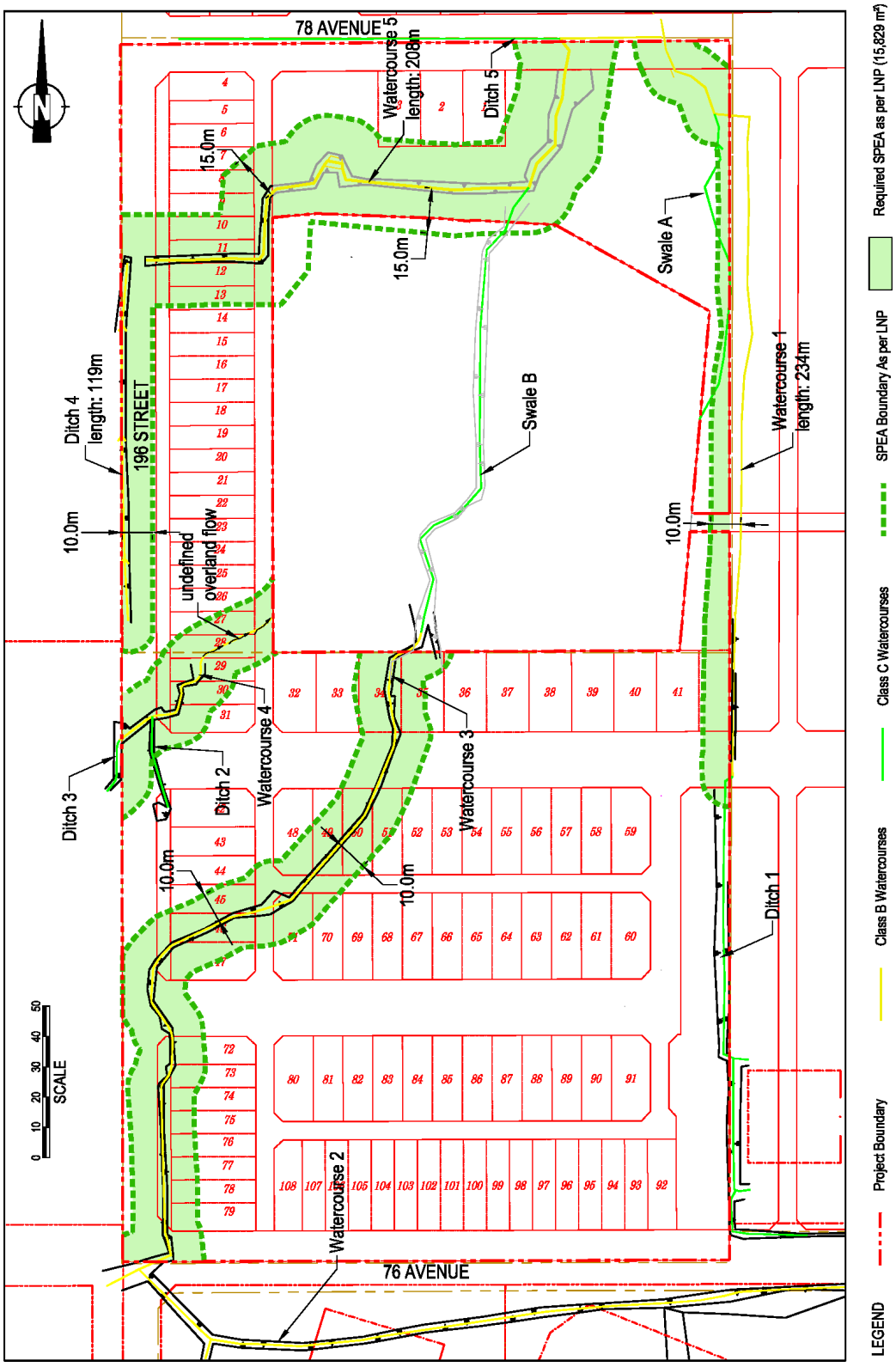
   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

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

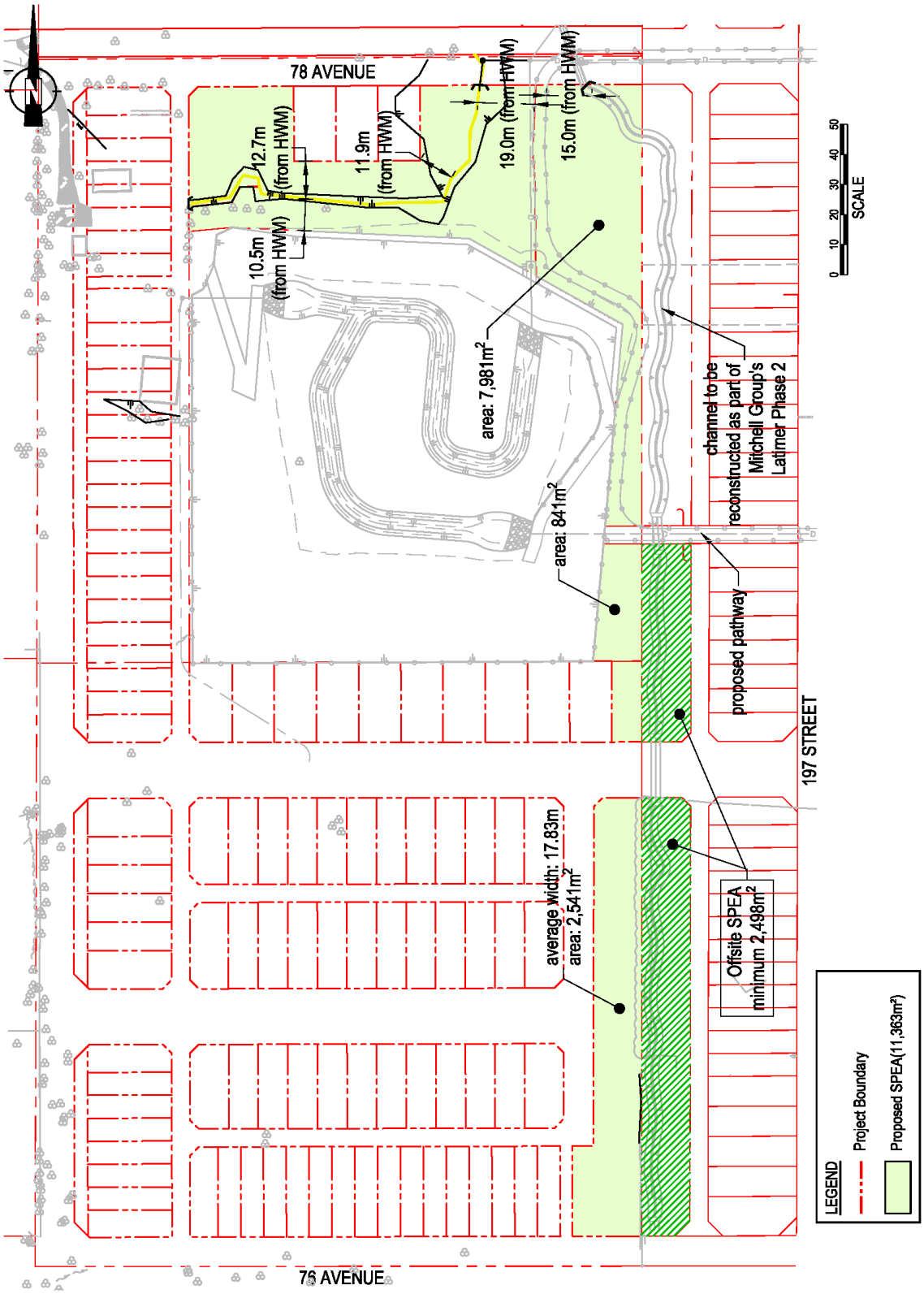
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Schedule A	Required Streamside Protection and Enhancement Area
Schedule B	Proposed Streamside Protection and Enhancement Areas



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

From: Colin Moore
Sent: Friday, February 26, 2021 12:10 PM
To: CD Agenda Bylaw
Cc: Paul Albrecht
Subject: Item for March 8, 2021 Council meeting agenda Bylaw No 5648 (Mitchell Latimer 76 / 77 Inc.)

1. Please place Bylaw # 5648 (Mitchell Latimer 76 / 77 Inc.) on the Council agenda of March 8, 2021 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of November 23, 2020 attached to the Bylaw have been satisfactorily addressed.

3. A written submission opportunity was provided prior to the Bylaw receiving third reading on December 7, 2020.

4. Also, please place accompanying Development Permit Nos. 100985 and 101146 on the same agenda for issuance by Council.

Township of Langley
Colin Moore | RPP MCIP, Senior Planner
Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1
Direct line: 604.532.7547
Web Facebook Twitter YouTube
expect excellence

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1074201 BC LTD.) BYLAW 2019 NO. 5453

EXPLANATORY NOTE

Bylaw 2019 No. 5453 rezones property located at 20163 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-134 to permit a comprehensive development consisting of 42 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1074201 BC LTD.) BYLAW 2019 NO. 5453

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 (1074201 BC Ltd.) Bylaw 2019 No. 5453".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-134" after the words "Comprehensive Development Zone CD-133"
   b. Adding to Section 110.1 after the words "CD-133" the words "CD-134 – 6,000 m^2"
   c. Adding after Section 1033 "Comprehensive Development Zone CD-133" the following as Section 1034 "Comprehensive Development Zone CD-134"

1034 **COMPREHENSIVE DEVELOPMENT ZONE CD-134**

Uses Permitted

1034.1 In the CD-134 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
   1) *accessory buildings* and *uses*
   2) *accessory home occupations* subject to Section 104.3
   3) *townhouses* subject to Section 1034.2

Density

1034.2 The density permitted shall be no less than 0.9 *floor space ratio* and no greater than 1.2 *floor space ratio* as outlined in the Carvolth Neighbourhood Plan.

Residential Uses

1034.3 No more than 42 townhouse units are permitted on lands rezoned by Bylaw No. 5453.

Lot Coverage

1034.4 *Buildings* and *structures* shall not cover more than 48% of the *lot area*.

Siting of Buildings and Structures

1034.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit

Height of Buildings and Structure

1034.6 Except as provided for in Section 104.5, the *height* of principal *buildings* and *structures* shall not exceed three storeys plus a rooftop patio access and will be in accordance with a Development Permit. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1034.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1034.8 All *lots* created by subdivision shall comply with Section 110 of this Bylaw and the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

1034.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Age Friendly Amenity

1034.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1034.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

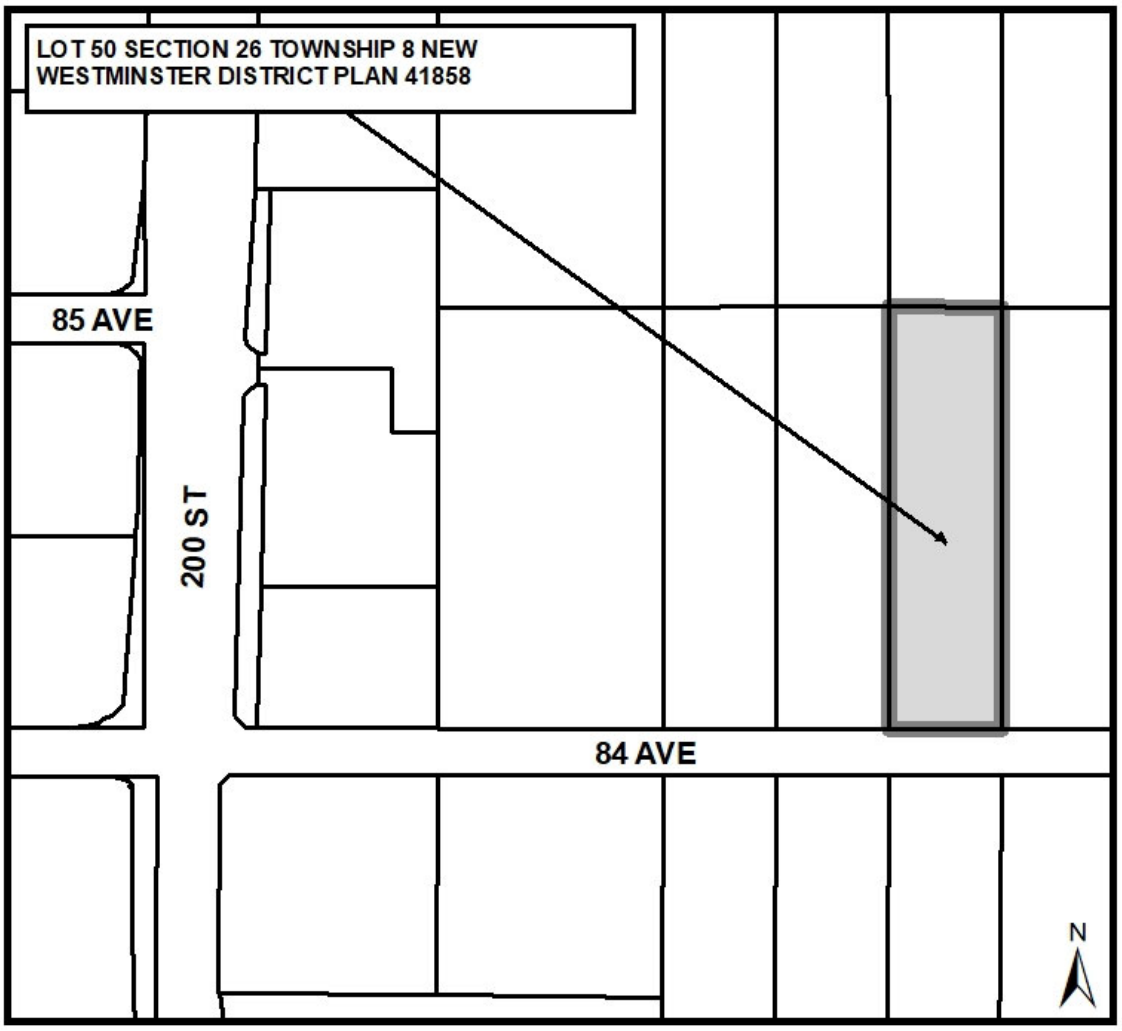
Lot 50 Section 26 Township 8 New Westminster District Plan 41858

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-134.

READ A FIRST TIME the	15	day of	April	, 2019
READ A SECOND TIME the	15	day of	April	, 2019
PUBLIC HEARING HELD the	13	day of	May	, 2019
READ A THIRD TIME the	27	day of	May	, 2019
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	25	day of	June	, 2020
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5453



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100921

This Permit is issued this _____day of _____, 2019 to:

1. Name: 1074201 BC Ltd.

   Address: 5536 127 Street
   Surrey, BC V3X 3V1

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 50 Section 26 Township 8 New Westminster District Plan 41858

   CIVIC ADDRESS: 20163 - 84 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 Schedules “A” through “I”;
   b. Landscape plans being in substantial compliance with Schedules “J” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
   c. All signage being in substantial compliance with Schedules “K”, “L” and “P”, and the Township’s Sign Bylaw;
   d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
   e. All refuse areas to be located within the buildings to the acceptance of the Township.

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

   a. Issuance of Energy Conservation and Greenhouse Gas Reduction DP101018;
   b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
   c. 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;
   d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
   e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and

g. 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, both with accompanying legal documents as required, to the acceptance of the Township; and further

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

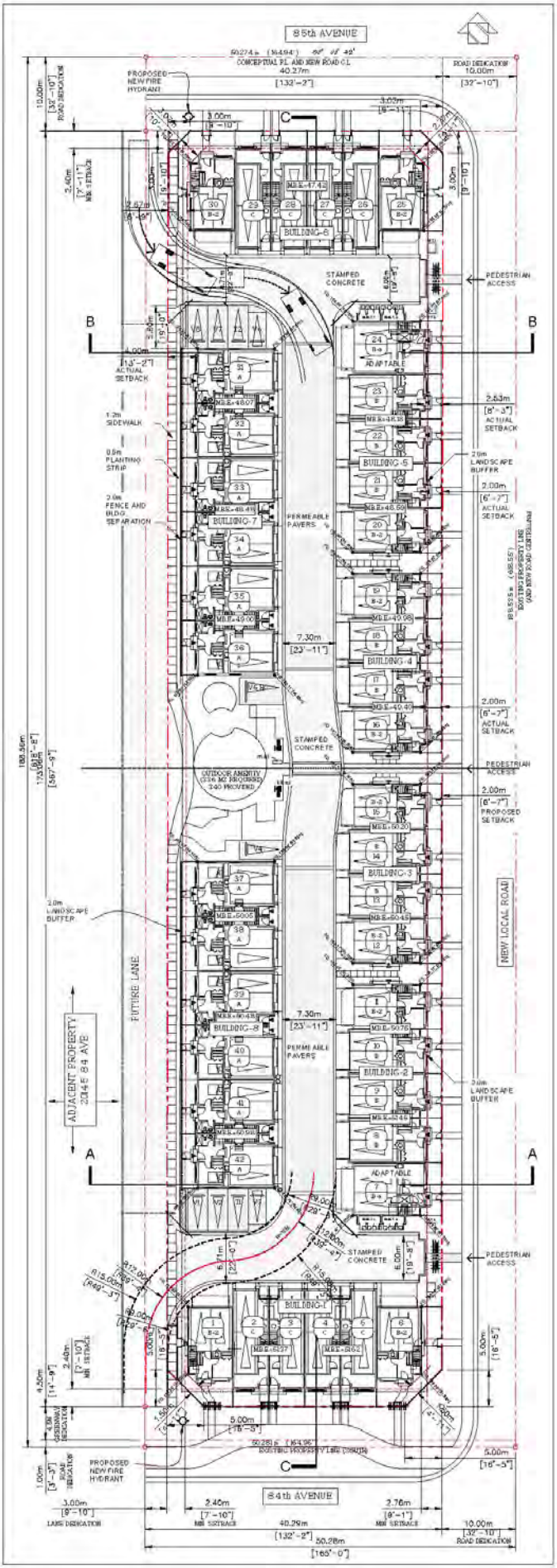
SCHEDULE A	Rendering
SCHEDULE B	Overall Site Plan
SCHEDULE C	Detailed Site Plan
SCHEDULE D	Buildings 1 and 6 Elevations
SCHEDULE E	Buildings 2 and 5 Elevations
SCHEDULE F	Buildings 3 and 4 Elevations
SCHEDULE G	Buildings 7 and 8 Elevations
SCHEDULE H	Building 3 Coloured Elevations
SCHEDULE I	Building 7 Coloured Elevations
SCHEDULE J	Overall Landscape Plan
SCHEDULE K	Tree Plan North
SCHEDULE L	Tree Plan South
SCHEDULE M	Age Friendly Amenity Area
SCHEDULE N	Shrub Plan North
SCHEDULE O	Shrub Plan South
SCHEDULE P	Landscape Details



Township of Langley

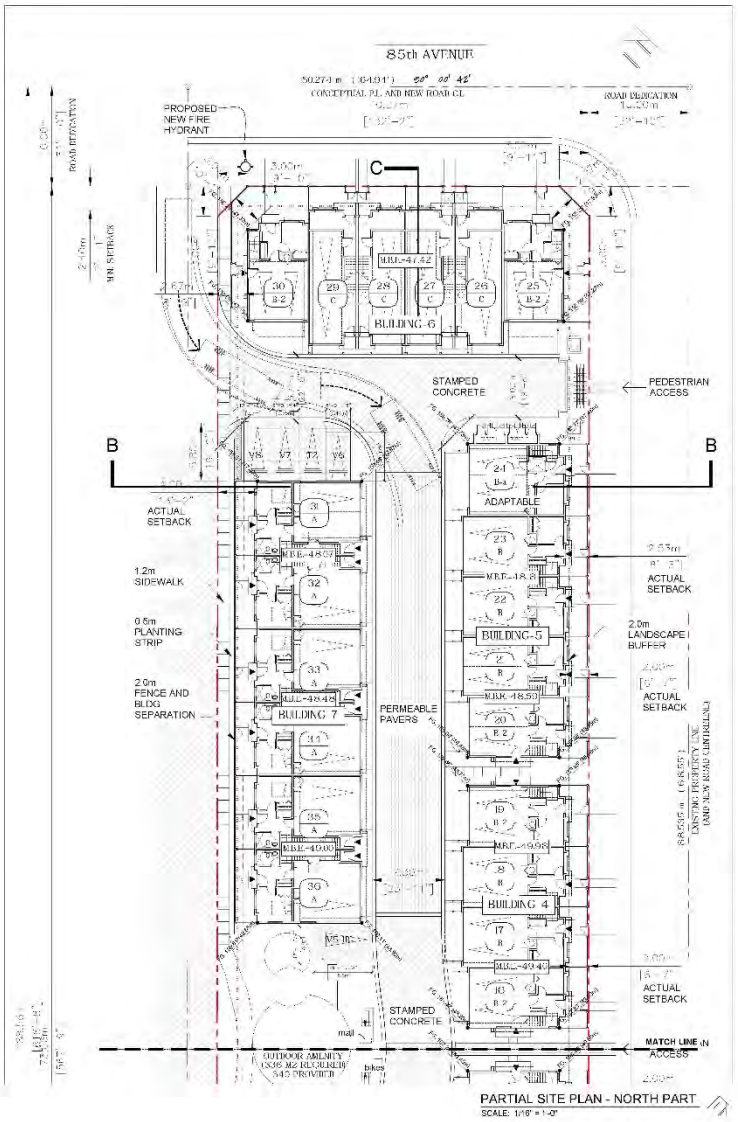
Est. 1873

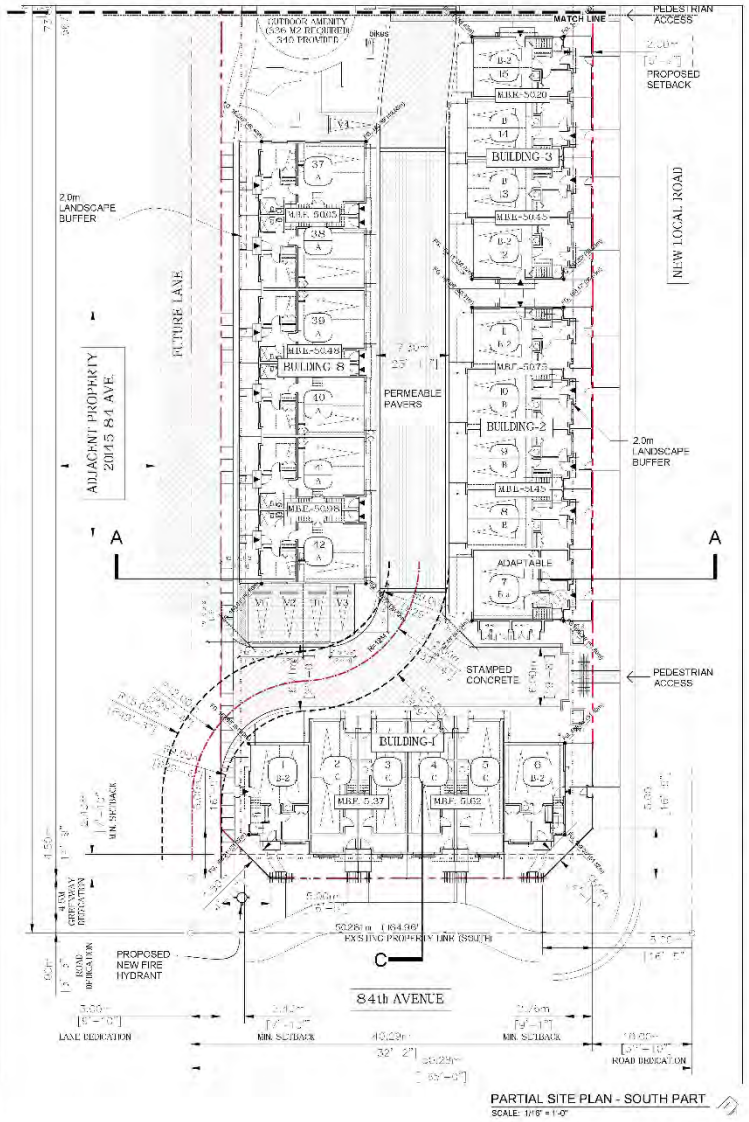
SCHEDULE A
RENDERING



SCHEDULE B
OVERALL SITE PLAN

Township of Langley Est. 1873





INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z9
T 604 621 1162
F 604 621 1146
www.interfacearchitecture.com

Proposed 424-Unit Townhouse Development
20163 84 Avenue
Langley, B.C.

PROJECT NO.
SCALE: As Noted
DATE: May 31, 2019
DRAWN BY: VT, KY, C, H, D
CHECKED BY: KYC
SHEET TITLE: PARTIAL SITE PLANS: NORTH & SOUTH
DRAWING: A2

Township of Langley
Est. 1873

SCHEDULE C
DETAILED SITE PLAN

N



Township of Langley

Est. 1873

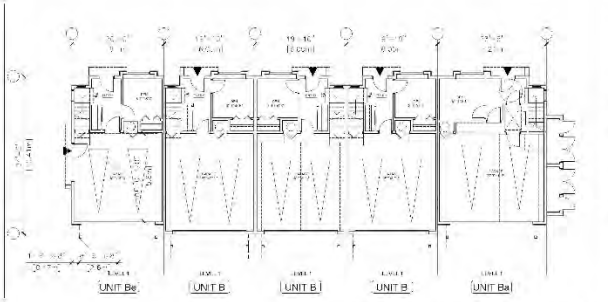
SCHEDULE D
BUILDINGS 1 AND 6 ELEVATIONS

EXTERIOR FINISH LEGEND

1	ALUMINUM CLADDING CEDAR RENDITIONS COLOUR: Amberwood
2	FIBRE CEMENT PANELS HARDIEPANEL (SMOOTH) COLOUR: Arctic White
2b	FIBRE CEMENT PANELS HARDIEPANEL (SMOOTH) COLOUR: Chelsea gray BM: HC - 188
3	METAL FLASHING COLOUR: Kendall Charcoal BM: HC - 186
4	VINYL WINDOW FRAME COLOUR: White
5	METAL REVEAL COLOUR: Clear Anodized
6	METAL GUARDRAIS SYSTEM WITH TRANSLUCENT GLASS COLOUR: DARK GRAY (METAL)
7	METAL GUARDRAIS SYSTEM WITH TRANSLUCENT GLASS COLOUR: DARK GRAY (METAL)
8	DECORATIVE WOOD BLOCKS COLOUR: NATURAL CEDAR STAIN
9	METAL FLASH BROW ROOF COLOUR: Kendall Charcoal BM: HC - 186
10	OVERHEAD METAL DOOR WITH GLAZING PANELS COLOUR: Black Anodized
11	ENTRY CANOPY TOP & EXT. SIDE WALL METAL FLASHING COLOUR: Dark Gray INT. SIDE WALL & SOFFIT: CEDAR COLOUR: Natural Cedar Stain
12	8 x 8 WOOD POST AND CROSS BEAM COLOUR: Natural Cedar Stain
13	ENTRY DOOR WITH TRANSLUCENT GLASS PANEL COLOUR: Gold Mine BM: 2155 - 20 COLOUR: Forest Moss BM: 2146 - 20
14	WOOD CANTILEVERED BEAM COLOUR: Natural Cedar Stain
15	FIBERGASS ASPHALT ROOF SHINGLES COLOUR: Dark Gray (Multicolour, Textured)
16	DOUBLE GLAZED ALUMINUM FRAME SKYLIGHT COLOUR: Dark Grey (Metal)
17	6' HIGH PRIVACY PARTITON (Roof top units) COLOUR: Natural Cedar Stain
18	6' HIGH PRIVACY PARTITION WITH GLASS PANELS (Balcony) To Match Railing System.
19	SLIDING PATIO DOOR FRAME (Vynl) COLOUR: White
20	PREFINISHED METAL GUTTER AND RAIN WATER LEADER COLOUR: Chelsea gray BM: HC - 188



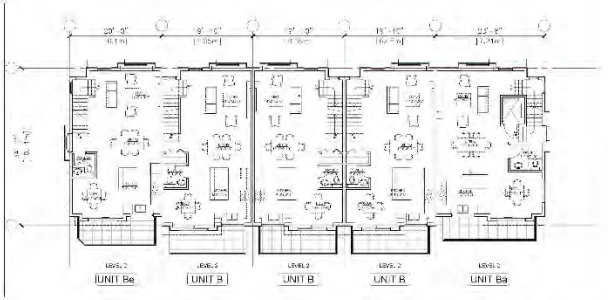
EAST ELEVATION: BUILDINGS 2 & 5
SCALE: 3/32" = 1'-0"



LEVEL 1 FLOOR PLAN: BUILDINGS 2 & 5
SCALE: 3/32" = 1'-0"



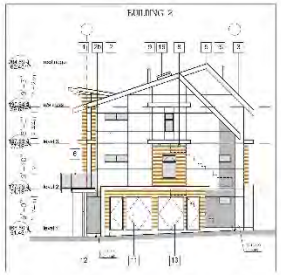
WEST ELEVATION: BUILDINGS 2 & 5
SCALE: 3/32" = 1'-0"



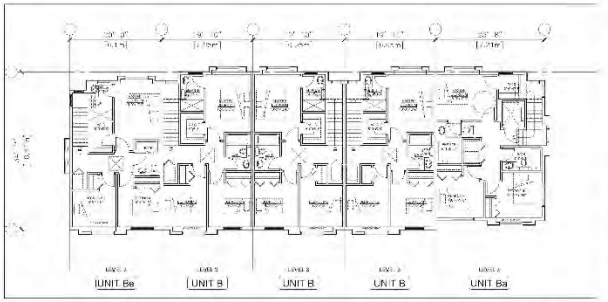
LEVEL 2 FLOOR PLAN: BUILDINGS 2 & 5
SCALE: 3/32" = 1'-0"



INTERNAL SIDE ELEVATION: BUILDINGS 2 & 5
SCALE: 3/32" = 1'-0"



EXTERNAL SIDE ELEVATION: BUILDINGS 2 & 5
SCALE: 3/32" = 1'-0"



LEVEL 3 FLOOR PLAN: BUILDINGS 2 & 5
SCALE: 3/32" = 1'-0"

INTERFACE
Suite 220
11080 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

Proposed 42-Unit
Townhouse Development
20163 84 Avenue
Langley, B.C.

PROJECT NO.
1614TLGA

SCALE
As Noted

DATE
May 24, 2019

DRAWN BY
VT KYC HD

CHECKED BY
KYC

SHEET TITLE
PLANS & ELEVATIONS:
BUILDINGS 2 & 5

DRAWING
A4

Township of Langley
Est. 1873

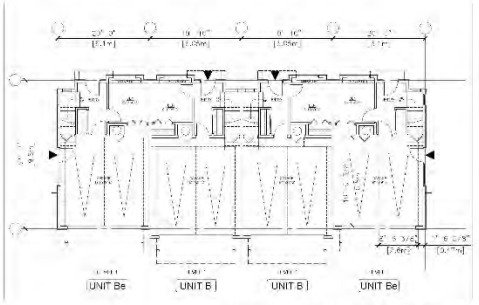
SCHEDULE E
BUILDINGS 2 AND 5 ELEVATIONS

EXTERIOR FINISH LEGEND

1. ALUMINUM CLADDING
   CEDAR RENDITIONS
   COLOUR: Ambierwood
2. FIBRE CEMENT PANELS
   HARDIEPANEL (SMOOTH)
   COLOUR: Arctic White
2b. FIBRE CEMENT PANELS
   HARDIEPANEL (SMOOTH)
   COLOUR: Chelsea gray BM: HC - 168
3. METAL FLASHING
   COLOUR: Kendall Charcoal BM: HC - 166
4. VINYL WINDOW FRAME
   COLOUR: White
5. METAL REVEAL
   COLOUR: Clear Anodized
6. METAL GUARDRAIS SYSTEM
   WITH TRANSLUCENT GLASS
   COLOUR: DARK GRAY (METAL)
7. METAL GUARDRAIS SYSTEM
   WITH TRANSLUCENT GLASS
   COLOUR: DARK GRAY (METAL)
8. DECORATIVE WOOD BLOCKS
   COLOUR: NATURAL CEDAR STAIN
9. METAL FLASH BROW ROOF
   COLOUR: Kendall Charcoal BM: HC - 166
10. OVERHEAD METAL DOOR
    WITH GLAZING PANELS
    COLOUR: Black Anodized
11. ENTRY CANOPY
    TOP & EXT. SIDE WALL
    METAL FLASHING
    COLOUR: Dark Gray
    INT. SIDE WALL & SOFFIT: CEDAR
    COLOUR: Natural Cedar Stain
12. 8 x 8 WOOD POST AND CROSS BEAM
    COLOUR: Natural Cedar Stain
13. ENTRY DOOR WITH TRANSLUCENT
    GLASS PANEL
    COLOUR: Gold Mine BM: 2155 - 20
    COLOUR: Forest Moss BM: 2148 - 20
14. WOOD CANTILEVERED BEAM
    COLOUR: Natural Cedar Stain
15. FIBERGASS ASPHALT ROOF SHINGLES
    COLOUR: Dark Gray (Multicolour, Textured)
16. DOUBLE GLAZED ALUMINUM
    FRAME SKYLIGHT
    COLOUR: Dark Gray (Metal)
17. 6' HIGH PRIVACY PARTITON (Roof top units)
    COLOUR: Natural Cedar Stain
18. 6' HIGH PRIVACY PARTITION
    WITH GLASS PANELS (Balcony)
    To Match Railing System.
19. SLIDING PATIO DOOR FRAME (Vynl)
    COLOUR: White
20. PREFINISHED METAL GUTTER
    AND RAIN WATER LEADER
    COLOUR: Chelsea gray BM: HC - 168



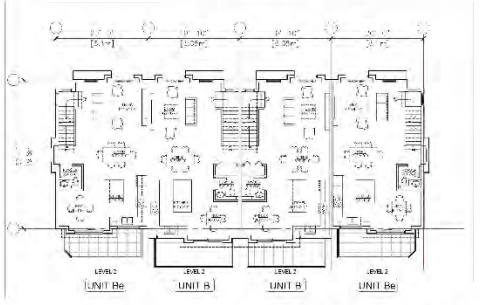
WEST ELEVATION: BUILDINGS 3 & 4
SCALE: 3/32" = 1'-0"



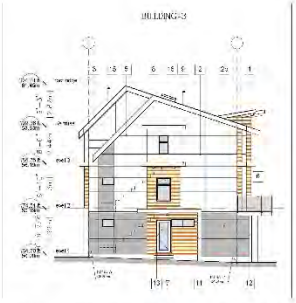
LEVEL 1 FLOOR PLAN: BUILDINGS 3 & 4
SCALE: 3/32" = 1'-0"



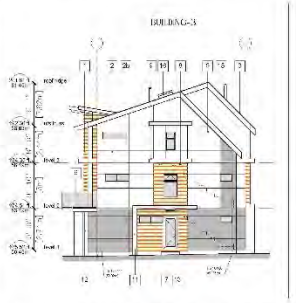
EAST ELEVATION: BUILDINGS 3 & 4
SCALE: 3/32" = 1'-0"



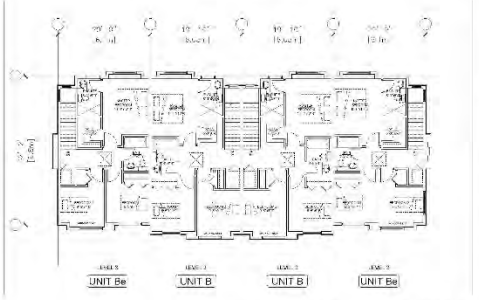
LEVEL 2 FLOOR PLAN: BUILDINGS 3 & 4
SCALE: 3/32" = 1'-0"



INTERNAL SIDE ELEVATION: BUILDINGS 3 & 4
SCALE: 3/32" = 1'-0"



EXTERNAL SIDE ELEVATION: BUILDINGS 3 & 4
SCALE: 3/32" = 1'-0"



LEVEL 3 FLOOR PLAN: BUILDINGS 3 & 4
SCALE: 3/32" = 1'-0"

REVISIONS

CONSULTANTS

SEAL

INTERFACE
Suite 230
11080 Cambie Road
Richmond BC
Canada V6X 3Z5

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F 604 821 1145
www.interfacearchitecture.com

PROJECT

Proposed 42-Unit
Townhouse Development
20168 84 Avenue
Langley B.C.

PROJECT NO.
19-471-84

SCALE
As Noted

DATE
Mar 24, 2020

DRAWN BY

CHECKED BY

SHEET NO.

PLANS & ELEVATIONS:
BUILDINGS 3 & 4

DRAWING
A5

EXTERIOR FINISH LEGEND

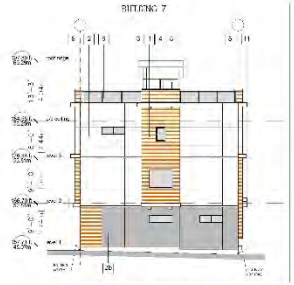
1	ALUMINUM CLADDING CEDAR RENDITIONS COLOUR: Amberwood
2	FIBRE CEMENT PANELS HARDIEPANEL (SMOOTH) COLOUR: Arctic White
2b	FIBRE CEMENT PANELS HARDIEPANEL (SMOOTH) COLOUR: Chelsea gray BM: HC - 168
3	METAL FLASHING COLOUR: Kendall Charcoal BM: HC - 166
4	VINYL WINDOW FRAME COLOUR: White
5	METAL REVEAL COLOUR: Clear Anodized
6	METAL GUARDRAIS SYSTEM WITH TRANSLUCENT GLASS COLOUR: DARK GRAY (METAL)
7	METAL GUARDRAIS SYSTEM WITH TRANSLUCENT GLASS COLOUR: DARK GRAY (METAL)
8	DECORATIVE WOOD BLOCKS COLOUR: NATURAL CEDAR STAIN
9	METAL FLASH BROW ROOF COLOUR: Kendall Charcoal BM: HC - 166
10	OVERHEAD METAL DOOR WITH GLAZING PANELS COLOUR: Black Anodized
11	ENTRY CANOPY TOP & EXT. SIDE WALL METAL FLASHING COLOUR: Dark Gray INT. SIDE WALL & SOFFIT: CEDAR COLOUR: Natural Cedar Stain
12	8 x 8 WOOD POST AND CROSS BEAM COLOUR: Natural Cedar Stain
13	ENTRY DOOR WITH TRANSLUCENT GLASS PANEL COLOUR: Gold Mine BM: 2155 - 20 COLOUR: Forest Moss BM: 2148 - 20
14	WOOD CANTILEVERED BEAM COLOUR: Natural Cedar Stain
15	FIBERGASS ASPHALT ROOF SHINGLES COLOUR: Dark Gray (Multicolour, Textured)
16	DOUBLE GLAZED ALUMINIUM FRAME SKYLIGHT COLOUR: Dark Gray (Metal)
17	6' HIGH PRIVACY PARTITION (Roof top units) COLOUR: Natural Cedar Stain
18	6' HIGH PRIVACY PARTITION WITH GLASS PANELS (Balcony) To Match Railing System.
19	SLIDING PATIO DOOR FRAME (Vynl) COLOUR: White
20	PREFINISHED METAL GUTTER AND RAIN WATER LEADER COLOUR: Chelsea gray BM: HC - 168



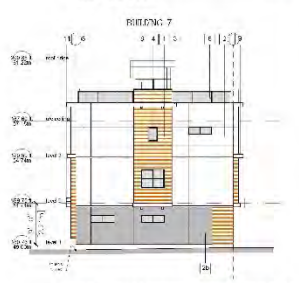
EAST ELEVATION: BUILDINGS 7 & 8
SCALE: 3/32" = 1'-0"



WEST ELEVATION: BUILDINGS 7 & 8
SCALE: 3/32" = 1'-0"



NORTH ELEVATION: BUILDINGS 7 & 8
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION: BUILDINGS 7 & 8
SCALE: 3/32" = 1'-0"

REVISIONS

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

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

PROJECT

Proposed 42-Unit
Townhouse Development
20160 54 Avenue
Langley, B.C.

PROJECT NO.
16117-49

SCALE
As noted

DATE
May 24, 2018

DRAWN BY
YY, KYC, H-J

CHECKED BY
KYC

SHEET TITLE
ELEVATIONS:
BUILDINGS 7 & 8

DRAWING
A7

Township of Langley
Est. 1873

SCHEDULE G
BUILDINGS 7 AND 8 ELEVATIONS



BUILDING 3 - WEST ELEVATION

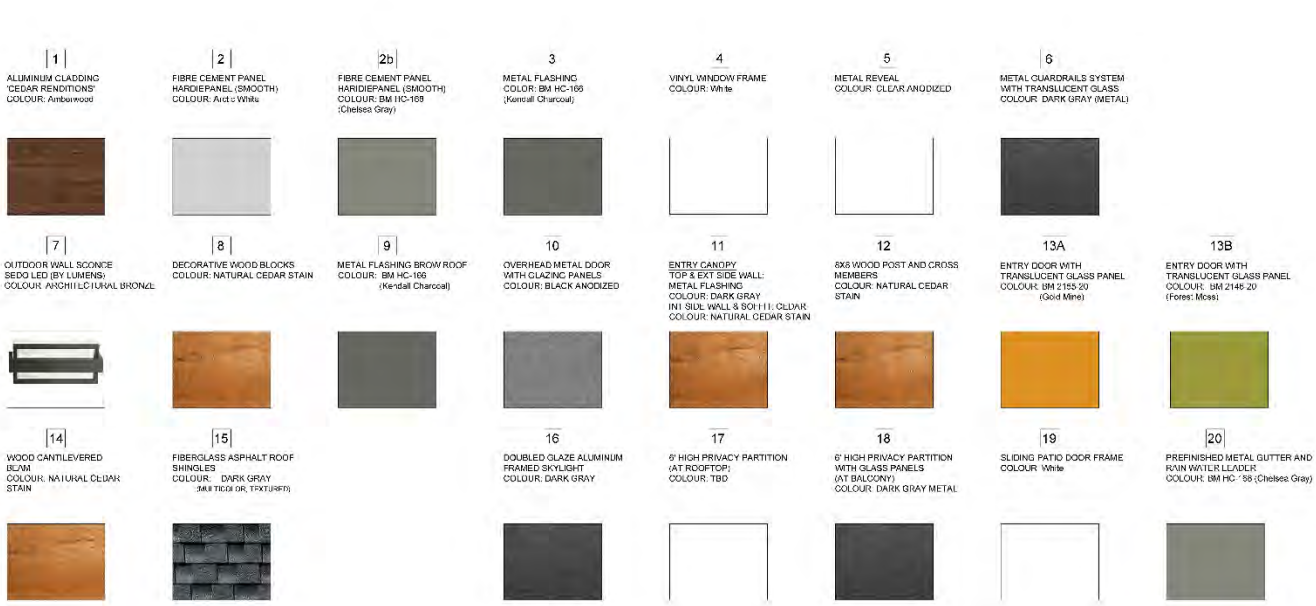
BUILDING 3 - EAST ELEVATION

COLOURED ELEVATIONS - BUILDING 3 Scale: 1/8" = 1'-0"

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3J6
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

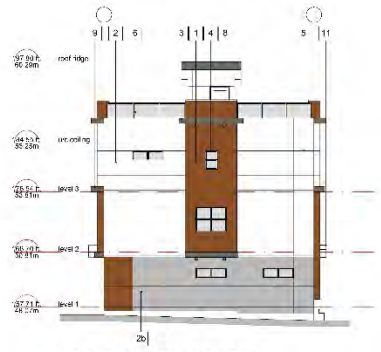
Proposed 42-Unit Townhouse Development
20193 84 Avenue
Langley, B.C.

PROJECT NO: 16141-84
SCALE: As Noted
DATE: May 24, 2018
DRAWN BY: VT, KYC, H-Th
CHECKED BY: KYC
SHEET TITLE: MATERIAL COLOUR BOARD-2
DRAWING: A12





BUILDING 7 - EAST ELEVATION



BUILDING 7 - NORTH ELEVATION

COLOURED ELEVATIONS - BUILDING 7 Scale: 1/8" = 1'-0"

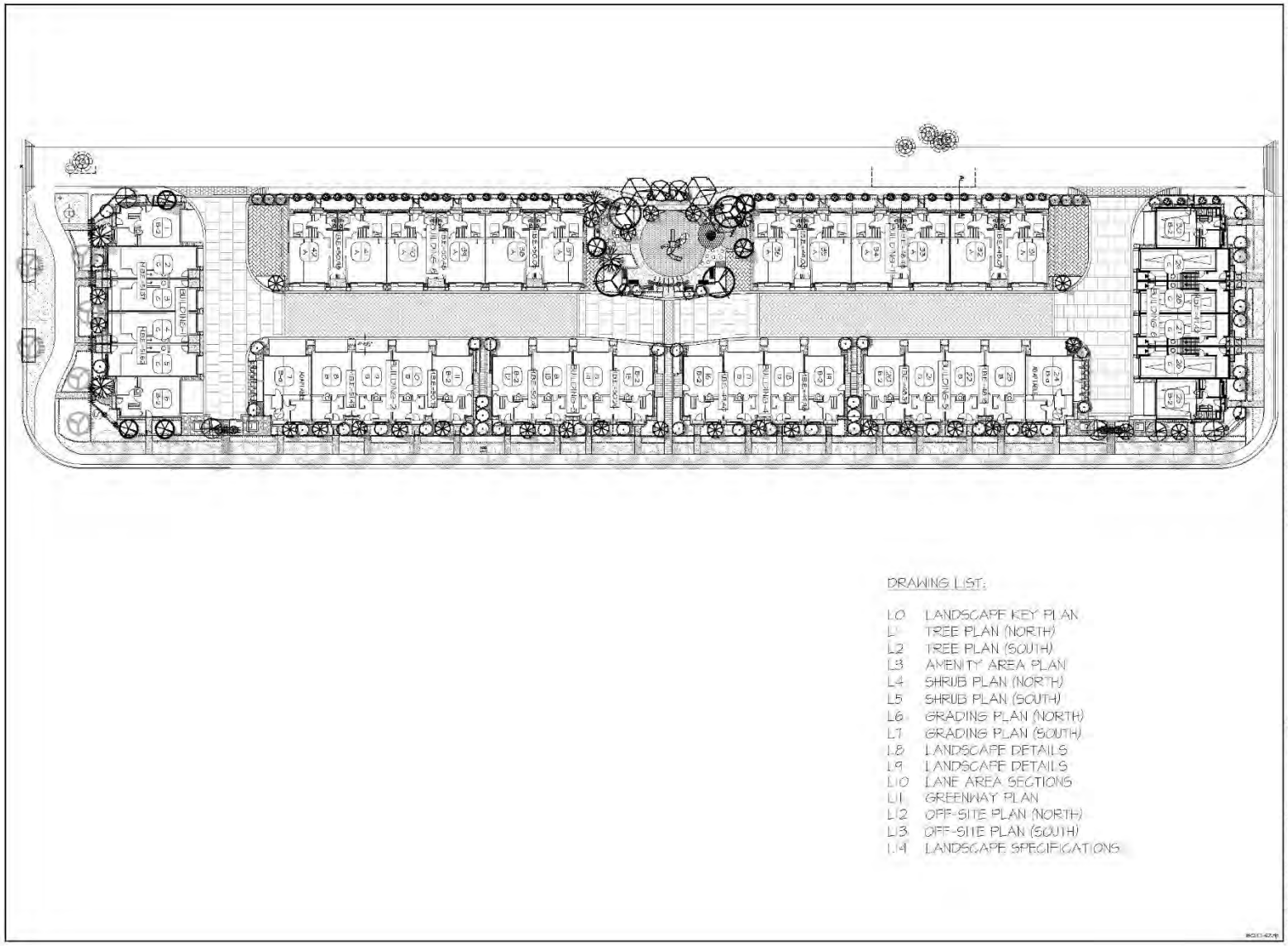
INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1148
www.interfacearchitecture.com

Proposed 42-Unit
Townhouse Development
23163 84 Avenue
Langley, B.C.

PROJECT NO: 15147-84
SCALE: As Noted
DATE: May 24, 2016
DRAWN BY: YI, RYC, HB
CHECKED BY: RYC
SHEET TITLE:
MATERIAL / COLOUR BOARD-1
DRAWING:
A11

Township of Langley
Est. 1873

SCHEDULE I
BUILDING 7 COLOURED ELEVATIONS



DRAWING LIST:

L0 LANDSCAPE KEY PLAN
L1 TREE PLAN (NORTH)
L2 TREE PLAN (SOUTH)
L3 AMENITY AREA PLAN
L4 SHRUB PLAN (NORTH)
L5 SHRUB PLAN (SOUTH)
L6 GRADING PLAN (NORTH)
L7 GRADING PLAN (SOUTH)
L8 LANDSCAPE DETAILS
L9 LANDSCAPE DETAILS
L10 LANE AREA SECTIONS
L11 GREENWAY PLAN
L12 OFF-SITE PLAN (NORTH)
L13 OFF-SITE PLAN (SOUTH)
L14 LANDSCAPE SPECIFICATIONS

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Email: office@m2la.com

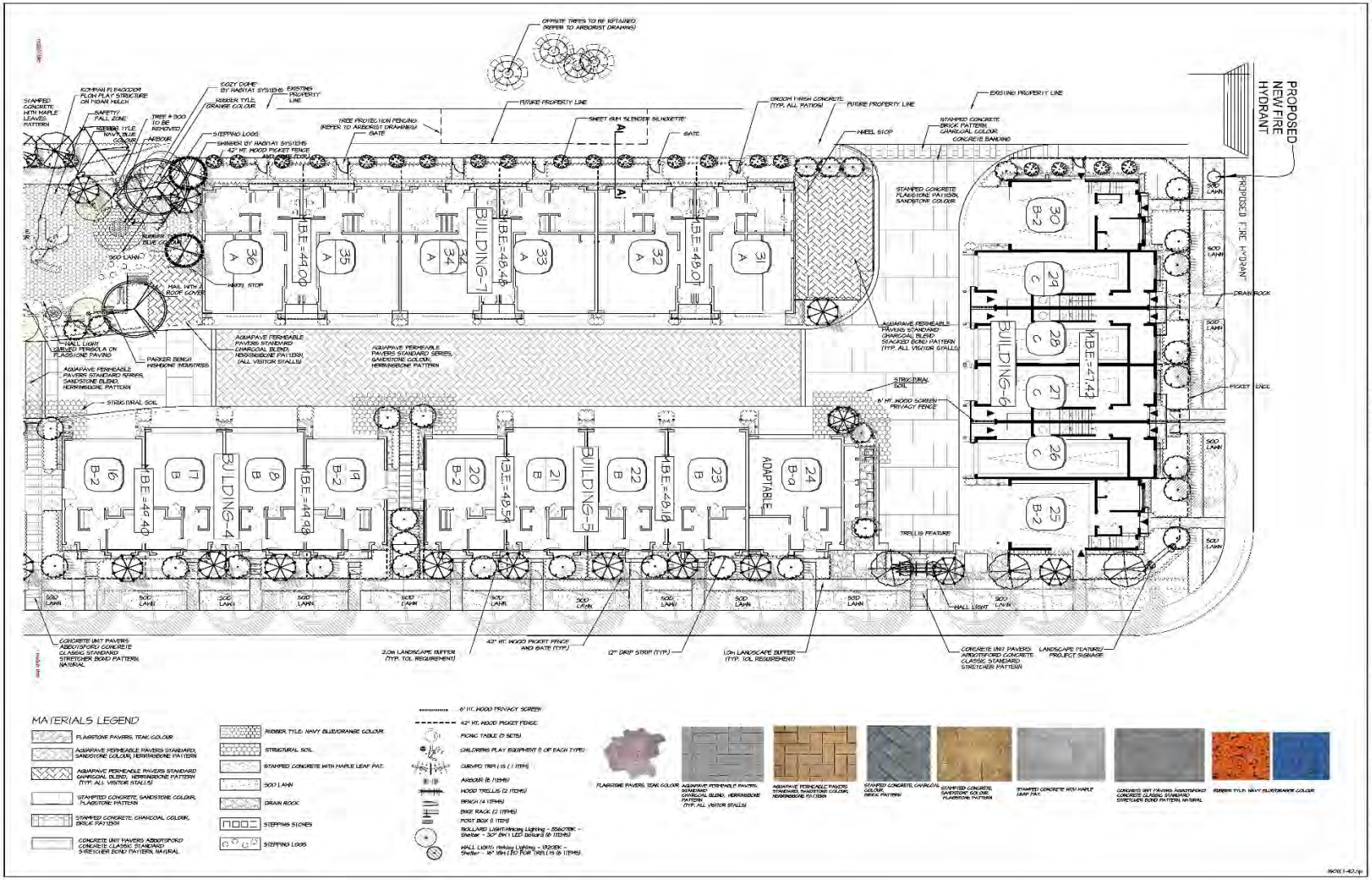
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10	MAR.01	REVISED PER CITY COMMENTS	DY
9	FEB.09	REVISED PER CITY COMMENTS	DY
8	JAN.18	REVISED PER CITY COMMENTS	DY
7	JUL.26	REVISED PER AREA COMMENTS	DY
6	JUN.06	REVISED PER NEW SITE PLAN	DY
5	JAN.05	REVISED PER AREA COMMENTS	DY
4	DEC.07	REV. AS PER CITY COMMENTS	DY
3	JAN.07	REV. SITE PLAN ISSUED FOR D.P.	DY
2	NOV.07	REV. SITE PLAN ISSUED FOR D.P.	DY
1	MAR.07	PRELIMINARY DESIGN	CL

SEAL:

PROJECT:
PROPOSED 42-UNITS TOWNHOUSE DEVELOPMENT
20163 - 84 AVENUE,
TOWNSHIP OF LANGLEY, B.C.
TOL # 06-26-160

DRAWING TITLE:
LANDSCAPE KEY PLAN

DATE: 07-MAR-2007	DRAWING NUMBER:
SCALE: 1:250 @ 24"	L0
DRAWN: RHF	
DESIGN: RHF	OF 15
CHKD: MGH	
M2LA PROJECT NUMBER:	16-07



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NO.	DATE	REVISION DESCRIPTION	BY
13	MAR.30/11	REVIS PER CITY COMMENTS	DT
12	MAR.16/11	REVIS PER CITY COMMENTS	DT
11	JAN.31/11	REVAS PER CITY COMMENTS	DT
10	DEC.06/10	REVAS PER CITY COMMENTS	DT
9	NOV.30/10	REVAS PER MGH COMMENTS	DT
8	OCT.26/10	REVAS PER MGH COMMENTS	DT
7	SEP.29/10	REVAS PER MGH COMMENTS	DT
6	JUL.30/10	REVAS PER MGH SITE PLAN	DT
5	JAN.15/10	REVAS PER MGH COMMENTS	DT
4	DEC.09/09	REVISED PER CITY COMMENTS	DT
3	APR.03/09	REV. SITE PLAN ISSUED FOR D.P.	DT
2	MAR.09/09	REV. SITE PLAN ISSUED FOR D.P.	DT
1	MAR.02/09	PRELIMINARY DESIGN	GL

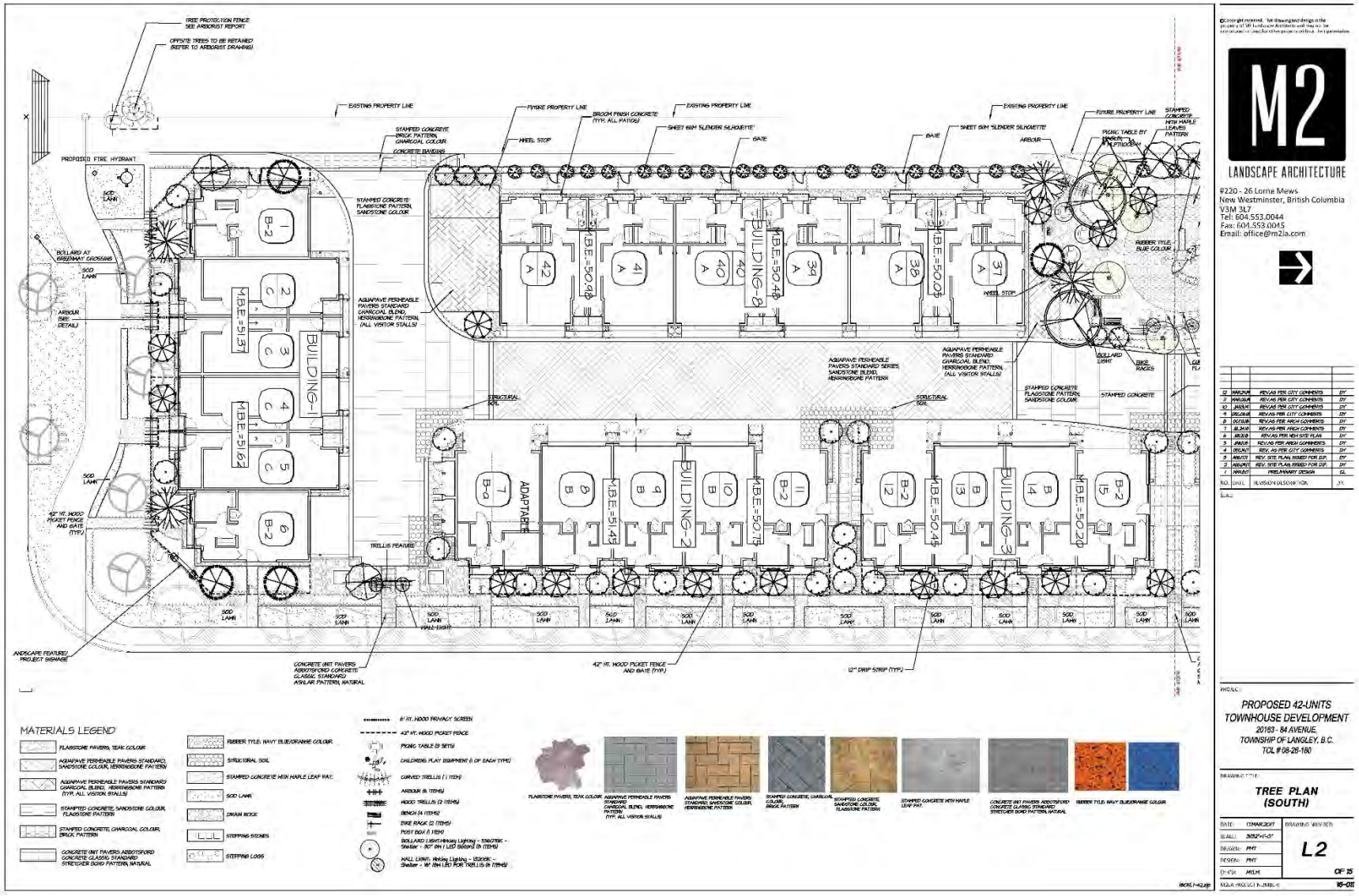
PROJECT:
PROPOSED 42-UNITS TOWNHOUSE DEVELOPMENT
20183 - 84 AVENUE,
TOWNSHIP OF LANGLEY, B.C.
TOL # 09-26-180

DRAWING TITLE:
TREE PLAN (NORTH)

DATE:	17/MAR/2011
SCALE:	3/32"=1'-0"
DRAWN:	PMT
DESIGN:	PMT
CHKD:	MGLM
DRAWING NUMBER:	L1
	OF 15
M2LA PROJECT NUMBER:	10-011

Township of Langley
Est. 1873

SCHEDULE K
TREE PLAN NORTH



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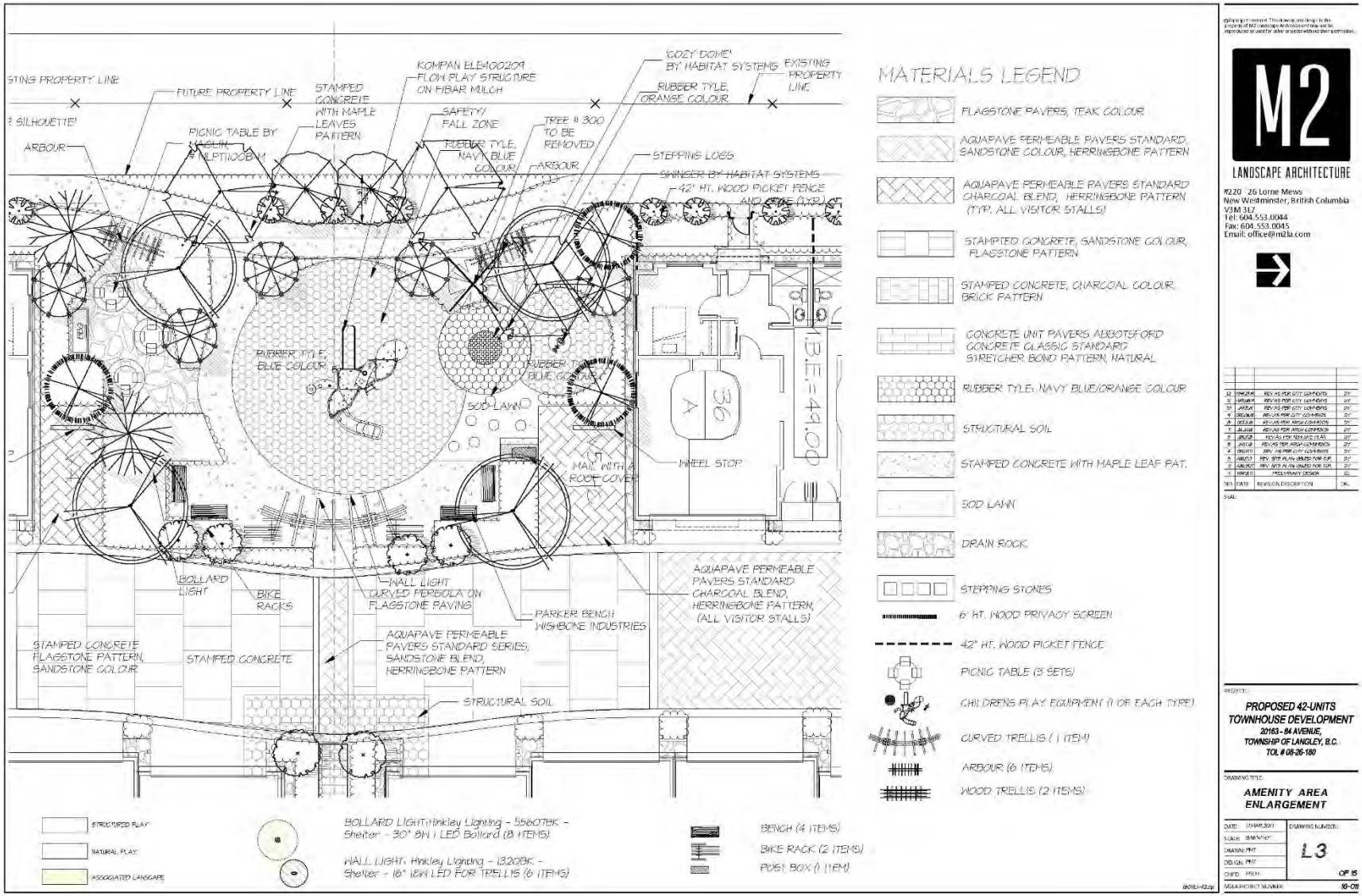
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8	OCT/23	REVIS PER ARCH COMMENTS	DY
7	JUL/23	REVIS PER ARCH COMMENTS	DY
6	JUL/23	REVIS PER NEW SITE PLAN	DY
5	JAN/23	REVIS PER ARCH COMMENTS	DY
4	DEC/22	REV. AS PER CITY COMMENTS	DY
3	AUG/22	REV. SITE PLAN, ISSED FOR D.P.	DY
2	AUG/22	REV. SITE PLAN, ISSED FOR D.P.	DY
1	MAR/22	PRELIMINARY DESIGN	GL

SCALE:

PROJECT:
PROPOSED 42-UNITS TOWNHOUSE DEVELOPMENT
20183 - 84 AVENUE,
TOWNSHIP OF LANGLEY, B.C.
TCL # 08-26-180

DRAWING TITLE:
TREE PLAN (SOUTH)

DATE:	17/MAR/2024
SCALE:	3/32"=1'-0"
DRAWN:	PMT
DESIGN:	PMT
CHKD:	MSLM
DRAWING NUMBER:	L2
	OF 15
M2LA PROJECT NUMBER:	16-017



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NO.	DATE	REVISION DESCRIPTION	DR.
12	17MAR.17	REV AS PER CITY COMMENTS	DT
11	14MAR.17	REV AS PER CITY COMMENTS	DT
10	24JAN.17	REV AS PER CITY COMMENTS	DT
9	06JAN.17	REVISED PER CITY COMMENTS	DT
8	16DEC.16	REVISED PER ARCH COMMENTS	DT
7	30JUN.16	REVISED PER ARCH COMMENTS	DT
6	19MAY.16	REV AS PER TOWN SITE PLAN	DT
5	04MAY.16	REVISED PER ARCH COMMENTS	DT
4	19APR.16	REV AS PER CITY COMMENTS	DT
3	08JAN.16	REV. SITE PLAN ISSUED FOR D.P.	DT
2	18DEC.15	REV. SITE PLAN ISSUED FOR D.P.	DT
1	19NOV.15	PRELIMINARY DESIGN	DT

SEAL:

PROJECT:
PROPOSED 42-UNITS TOWNHOUSE DEVELOPMENT
20163 - 84 AVENUE, TOWNSHIP OF LANGLEY, B.C.
TOL # 08-26-100

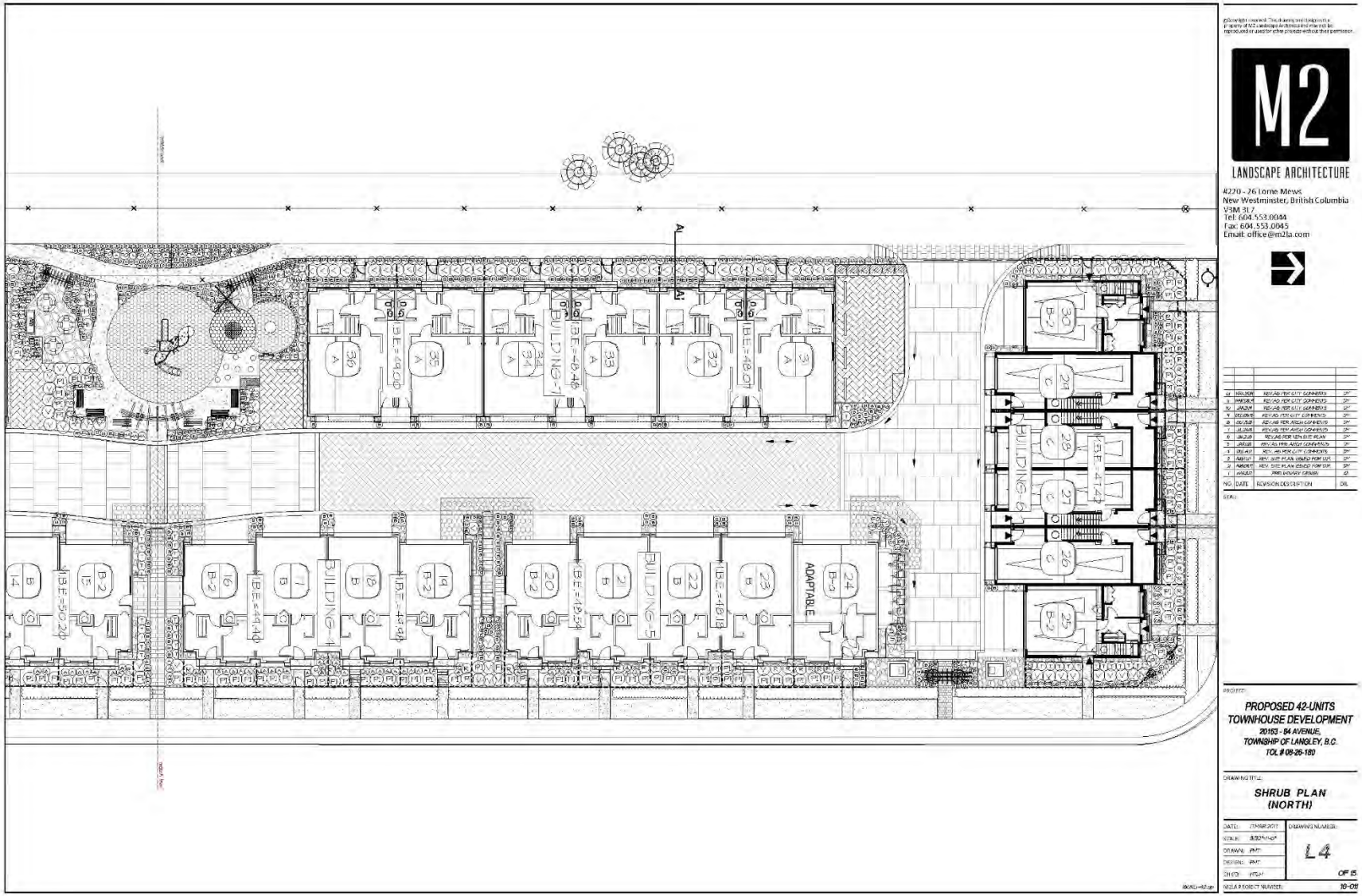
DRAWING TITLE:
AMENITY AREA ENLARGEMENT

DATE: 17MAR.2017	DRAWING NUMBER:
SCALE: 3/16"=1'-0"	L3
DRAWN: PKT	
DESIGN: PKT	
CHKD: PKT/MH	OF 15
M2LA PROJECT NUMBER:	16-011

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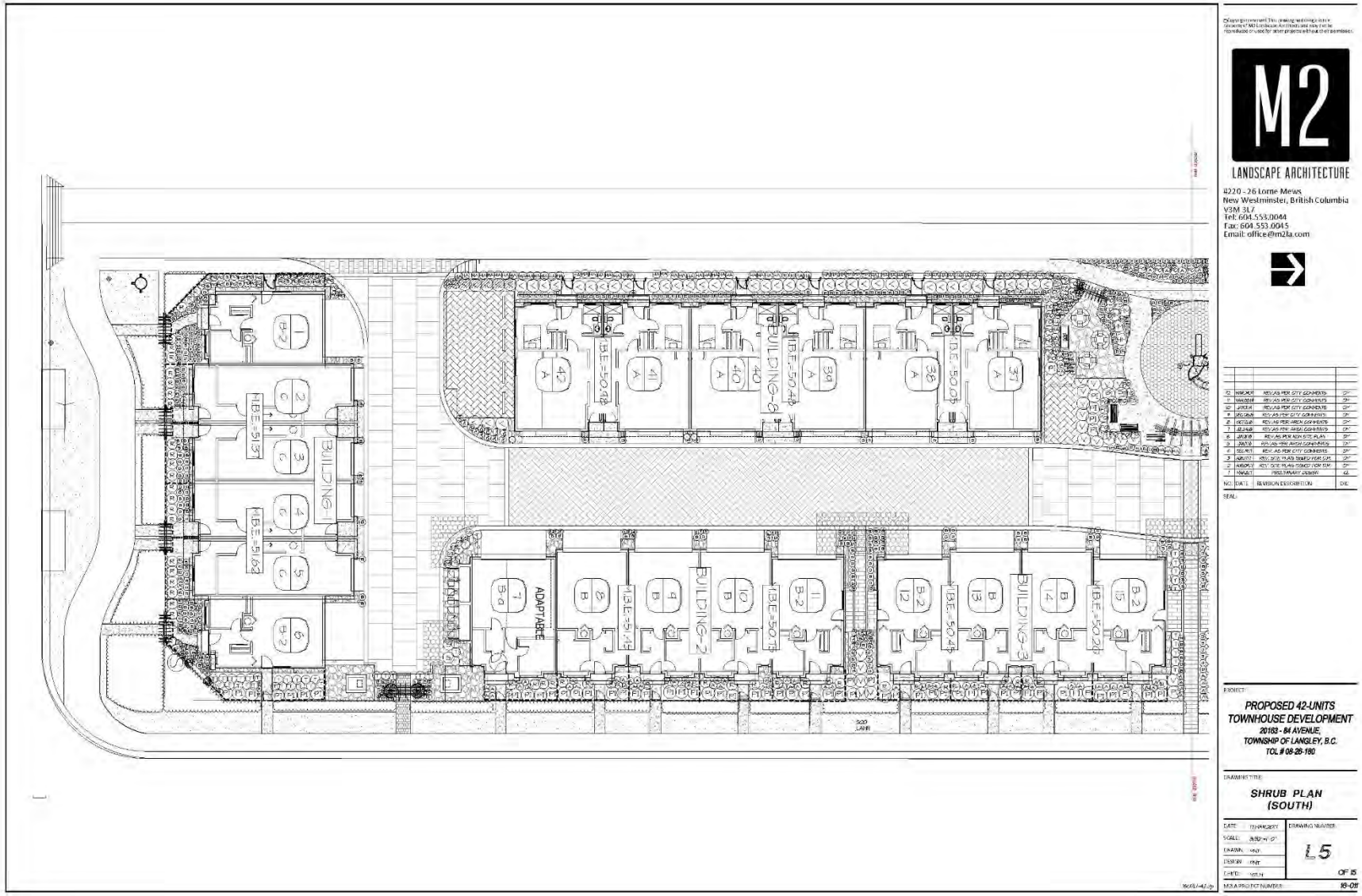
Township of Langley
Est. 1873

SCHEDULE M
AGE FRIENDLY AMENTIY AREA



Township of Langley
Est. 1873

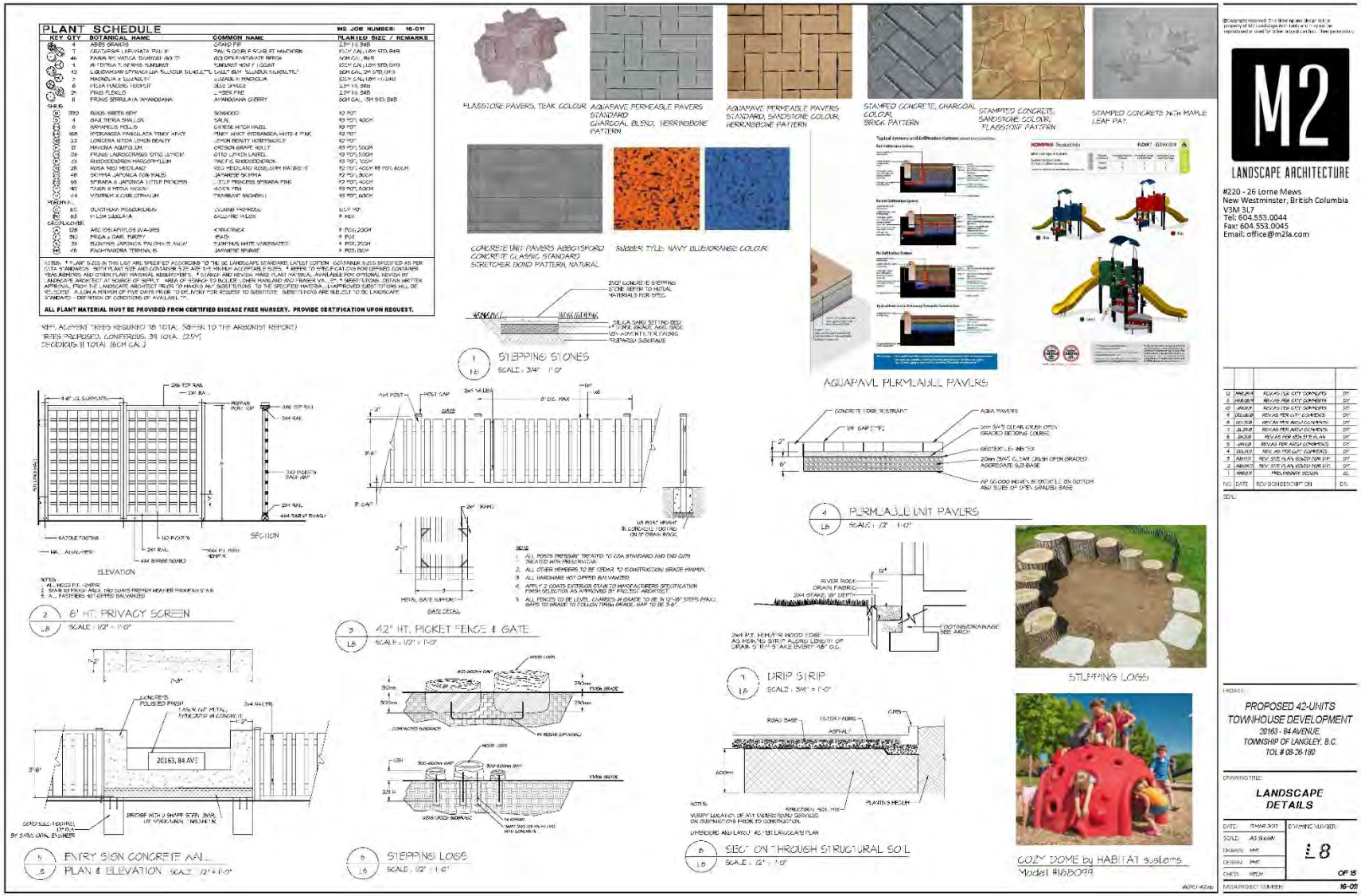
SCHEDULE N
SHRUB PLAN NORTH



Township of Langley

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SCHEDULE O
SHRUB PLAN SOUTH



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NO.	DATE	REVISION/DESCRIPTION	DR.
12	MAR/19	REVISED PER CITY COMMENTS	DY
11	FEB/19	REVISED PER CITY COMMENTS	DY
10	JAN/19	REVISED PER CITY COMMENTS	DY
9	DEC/18	REVISED PER CITY COMMENTS	DY
8	OCT/18	REVISED PER ARCH COMMENTS	DY
7	JUN/18	REVISED PER ARCH COMMENTS	DY
6	JUN/18	REVISED PER NEW SITE PLAN	DY
5	JAN/18	REVISED PER ARCH COMMENTS	DY
4	DEC/17	REVISED AS PER CITY COMMENTS	DY
3	AUG/17	REV. SITE PLAN ISSUED FOR DP	DY
2	APR/17	REV. SITE PLAN ISSUED FOR DP	DY
1	MAR/17	PRELIMINARY ISSUE	GL

SEAL:

PROJECT:
PROPOSED 42-UNITS TOWNHOUSE DEVELOPMENT
20163 - 84 AVENUE
TOWNSHIP OF LANGLEY, B.C.
TOL # 09-26-180

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	MAR 2017
SCALE:	AS SHOWN
DRAWN:	MH
DESIGN:	PMT
CHKD:	MEM
M2LA PROJECT NUMBER:	16-011

DRAWING NUMBER: L8
OF 15

Township of Langley
Est. 1873

SCHEDULE P
LANDSCAPE DETAILS

From: Teresa Hanson
Sent: Monday, March 01, 2021 2:19 PM
To: CD Agenda Bylaw
Cc: Avril Woodend; Dave Lind
Subject: Item for March 8, 2021 Council meeting agenda Bylaw No 5453 (1074201 BC LTD.)

1. Please place Bylaw # 5453 (1074201 BC LTD.) on the Council agenda of March 8, 2021 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of April 15, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw was held on May 13, 2019 with third reading given on May 27, 2019.

4. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Staff note that resolution of the development prerequisites was on-going and the on-site rezoning sign remained in place.

5. Also, please place accompanying Development Permit No. 100921 on the same agenda for issuance by Council.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (YORKSON MEDICAL LTD.) BYLAW 2019 NO. 5447

EXPLANATORY NOTE

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (YORKSON MEDICAL LTD.) BYLAW 2019 NO. 5447

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 (Yorkson Medical Ltd.) Bylaw 2019 No. 5447".

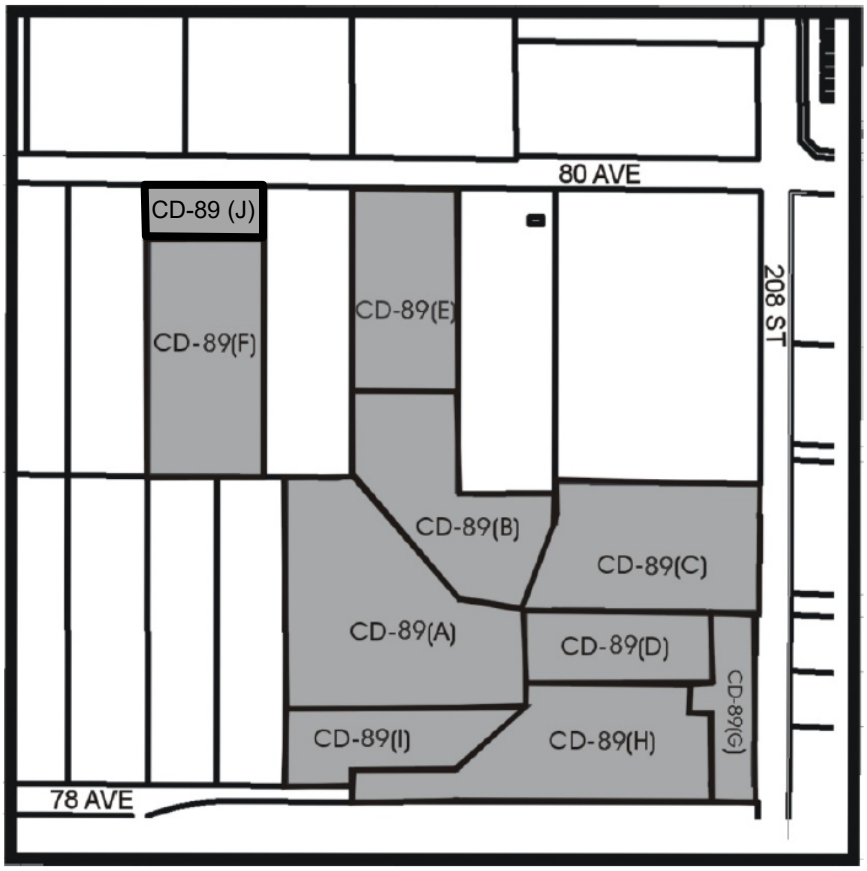
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the end of the table in Section 989.12 the following as the final row of the table:

Sub-Zone	*Uses*	Commercial *Density* (*Gross Floor Area*)	Residential *Density* (Units per Acre)	*Height* (*Storeys*)
CD-(J)	*Apartments* (1) *Seniors' housing* (1) *Commercial uses*(2) *Accessory uses*	Minimum: 700 m^2	Low – rise: 40 – 80 upa	4(3) or fewer

(1) *Residential uses* are not permitted to occupy the ground floor of a *building*.
(2) *Commercial uses* are required to occupy the full ground floor of a *building*.
(3) Plus a rooftop *amenity area*.

   (2) Replacing the Sub-Zone Area map in Section 989.13 with the following:



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

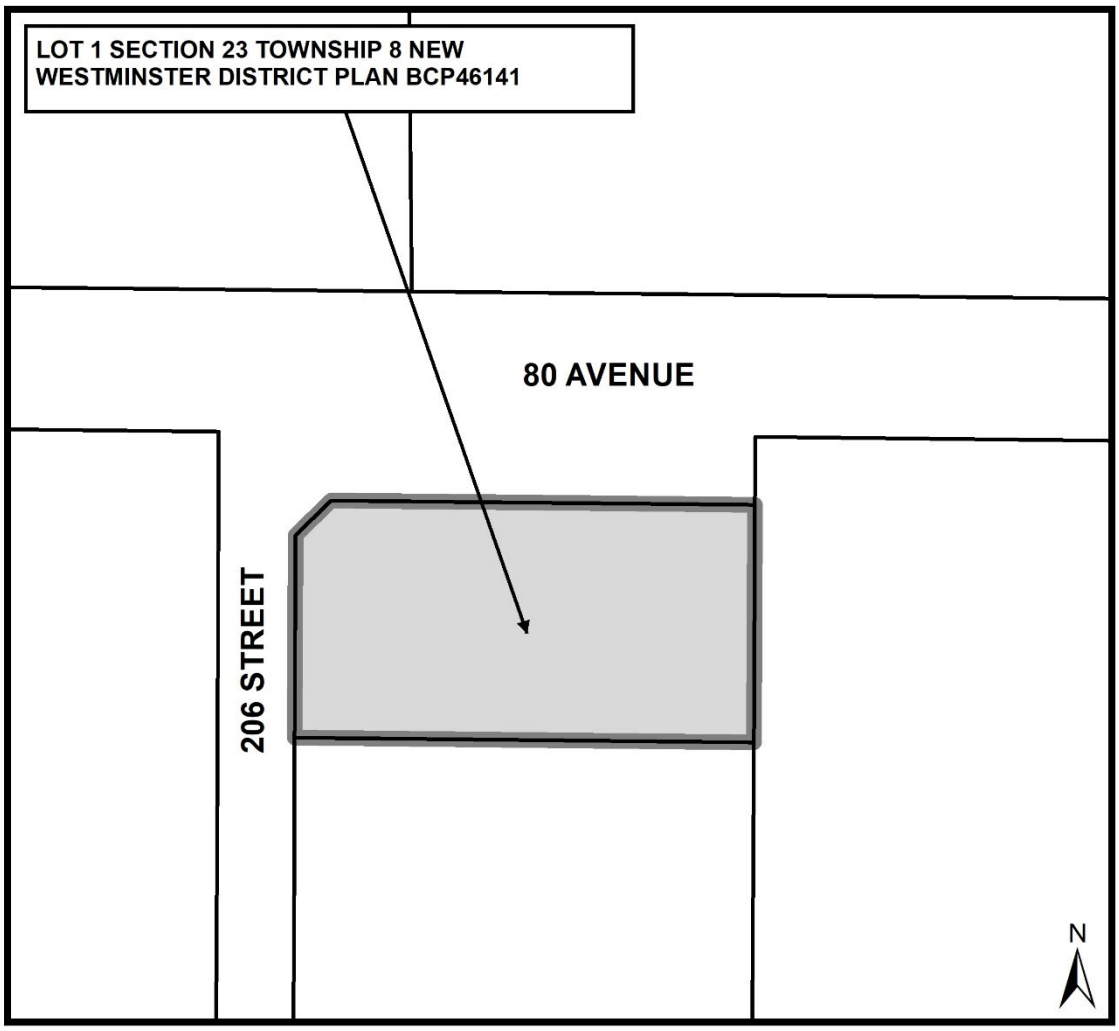
Lot 1 Section 23 Township 8 New Westminster District Plan BCP46141

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-89.

READ A FIRST TIME the	25	day of	February	, 2019
READ A SECOND TIME the	25	day of	February	, 2019
PUBLIC HEARING HELD the	11	day of	March	, 2019
READ A THIRD TIME the	01	day of	April	, 2019
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5447



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101014

This Permit is issued this _____day of _____, 2019 to:

1. Name: Yorkson Medical Ltd.

   Address: 304 – 15292 Croydon Drive
   Surrey, BC V3S 0Z5

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 23 Township 8 New Westminster District Plan BCP46141

   CIVIC ADDRESS: 7900 Block of 206 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedules “A” through “H”;
   b. Landscape plans being in substantial compliance with Schedules “I” through “L”, and in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
   c. All signage being in substantial compliance with Schedules “A”, “C” through “F” and “H”, and the Township’s Sign Bylaw,
   d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule “B”;
   e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules “F” and “J”.

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

   a. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
   b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
   c. 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
   e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

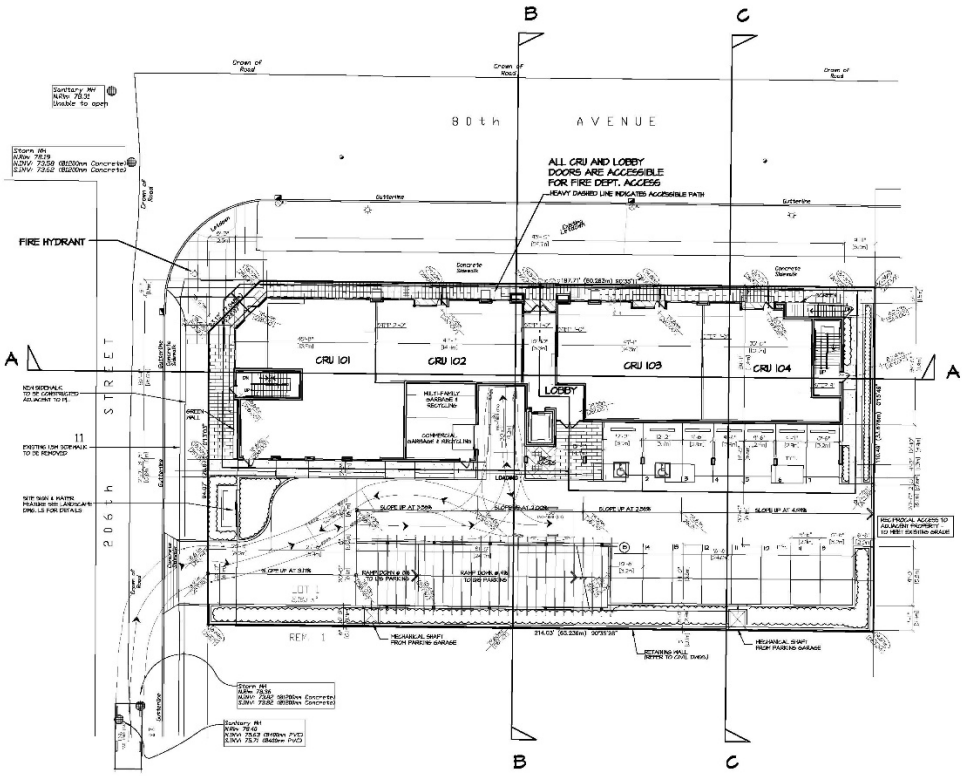
SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	North and South Building Elevations
SCHEDULE D	East and West Building Elevations
SCHEDULE E	Coloured North and South Building Elevations
SCHEDULE F	Coloured East and West Building Elevations
SCHEDULE G	Colours and Materials
SCHEDULE H	Signage
SCHEDULE I	Landscape Plan
SCHEDULE J	Rooftop Amenity Area Plan
SCHEDULE K	Water Feature Detail
SCHEDULE L	Landscape Building Elevations



Township of Langley

Est. 1873

SCHEDULE A
RENDERING



SITE PLAN

SCALE : 1/16" = 1'-0"

NOTES:

1. FIRE DEPT. ACCESS ROUTE TO SUPPORT 66,000 LBS.
2. THE BUILDING WILL BE SPRINKLERED.
3. BC ENERGY STEP CODE PROVISIONS WILL BE PROVIDED AS REQ'D.
4. THE BUILDING WILL COMPLY WITH THE TOWNSHIP OF LANGLEY'S PUBLIC SAFETY RADIO BUILDING AMPLIFICATION SYSTEM (BYLAW 5314)
5. THE BUILDING WILL COMPLY WITH THE TOWNSHIP OF LANGLEY'S EXTERIOR LIGHTING IMPACT POLICY.
6. GLASS BREAK ALARM SYSTEM TO BE PROVIDED FOR ALL GROUND FLOOR UNITS
7. ALL GROUND FLOOR RECESSED ENTRANCES TO BE PROVIDED WITH LIGHTING.

DEVELOPMENT DATA

Site Area:	Gross	23,517 s.f.	2,184.8 m²	0.218 ha	0.540 Ac	
FAR:	1.73					
Building Area:		39,878 s.f.	3,705 m²			
Site Coverage:		55.31%	13,007 s.f.			
Parking:	Required: Retail	775 / 20	=	39 spaces		
	Required: Office	953 / 28	=	34 spaces		
	Required: Residential	22 Units x 1.5		33 spaces (Incl. 3 Visitor + 30 resident)		
	Total Parking			106 spaces		
	Provided:	Surface Parking		15 spaces (including 2 H/C)		
		U/G Commercial/Visitor		62 spaces (including 1 H/C)		
		U/G Resident		33 spaces (including 2 H/C)		
		Total Parking		110 spaces		
Amenity:	Required:	4	1 Bed	19 m² =	76 m²	
		18	2 Bed	28 m² =	504 m²	
				Total Required	580 m²	
	Provided:	580.00 m²				

Floor Area Breakdown

1st Floor	Retail	6,666 s.f.	622.0 m²	
	Lobby, Stairs, Garb/Recy	1,652 s.f.	153.5 m²	
	Total 1st Floor	8,317 s.f.	775.5 m²	
2nd Floor	Office	8,152 s.f.	757.3 m²	
	Circulation & WIRs	2,106 s.f.	195.7 m²	
	Total Office	10,258 s.f.	953.0 m²	
3rd Floor	Residential	8,807 s.f.	818.2 m²	
	Circulation	1,483 s.f.	137.8 m²	
	Total 3rd Floor	10,290 s.f.	956.0 m²	
4th Floor	Residential	8,807 s.f.	818.2 m²	
	Circulation	1,483 s.f.	137.8 m²	
	Total 4th Floor	10,290 s.f.	956.0 m²	
Roof	Circulation	693 s.f.	64.4 m²	

Garbage & Recycling - Multi-Family

	Required : Garb. & Recy.	159 s.f.	14.82 m²	22 units x 0.31 + 8
	Required : Flex Storage	80 s.f.	7.41 m²	0.5 x Garb & Recy.
	Required : Total	239 s.f.	22.23 m²	
	Provided :	243 s.f.	22.58 m²	

Garbage & Recycling - Commercial

	Required : Retail	162 s.f.	15.02 m²	Retail m² x 0.0182 + 3.7
	Required : Office	127 s.f.	11.78 m²	Office m² x 0.0089 + 3.8
	Required : Total	288 s.f.	26.80 m²	
	Provided :	284 s.f.	26.38 m²	

Unit Breakdown

Retail	CRU #101	2,348 s.f.	218.1 m²				
	CRU #102	1,245 s.f.	115.7 m²				
	CRU #103	1,706 s.f.	158.5 m²				
	CRU #104	1,396 s.f.	129.7 m²				
	Total Retail	6,695 s.f.	622.0 m²				
Office	Office #201	845 s.f.	78.5 m²				
	Office #202	855 s.f.	79.4 m²				
	Office #203	855 s.f.	79.4 m²				
	Office #204	855 s.f.	79.4 m²				
	Office #205	862 s.f.	80.1 m²				
	Office #206	862 s.f.	80.1 m²				
	Office #207	526 s.f.	48.9 m²				
	Office #208	576 s.f.	53.5 m²				
	Office #209	576 s.f.	53.5 m²				
	Office #210	526 s.f.	48.9 m²				
	Office #211	815 s.f.	75.7 m²				
	Total Office	8,153 s.f.	757.4 m²	(not including circulation, stairs & washrooms)			
Residential	Unit A - 1 Bed	516 s.f.	x	4 Units	=	2,072 s.f.	192.5 m²
	Unit D - 2 Bed	844 s.f.	x	8 Units	=	6,752 s.f.	627.3 m²
	Unit B1 - 2 Bed	801 s.f.	x	2 Units	=	1,702 s.f.	158.1 m²
	Unit B2 - 2 Bed	801 s.f.	x	2 Units	=	1,602 s.f.	148.8 m²
	Unit B3 - 2 Bed	833 s.f.	x	2 Units	=	1,666 s.f.	154.8 m²
	Unit B4 - 2 Red	869 s.f.	x	2 Units	=	1,738 s.f.	161.5 m²
	Unit B5 - 2 Red H/C	898 s.f.	x	2 Units	=	1,796 s.f.	166.9 m²
	Total Residential			22 Units	=	17,368 s.f.	1615.4 m²

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ISSUED FOR	BY	DATE	ISSUE

DATE	DES.	DATE	DES.

CONFIDING

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DRAWN : [illegible]
DATE : [illegible]
SCALE : 1/8" = 1'-0"

CLIENT : ISLE OF MANN

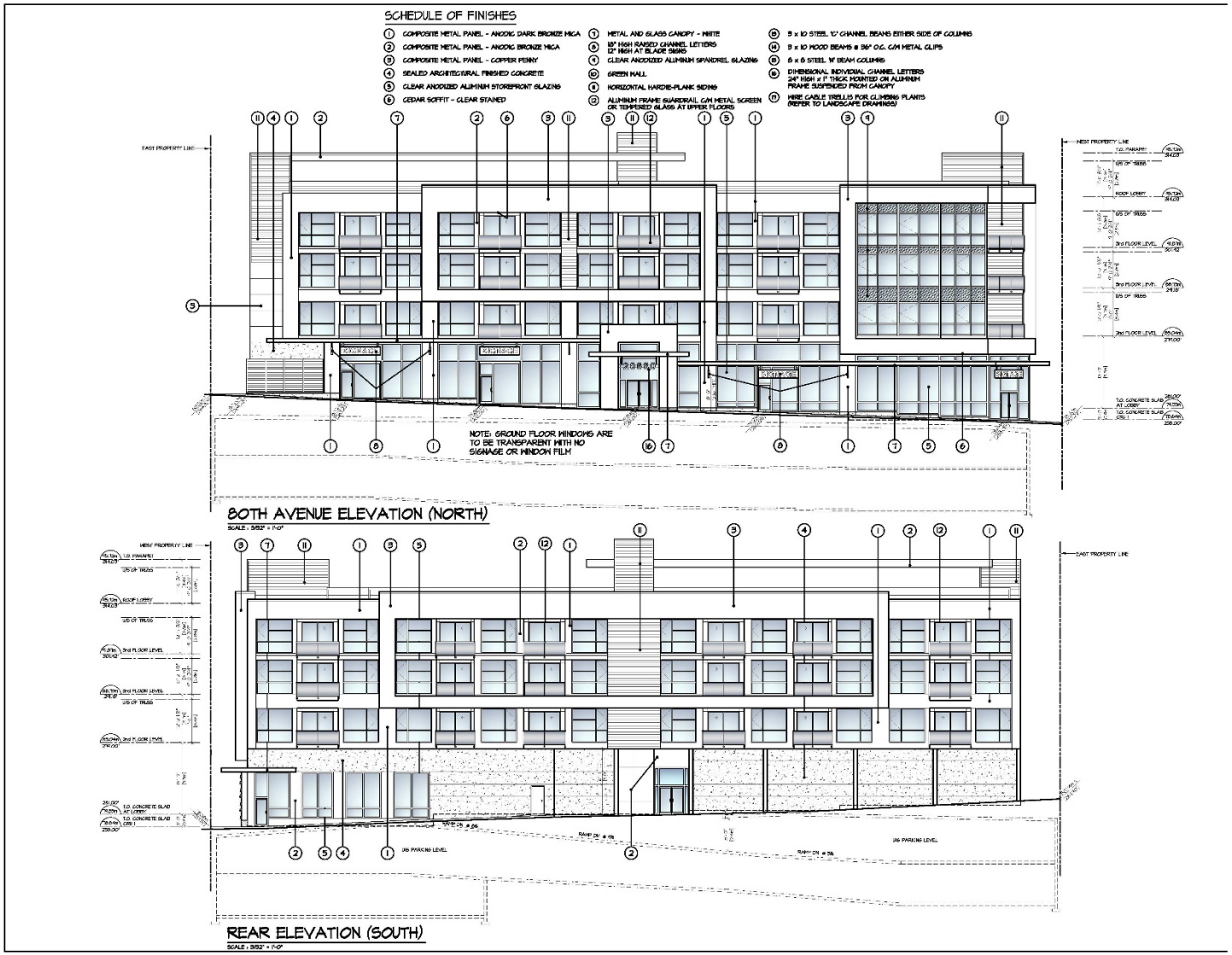
PROJECT : MEDICAL OFFICE BUILDING
8081 AVE. & 206th ST., LANGLEY, B.C.

SHEET CONTENTS : CONCEPTUAL SITE PLAN

barnett dembek
architects inc.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-1.01
PROJECT NO.	REV. NO.
15058	

SCHEDULE B
SITE PLAN



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NO'N	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

CAD FILE:

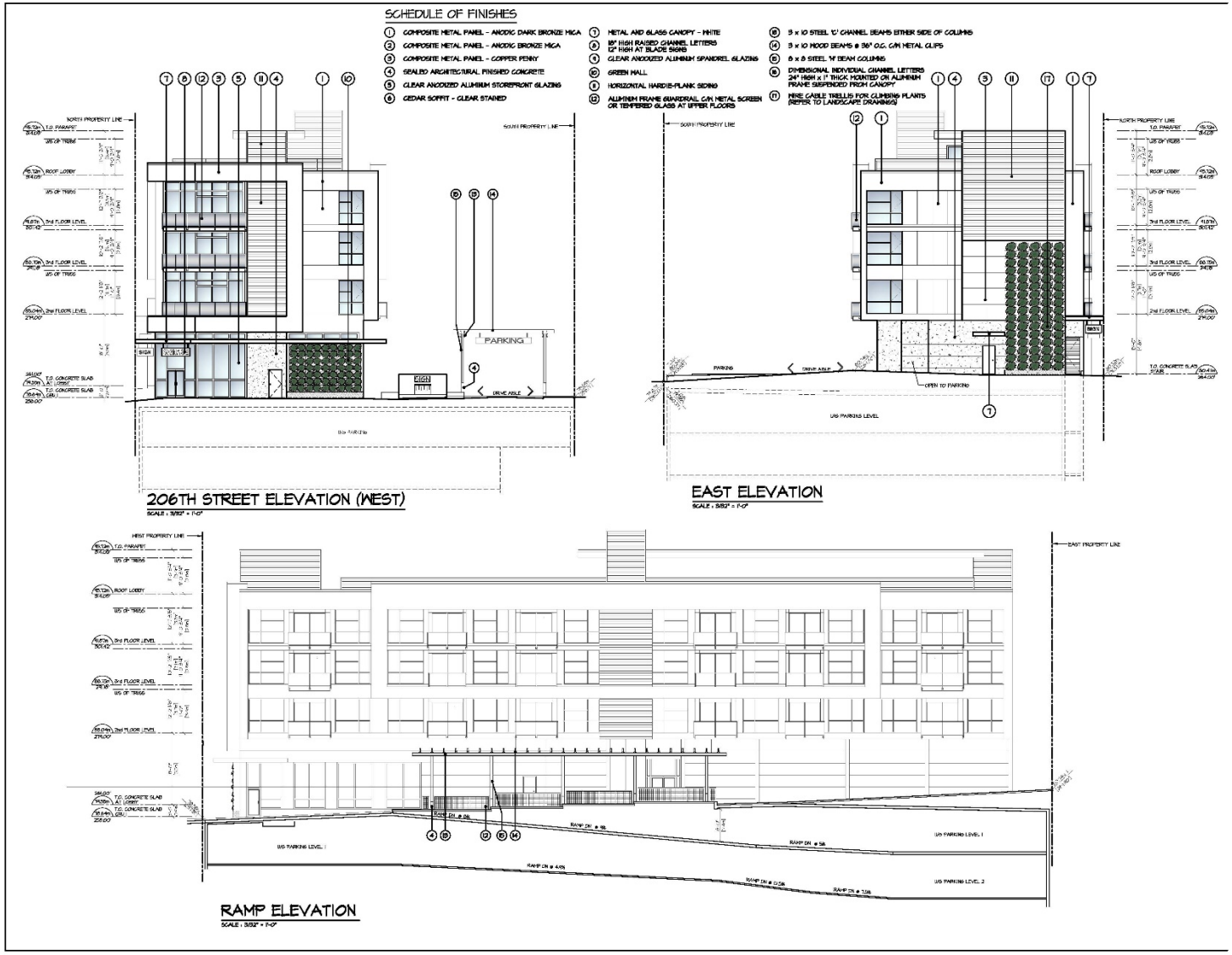
DESIGN : I.P.S.
DRAWN :
CLIENT : ISLE OF MAN
PROJECT : MEDICAL OFFICE BUILDING 8088 AVE. & 206th ST, LANGLEY, B.C.
SHEET CONTENTS : BUILDING ELEVATIONS
DATE : DEC. 4 /0
SCALE : 3/32" = 1'-0"

barnett dembek
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO. A-3.01
PROJECT NO. 15058	REV. NO.

Township of Langley
Est. 1873

SCHEDULE C
NORTH AND SOUTH BUILDING ELEVATIONS



Township of Langley

Est. 1873

SCHEDULE D
EAST AND WEST BUILDING ELEVATIONS



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NO.	DATE	BY	ISSUE

CLIENT : ISLE OF MANN
PROJECT : MEDICAL OFFICE BUILDING
20361 AVE. & 20661 51, LANGLEY, B.C.
SHEET CONTENT : BUILDING ELEVATIONS
DESIGN : C.PEL
DRAWN :
DATE : DEC. 4 09
SCALE : 3/32" = 1'-0"

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barkitex.com

CLIENT NO.	SHEET NO.
	AC-3.03
PROJECT NO.	REV. NO.
15058	

Township of Langley
Est. 1873

SCHEDULE E
COLOURED NORTH AND SOUTH BUILDING ELEVATIONS



Excerpt from drawing AC-2.05.

SCHEDULE F
COLOURED EAST AND WEST BUILDING ELEVATIONS











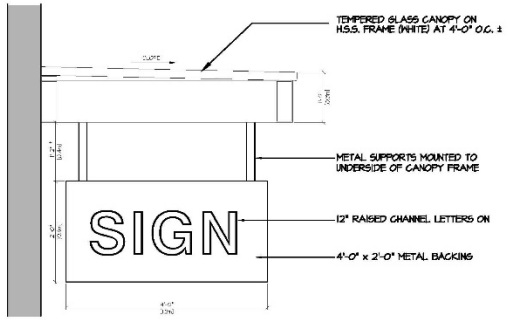
COLOR SCHEME

1. COMPOSITE METAL PANEL
   ANODIC DARK BRONZE MICA
2. COMPOSITE METAL PANEL
   COPPER PENNY
3. METAL CANOPY AND CORNICE
   SEMIGLOSS WHITE
4. COMPOSITE METAL PANEL
   ANODIC BRONZE MICA
5. STORE FRONT AND WINDOW FRAMES
   CLEAR ANODIZED ALUMINUM

MEDICAL OFFICE BUILDING
260TH STREET AND 80TH AVENUE, LANGLEY, B.C. BDA No. 15058

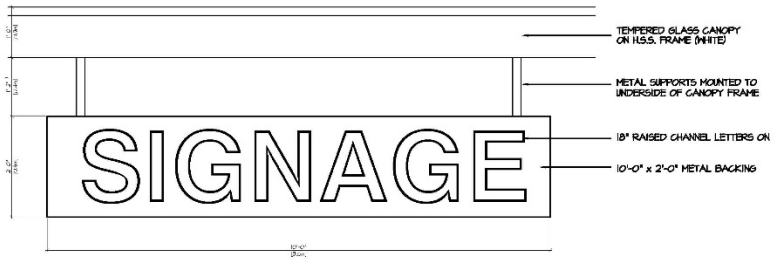
Township of Langley
Est. 1873

SCHEDULE G
COLOURS AND MATERIALS



UNDER CANOPY BLADE SIGNAGE & CANOPY

SCALE : 1" = 1'-0"



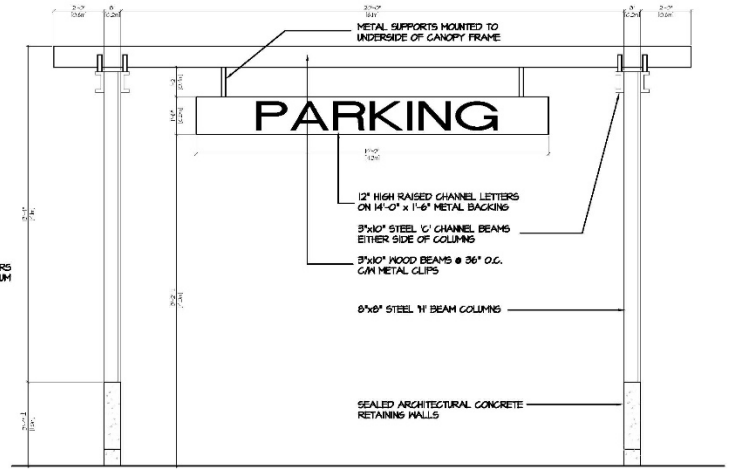
UNDER CANOPY SIGNAGE

SCALE : 1" = 1'-0"



ADDRESS SIGNAGE AT 80 AVENUE

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



PARKING GARAGE ENTRANCE

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

REFER TO LANDSCAPE PLANS FOR MONUMENT SIGNAGE AT 206 ST.

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REVN	DESCRIPTION	DATE	BY	CHD
	ISSUED FOR			

CDP-SIGN Signage.dwg

DESIGN : LM
DRAWN : LM
DATE : Nov. 6 '25
SCALE : 1/2" = 1'-0"

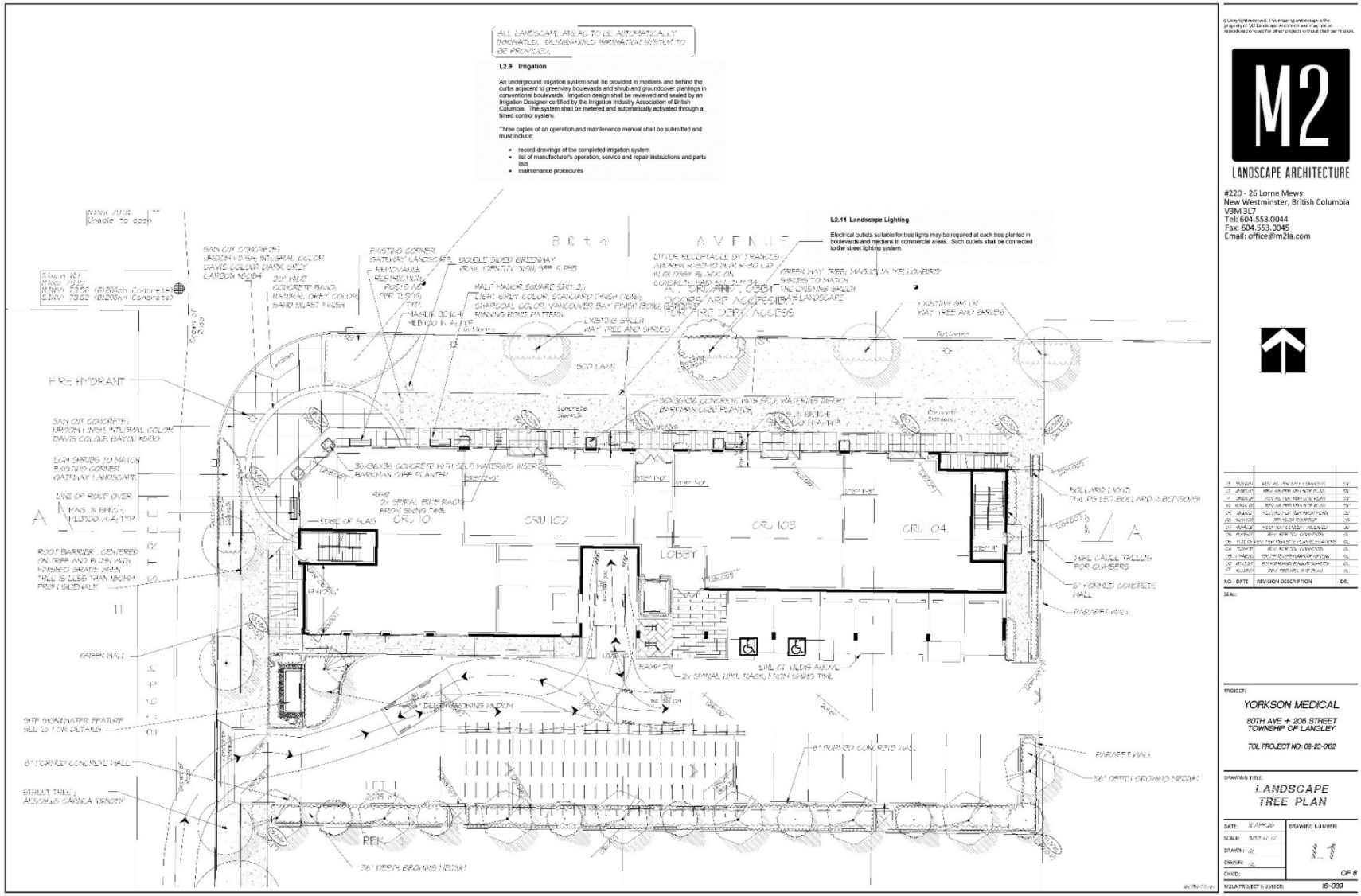
CLIENT : ISLE OF MANN

PROJECT : MEDICAL OFFICE BUILDING
20634 AVE. & 20686 ST., LANGLEY, B.C.

SHEET CONTENTS : FINISHING DETAILS

barnett dembek
UNIT 136,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-3.05
PROJECT NO.	REV. NO.
15056	



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M2
LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
12	19/09/20	REVISED PER CITY COMMENTS	SY
11	19/08/20	PRE-APPLICATION NOTE PLAN	SY
10	19/06/20	REVISED PER CITY COMMENTS	SY
9	19/05/28	REVISED PER CITY COMMENTS	SY
08	19/04/23	REVISED PER PLANNER COMMENTS	SY
07	19/03/01	REVISED PER CITY COMMENTS	SY
06	19/02/20	PRE-APP SUBMISSION	SY
05	19/02/13	REVISED PER TOWNSHIP COMMENTS	SY
04	19/01/17	REVISED PER CITY COMMENTS	SY
03	18/12/20	REVISED PER PLANNER COMMENTS	SY
02	18/12/12	REVISED PER CITY COMMENTS	SY
01	18/11/27	ISSUED FOR REVIEW	SY

SEAL:

PROJECT:
YORKSON MEDICAL
80TH AVE + 206 STREET
TOWNSHIP OF LANGLEY
TOL PROJECT NO: 08-23-002

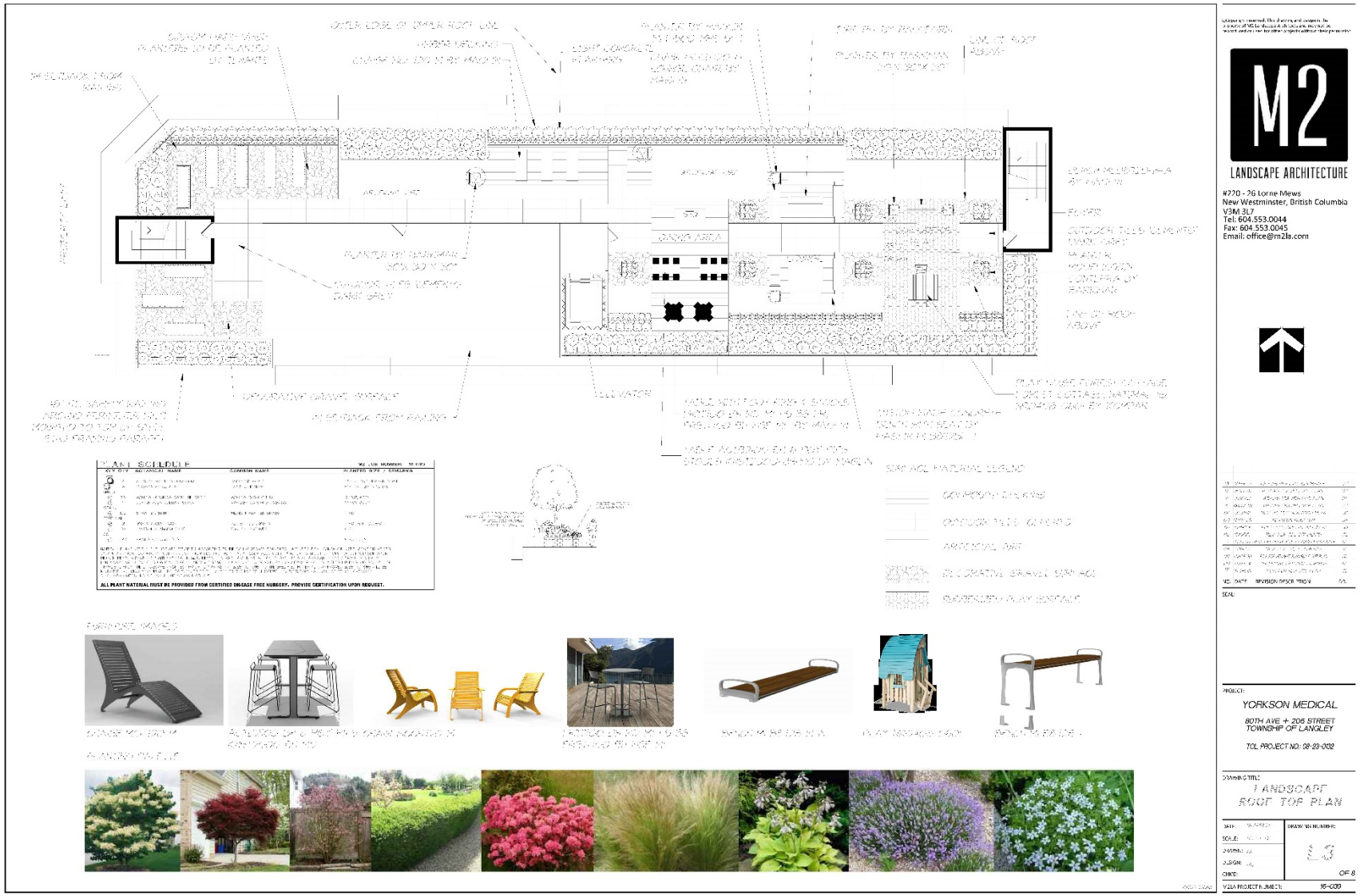
DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 18/APR/20
SCALE: 1:150 @ 11"x17"
DRAWN: CK
DESIGN: CK
CHKD:
M2LA PROJECT NUMBER: 18-039
DRAWING NUMBER: L1.7
OF 8

Township of Langley
Est. 1873

SCHEDULE I
LANDSCAPE PLAN

N

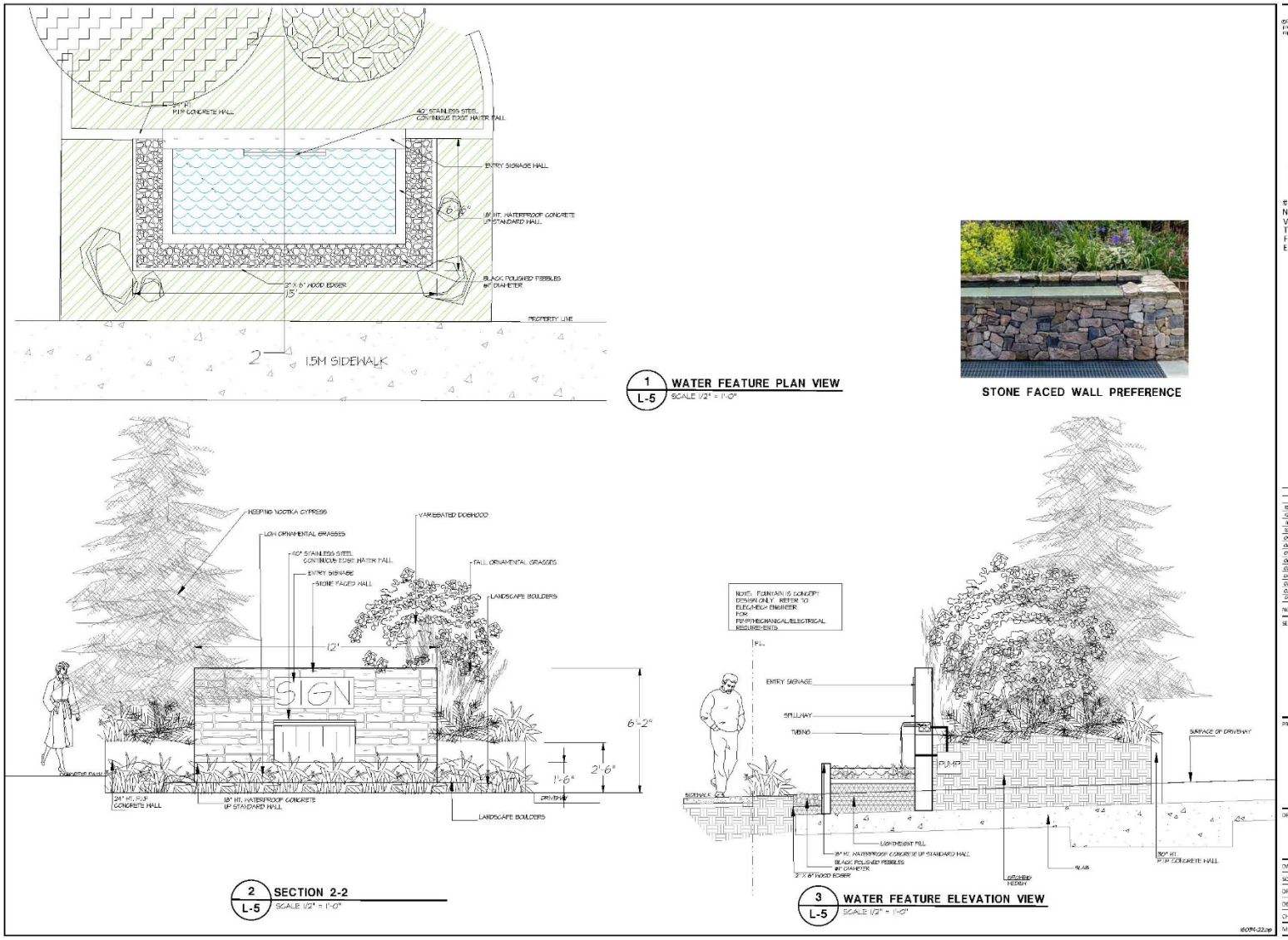


Township of Langley

Est. 1873

SCHEDULE J
ROOFTOP AMENITY AREA PLAN

N



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M2
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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR
13	26/03/15	REV. AS PER CITY COMMENTS	DY
12	26/02/27	REV. AS PER NEW SITE PLAN	DY
11	26/02/23	REVISED PER NEW SITE PLAN	DY
10	26/02/20	REVISED PER NEW SITE PLAN	DY
09	25/12/12	REV. AS PER NEW AREA PLAN	JS
08	25/11/26	REVISION ROOFTOP	JS
07	25/11/14	ROOFTOP CONCEPT REQUIRED	JS
06	25/08/15	REV. PER TOL COMMENTS	GL
05	25/05/29	REV. PER NEW SITE PLAN/ELEVATIONS	GL
04	25/04/28	REV. PER TOL COMMENTS	GL
03	25/03/31	REVISED PER NEW SITE PLAN	GL
02	25/03/24	REVISED PER NEW PLANTING COMMENTS	GL
01	24/12/20	REV. PER NEW SITE PLAN	GL

SEAL:

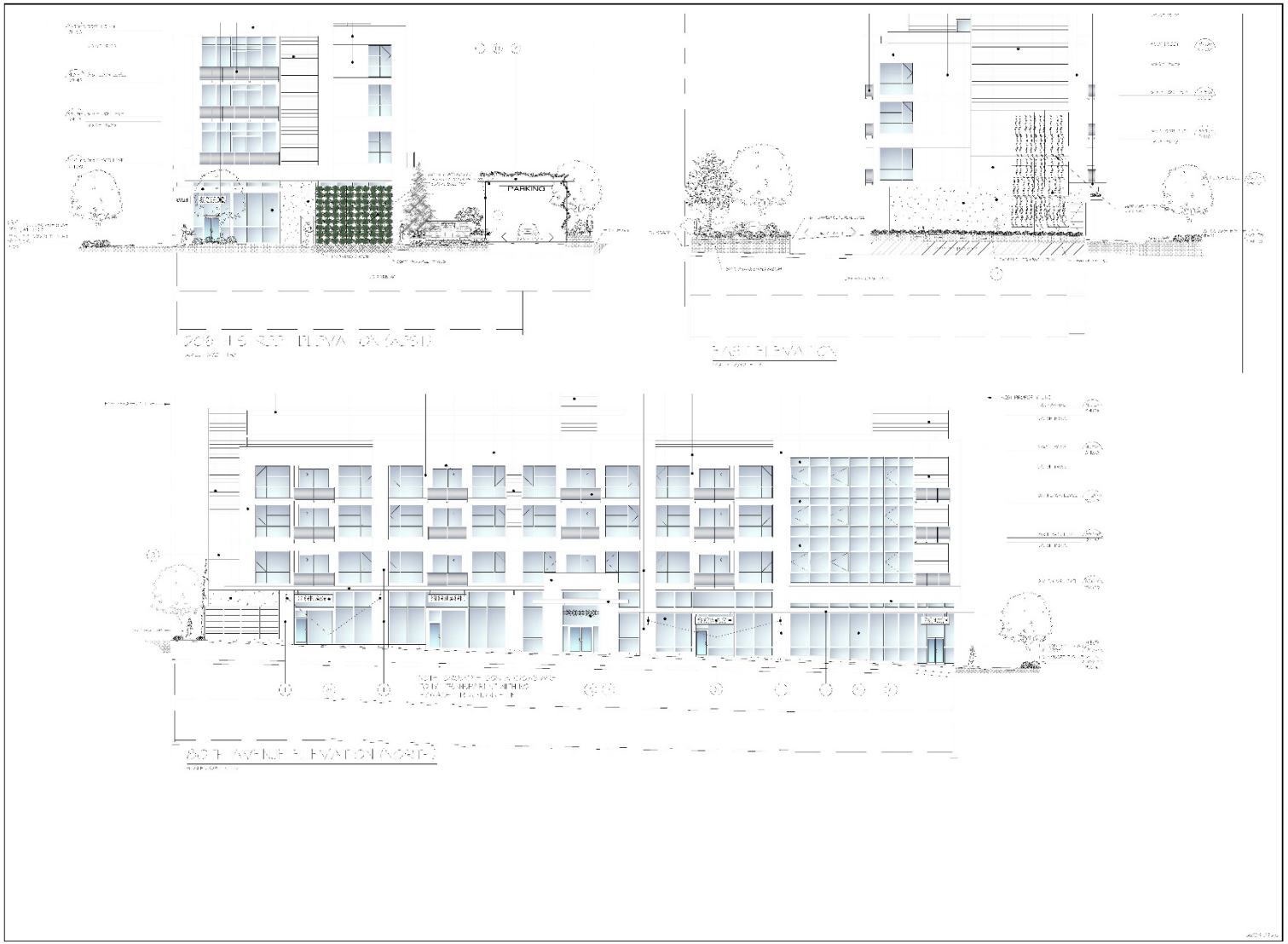
PROJECT:
YORKSON MEDICAL
80TH AVE + 206 STREET
TOWNSHIP OF LANGLEY
TOL PROJECT NO: 08-23-0102

DRAWING TITLE:
LANDSCAPE WATER FEATURE

DATE: 16-APR-26	DRAWING NUMBER: L6
SCALE:	
DRAWN: GL	
DESIGN: GL	
CHK'D:	OF 8
M2LA PROJECT NUMBER:	15-009

Township of Langley
Est. 1873

SCHEDULE K
WATER FEATURE DETAIL



M2
LANDSCAPE ARCHITECTURE
#220 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:
YORKSON MEDICAL
80TH AVE + 206 STREET
TOWNSHIP OF LANGLEY

TOL PROJECT NO: 08-20-0032

DRAWING TITLE:
LANDSCAPE ELEVATIONS

DRAWING NUMBER: L7

OF 8

M2LA PROJECT NUMBER: 16-039

Township of Langley
Est. 1873

SCHEDULE L
LANDSCAPE BUILDING ELEVATIONS

From: Teresa Hanson
Sent: Wednesday, March 03, 2021 11:11 AM
To: CD Agenda Bylaw
Cc: Avril Woodend; Dave Anderson
Subject: Item for MARCH 8, 2021 Council meeting agenda Bylaw No 5447 (YORKSON MEDICAL LTD.)

1. Please place Bylaw # 5447 (Yorkson Medical Ltd.) on the Council agenda of March 8, 2021 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of February 25, 2019 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw was held on March 11, 2019 with third reading given on April 1, 2019.

4. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place.

5. Also, please place accompanying Development Permit No. 101014 on the same agenda for issuance by Council.

HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

TAKO VAN POPTA
Member of Parliament
Langley--Aldergrove

February 24, 2021

Mayor and Council
Township of Langley

By email

Dear Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, Whitmarsh, and Woodward,

On December 11th, 2020, the House of Commons passed a motion introduced by Conservative MP Todd Doherty, through unanimous consent, to bring a national 3-digit suicide prevention hotline line to Canada.

> **That, given that the alarming rate of suicide in Canada constitutes a national health crisis, the House call on the government to take immediate action, in collaboration with our provinces, to establish a national suicide prevention hotline that consolidates all suicide crisis numbers into one easy to remember three-digit (988) hot- line that is accessible to all Canadians.**

We're asking all municipalities across Canada to consider passing a motion similar, to the one below. In order to make 988 a reality, we must continue to put pressure on the government and the Canadian Radio-television and Telecommunications Commission (CRTC).

Personally, you can support the cause by signing our electronic petition at:
https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-2772

The past year has been a challenging year. Lives and livelihoods have been lost. We have begun to see the devastating impacts that COVID has had, through isolation, on the mental health of Canadians. The rates of suicide continue to rise. As elected officials, and as leaders, and especially during this period of difficulty as a nation, Canadians are counting on all of us to make a difference.

OTTAWA
Room 832, Confederation building, Ottawa, Ontario K1A 0A6
Tel.: 613-992-1157

CONSTITUENCY
4769 - 222nd Street Suite 104, Langley, British Columbia
V2Z 3C1

TAKO.VANPOPTA@PARL.GC.CA

Please consider passing this motion as soon as possible.

Sincerely,



Tako van Popta, Member of Parliament
Langley—Aldergrove

Motion:

Support for 988 Crisis Line

WHEREAS the Federal government has passed a motion to adopt 988, a National three-digit suicide and crisis hotline;

AND WHEREAS the ongoing COVID-19 pandemic has increased the demand for suicide prevention services by 200 per cent;

AND WHEREAS existing suicide prevention hotlines require the user to remember a 10-digit number and go through directories or be placed on hold;

AND WHEREAS in 2O22 the United States will have in place a national 988 crisis hotline;

AND WHEREAS Township of Langley Mayor and Council recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;

NOW THEREFORE BE lT RESOLVED THAT Township of Langley Mayor and Council endorses this 988 crisis line initiative;

and that Staff be directed to send a letter indicating such support to the local MPs, MLAs, Federal Minister of Health, Patty Hajdu, the CRTC and other local area municipalities to indicate our support.

Ottawa
Room 832, Confederation building, Ottawa, Ontario K1A 0A6
Tel.: 613-992-1157

Constituency
4769 - 222nd Street Suite 104, Langley, British Columbia
V2Z 3C1

Tako.vanPopta@parl.gc.ca

From: Tamella Severcan <tamella_r@hotmail.com>
Sent: Saturday, February 13, 2021 12:14 PM
To: Jack Froese <jfroese@tol.ca>
Subject: [EXTERNAL]

Dear Mayor Jack Froese,

There are a growing number of Azerbaijani-Canadians who call Langley home; and Azerbaijani Canadians have a long and deeply rooted legacy that reminds us of both proud and painful chapters of our history; and

The majority of today's Azerbaijani Canadians Community are descendants of survivors of the Khojaly Genoside, and

We honor the irreplaceable roles Azerbaijani Canadian shave played in our past, including the rich diversity they brought to the Canada, and

Canadian's Azerbaijani community has enriched our state by preserving and promoting Azerbaijan Culture, language, history, and heritage in Langley, Canada.

Every year, in February the Canadians of Azerbaijani origin come together to commemorate the tragedy that happened on the night of 25th to 26th of February in 1992.

Khojaly was a small town in the Karabakh region of Azerbaijan with a total area of 1 sq.km. There were about 12,000 residents living in the town before the ethnic cleansing and the infamous massacre happened. Of 613 people killed, 106 were women, 63 - children and 70 elderly people. 1275 people were taken hostage, while the fate of 150 persons remains unknown to this day. 56 people were killed with outrageous brutality.

With this email, I appeal to you to show your sympathy to the grief of Azerbaijani Canadians and honour the memory of innocent victims.

Thank you
Sincerely ;
Tamella Severcan
Azerbaijan Cultural Centre

Sent from Mail for Windows 10

Township of Langley
Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

Tuesday, February 16, 2021 at 7:00pm
via Zoom

MINUTES

Present:
C. Grey, Community Co-Chair
B. Whitmarsh, Council Co-Chair
P. Arnason, Council Co-Chair (Alternate)
K. Richter, Councillor

C. Bishop, J. Evanochko, M. Muller, A. Neufeld, H. Sakurai, T. Smith, A. Stewart, J. Turner

Guests:
T. Cox, Principal and Senior Arborist and Planner, Diamond Head Consulting
A. Needoba, Principal and Senior Urban Forester, Diamond Head Consulting
C. Lefrancois, Urban Planner, Diamond Head Consulting

Staff:
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – February 16, 2021

Moved by A. Neufeld,
Seconded by A. Stewart,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the February 16, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – January 12, 2021

Moved by J. Evanochko,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee adopt the minutes of the January 12, 2021 meeting, as amended.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

1. Email from D. Kask to Council regarding trees lost to development

The committee received the correspondence from D. Kask regarding trees lost to development.

2. Email from L. Pahlke to Council regarding trees lost near Parkside Elementary School in Aldergrove

The committee received the correspondence from L. Pahkle regarding trees lost near Parkside Elementary School.

F. WORK PROGRAM

1. Detailed Review of Tree Protection Bylaw

Staff provided a comparison of the four Township bylaws and one policy that involve removal and preservation of trees:

- Subdivision and Development Servicing Bylaw No. 5382
- Tree Protection Bylaw No. 5478
- Highway and Traffic Bylaw No. 4758
- Public Spaces Regulation Bylaw No. 5298
- Nuisance Tree Policy

The purpose and operational requirements were discussed for each bylaw.

Staff further presented the Tree Protection Bylaw that incorporated direction and comments from the committee, comments from staff, and items to be further explored and addressed through the Community Forest Management Strategy.

Action: Staff to provide a Word version of the document for the committee to review and provide further comments.

2. Community Forest Management Strategy

T. Cox, Diamond Head Consulting, provided an overview of the project timeline, work completed to date, and development of the strategy. He noted that the Township currently has an overall forest canopy cover of 30%.

Diamond Head Consulting led a workshop to seek input on a vision, principles, and goals for Langley's community forest. The following topics were discussed:

F. WORK PROGRAM

- NOW: committee members' perceptions on current challenges and successes in community forest management. What are the perceived risks (political, social, environmental, legal, technological and economic) and opportunities?

- WOW: committee members' perspective on the vision for the Township's community forest management – what should community forest management ideally be like in the future?

- HOW: ideas from committee members on the policy, practice and resourcing changes required to move community forest management from NOW to WOW.

A public engagement approach will be presented by Diamond Head at the next meeting. This will include a project website, two online open houses, an online survey, and an online mapping tool.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Presentations by Metro Vancouver Staff on Climate Action Work and Regional Urban Forest Management

The committee discussed having a presentation from Metro Vancouver. Staff will coordinate for a future meeting.

I. NEXT MEETING

Date: March 16, 2021
Location: via Zoom
Time: 7:00 pm

J. TERMINATE

Moved by J. Turner,
Seconded by T. Smith,
That the meeting terminate at 9:28pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, February 17, 2021 at 8:30pm
Via Zoom

MINUTES

Present:
E. Brett (Community Co-Chair)
Councillor P. Arnason (Council Co-Chair)
Councillor S. Ferguson (Council Co-Chair)

C. Eaton, L. Gates, L. George, S. Hedao, S. Martin, S. Soheili, and G. Wong

Staff:
P. Ward, Strategic/Social Planner
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – February 17, 2021

Moved by E. Brett,
Seconded by S. Martin,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the February 17, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – January 20, 2021

Moved by S. Soheili,
Seconded by S. Hedao,
That the Seniors Advisory Committee adopt the Minutes of the January 20, 2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson reported that Council has been in budget discussions and that there will be an opportunity for public input.

Councillor Arnason reported that the Federal Government is beginning to implement the National Dementia Strategy. It is reported that approximately nine seniors are diagnosed with dementia every hour in Canada, and two out of three of those are women.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2021 Work Plan

P. Ward presented the draft work plan for 2021 based on the committee's discussions at the January meeting. The committee had no further comments or items to add to the work plan.

MOTION
Moved by S. Soheili,
Seconded by L. Gates,
That the Seniors Advisory Committee endorse the 2021 Work Plan, as presented.
CARRIED

COUNCIL
Moved by G. Wong,
Seconded by E. Brett,
That the Seniors Advisory Committee recommends that Council endorse the 2021 Work Plan (see Attachment A).
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. COVID-19 Vaccinations

The committee discussed the COVID-19 vaccination rollout and opportunities to communicate the plan to local residents. It was noted that the Township's website includes links to relevant Province of BC and Fraser Health Authority websites, and that the Township has supported communications throughout the pandemic using various channels.

Election

Councillor Ferguson asked if anyone was interested in serving as the Community Co-Chair for 2021. E. Brett and S. Soheili put their names forward.

After a Zoom digital poll, E. Brett was elected as the Co-Chair.

I. NEXT MEETING

Date: March 17, 2021
Location: via Zoom
Time: 8:30pm

J. TERMINATE

Moved by S. Soheili,
Seconded by L. Gates,
That the meeting terminate at 8:52pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

ATTACHMENT A

Seniors Advisory Committee
2021 Work Plan

This document outlines the projects that the Seniors Advisory Committee (SAC) intends to undertake in 2021, along with potential projects to be considered in the future. For projects that correspond to existing strategies identified in the Age-friendly Strategy (AFS), the theme, strategy number, and timeframe are noted.

2021 Projects

1. **Age- and Dementia-friendly Action Plan**
   Background: The Township has initiated a planning process to prepare an Age- and Dementia-friendly Action Plan (an update to the existing Age-friendly Strategy). A Dementia-friendly Task Force has been established to support the planning process.
   Proposed SAC role: Participate on the project Task Force, providing input and feedback at key points during the project (as per the project and task force terms of reference)
   Approximate timing: Early 2021 – Late 2021

2. **Hidden Mobility Disability Pilot Project**
   Background: In 2019, the SAC received a presentation on hidden mobility disability, which included suggestions for potential pilot projects.
   Proposed SAC role: As part of the development of the Age- and Dementia-friendly Action Plan (see project #1 above), consider the implementation of a hidden mobility disability pilot project such as benches, informal seating, and way-finding signage in partnership with local stakeholders.
   Approximate timing: Early 2021 – Late 2021

3. **Partnerships and Liaison with Local Seniors' Organizations**
   Background: There are various local organizations engaging in seniors' issues.
   Proposed SAC role: Develop a better understanding of the different seniors' organizations in the community and explore opportunities for collaboration.
   Approximate timing: Early 2021 – Late 2021

4. **Seniors Week**
   AFS: Respect & Social Inclusion – Strategy #3 (Medium Term)
   Background: The Township typically delivers various recreation and social programs and events during Seniors Week (the first week of June).
   Proposed SAC role: Consider an event or activity associated with Seniors Week that meets COVID-19 public health orders, recommendations, and guidelines.
   Approximate timing: Early 2021 – Mid 2021

5. **Pedestrian Safety**
   AFS: Transportation – Strategy #6 (Medium Term)
   Background: The AFS recommends a pedestrian safety evaluation.
   Proposed SAC role: Receive a presentation on pedestrian safety, and the "pedestrian delay model" for light signalization and "traffic refuge islands" as potential components of a pilot project in the Township.
   Approximate timing: Mid 2021 – Late 2021

6. **COVID-19 recovery**
   Background: The COVID-19 pandemic has disproportionately impacted many vulnerable populations, including older adults.
   Proposed SAC role: Consider COVID-19 recovery initiatives related to older adults.
   Approximate timing: Mid 2021 – Late 2021

7. **Housing Action Plan update**
   AFS: Housing – Strategies #1 – #7 (Short, Medium and Long Term)
   Background: The Township has initiated a planning process to update the Housing Action Plan, and the AFS includes a number of housing-related strategies.
   Potential SAC role: Provide feedback on draft action ideas for the Housing Action Plan update.
   Approximate timing: Mid 2021 – Late 2021

8. **Transit Round Table**
   AFS: Transportation – Strategy #4 (Short Term)
   Background: The AFS recommends community outreach to identify underserved areas and services.
   Proposed SAC role: Engage in exploration of potentially hosting a "round table" (virtual if necessary) based on facilitated dialogue with TransLink to address, among other items, identified HandyDART gaps and concerns as expressed by SAC in 2019.
   Approximate timing: Late 2021

Potential Future Projects

1. **Community Health Care Model**
   AFS: Community Support & Health Services – Strategy #1 (Short Term)
   Background: The AFS recommends supporting Fraser Health and community service providers in addressing community health needs.
   Proposed SAC role: Liaise with Fraser Health, Healthier Community Partnership, Langley Division of Family Practice, and Township staff in order to identify opportunities for siting comprehensive interdisciplinary primary health care facilities within local communities in the Township.

2. **Micro-Transit Service and Ride Hailing Options**
   AFS: Transportation – Strategy #4 (Short Term)
   Background: The AFS includes recommendations regarding improved transit service.
   Potential SAC role: Co-ordinate a potential recommendation regarding community shuttle options and a multi-modal transportation approach.

3. **Inter-generational programs**
   AFS: Respect & Social Inclusion – Strategy #4 (Medium Term)
   Background: The AFS recommends the development of programs and initiatives that bring multiple generations together, and the Township has piloted such initiatives in the past.
   Potential SAC role: Review, identify and recommend appropriate programs and initiatives that can be implemented at established events, such as hot lunch days, reading to elementary / K-classrooms, PAC assistance (finance and accounting), field trips / crosswalks, and band / concert assistance.

4. **Mobility Transportation**
   AFS: Transportation – Strategy #8 (Long Term)
   Background: The AFS recommends considering the increased use of motorized scooters when reviewing road, sidewalk, and trail design standards.
   Potential SAC role: Incorporate scooters and the expanding use of other mobility devices for immediate analysis to accelerate the timeline for review in current Age-friendly Strategy. Township staff to coordinate with SAC on assessments and review of current standards for consideration of amendments to design standards in the Township to reflect an age-friendly "lens."

5. **Seniors Employment**
   AFS: Civic Participation & Employment – Strategy #7 (Long Term)
   Background: The AFS includes actions that encourage local businesses to identify employment positions for older adults.
   Potential SAC role: Consider sponsoring or co-hosting a workshop or job fair on senior employment opportunities by liaising with senior-service stakeholder agencies such as the Langley Seniors in Action, the Langley Seniors Resources Society and other identified senior-serving agencies.

6. **Redevelopment of Langley Memorial Hospital Site**
   AFS: Community Support & Health Services – Strategy #6 (Long Term – Ongoing)
   Background: The AFS recommends collaborating with Fraser Health in preparation of a Master Site Plan for the Langley Memorial Hospital.
   Potential SAC role: Liaise with Fraser Health, Langley Memorial Hospital Foundation, and Township staff in order to inform "age-friendly" values such as "aging in place" with respect to creating a viable and vibrant re-design of the existing hospital site to include housing and campus of care with focussed geriatric programmes and other complementary disciplines, further to the focus and interests of SAC.