# REGULAR MEETING OF COUNCIL

Monday, May 31, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

## AGENDA

### A. ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

### B. ADOPTION AND RECEIPT OF AGENDA ITEMS

**B.1** **Regular Council Meeting - May 31, 2021**

***Recommendation:*** That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 31, 2021.

### C. ADOPTION OF MINUTES

**C.1** **Regular Council Meeting - May 10, 2021**

***Recommendation:*** That Council adopt the Minutes of the Regular Council meeting held May 10, 2021.

***Attachments:*** C.1 05-10 Regular minutes.pdf

**C.2** **Public Hearing Meeting - May 10, 2021**

***Recommendation:*** That Council adopt the Minutes of the Public Hearing meeting held May 10, 2021.

***Attachments:*** C.2 05-10 Public Hearing minutes.pdf

### D. DELEGATIONS

**D.1** **Barry Dashner**
**File 0550-07**

***Recommendation:*** Request by Barry Dashner, to appear before Council to discuss the Fort Langley Streetscape upgrades.

***Attachments:*** D.1 Barry Dashner.pdf

**D.2** **Christine Bishop**
**Christy Juteau**
**File 0550-07**

***Recommendation:*** Request by Christine Bishop and Christy Juteau, to appear before Council to discuss the Horne Pit development and environmental protection.

***Attachments:*** D.2 Christine Bishop and Christy Juteau.pdf

## E. PRESENTATIONS

**E.1** **Langley Situation Table**

***Recommendation:*** That Council receive the presentation by Maja Langrish and Fraser Waldron, Office of Crime Reduction & Gang Outreach, Policing and Security Branch, Ministry of Public Safety and Solicitor General, regarding a potential Langley Situation Table.

**E.2** **Environmental Compensation on Municipal Lands**

***Recommendation:*** That Council receive the presentation by staff on environmental compensation on municipal lands.

Clerk's Note: Council referred the following motion to a future meeting at the May 10, 2021 Regular Council meeting:

That Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.

***Attachments:*** E.2 cd Environmental Compensation on Municipal Lands.pdf

**E.3** **Aldergrove Interim Public Plaza Update**

***Recommendation:*** That Council receive the presentation by staff providing an update on the Aldergrove Interim Public Plaza.

Clerk's Note: Council requested additional information on what the public plaza will include and cost implications at the May 10, 2021 Regular Council meeting. Please refer to Item F.1.

**E.4** **Aldergrove Intersection Road Widening**

***Recommendation:*** That Council receive the presentation by staff on road widening of Fraser Highway and/or 272 Street.

Clerk's Note: Council requested staff provide other options as opposed to road widening of Fraser Highway and/or 272 Street at the May 10, 2021 Regular Council meeting.

## F. REPORTS TO COUNCIL

**F.1** **Aldergrove Interim Public Plaza Update**
**Report 21-64**
**File ENG 6125-20 APPS1**

***Recommendation:*** That Council receive the Aldergrove Interim Public Plaza Update report for information and provide direction to staff based on the information presented and outlined in the Financial Implications section of this report.

***Attachments:*** F.1 en Aldergrove Interim Public Plaza Update.pdf

**F.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.**

**Development Permit Application No. 101174**
**(Waterstone Anderson Ltd. / 1078289 BC Ltd. /**
**7500 Block of 198B Street)**
**Report 21-60**
**File CD 08-22-0101**

***Recommendation:*** That Council authorize issuance of Development Permit No. 101174 to Waterstone Anderson Ltd. and 1078289 BC Ltd. for property located at 7500 block of 198B Street 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. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the

Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
c. Registration of an easement securing the required visitor parking stalls;
d. Registration of party wall and common elements maintenance agreements on title of all lots;
e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
f. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
g. On-site landscaping being secured by a letter of credit at the Building Permit stage;
h. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
i. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
j. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

***Attachments:*** F.2 cd DP 101174 Waterstone Anderson Ltd.pdf

**F.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. 101021**
**(Infinity Properties Ltd. / 7500 Block of 197 Street)**
**Report 21-59**
**File CD 08-22-0086**

***Recommendation:*** That Council authorize issuance of Development Permit No. 101021 to Infinity Properties Ltd. for property located in the 7500 Block of 197 Street subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building and signage plans being 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; and
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the

Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. Registration of an easement securing the required visitor parking stalls for lands zoned R-CL(SD);
e. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
f. Discharge of a restrictive covenant registered on the property prohibiting development until a Development Permit has been issued;
g. On-site landscaping to be secured by letter of credit at building permit stage;
h. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
i. Payment of supplemental development permit application fees and building permit administration fees.

***Attachments:*** F.3 cd DP 101021 Infinity Properties Ltd.pdf

**F.4 Sanitary Sewer Local Area Service**
**19900 Block of 36A Avenue**
**Report 21-58**
**File ENG 5320-20-SWR21-01**

***Recommendation:*** That Council consider the request of property owners and authorize staff to prepare and distribute the official petition to the benefitting properties in the 19900 block of 36A Avenue, as shown in Attachment A, to determine the level of support to proceed with a Local Area Service for provision of municipal sanitary sewerage in accordance with applicable regulations, policies, and procedures;

That subject to determination of sufficiency of the petition process, staff be authorized to set the interest rate for the 36A Avenue 19900 block Sanitary Sewer Local Area Service project at 3.27%, which is equivalent to the Municipal Finance Authority of

British Columbia's 20 year Capital Financing Rate plus 0.25%; and further

That Council authorize funding the project from Local Area Service Reserves, as identified in the Financial Implications section of this report and authorize staff to proceed with the preparation of necessary bylaws subject to completion of a successful petition process.

***Attachments:*** F.4 en Local Area Service 19900 Block of 36A Ave.pdf

## G. BYLAWS FOR FIRST AND SECOND READING

**G.1** **Land Use Contract Discharge and Rezoning Application No. 100651 (Mufford Industrial Park Ltd. / 20626 Mufford Crescent) Bylaw No. 5684 Bylaw No. 5685 Report 21-63 File CD 08-11-0094**

***Recommendation:*** That Council give first and second reading to Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684, discharging Land Use Contract No. 20 from the property located at 20626 Mufford Crescent;

That Council give first and second reading to the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685 and rezone the property to General Industrial Zone M-2A, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manger of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Dedication of 3.0 m to widen the south side of Mufford Crescent, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Dedication of 1.0 m to widen the north side of 62 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw; and
4. Amending the existing Sanitary Statutory Right of Way BH219149 to be an all purpose Statutory Right of Way; and further

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.

Explanation - Bylaw No. 5684

Bylaw 2021 No. 5684 discharges Land Use Contract No. 20 from property located at 20626 Mufford Crescent.

Explanation - Bylaw No. 5685

Bylaw 2021 No. 5685 rezones land at 20626 Mufford Crescent to General Industrial Zone M-2A.

***Attachments:*** G.1 cd RZ 100651 Mufford Industrial Park Ltd.pdf

**G.2** **Rezoning Application No. 100661**
**(McDonald / 23639 - 36A Avenue)**
**Bylaw No. 5715**
**Report 21-61**
**File CD 10-28-0049**

***Recommendation:*** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715 rezoning a 0.46 ha (1.15 ac) property located at 23639 - 36A Avenue to Rural Zone RU-3A to accommodate a subdivision to create two (2) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Provision of security for a hydrogeological study; and
2. Compliance with the Community Amenity Contributions Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5715.

Explanation - Bylaw No. 5715

Bylaw 2021 No. 5715 rezones the property located at 23639 - 36A Avenue from Rural Zone RU-3 to Rural Zone RU-3A to accommodate subdivision of the lot into two (2) fee simple single family lots.

***Attachments:*** G.2 cd RZ 100661 McDonald.pdf

**G.3 Rezoning Application No. 100543 and Development Permit Applications No. 101171 and 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street)**
**Bylaw No. 5686**
**Report 21-62**
**File CD 08-22-0078**

***Recommendation:*** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686 rezoning 2.29 ha (5.65 ac) of land located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of 45 lots (nine (9) single family lots and 36 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
4. Provision of an enhanced sidewalk along the east side of 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
a. Prohibiting development of the semi-detached lots until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
b. Prohibiting clearing of the semi-detached R-CL(SD) lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree

Protection);
c. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for R-CL(SD) zoned lots; and
d. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and,
9. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize the issuance of Development Permit No. 101171 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize issuance of Development Permit No. 101211 (single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all

lands zoned Residential Compact Lot Zone R-CL(A);
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;
c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit fees prior to issuance.

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; and
d. Payment of building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5686 in conjunction with Development Permit Nos. 101171 and 101211.

Explanation - Bylaw No. 5686

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

***Attachments:*** G.3 cd RZ 100543 M-3 Management Inc.pdf

**G.4** **Rezoning Application No. 100612 and Development Permit Application No. 101166 (Zenterra Developments Ltd. / 19781 - 80 Avenue) Bylaw No. 5709 Report 21-65 File CD 08-27-0070**

***Recommendation:*** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709 rezoning 1.0 ha (2.5 ac) of land located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to

facilitate development of a four (4) storey multi-tenant office building, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township's Subdivision and Development Servicing Bylaw and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site and on-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final streamside enhancement plans, fencing, signage and security for the Streamside Protection and Enhancement Areas;
6. Registration of the following restrictive covenants:
a. Prohibiting access from 80 Avenue once the access easement over 8045 - 198A Street is functional; and
b. Non-disturbance restrictive covenant over watercourse area setbacks.
7. Registration of an access easement securing access to 198A Street for 19881 - 80 Avenue over the property to the east (8045 - 198A Street);
8. Registration of a public access statutory right of way for a future trail connection;
9. Compliance with the Willoughby Arterial Road Completion Amenity Program and the Latimer Amenity Policies; and,
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5709 authorize issuance of Development Permit No. 101166 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and

Boulevard Planting Policy;
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. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading for the Rezoning Bylaw No. 5709 in conjunction with proposed Development Permit No. 101166.

Explanation - Bylaw No. 5709

Bylaw 2020 No. 5709 rezones a 1.0 ha (2.5 ac) site located at 19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

***Attachments:*** G.4 cd RZ 100612 Zenterra Developments Ltd.pdf

## H. BYLAWS FOR FIRST, SECOND AND THIRD READING

## I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

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

**Rezoning Application No. 100636**
**(Agriteks Industries Ltd. / 6, 27250 - 58 Crescent)**
**Bylaw No. 5704**
**Report 21-53**
**File CD 14-08-0053**

***Recommendation:*** That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704".

Explanation - Bylaw No. 5704

Bylaw 2021 No. 5704 amends the zoning of a property located at 6, 27250 - 58 Crescent to accommodate federally licensed cannabis processing uses on a site specific basis for a 415 square metres (4,470 square feet) strata lot in an existing industrial building located on the property.

Clerk's Note: As the above-noted bylaw does not have prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw.

***Attachments:*** I.1 cd RZ 100636 Agriteks Industries Ltd.pdf

## J. BYLAWS FOR FINAL ADOPTION

**J.1** **Solid Waste Management Bylaw Update**
**Bylaw No. 5467**
**Bylaw No. 5705**
**Report 21-50**
**File ENG 5360-01**

***Recommendation:*** That Council give final reading to "Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705".

Explanation - Bylaw No. 5467

Bylaw 2021 No. 5467 provides updated definitions and incorporates language related to separation of recycling items into new streams because of changes to Metro Vancouver regulations. Further housekeeping amendments are intended to provide clarity through updates to identification of route schedules based on collection type, transition guidelines from private collection to municipal, the initial date of service related to fees, the ability to update the collection map by removing it from the bylaw, the number and types of carts permitted, and maximum cart gross weight allowances.

Explanation - Bylaw No. 5705

Bylaw 2021 No. 5705 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating fine amounts and offences in relation to the Solid Waste Management Bylaw 2016 No. 5200, Amendment Bylaw 2021 No. 5467.

***Attachments:*** J.1 eng Solid Waste Management Bylaw Update.pdf

## K. CORRESPONDENCE

**K.1** **Langley Pos-Abilities Society - Presentation Request**
**File 0550-10**

***Recommendation:*** That Council receive the correspondence from Zosia Ettenberg, Executive Director, Langley Pos-Abilities Society, requesting approval of a 10 minute presentation to Council at the June 14, 2021 Regular Council meeting regarding accessibility issues at the Brookswood plaza.

Clerk's Note: The presentation will also include a funding request for development of an online accessibility map for Langley, BC.

***Attachments:*** K.1 Langley Pos-Abilitis Society - Presentation Request.pdf

**K.2** **Shared Waters Alliance - Presentation Request**
**File 0550-10**

***Recommendation:*** That Council receive the correspondence from Christy Juteau, Conservation Science Director, A Rocha Canada & Core Team, Shared Water Alliance, requesting approval of a presentation to Council. The presentation will advise of current activities of Shared Waters Alliance, areas of alignment with the Township of Langley and opportunities to join together with others to enhance collaboration towards better water quality and improved ecosystem health of Boundary Bay and tributaries flowing into it while also advancing reconciliation.

***Attachments:*** K.2 Shared Waters Alliance - Presentation Request.pdf

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

**K.3** **Graduation Week**
**File 0630-01**

***Recommendation:*** That Council be advised of the request from the Langley School District to light up the 200 Street pedestrian bridge blue and green for Graduation Week June 21 - 25, 2021.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. At the April 26, 2021 Regular Council meeting, Council amended the Proclamation Policy No. 01-121 to include the lighting of infrastructure requests, as they are a form of proclamation.

## L. MINUTES OF COMMITTEES

**L.1** **Heritage Advisory Committee - May 5, 2021**
**Recreation, Culture, and Parks Advisory Committee - May 12, 2021**
**Council Process Committee - May 17, 2021**
**Tree Protection Advisory Committee - May 18, 2021**
**File 0540-20**

***Recommendation:*** That Council adopt the Minutes from the Council Priorities Committee meeting held May 17, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.

***Attachments:*** L.1 Committee Minutes.pdf

**L.2** **Heritage Advisory Committee Recommended Motion**
**File 0540-20**

***Recommendation:*** That Council supports the staff recommendation of maintaining a water feature at the pumphouse by decommissioning the existing well and connecting the pumphouse to municipal water (Option 2), with interpretive signage added to the site to explain the change.

**L.3** **Council Process Committee Recommended Motion**
**File 0540-20**

***Recommendation:*** That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of signs that include the candidate's name to 100 signs.

**L.4** **Council Process Committee Recommended Motion**
**File 0540-20**

***Recommendation:*** That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the size of campaign signs to a maximum of 16 square feet.

**L.5** **Council Process Committee Recommended Motion**
**File 0540-20**

***Recommendation:*** That Council direct staff to enforce the placement and size of political signs pro-actively, not complaint driven.

**L.6** **Tree Protection Advisory Committee Recommended Motion**
**File 0540-20**

***Recommendation:*** That Council approve amending the TPAC Terms of Reference to include a member from the Lower Fraser Aboriginal Society AND the Kwantlen First Nation as voting members on the committee.

## M. MAYOR AND COUNCIL REPORT

## N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

## O. ITEMS FROM PRIOR MEETINGS

The following motion was amended at the January 11, 2021 Council Process Committee meeting to forward the motion back to Council after a presentation from Metro Vancouver:

**O.1** **Murrayville and Brookswood Water Quality Improvements**
**Report 20-125**
**File ENG 5330-27-82**

***Recommendation:*** Moved by Mayor Froese,
Seconded by Councillor Kunst,
That the Council Process Committee recommends that Council direct staff to include funding in the amount of $6,000,000 in the

2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Long,
That this motion be forwarded to Council after a presentation from Metro Vancouver, as contemplated under Item O.4 of Council's Regular Meeting of January 11, 2021, with a request that the presentation be provided as soon as possible.
CARRIED

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

Councillors Arnason, Richter and Woodward opposed

Clerk's Note: Staff provided a presentation to Council at the November 11, 2020 Council Process Committee. At the January 11, 2021 Regular Council meeting, Council requested the motion be brought back for consideration after a presentation from Metro Vancouver. At the May 10, 2021 Regular Council meeting, Metro Vancouver provided a presentation to Council regarding water services. Both staff and Metro Vancouver presentations are included in the agenda package.

Staff recommend that Council direct staff to continue the historic practice of ensuring a blended source of water supply, utilizing local aquifers, production wells and regional Metro Vancouver water supply for social, economic and environmental sustainability reasons, given the significant investment in assets, equipment and human resources over the years. Further, the blended system will ensure continued resiliency of the municipal water network, as groundwater is generally less susceptible to bacterial pollution than surface water, due to the lower level of exposure and because of the interaction between soils and ground water providing an added level of filtration and screening; particularly during natural or human caused emergencies.

Proceeding with the design and construction of the treatment plant, as recommended by staff to treat the elevated levels of iron and manganese in the Murrayville and Brookswood areas will allow resumption of the use of groundwater supplies in a sustainable manner based on a rigorous monitoring regime to ensure natural replenishment of the ground water, consistent with the Township's Sustainability Charter and recently adopted Climate Action Strategy.

***Attachments:*** O.1 eng Murrayville Water Quality Improvements.pdf

## P. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

## Q. OTHER BUSINESS

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

**Q.1 Fire Safety Plan and Framework**

***Recommendation:*** Whereas overarching Township policies arising from smart growth, climate mitigation, proximity to services and other necessary public policy goals have created more compact communities that are designed around reduced property line setbacks and significantly increased densities within core areas;

Whereas wood frame construction buildings and their surroundings are particularly vulnerable during the construction phase due to the lack of installation of firewalls, fire doors, sprinklers, or other fire safety related infrastructures, which installations can delay fire transference both within the building and to other nearby structures;

Whereas the Township of Langley's existing Fire Safety Plan (FSP) is a strategic foundational document designed to address fire prevention, safety, fire control and related issues for new construction based on best management practices;

Whereas the current FSP is a list of compliance measures aligned with broader mandatory construction and fire regulations; and

Whereas it is necessary and desirable that public safety be enhanced and property destruction be minimized, through the implementation of critical mandatory features embedded within the FSP strategy;

Therefore be it resolved that the Township's Fire Chief undertake a review of the existing FSP and framework for the purpose of providing information for Council's review and consideration with respect to potential recommendations regarding the development of legally enforceable protocols consistent with best practices, and within the context of current regulatory frameworks, provincial statutes, and municipal bylaws, to effect policy changes that would reduce the likelihood of significant structural and property damage to adjacent buildings and the local environment arising from construction-related fire incidents within vulnerable timber-framed apartments, multi- family townhouses, and mixed-use complexes in the Township.

***Attachments:*** Q.1 Pre-Fire Planning Process.pdf

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

**Q.2 Township of Langley Restart Plan**

***Recommendation:*** Whereas:

1. The Province of British Columbia has now released a four step restart plan with specific "earliest dates" and required prerequisites from May 25, 2021 to September 7, 2021;

2. The Township of Langley has multiple recreational programs currently suspended with no confirmed timeline to resume, such as Active Beyond the Bell, summer camps, and so on; and

3. The Township of Langley has multiple facilities still closed with no confirmed timeline to reopen, such as the Civic Facility, Museums, Field Houses and Ice Arenas.

Therefore be it resolved that staff be directed to outline to Council a Township of Langley Restart Plan for suspended programs and closed facilities aligned with the prerequisites and dates currently outlined by the Province of British Columbia, subject to the availability of guidance from authoritative sports organizations, and subject to change as future events and the ongoing Provincial State of Emergency may require.

## R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (a) Personnel;
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) (a) Personnel;
Item H.2 - Section 90(1) (b) Personal; and
Item H.3 - Section 90(1) (e) Property; (k) Negotiations.

## S. TERMINATE

Township of Langley
Est. 1873

# REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, May 10, 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, D. Davis, 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, K. Stepto, and R. Welfing

## A. ADOPTION AND RECEIPT OF AGENDA ITEMS

### 1. Regular Council Meeting – May 10, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 10, 2021, with the addition of Item C.2.

**AMENDMENT**
Moved by Councillor Long,
Seconded by Councillor Arnason,
That item P.1 be removed from the agenda.
**DEFEATED**

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

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

**Clerk's Note:** Item C.2 was added to the agenda.

## B. ADOPTION OF MINUTES

### 1. Regular Council Meeting – April 26, 2021

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Council meeting held April 26, 2021.
**CARRIED**

## C. DELEGATIONS

### 1. Cheryl Wiens
File 0550-07

Cheryl Wiens appeared before Council to discuss the Active Beyond the Bell program (ABTB) and the draft Child Care Action Plan.
She commented that Council has yet to approve the Child Care Action Plan which states that Priority 5 in the Plan is to enhance before-and after-school recreation programming as a means of childcare for school age children, given the limited availability of licensed child care. In the Township of Langley, there are 10.2 childcare spaces available per 100 children for kids age 6-12. The City of Surrey and the City of Abbotsford are currently taking registrations for Beyond the Bell for the 2021/2022 season. She asked for continued staff participation on the Langley Children Committee and for Council to approve the Child Care action Plan at their earliest convenience.

**COUNCILLOR DECLARES CONFLICT OF INTEREST**
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest and left the meeting at 1:11pm.

### 2. Gord Klassen
**Site Line Architecture**
File 0550-07

Gord Klassen, Site Line Architecture, appeared before Council to discuss the Statewood Properties project in Fort Langley. He stated that the existing buildings on the property will be demolished in order to build a new 3,630 square foot restaurant with a large patio. Parking and garbage will be in the back of the building. The patio will be fenced as it is a licensed facility.

The agenda order was varied.

## E. REPORTS TO COUNCIL

### 2. Heritage Alteration Permit Application No. 101197 (Statewood Properties Ltd. / 9213 and 9217 Glover Road) Report 21-52

File CD 11-33-0135

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council authorize issuance of Heritage Alteration Permit No. 101197 for properties located at 9213 and 9217 Glover Road, to allow construction of a 337 square metre (3,630 square foot) restaurant building 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. Consolidation of the properties in substantial compliance with Schedule “A”;
c. Landscape plans being in substantial compliance with Schedule “B” and the Township’s Street Tree and Boulevard Planting Policy;
d. 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);
e. All signage being in substantial compliance with Schedule “A”, the Fort Langley Building Façade Design Guidelines and the Township’s Sign Bylaw, and architecturally compatible with the building;
f. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and,
g. All refuse areas to be located inside the building or alternatively screened from view from adjacent roads by compatible architectural treatments in substantial compliance with Schedule “A”.

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

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;

## E. REPORTS TO COUNCIL

e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and Building Permit Administration Fees.

**MOTION TO TABLE ITEM E.2**
Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That item E.2 be tabled until after item D.1
**CARRIED**

Councillor Woodward re-entered the meeting at 1:47pm.

## D. PRESENTATIONS

### 1. Metro Vancouver Water Services

Jerry Dobrovolny, Commissioner / Chief Administrative Officer, and Marilyn Towill, General Manager, Water Services, Metro Vancouver, provided a presentation regarding water services. They stated that drinking water is supplied to the Township of Langley primarily from the Coquitlam Reservoir. Water is supplied via four direct connections and the Jericho reservoir which is nearing completion in summer 2021 and will be the primary supply point for the Township. Metro Vancouver provides microbial, chemical, and physical analyses of source and treated waters. 60% of water consumed in the Township is from Metro Vancouver. Metro Vancouver's plans for water conservation include a Drinking Water Management Plan, residential water metering, and a Drinking Water Conservation Plan. Planning for the future includes the Water Supply Outlook 2120 plan which will evaluate the resilience of water supply system to events such as earthquakes, climate change, natural hazards, and power outages, focus on conservation initiatives, and partnerships with universities and industry. Region-wide, over $450M will be spent per year over the next ten years on growth, resiliency, and system maintenance projects.

**COUNCILLOR DECLARES CONFLICT OF INTEREST**
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest and left the meeting at 3:05pm.

## E. REPORTS TO COUNCIL

**ITEM E.2 LIFTED FROM THE TABLE**
Item E.2 was lifted from the table.

**2. Heritage Alteration Permit Application No. 101197 (Statewood Properties Ltd. / 9213 and 9217 Glover Road) Report 21-52**
File CD 11-33-0135

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council authorize issuance of Heritage Alteration Permit No. 101197 for properties located at 9213 and 9217 Glover Road, to allow construction of a 337 square metre (3,630 square foot) restaurant building 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. Consolidation of the properties in substantial compliance with Schedule “A”;
c. Landscape plans being in substantial compliance with Schedule “B” and the Township’s Street Tree and Boulevard Planting Policy;
d. 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);
e. All signage being in substantial compliance with Schedule “A”, the Fort Langley Building Façade Design Guidelines and the Township’s Sign Bylaw, and architecturally compatible with the building;
f. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and,
g. All refuse areas to be located inside the building or alternatively screened from view from adjacent roads by compatible architectural treatments in substantial compliance with Schedule “A”.

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

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and

## E. REPORTS TO COUNCIL

Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;

e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and Building Permit Administration Fees.

**CARRIED**

Councillors Arnason and Long opposed

**MEETING RECESSED**
The meeting recessed at 3:23pm.

**MEETING RECONVENED**
The meeting reconvened at 3:30pm.

Councillor Woodward re-entered the meeting at 3:30pm.

## D PRESENTATIONS

### 2. Agricultural Land Commission Application No. 62184 (Lloyd / 7710 – 232 Street)

R. Welfing provided a presentation regarding Agricultural Land Commission Application No. 62184 (Lloyd / 7710 – 232 Street). He noted that the application is for retention of 740$m^3$ soil deposited to construct a 4,000 $ft^2$ storage building, a winter storage for bee-hives, and a leased space for a landscape stock and Christmas tree operations. The neighbouring Johnson farm initially applied to the ALC in August 2016 for non-farm use, but the application was cancelled by the ALC in February 2020. The Johnson's re-applied to the ALC on March 16, 2021 and a report to Council is pending. Gravel has been deposited without permit along the northern property line of the Lloyd farm. This gravel will be used for scaffold storage for a construction company. Drainage is a concern for the neighbouring property. Referral of the application to the ALC and permit process would allow for inclusion of permit conditions (i.e. a drainage study), and non-referral would require removal of material and the current drainage situation remains.

## N. ITEMS FROM PRIOR MEETINGS

**1. Agricultural Land Commission Application No. 62184**
**(Lloyd / 7710 – 232 Street)**
**Report 21-42**
File ENG SO1434

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council consider the non-farm use application for property at 7710 – 232 Street, submitted by the owner, to allow retention of soil deposited for a proposed new storage building and refer the application to the provincial Agricultural Land Commission (ALC) for consideration based on the agricultural merits of the application.
**CARRIED**

Councillors Ferguson and Richter opposed

The agenda order then resumed.

## E. REPORTS TO COUNCIL

**1. Development Variance Permit Application No. 100136**
**(Gill / 1264907 BC Ltd. / 1265636 BC Ltd. /**
**20507 – 70 Avenue)**
**Report 21-51**
File CD 08-14-0188

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council authorize issuance of Development Variance Permit No. 100136 for property located at 20507 – 70 Avenue subject to the following:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements of the Residential Zone R-1A from 12.0 m (39.4 ft) to 11.8 m (38.7 ft) for Lots 2, 3, 4 and 5 as indicated in Schedule A.

**CARRIED**

Councillor Arnason opposed

**3. Policy 07-164: Developer Held Public Information Meetings –**
**Virtual Meeting Requirements**
**Report 21-55**
File CD 0340-050-CDEV1

Moved by Councillor Long,
Seconded by Councillor Davis,

## E. REPORTS TO COUNCIL

That Council amend Policy 07-164 Developer Held Public Information Meetings to add requirements for a virtual format as presented in Attachment A to this report.
**CARRIED**

**4. Environmental Compensation on Municipal Lands**
**Report 21-57**
File CD 6440-03-001

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.

**REFERRAL**
Moved by Councillor Richter,
Seconded by Councillor Davis,
That this matter be referred to staff for a presentation at a future Regular Council meeting.
**CARRIED**

**5. Smith Neighbourhood Plan – Servicing Options**
**Report 21-54**
File CD LRP00010

Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That Council receive the options presented in this report with respect to major servicing requirements associated with the Smith Neighbourhood Plan.
**CARRIED**

## F. BYLAWS FOR FIRST AND SECOND READING

**1. Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street)**
**Bylaw No. 5706**
**Bylaw No. 5707**
**Bylaw No. 5708**
**Report 21-56**
File CD 14-07-0056

## F. BYLAWS FOR FIRST AND SECOND READING

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land located at the northeast corner of 264 Street and 56 Avenue to General Industrial Zone M-2 to facilitate the future industrial development of the site subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;

## F. BYLAWS FOR FIRST AND SECOND READING

10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707.

**REFERRAL**
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street) be referred to the Council Process Committee as item four on the list of topics, for a more complete, unfettered discussion and debate.

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the Referral be amended to refer the matter to the Council Process Committee as item one, instead of item four.
**CARRIED**

Mayor Froese opposed

## F. BYLAWS FOR FIRST AND SECOND READING

**REFERRAL, AS AMENDED**
The question was called on the Referral, as amended, and it was
**CARRIED**

Mayor Froese and Councillor Arnason, Kunst, and Long opposed

**2. Rezoning Application No. 100636**
**(Agriteks Industries Ltd. / 6, 27250 – 58 Crescent)**
**Bylaw No. 5704**
**Report 21-53**
File CD 14-08-0053

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704 to amend Heavy Industrial Zone M-3 to accommodate federally licensed analytical cannabis testing uses on a site specific basis for property located within a 415 square metres (4,470 square feet) strata lot located at 6, 27250 – 58 Crescent; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5704.
**CARRIED**

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**1. Solid Waste Management Bylaw Update**
**Bylaw No. 5467**
**Bylaw No. 5705**
**Report 21-50**
File ENG 5360-01

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first, second and third reading to Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467; and

That Council give first, second and third reading to Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705.
**CARRIED**

## G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**MOTION**
Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council direct staff to provide a report with options on more enforcement of road-side dumping.
**CARRIED**

## H. BYLAWS FOR CONSIDERATION AT THIRD READING

**1. Rezoning Application No. 100652**
**(Alvair Development Ltd. / 7146 – 206 Street and 7175 – 207 Street)**
**Bylaw No. 5701**
**Report 21-43**
File CD 08-14-0227

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Alvair Development Ltd.) Bylaw 2021 No. 5701".
**CARRIED**

## I. BYLAWS FOR FINAL ADOPTION

## J. CORRESPONDENCE

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

**1. Consent to Metro Vancouver Regional District Mosquito Control Service Amending Bylaw**
File 0400-65

Letter from Chris Plagnol, Corporate Officer, Metro Vancouver, requesting the Township of Langley Council consent on behalf of the electors, to the adoption of the Mosquito Control Service Amending Bylaw.

**MOTION**
Moved by Councillor Long,
Seconded by Councillor Arnason,
The Township of Langley Council consents to the approval of the adoption of Metro Vancouver Regional District Mosquito Control Service Amending

## J. CORRESPONDENCE

Bylaw No. 1320, 2021 on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent.
**CARRIED**

**2. Moratorium on Wolf Hunting in BC**
File 0400-20

Correspondence from Barb Murray, Bears Matter Consulting, requesting letters of support be sent to Minister Conroy, Minister Heyman and Premier Horgan requesting a moratorium on recreational hunting of wolves in BC.

**3. Child Care Month**
File 0630-01

Correspondence from Pamela Wallberg, Child Care Professionals of BC, requesting the month of May be proclaimed as Child Care Month or May 21 be proclaimed as Child Care Appreciation Day.

**4. Action Against Anti-Asian Racism**
File 0630-01

Correspondence from Doris Mah, Stand With Asians Coalition (SWAC) Organizer, requesting May 10 be proclaimed as the Day of Action Against Anti-Asian Racism.

## K. MINUTES OF COMMITTEES

**1. Tree Protection Advisory Committee – April 20, 2021**
**Seniors Advisory Committee – April 21, 2021**
**Agricultural Advisory and Economic Enhancement Committee – April 28, 2021**
File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
**CARRIED**

## L. MAYOR AND COUNCIL REPORT

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

Councillor Whitmarsh reported that he attended the first Community Forest Management Strategy Virtual Open House on May 6. The next Open House will be in September.

## M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended the Metro Vancouver Indigenous Committee.

Councillor Arnason reported that she attended a Fraser Valley Regional Library Board meeting.

## O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

## P. OTHER BUSINESS

### 1. Rezoning and Potential Disposition of Fraser Highway and 272 Street

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

1. Maximizing the overall, future quality of downtown Aldergrove's pedestrian realm is a critical element underlying the Aldergrove Core Area Plan;

2. Prioritizing high-quality, walkable urban design for mixed-use urban areas is a significant factor that determines their overall livability, desirability and long-term commercial success;

3. Time should be of the essence in proceeding with improvement and revitalization of downtown Aldergrove within the Aldergrove Core Area Plan area, including the timely redevelopment of the site known as the "Alder Inn";

4. Additional widening of Fraser Highway to four travel lanes and two parking lanes through downtown Aldergrove, intended as a walkable area, will further irreparably degrade its pedestrian realm; and

5. The Township of Langley Master Transportation Plan contemplates alternative strategies and flexibility beyond requiring further widening of Fraser Highway within downtown Aldergrove's Core Area Plan areas, such as parking adjustments during peak hours (Master Transportation Plan, Pages 30, 46).

Therefore be it resolved that Council hereby directs staff as follows:

## P. OTHER BUSINESS

A. To initiate a land rezoning and consolidation of the three bare land parcels (Parcels A, B, and C) consistent with the Aldergrove Community Plan and Report to Council 20-71 dated June 15, 2020, Option 3, with ground-level commercial floor space with minimal front and side yard setbacks, a maximum density of 84 residential units, and a minimum of four stories;

B. To initiate the rezoning, public input, public hearing and parcel consolidation process on an “fast-track” basis, to be completed as soon as possible;

C. To proceed to completion and final adoption of a rezoning bylaw, subject to public input, with a restrictive covenant to the benefit of the Township of Langley requiring that all applicable Development Cost Charges (DCCs) that may or may not be payable are paid prior to the commencement of construction, or throughout, as per applicable policies and bylaws;

D. Not proceed with additional road widening of Fraser Highway and/or 272 Street into Parcel A, but instead proceed to review and consider the parking lane and other policy alternatives outlined within the Transportation Master Plan unique to this section of Fraser Highway through downtown Aldergrove;

E. Report back to Council, as soon as practical, to initiate a public and transparent Expression of Interest, or a similar, functionally equivalent, process, to ultimately dispose of a rezoned and consolidated subject site ready for redevelopment via Development Permit; and further

Be it resolved that Council hereby directs staff to postpone the so-called “Aldergrove Public Plaza” expenditure of $250,000 until further directed by Council to proceed, hereby referred to the 2022 budget process for further consideration at that time.

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

**MOTION 1**
Be it resolved that Council hereby directs staff as follows:

A. To initiate a land rezoning and consolidation of the three bare land parcels (Parcels A, B, and C) consistent with the Aldergrove Community Plan and Report to Council 20-71 dated June 15, 2020, Option 3, with ground-level commercial floor space with minimal front and side yard setbacks, a maximum density of 84 residential units, and a minimum of four stories;

## P. OTHER BUSINESS

B. To initiate the rezoning, public input, public hearing and parcel consolidation process on an “fast-track” basis, to be completed as soon as possible;

C. To proceed to completion and final adoption of a rezoning bylaw, subject to public input, with a restrictive covenant to the benefit of the Township of Langley requiring that all applicable Development Cost Charges (DCCs) that may or may not be payable are paid prior to the commencement of construction, or throughout, as per applicable policies and bylaws;

D. Not proceed with additional road widening of Fraser Highway and/or 272 Street into Parcel A, but instead proceed to review and consider the parking lane and other policy alternatives outlined within the Transportation Master Plan unique to this section of Fraser Highway through downtown Aldergrove;

E. Report back to Council, as soon as practical, to initiate a public and transparent Expression of Interest, or a similar, functionally equivalent, process, to ultimately dispose of a rezoned and consolidated subject site ready for redevelopment via Development Permit.

**AMENDMENT**
Moved by Mayor Froese,
Seconded by Councillor Woodward,
That Item D be amended to ask staff to report back on other options as opposed to road widening of Fraser Highway and/or 272 Street into Parcel A.
**CARRIED**

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the potential proponent have the intent to commence development within two years of purchase or be required to construct a public plaza until development begins.
**CARRIED**

Councillors Arnason and Long opposed

**MOTION 1, AS AMENDED**
The question was called on Motion 1, as amended, and it was
**CARRIED**

Councillor Long opposed

**MOTION 2**

## P. OTHER BUSINESS

Be it resolved that Council hereby directs staff to postpone the so-called "Aldergrove Public Plaza" expenditure of $250,000 until further directed by Council to proceed, hereby referred to the 2022 budget process for further consideration at that time.

**REFERRAL**
Moved by Councillor Long,
Seconded by Councillor Arnason,
That this motion be referred to staff for a report on what the Public Plaza will include and cost implications.
**CARRIED**

Councillors Ferguson, Richter, and Woodward opposed

**2. Solidarity with Farmers in India**

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

1. The Indian government made significant changes to agricultural laws without consulting farmer organizations;

2. These changes, in the opinion of the farmers, severely, negatively impacts their livelihood by:

    a. Not granting minimum support price in the law;
    b. Allowing traders to stockpile product to create shortages to increase price to the consumer;
    c. Having dispute resolution between farmers and corporations under contract farmers outside the judicial system;

3. A majority of Indian farmers are small farmers farming less than 5 acres of land. They decide what they want to plant to meet their family needs rather than planting crops to fulfill corporate needs;
4. More than 60% of the Indian population relies on farming;

5. Due to high unemployment in the unskilled labour pool, the livelihood of families displaced by these laws will be severely, negatively impacted;

6. Lending our voice to support India's farmers lends support for the principle that in Canada and around the world local farmers are indispensable to the social fabric of any country; and

7. The BC Provincial Government has joined all major federal political parties in speaking out against these legislative changes, and the Township of Langley should as well.

## P. OTHER BUSINESS

Therefore be it resolved that Township of Langley Council stands in solidarity with the Indian farmers and their families in their time of need.

**AMENDMENT**
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the motion be amended to say that Council send a letter of advocacy to the Federal Government asking them to use their international affairs jurisdiction to help as much as possible, and to send a copy of the letter to Langley MP's.
**CARRIED**

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

## Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
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 F.1 - Section 90(1) (g) Legal;
Item F.2 - Section 90(2) (b) Intergovernmental Relations;
Item F.3 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (i) Solicitor-Client Privilege;
Item G.2 - Section 90(1) (e) Property; (k) Negotiations;
Item H.1 - Section 90(1) (a) Personnel;
Item H.2 - Section 90(2)(b) Intergovernmental Relations;
Item H.3 - Section 90(1) (e) Property; and
Item H.4 - Section 90(1) (a) Personnel.
**CARRIED**

## R. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 6:33pm.
**CARRIED**

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

# REGULAR MEETING OF TOWNSHIP COUNCIL

## FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, May 10, 2021 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

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

M. Bakken and R. Seifi

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

## A. ADOPTION AND RECEIPT OF AGENDA ITEMS

### 1. Regular Meeting for Public Hearing and Development Permits – May 10, 2021

Moved by Councillor Arnason,
Seconded by Counicllor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held May 10, 2021.
**CARRIED**

## B. DEVELOPMENT PERMITS

## C. PUBLIC HEARING

**1. Official Community Plan Amendment and Rezoning Application No. 100207 and Development Permit Application No. 101106 (Streetside Developments / 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and Lands in the 6900 Block of 202B Street)**
**Bylaw No. 5702**
**Bylaw No. 5703**
**Report 21-41**
File CD 08-14-0218

**"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702"; and**

**"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5703"**

**Explanation – Bylaw No. 5702**

S. Richardson explained that Bylaw 2021 No. 5702 amends the designation of a portion of properties located at 6941 and 6961 – 204 Street in the Central Gordon Estate Neighbourhood Plan to accommodate a townhouse development (including ten (10) live/work units) on lands located at 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and lands in the 6900 Block of 202B Street. 569 Public Notices were mailed out.

**Explanation – Bylaw No. 5703**

S. Richardson explained that Bylaw 2021 No. 5703 rezones land at 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and lands in the 6900 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-159 to permit a comprehensive development consisting of 223 townhouse units and ten (10) live/work townhouse units.

**Development Permit No. 101106**

Running concurrently with this Bylaw is Development Permit No. 101106 (Streetside Developments / 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and Lands in the 6900 Block of 202B 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;

## C. PUBLIC HEARING

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

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

**Submissions from the public:**

The following written submissions were received from the public:

1. Dalvir Singh Sandhera, Apna Group, expressing support for the project as it conforms to the Neighbourhood Community Plan and will contribute to the future vision of the neighbourhood.
2. D. Bailey, a Langley resident, expressing concerns about roads not being wide enough to accommodate extra traffic and the strain on local schools with the increase of children.
3. C. McArthur, a Langley resident, expressing concerns about less street parking, depreciation of home values, and losing green space.
4. Harp Saran, Quarry-Rock Developments, expressing support for the project as it conforms to the Neighbourhood Community Plan and will contribute to the future vision of the neighbourhood.
5. B. Richert, a Langley resident, expressing concerns about the number of significant trees that have been removed.
6. W. Martin, a Langley resident, expressing concerns about fire prevention during construction and also asking for the building to be zero energy project and include EV charging stations with the parking,

**MOTION**
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702”; and

## C. PUBLIC HEARING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5703".
**CARRIED**

Councillor Woodward opposed

**MOTION**
Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5703".
**CARRIED**

Councillor Richter opposed

## D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 7:10pm.
**CARRIED**

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

**Suzanne Little**

**From:** do_not_reply@notifications.tol.ca
**Sent:** Thursday, May 13, 2021 4:48 PM
**To:** legservicesinfo
**Subject:** New Response Completed for Delegation Requests by Barry Dashner

Please note the following response to Delegation Requests has been submitted at Thursday May 13th 2021 4:47 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  5/31/2021
- **Name of delegate or organization wishing to appear**
  Fort Langley Project
- **Topic**
  Fort Langley Streetscape Upgrades
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Referral to staff
- **Desired resolution**
  Improvement of the Fort Langley Streetscape
- **Full name**
  Barry Dashner
- **Email address**
  s.22(1)
- **Address**
  s.22(1)
- **Primary Phone**
  s.22(1)

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

**From:** do_not_reply@notifications.tol.ca
**To:** legservicesinfo
**Subject:** New Response Completed for Delegation Requests by Christine Bishop
**Date:** Monday, May 24, 2021 11:51:48 AM

Please note the following response to Delegation Requests has been submitted at Monday May 24th 2021 11:50 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  5/31/2021
- **Name of delegate or organization wishing to appear**
  Christine Bishop and Christy Juteau
- **Topic**
  Horne Pit development and environmental protection
- **Purpose of presentation**
  Other
- **for other, describe here:**
  Request information - riparian area assessment, fisheries review, development plans, and share environmental concerns
- **Desired resolution**
  Direct staff to provide relevant environmental studies. Enable opportunity for community members to provide input on ecological sensitivities in Horne Pit wetlands. Commitment to protect integrity of Horne Pit wetlands and the wider Little Campbell (Tatalu) watershed throughout development of Township lands surrounding Horne Pit.
- **Full name**
  Christine Bishop
- **Email address**
  s.22(1)
- **Address**
  s.22(1)

Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 10, 2021 - REGULAR MEETING | **REPORT:** | 21-57 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 6440-03-001 |
| **SUBJECT:** | ENVIRONMENTAL COMPENSATION ON MUNICIPAL LANDS | | |

**RECOMMENDATION:**

**That** Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.

**EXECUTIVE SUMMARY:**

There are often environmental protection requirements associated with development that cannot be addressed on private property without impacting the economic viability of a project. In such circumstances, there may be opportunities for proponents to provide the required environmental compensation works on public lands, subject to technical requirements and conditions.

However, provincial legislation prohibits a local government from extending a benefit, advantage, or otherwise providing assistance to a private business.

To ensure the Township does not convey a benefit to a private business or a private property owner, and subject to Council endorsement, it is recommended that staff be directed to proceed with the development of a policy framework that would provide for location of environmental compensation on municipal lands. This is a process that has been established in a number of other municipalities in the region and considered to be acceptable based on discussions with legal counsel.

Subject to Council's approval, a policy framework could be developed that would be applied consistently, based on technical requirements being met, including availability of appropriately located lands. Such a policy is anticipated to assist with generating revenues required to address municipal needs including ongoing operating and maintenance requirements of related environmentally protected areas. If endorsed by Council, the policy would be structured to ensure the municipality does not extend a benefit to private property owners; and further, does not incur ongoing maintenance responsibilities and obligations through execution of a partnering agreement that is anticipated to provide financial compensation for the opportunity.

**PURPOSE:**

The purpose of this report is to seek Council approval for staff to proceed with the preparation of a policy document to provide for a regulatory framework to accommodate environmental compensation work related to development on municipal lands, based on appropriate consideration.

**BACKGROUND/HISTORY:**

There are regulations relating to environmental protection and enhancement at all levels of government with some jurisdictional overlap pertaining to streams, riparian areas, wildlife, and associated habitat areas.

Developers are required to comply with said regulatory requirements. This is typically achieved through establishment of areas on private property by setting aside environmental protection areas otherwise on development lands to situate works designed by a Qualified Environmental Professional (QEP) to compensate for development impacts.

On occasion, a development proponent may not have the land necessary to suitably provide compensation for environmental protection purposes while facilitating an economically viable development project. In such circumstances, there may be opportunities for the development proponents, subject to technical requirements being addressed such as location within the same watershed, to provide the necessary compensation works on public lands.

However, allowing private developers to use public lands to reduce, eliminate, or address environmental compensation works that is otherwise necessary pursuant to applicable regulations to facilitate development is contrary to the provisions of provincial legislation. Specifically, section 25 of the *Community Charter* prohibits local government providing assistance to a business through a grant, benefit, or advantage.

**DISCUSSION/ANALYSIS:**

With the above as background and based on a review of practices in other jurisdictions as well as general discussion with Township legal counsel, it is believed a policy framework can be created subject to Council endorsement that would provide interested proponents with a mechanism to compensate the Township for allowing placement of works on municipal lands.

Creation of a policy framework that would provide for execution of agreements with proponents wishing to place environmental compensation works on Township lands, subject to Township receipt of satisfactory financial compensation, would be within Council's area of authority. This policy, subject to Council's approval, would be applied consistently to all development proponents subject to certain technical criteria being met such as availability of appropriately located public lands. It would be used to generate revenue, ultimately for public benefit, likely based on a formula using the incremental value added to the development lands as commensurate compensation as part of a contemplated partnering agreement.

If endorsed by Council, such a policy would be used to implement improvements on existing parkland at no cost to the Township, with ongoing maintenance costs addressed as part of the partnering agreement. While structured to ensure: a) no extension of benefit to private business; and b) no inheritance of liability in terms of ongoing maintenance, the policy could be considered in similar light as an amenity framework. It will allow the Township to generate revenues and work with the development community to increase, enhance, and protect environmentally sensitive areas throughout the Township.

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 - REGULAR MEETING | **REPORT:** | 21-64 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 6125-20 APPS1 |
| **SUBJECT:** | ALDERGROVE INTERIM PUBLIC PLAZA UPDATE | | |

**RECOMMENDATION:**

**That** Council receive the Aldergrove Interim Public Plaza Update report for information and provide direction to staff based on the information presented and outlined in the Financial Implications section of this report.

**EXECUTIVE SUMMARY:**

This report is in response to the May 10, 2021 Council resolution for staff to report on what the interim Aldergrove Public Plaza was contemplated to include, complete with cost implications.

The proposed interim use public plaza can be divided into two categories of work which are the general site preparation and servicing and the landscaping and public use features. The proposed landscaping and public use features have been developed in response to public feedback received.

The cost estimate forming the basis of the budget, intended as a funding envelope and presented to Council as part of the 2021 budget process, was completed without the benefit of detailed design work and was based on a conceptual design only. Accordingly, it included a high-level contingency rate of 25% reflective of uncertainties typically associated with a Class D cost estimate. Having refined the design, staff believes that a lower level of contingency of 15% (Class B) can be reasonably applied. In addition, subject to Council's approval, paving and associated necessary drainage work as well as the electrical and water servicing may be eliminated from the scope of works resulting in a potential reduction in the anticipated costs from approximately $250,000 to $150,000, including consulting fees of $32,000.

Staff note that the modular pieces included in the budget generally described as containers, planters, benches, tables, and chairs, can be stored at the Operations facility and utilized at other locations as needed. Should Council wish to have the space available for public use for potential Canada Day activities, it would be necessary for staff to be directed to proceed with the preferred scope of work to ensure timely commencement of the procurement of the project.

The following three options are available at a high level, subject to Council direction: a) proceed based on the original scope; b) proceed based on the modified scope; or c) do not proceed with the project and the interim works. Alternatively, Council may wish to review the merits of each feature, weigh its value and priority against the anticipated budgetary envelope, and provide direction to staff on whether to retain, eliminate, or modify some or all of the interim public plaza features.

**PURPOSE:**

The purpose of this report is to provide an update to Mayor and Council on the progress, cost, and features proposed for the interim use of the Aldergrove Plaza as a public space and seek Council direction before proceeding toward the tendering and construction process.

**BACKGROUND/HISTORY:**

Staff have been taking steps to implement Council's directive pursuant to the input received from the public as outlined in the December 3, 2020 Council memorandum, presented as Attachment A to this report.

At its Regular Meeting on December 2, 2019, Council referred a motion to staff for a report on future development options, timelines, and potential interim uses for the properties referred to as the former Alder Inn site. In response, staff provided Council with a report on June 15, 2020, detailing the various options for interim and ultimate uses on the site. The report presented potential ultimate development options, timelines and interim uses for Council's consideration. Council deferred the matter to its July 13, 2020 meeting, at which time Council directed staff to proceed with a public engagement process to obtain community input on the contemplated potential interim uses.

As directed by Council, staff conducted a public engagement process consisting of on-line surveys. The results of the public input engagement process were subsequently presented to Council as part of a report on October 26, 2020. While ultimate development options were to be the subject of a parallel review and consideration process by Council, the results of the public input with respect to interim uses were summarized for Council as part of the December 3, 2020 memorandum; with the construction of a flexible outdoor plaza for public use having been identified as the preferred option, based on the public feedback.

Accordingly, and as outlined in the memorandum, an amount of $250,000 was included in the 2021 capital budget for the design and construction of the outdoor plaza as the preferred community option for Council's consideration of approval.

Staff provided a further update on the status, design, and costs in the May 3, 2021 Council memorandum which is presented as Attachment B to this report for Council's convenient reference.

Subsequent to the approval of the 2021 budget, staff proceeded with the detailed process utilizing the services of an external professional engineering consultant based on the conceptual plans created following the public engagement process. The project is currently nearing completion of the detailed design phase with the scope of work including site servicing, surface improvements, decorative fencing, landscaping, public art opportunities, modular planters, furnishings, and features that can be used in a variety of circumstances and locations throughout the Township, with space allocated for community uses and special events, all subject to Council direction.

At its most recent meting on May 10, 2021, Council directed staff to prepare a report on what the interim Aldergrove Public Plaza is proposed to include, complete with cost implications.

**DISCUSSION/ANALYSIS:**

The interim uses on the proposed public plaza can be divided into two categories of work:

A. Site preparation and servicing; and
B. Landscaping and public use features.

The proposed landscape and public use features have been developed in response to the public feedback received. Council may wish to review the merits of each feature, weigh their priority against the anticipated budgetary envelope, and provide direction to staff on whether to retain, eliminate, or modify some or all of the public plaza features.

**Financial Implications:**

The current Parks Capital budget allocation of $250,000 is anticipated to be able to be funded from the Community Amenity Fund, as envisioned in the 2021 budget.

As can be noted, the budgetary envelope, established without the benefit of a detailed design, includes a contingency amount of 25%, which is typical of that level (Class D) of a cost estimate in consideration of associated uncertainties and further to allow for potential variances.

The following table summarizes the cost estimate used for budgeting purposes based on the conceptual design, as described above and incorporated in the 2021 budget:

| **Original Class D Cost Estimate (Paved Surface)** | | | | |
|---|---|---|---|---|
| Part A | Description | Estimate | 25% Contingency | Budget |
| 1 | Asphalt Surfacing & Drainage | $72,500 | $18,125 | $90,625 |
| 2 | Electrical and Water Servicing | $20,000 | $5,000 | $25,000 |
| TOTAL A | | | | $115,625 |
| Part B | Description | Estimate | 25% Contingency | Budget |
| 1 | Decorative Fence | $8,000 | $2,000 | $10,000 |
| 2 | Storage Container | $15,000 | $3,750 | $18,750 |
| 3 | Overhead Lighting | $3,000 | $750 | $3,750 |
| 4 | Modular Pieces (Planters, Seating, etc.) | $78,200 | $19,550 | $97,750 |
| TOTAL B | | | | $130,250 |
| **TOTAL ESTIMATE** | | | | **$250,000** |

Having completed the detailed design work, a lower level of contingency at 15% would be more appropriate to be applied. In addition, the following table eliminates the previously anticipated paving, drainage, water, and electrical components, with the intent of reducing overall costs.

| **Modified Class C Cost Estimate (Gravel Surface)** | | | | |
|---|---|---|---|---|
| Part A | Description | Estimate | 15% Contingency | Budget |
| 1 | Gravel Surfacing (Re & Re) | $10,000 | $1,500 | $11,500 |
| TOTAL A | | | | $11,500 |
| Part B | Description | Estimate | 15% Contingency | Budget |
| 1 | Decorative Fence* | $0 | $0 | $0 |
| 2 | Storage Container | $4,000 | $600 | $4,600 |
| 3 | Overhead Lighting** | $3,000 | $450 | $3,450 |
| 4 | Modular Pieces (Planters, Seating, etc.) | $84,000 | $12,600 | $96,600 |
| TOTAL B | | | | $104,650 |
| Consulting Fees | | | | $32,000 |
| **TOTAL ESTIMATE** | | | | **$150,000** |

*Decorative Fence has been integrated with modular seating clusters
**Overhead Lighting re-uses existing temporary electrical service for Christmas Tree

Staff note that the modular pieces, included in Part B above, typically comprising of containers, planters, benches, tables, and chairs, can be stored and utilized at other locations.

Should Council wish to have the space available for public use for potential Canada Day activities, staff should be directed to proceed with the preferred scope of work so staff can proceed with the procurement phase of the project.

Respectfully submitted,

Chris Marshall
MANAGER, PARKS DESIGN AND DEVELOPMENT
for
ENGINEERING DIVISION

ATTACHMENT A – Memo to Council December 3, 2020

ATTACHMENT B – Memo to Council May 3, 2021

**ATTACHMENT A**
ITEM 6

Township of Langley
Est. 1873

# MEMORANDUM

TOWNSHIP OF LANGLEY
DEC 3 2020
DISTRIBUTED TO COUNCIL

**TO:** MAYOR AND COUNCIL **DATE:** DECEMBER 3, 2020

**FROM:** ENGINEERING DIVISION **FILE NO:** 6630-20

**SUBJECT:** INTERIM USES AT 27214 FRASER HIGHWAY (FORMER ALDER INN)

The purpose of this memorandum is to provide Mayor and Council with information regarding proposed interim uses at the former Alder Inn site, located on the southeast corner of Fraser Highway and 272 Street in the Aldergrove Community Plan Area. The proposed interim uses, as outlined in this memorandum, as a public plaza, social gathering and complementary uses, would be pursuant to public feedback obtained and as directed by Council.

At its Meeting on July 13, 2020, Council directed staff to initiate a public engagement process to obtain community input on potential interim uses on the subject property and adjacent publicly owned areas. An online survey was conducted, with results subsequently provided to Council on October 26, 2020.

The top three recommended interim uses, based on the level of input received, were: (1) a flexible outdoor plaza; (2) interim parking areas; and (3) community garden plots. The Aldergrove Business Association (ABA) also recommended that design ensure visual attractiveness, provide opportunities for community interaction, and discourage potential vandalism, graffiti and other undesirable activities.

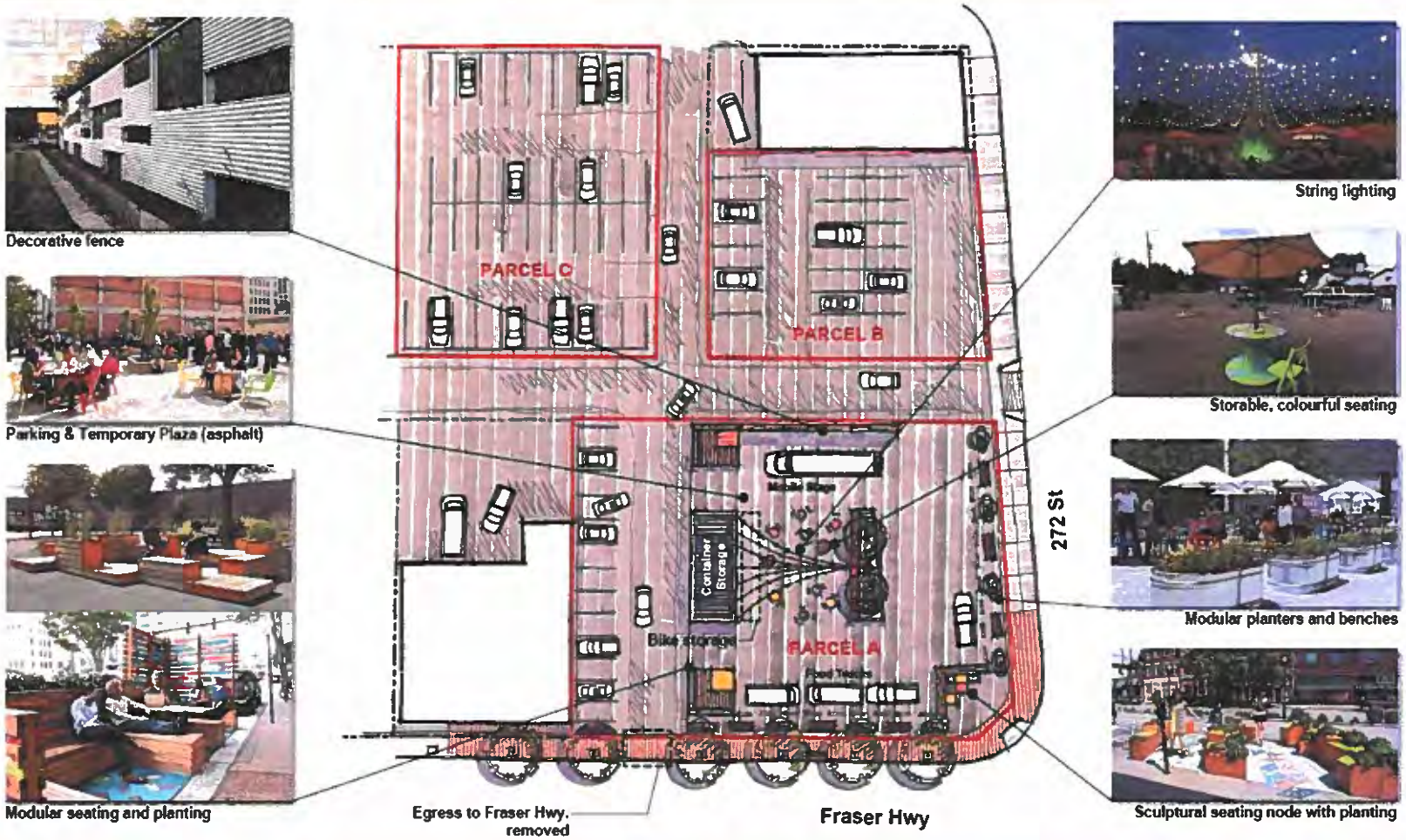
Based on the input received, an outdoor plaza has been designed (please refer to Attachment A), that is flexible, cost-effective, consisting of a contemporary, "pop-up"-style community area to complement the surrounding, primarily commercial uses, and portray the interim nature of the space. Designed to meet the principles of Crime Prevention Through Environmental Design (CPTED) and specifically the input from the public and the ABA, the outdoor plaza incorporates the following features:

- sculptural seating node with planters at the northwest corner of the site;
- modular seating and planters at the northeast and southeast corners;
- modular planters and benches along Fraser Highway and 272 Street frontages;
- decorative fencing and modest landscaping along the lane in the south;
- storable, colourful tables and chairs with (shipping) container storage;
- space for mobile stage, food trucks for special events; and
- accommodating of seasonal celebrations, such as Christmas and other holidays.

The outdoor plaza could be booked and rented by community groups for special events, pursuant to the provisions of the Public Spaces Regulation Bylaw 2018 No. 5298, administered by relevant staff.

The existing parking lots on adjacent publicly owned areas would be retained to reflect the commonly expressed desire of providing parking in the Core area of downtown Aldergrove. Community garden plots are not included in the design, as they are not considered to be compatible use at such a highly visible location, noting also the availability of community garden plots at the nearby Aldergrove Athletic Park.

The construction cost of the outdoor plaza is currently estimated at a high level at approximately $250,000, to be funded from the Community Amenity Contributions, based on 11% of the funds being earmarked for amenities in the Aldergrove Core, unless otherwise directed by Council. It is anticipated that the outdoor plaza will be built and open for public use by mid-2021.




# ALDERGROVE PUBLIC SPACE

## Concept Plan

TOWNSHIP OF LANGLEY
MAY 6 2021
DISTRIBUTED TO COUNCIL

Township of Langley
Est. 1873

# MEMORANDUM

**TO:** MAYOR AND COUNCIL **DATE:** MAY 3, 2021

**FROM:** ENGINEERING DIVISION **FILE NO:** 6125-20-APPS1

**SUBJECT:** ALDERGROVE PUBLIC PLAZA UPDATE

The purpose of this memorandum is to provide Mayor and Council with updated information regarding the public plaza on the former Alder Inn property intended as an interim use.

Staff have been taking steps to implement the will of Council pursuant to the input received from the public as outlined in the memorandum presented to Council, dated December 3, 2020, a copy of which is included as Attachment A to this memorandum for ease of reference.

In terms of background, at its meeting on December 2, 2019, Council referred a motion to staff for a report on future development options, timelines, and potential interim uses for the properties referred to as the former Alder Inn site. In response, as directed by Council, staff provided Council with an options report on June 15, 2020, presenting potential ultimate development options, timelines and interim uses for Council's consideration. Council deferred the matter to its July 13, 2020 meeting at which time directed staff to proceed with a public engagement process to obtain community input on potential interim uses.

As directed by Council, staff conducted a public engagement process consisting of on-line surveys, the results of which were presented to Council as part of a report on October 26, 2020. While ultimate development options were to be the subject of a parallel review and consideration process by Council, the results of the public input with respect to interim uses were summarized for Council as part of the December 3, 2020 memorandum (Attachment A), with the construction of a flexible outdoor plaza identified as the preferred option based on the public feedback.

Accordingly, and as outlined in the memorandum, an amount of $250,000 was included in the 2021 capital budget for the design and construction of the outdoor plaza, as the preferred community option, for Council's consideration of approval. The interim works are currently at the detailed design stage and are envisaged to consist of site servicing, surface improvements, decorative fencing, landscaping, public art opportunities, modular planters, furnishings and features, that can be used in a variety of circumstances and locations throughout the Township, with space allocated for community uses and special events.

Design will reflect Crime Prevention Through Environmental Design (CPTED) principles, incorporating security consideration all in response to public input, with visibility, safety and convenience for flexible use of the site, reducing risks of theft and vandalism.

It is anticipated that the design work will be completed over the next couple of weeks, leading into an approximately 3 week construction tender process beginning in mid May, targeting a construction completion date of end of June 2021, in time to accommodate potential public uses for Canada Day, all subject to weather conditions, and health restrictions due to the COVID-19 pandemic.

Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 – REGULAR MEETING | **REPORT:** | 21-60 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-22-0101 |
| **SUBJECT:** | DEVELOPMENT PERMIT APPLICATION NO. 101174 (WATERSTONE ANDERSON LTD. / 1078289 BC LTD. / 7500 BLOCK OF 198B STREET) | | |

**PROPOSAL:**

Development Permit application to facilitate construction of 36 semi-detached residential units located in the 7500 block of 198B Street in the Latimer Neighbourhood.




**RECOMMENDATION SUMMARY:**

That Council authorize issuance of Development Permit No.101174 subject to three (3) conditions, noting ten (10) conditions to be completed prior to building permit issuance.

**RATIONALE:**

The proposal complies with the Willoughby Community Plan, Latimer Neighbourhood Plan and the site's Residential Compact Lot R-CL(SD) zoning.

**RECOMMENDATION:**

**That** Council authorize issuance of Development Permit No. 101174 to Waterstone Anderson Ltd. and 1078289 BC Ltd. for property located at 7500 block of 198B Street 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. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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:

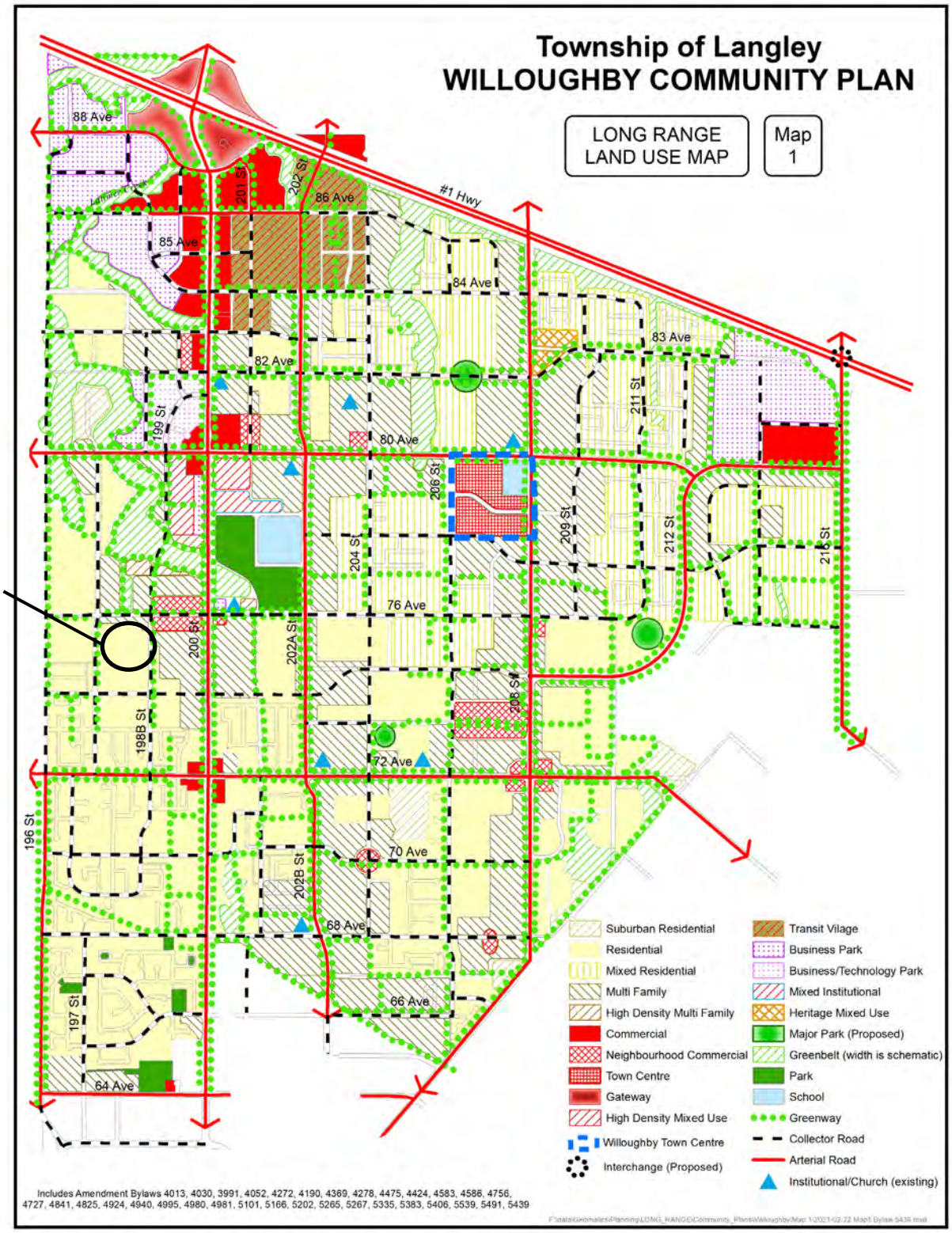
a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
c. Registration of an easement securing the required visitor parking stalls;
d. Registration of party wall and common elements maintenance agreements on title of all lots;
e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
f. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
g. On-site landscaping being secured by a letter of credit at the Building Permit stage;
h. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
i. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
j. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

**EXECUTIVE SUMMARY:**

McElhanney Consulting Services has applied on behalf of the owner for a Development Permit for 36 semi-detached residential units. Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the existing Residential Compact Lot R-CL(SD) zoning. Issuance of Development Permit No. 101174 is recommended subject to three (3) conditions, plus ten (10) conditions to be applied at the building permit stage.

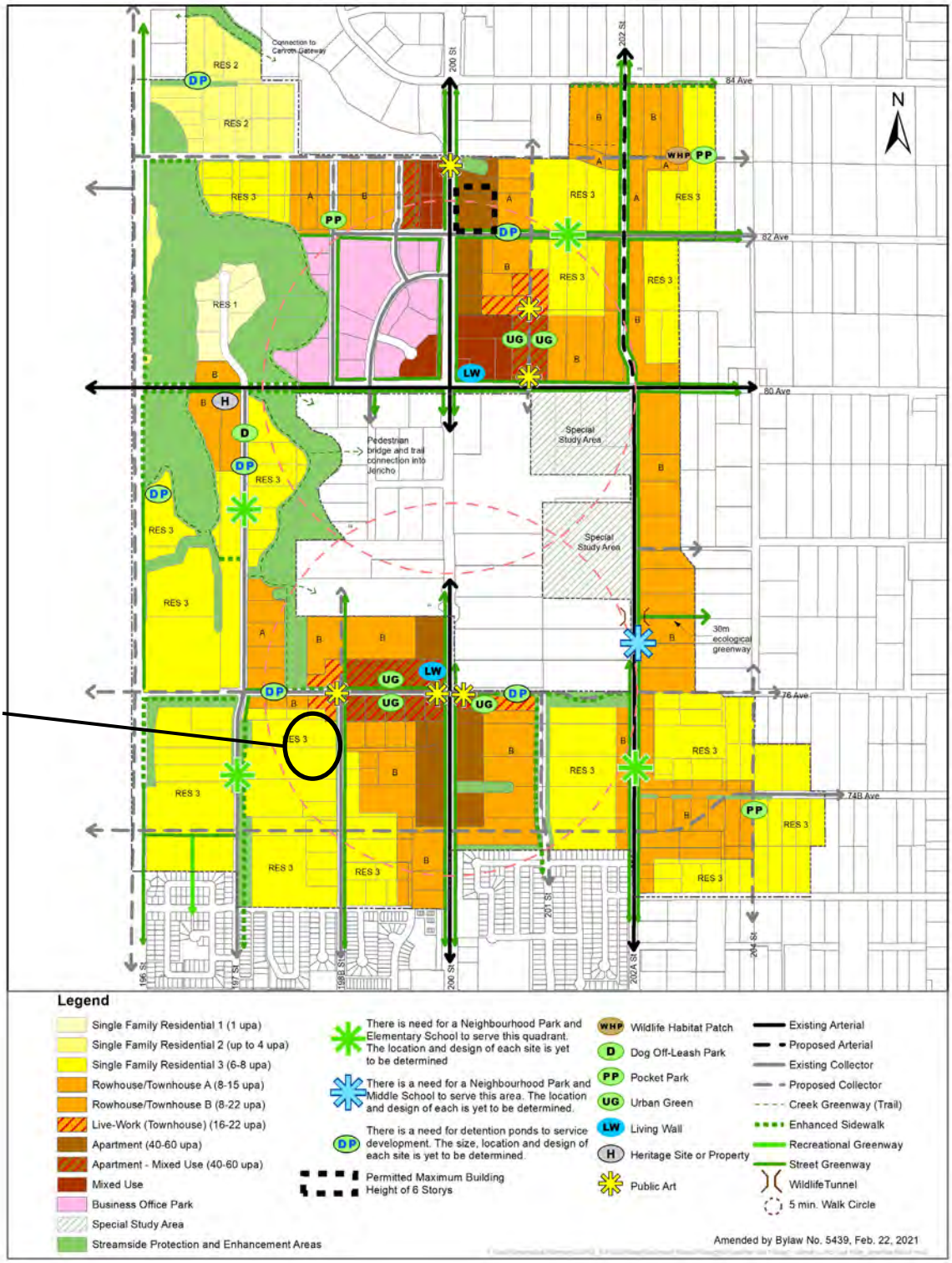
**PURPOSE:**

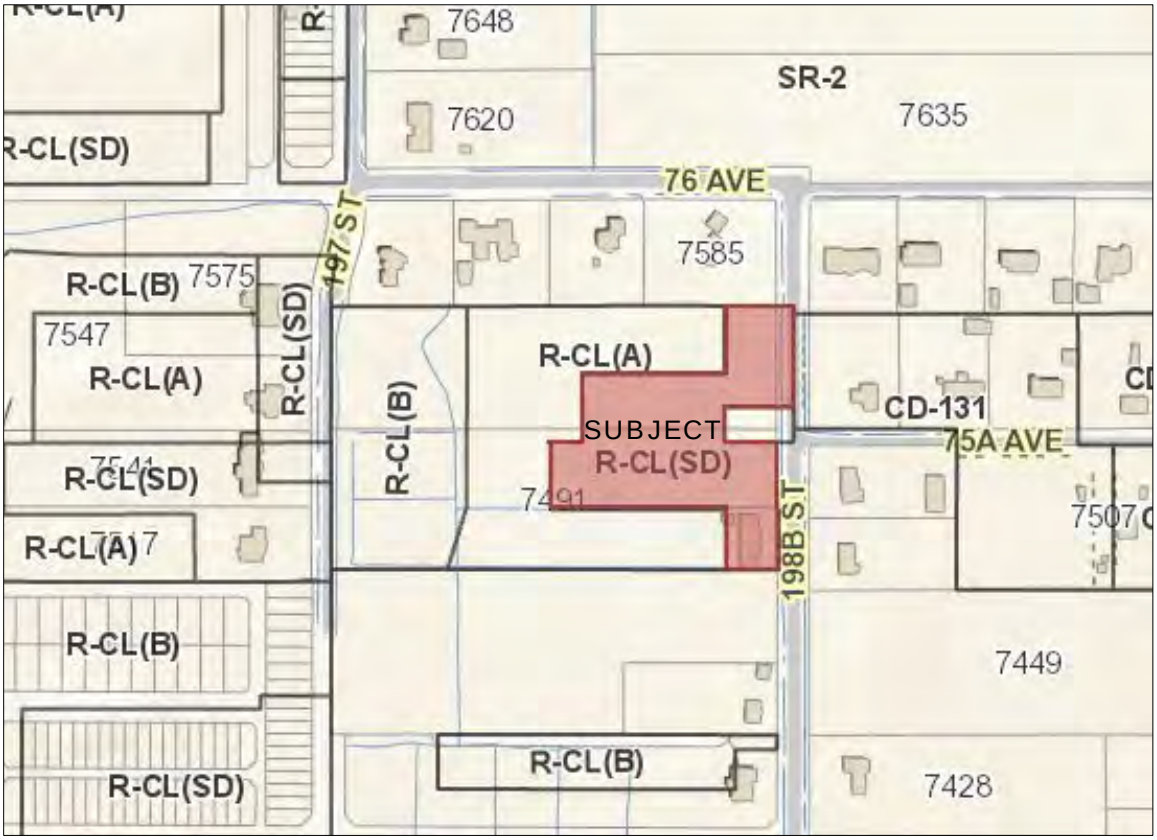
The purpose of this report is to provide information and recommendations concerning proposed Development Permit No. 101174 for property located in the 7500 block of 198B Street of the Latimer Neighbourhood Plan area.


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
215 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, 5439

## Map 1 - Latimer Land Use Plan

SUBJECT

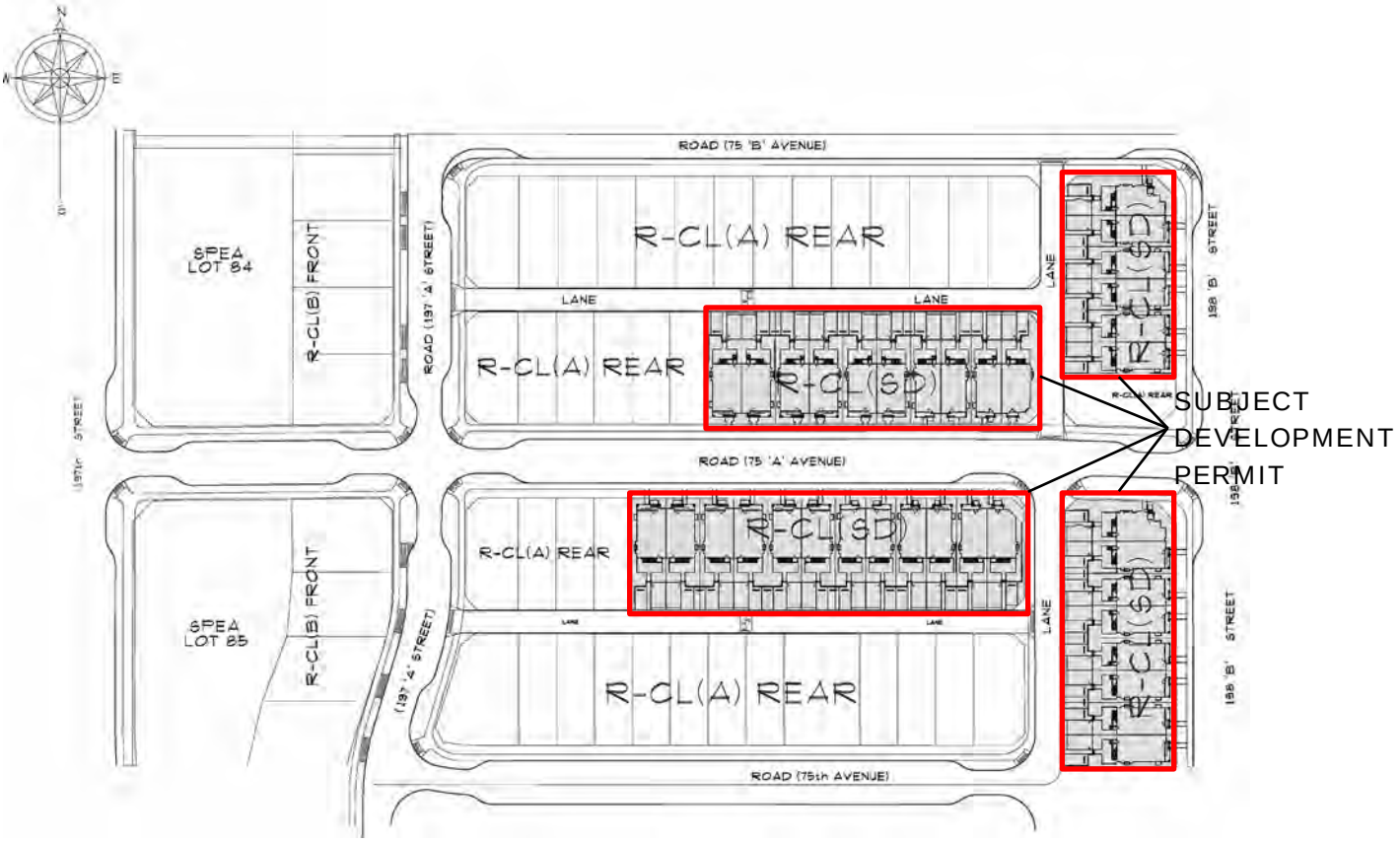





**ZONING BYLAW NO. 2500**



**RENDERING – PROVIDED BY APPLICANT**




**SITE PLAN – PROVIDED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Owner:** | 1078289 BC Ltd.<br>CRU 101, 23189 Francis Avenue<br>Langley BC V1M 0G4<br><br>Waterstone Anderson Ltd.<br>CRU 101, 23189 Francis Avenue<br>Langley BC V1M 0G4 |
| **Agent:** | McElhanney Consulting Services<br>2300 Central City Tower<br>13450 – 102 Avenue<br>Surrey BC V3T 5X3 |
| **Legal Description:** | Lots 25 – 40, 50 – 61 and 76 – 83 Section 22 Township 8 New Westminster District Plan EPP105922 |
| **Civic Address:** | 7500 Block of 198B Street |
| **Area:** | 0.83 ha (2.05 ac) |
| **Existing Zoning:** | Residential Compact Lot Zone R-CL(SD) |
| **Willoughby Community Plan:** | Residential |
| **Latimer Neighbourhood Plan:** | Single Family Residential 3 (6 – 8 UPA) |

**BACKGROUND / HISTORY:**

The subject site is designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan. The designation allows for single-family and semi-detached units.

The subject site was part of a larger rezoning and subdivision application (ToL Project No. 08-22-0085) for single-family and semi-detached units that was approved by Council on February 22, 2021.

As part of the previous rezoning application, the site was rezoned to allow 47 single-family and 36 semi-detached lots consistent with the Single Family Residential 3 designation of the Latimer Neighbourhood Plan. The applicant elected to only advance the Development Permit for the single-family lots as part of the original rezoning and subdivision application. The subject Development Permit application is for the semi-detached residential portion of the development as shown on the site plan included in this report.

**DISCUSSION / ANALYSIS:**

McElhanney Consulting Services has applied on behalf of the owners for a Development Permit to facilitate the construction of 36 semi-detached residential units in the Latimer Neighbourhood Plan area.

The Latimer Neighbourhood Plan area is designated as a mandatory Development Permit Area in the Willoughby Community Plan. The subject site is located in "Development Permit Area 'B' – Residential" which establishes objectives and guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

In accordance with Council's policy, a site plan, rendering, building elevations and a landscape plan have been submitted detailing the proposed development's form, character, and siting. Proposed Development Permit No. 101174 is included as Attachment A to this report. Development permit guidelines relevant to the site are contained in the Willoughby Community Plan (see Attachment B).

**Adjacent Uses:**

| | |
|---|---|
| North: | 75B Avenue, beyond which are residential properties (one of which is under application ToL Project No. 08-22-0089) designated Single Family Residential 3 (6 – 8 upa), Rowhouse / Townhouse B (8 – 22 upa) and Live-Work (Townhouse) (16 – 22 upa) in the Latimer Neighbourhood Plan and zoned Suburban Residential Zone SR-2; |
| South: | 75 Avenue beyond which is property designated Single Family Residential 3 (6 – upa) in the Latimer Neighbourhood Plan, zoned Suburban Residential Zone SR-2 and currently under application (ToL Project No. 08-22-0078); |
| East: | 198B Street beyond which are properties designated Apartment – Mixed Use (40 – 60 upa), Rowhouse / Townhouse B (8 – 22 upa), and Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan and zoned Suburban Residential Zone SR-2 and Comprehensive Development Zone CD-131; and |
| West: | Residential properties developed as part of the overall rezoning and subdivision application designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan and zoned Residential Compact Lot Zone R-CL(A). |

**Development Permit:**

The development consists of 36 semi-detached residential units in 18 buildings. All units will have main floor living areas with bedrooms and bathrooms on upper floors and basements. Secondary suites are not permitted within semi-detached units. As a condition of the original rezoning application the applicant has registered restrictive covenants on the lots prohibiting the development of secondary suites within the individual semi-detached units.

All semi-detached units are ground-oriented with defined front entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages, and external parking spaces will be accessed via the lane from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances with front porches and strongly identifiable entrances. Exterior finishing materials include horizontal and shake hardi-siding, battens, brick, stone and wood trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural

features of the buildings. The proposed building heights (2.5 storeys), site coverage (ranging from 41% to 50%), and siting comply with the requirements of the Residential Compact Lot Zone R-CL(SD).

The on-site landscape plans propose planting shrubs, trees, and sod in the front, flanking, and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

**Access and Parking:**

Access to the units is provided by driveway access from rear lanes. The application complies with the Latimer Neighbourhood Plan and Zoning Bylaw by providing 81 parking spaces (outdoors and within garages) as outlined below:

| | **Parking Spaces Required** | **Parking Spaces Provided** |
|---|---|---|
| Residential Spaces<br>36 semi-detached units @ 2 spaces / unit | 72 | 72 |
| Visitor Parking Spaces @ 0.2 spaces / unit | 7 | 9 |
| **Total** | 79 | 81 |

**Adaptable Housing:**

In accordance with Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of the units in a single-family development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 Adaptable Housing Requirements of the Township's Official Community Plan. The applicant satisfied this condition by registering a restrictive covenant on the applicable lots as part of the original rezoning application.

**Landscaping:**

The landscape plans propose planting trees, shrubs, and groundcovers on the perimeter of the buildings. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit.

**Tree Protection / Replacement:**

The tree management plans submitted by the applicant indicate that there are no significant trees within the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 64 replacement trees are required and the applicant is proposing to plant 76 trees. Street trees along 198B Street and 75A Avenue were secured as part of the original rezoning for the site. Final tree retention, protection, and replacement plans are subject to final acceptance of the Township prior to issuance of a building permit.

**Servicing:**

Full municipal services were secured for the site through previous rezoning and subdivision applications. At the building permit stage, the applicant will be required to submit 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.

**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 Langley Official Community Plan Streamside Protection and Enhancement, Erosion and Sediment Control Bylaw, and the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provisions 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.

**Greenhouse Gas (GHG) Development Permit:**

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG 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 Development Permit is being processed concurrently and its issuance is required as a prerequisite to issuance of the building permit.

**School Sites:**

As part of the previous rezoning application, School District 35 provided comments (Attachment C) and anticipates the overall development will generate approximately 11 new elementary students, five (5) middle school students and nine (9) secondary school students.

**Parks:**

Willoughby Community Park is located approximately 450 m northeast of the development site.

**Transit:**

Transit service is provided along 200 Street (approximately 300 m to the east of the site) via the 501 bus route.

**Public Information Meeting:**

In keeping with Section 4.1 Meeting Criteria of the Developer Held Public Information Meetings Policy 07-614, a Public Information Meeting is not required for a stand-alone Development Permit, as is proposed in this application. As a result, no Developer Held Public Information Meeting was held.

**Policy Considerations:**

The proposed development is located in an area designated as Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan. The proposed development is consistent with Development Permit Area provision of the Willoughby Community Plan and with the existing Residential Compact Lot R-CL(SD) zoning. Council consideration of the Development Permit must be based on the form, character, and siting of the proposal.

Staff recommend that Development Permit No. 101174 be issued as attached, subject to three (3) conditions as outlined in the Development Permit and ten (10) conditions to be completed prior to issuance of the building permit. Staff have notified the surrounding property owners that this Development Permit will be considered at the May 31, 2021 Regular Council Meeting and they may submit written input regarding the matter should they deem it necessary.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Development Permit No. 101174 |
| ATTACHMENT B | Willoughby Development Permit Area B – Residential Guidelines |
| ATTACHMENT C | School District Comments |

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101174

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

1. Name: 1078289 BC Ltd.

   Address: CRU 101, 23189 Francis Avenue
   Langley BC V1M 0G4

   Name: Waterstone Anderson Ltd.

   Address: CRU 101, 23189 Francis Avenue
   Langley BC V1M 0G4

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

   LEGAL DESCRIPTION: Lots 25 – 40, 50 – 61 and 76 – 83 Section 22 Township 8 New Westminster District Plan EPP105922

   CIVIC ADDRESS: 7500 Block of 198B Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being 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;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

   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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   c. Registration of an easement securing the required visitor parking stalls;
   d. Registration of party wall and common elements maintenance agreements on title of all lots;
   e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
   f. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
   g. On-site landscaping being secured by a letter of credit at the Building Permit stage;

h. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
i. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
j. Payment of supplemental Development Permit, 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.

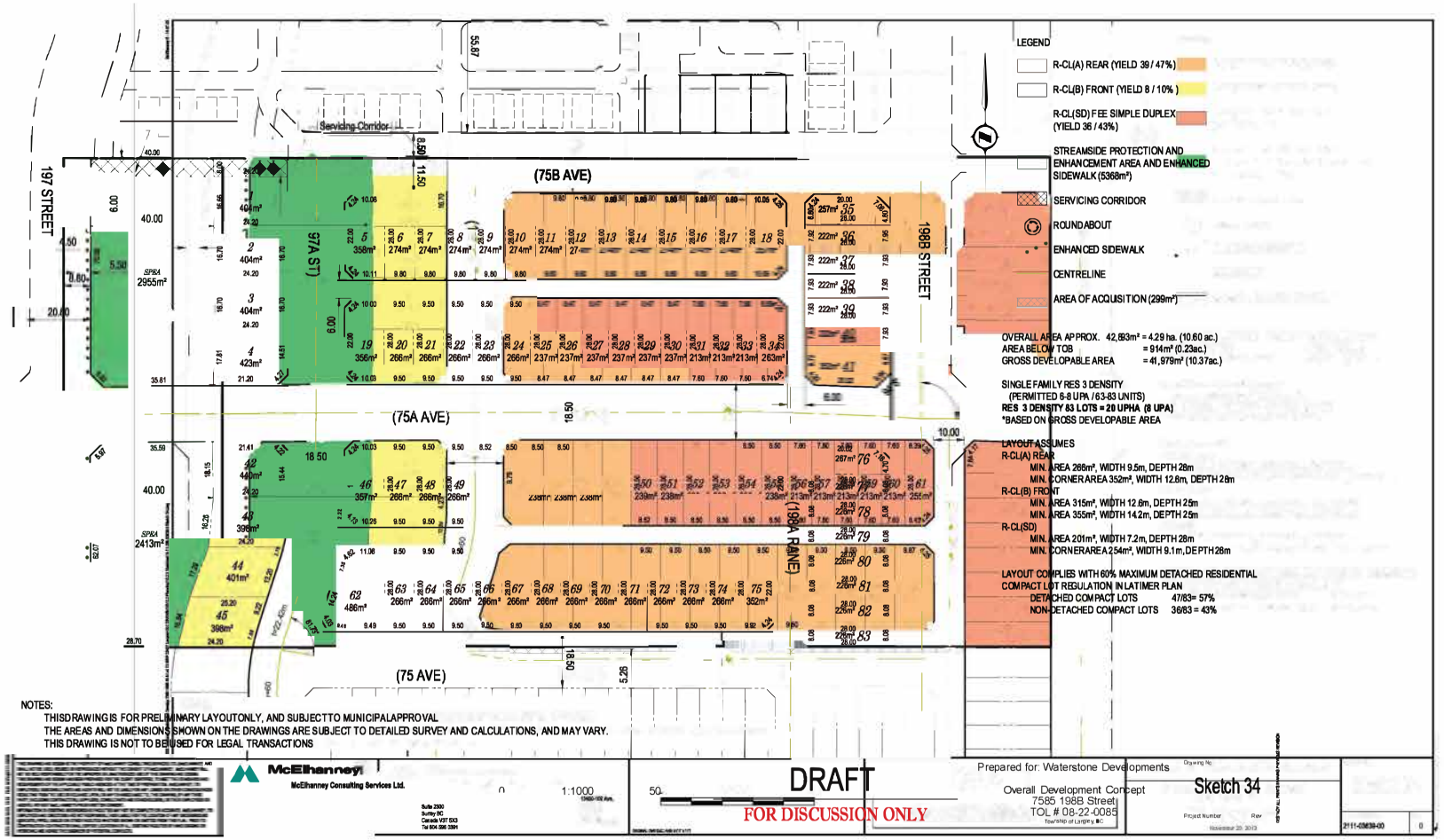
   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

Attachments:

| | |
|---|---|
| SCHEDULE A | Architectural Plans |
| SCHEDULE B | Landscape Plans |

# DEVELOPMENT PERMIT PROPOSAL
## TOWNSHIP OF LANGLEY # 08-22-0101
## PLAN OF LOT 13, PLAN 32407 AND OF LOT 37, PLAN 60187, BOTH OF SECTION 22, TOWNSHIP 8, N.W.D.




SUBMISSION CONTENT: SITE PLAN, BUILDING ELEVATIONS, EXTERIOR COLOURS AND MATERIALS, STREETSCAPES AND LANESCAPES

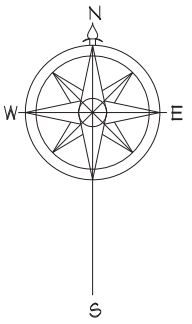
SCHEDULE A
TOL DP PROPOSAL
F.2
PREPARED BY: TYNAN DESIGN LTD.
SUBMITTED BY: LANSTONE DEVELOPMENTS (LATIMER) LTD.
c/o LANSON TER, 604-616-1699, LANSON LANSTONE OMES OM

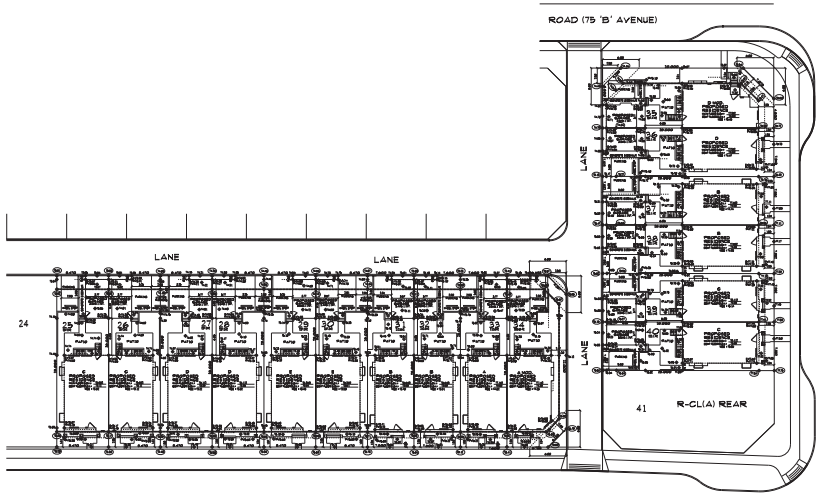
## DUPLEX BUILDING HEIGHTS

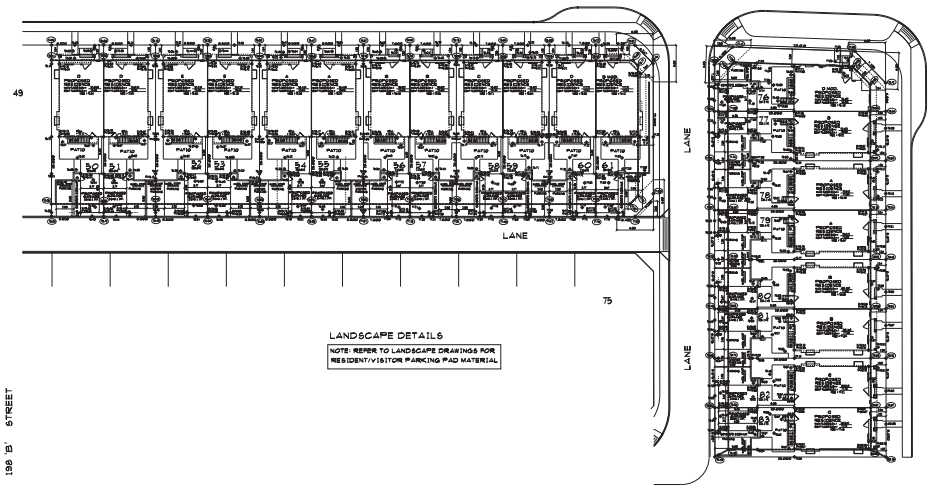
| BUILDING NUMBER | LOT NO. | ALLOWABLE BUILDING HEIGHT | BUILDING HEIGHT | ALLOWABLE ACCESSORY HEIGHT | ACCESSORY BUILDING HEIGHT |
|---|---|---|---|---|---|
| 1 | 25 | 9.00 M | 7.99 M | 3.75 M | 3.30 M |
| | 26 | 9.00 M | 7.99 M | 3.75 M | 3.30 M |
| 2 | 27 | 9.00 M | 7.90 M | 3.75 M | 3.42 M |
| | 28 | 9.00 M | 7.90 M | 3.75 M | 3.42 M |
| 3 | 29 | 9.00 M | 7.88 M | 3.75 M | 3.34 M |
| | 30 | 9.00 M | 7.88 M | 3.75 M | 3.34 M |
| 4 | 31 | 9.00 M | 7.96 M | 3.75 M | 3.53 M |
| | 32 | 9.00 M | 7.96 M | 3.75 M | 3.53 M |
| 5 | 33 | 9.00 M | 7.95 M | 3.75 M | 3.46 M |
| | 34 | 9.00 M | 7.95 M | 3.75 M | 3.46 M |
| 6 | 35 | 9.00 M | 8.32 M | 3.75 M | 3.45 M |
| | 36 | 9.00 M | 8.32 M | 3.75 M | 3.45 M |
| 7 | 37 | 9.00 M | 8.07 M | 3.75 M | 3.45 M |
| | 38 | 9.00 M | 8.07 M | 3.75 M | 3.45 M |
| 8 | 39 | 9.00 M | 7.94 M | 3.75 M | 3.38 M |
| | 40 | 9.00 M | 7.94 M | 3.75 M | 3.38 M |
| 9 | 50 | 9.00 M | 7.56 M | 3.75 M | 3.72 M |
| | 51 | 9.00 M | 7.56 M | 3.75 M | 3.72 M |
| 10 | 52 | 9.00 M | 7.59 M | 3.75 M | 3.62 M |
| | 53 | 9.00 M | 7.59 M | 3.75 M | 3.62 M |
| 11 | 54 | 9.00 M | 7.62 M | 3.75 M | 3.71 M |
| | 55 | 9.00 M | 7.62 M | 3.75 M | 3.71 M |
| 12 | 56 | 9.00 M | 7.64 M | 3.75 M | 3.75 M |
| | 57 | 9.00 M | 7.64 M | 3.75 M | 3.75 M |
| 13 | 58 | 9.00 M | 7.65 M | 3.75 M | 3.66 M |
| | 59 | 9.00 M | 7.65 M | 3.75 M | 3.66 M |
| 14 | 60 | 9.00 M | 7.61 M | 3.75 M | 3.74 M |
| | 61 | 9.00 M | 7.61 M | 3.75 M | 3.74 M |
| 15 | 76 | 9.00 M | 8.18 M | 3.75M | 3.61 M |
| | 77 | 9.00 M | 8.18 M | 3.75 M | 3.61 M |
| 16 | 78 | 9.00 M | 7.88 M | 3.75 M | 3.43 M |
| | 79 | 9.00 M | 7.88 M | 3.75 M | 3.43 M |
| 17 | 80 | 9.00 M | 7.94 M | 3.75 M | 3.44 M |
| | 81 | 9.00 M | 7.94 M | 3.75 M | 3.44 M |
| 18 | 82 | 9.00 M | 7.79 M | 3.75 M | 3.38 M |
| | 83 | 9.00 M | 7.79 M | 3.75 M | 3.38 M |

## LOT COVERAGE

| LOT NO. | LOT AREA | DWELLING COVERAGE | GARAGE COVERAGE | TOTAL COVERAGE |
|---|---|---|---|---|
| 25 | 237.20 SQ.M. | 93.29 SQ.M. | 23.95 SQ.M. | 117.24 SQ.M. (49.43%) |
| 26 | 237.20 SQ.M. | 92.87 SQ.M. | 23.95 SQ.M. | 116.82 SQ.M. (49.25%) |
| 27 | 237.20 SQ.M. | 93.54 SQ.M. | 23.95 SQ.M. | 117.49 SQ.M. (49.53%) |
| 28 | 237.20 SQ.M. | 93.20 SQ.M. | 23.95 SQ.M. | 117.15 SQ.M. (49.39%) |
| 29 | 237.20 SQ.M. | 91.53 SQ.M. | 23.95 SQ.M. | 115.48 SQ.M. (48.68%) |
| 30 | 237.20 SQ.M. | 92.51 SQ.M. | 23.30 SQ.M. | 115.81 SQ.M. (48.82%) |
| 31 | 212.80 SQ.M. | 81.14 SQ.M. | 23.30 SQ.M. | 104.44 SQ.M. (49.08%) |
| 32 | 212.80 SQ.M. | 81.14 SQ.M. | 23.95 SQ.M. | 105.09 SQ.M. (49.38%) |
| 33 | 212.80 SQ.M. | 80.99 SQ.M. | 23.95 SQ.M. | 104.94 SQ.M. (49.31%) |
| 34 | 263.00 SQ.M. | 90.99 SQ.M. | 23.95 SQ.M. | 114.94 SQ.M. (43.70%) |
| 35 | 257.40 SQ.M. | 82.30 SQ.M. | 24.51 SQ.M. | 106.81 SQ.M. (41.50%) |
| 36 | 222.10 SQ.M. | 87.14 SQ.M. | 23.95 SQ.M. | 111.09 SQ.M. (50.02%) |
| 37 | 222.10 SQ.M. | 85.46 SQ.M. | 23.95 SQ.M. | 109.41 SQ.M. (49.26%) |
| 38 | 222.10 SQ.M. | 85.46 SQ.M. | 23.95 SQ.M. | 109.41 SQ.M. (49.26%) |
| 39 | 222.10 SQ.M. | 86.69 SQ.M. | 23.95 SQ.M. | 110.64 SQ.M. (49.82%) |
| 40 | 222.10 SQ.M. | 86.86 SQ.M. | 23.95 SQ.M. | 110.81 SQ.M. (49.89%) |
| 50 | 238.00 SQ.M. | 92.22 SQ.M. | 23.95 SQ.M. | 116.17 SQ.M. (48.81%) |
| 51 | 238.00 SQ.M. | 92.57 SQ.M. | 23.95 SQ.M. | 116.52 SQ.M. (48.96%) |
| 52 | 238.00 SQ.M. | 91.55 SQ.M. | 23.95 SQ.M. | 115.50 SQ.M. (48.53%) |
| 53 | 238.00 SQ.M. | 90.57 SQ.M. | 23.95 SQ.M. | 114.52 SQ.M. (48.12%) |
| 54 | 238.00 SQ.M. | 91.36 SQ.M. | 23.95 SQ.M. | 115.31 SQ.M. (48.45%) |
| 55 | 238.00 SQ.M. | 90.59 SQ.M. | 23.30 SQ.M. | 113.88 SQ.M. (47.85%) |
| 56 | 212.80 SQ.M. | 80.16 SQ.M. | 23.30 SQ.M. | 103.46 SQ.M. (48.62%) |
| 57 | 212.80 SQ.M. | 80.16 SQ.M. | 23.95 SQ.M. | 104.11 SQ.M. (48.92%) |
| 58 | 212.80 SQ.M. | 81.39 SQ.M. | 23.95 SQ.M. | 105.34 SQ.M. (49.50%) |
| 59 | 212.80 SQ.M. | 81.56 SQ.M. | 23.95 SQ.M. | 105.51 SQ.M. (49.58%) |
| 60 | 212.80 SQ.M. | 81.44 SQ.M. | 23.95 SQ.M. | 105.38 SQ.M. (49.53%) |
| 61 | 254.50 SQ.M. | 89.40 SQ.M. | 23.30 SQ.M. | 112.70 SQ.M. (44.28%) |
| 76 | 267.20 SQ.M. | 82.30 SQ.M. | 24.51 SQ.M. | 106.81 SQ.M. (39.97%) |
| 77 | 226.10 SQ.M. | 87.04 SQ.M. | 23.30 SQ.M. | 110.34 SQ.M. (48.80%) |
| 78 | 226.10 SQ.M. | 86.40 SQ.M. | 23.30 SQ.M. | 109.70 SQ.M. (48.52%) |
| 79 | 226.10 SQ.M. | 85.64 SQ.M. | 23.30 SQ.M. | 108.94 SQ.M. (48.18%) |
| 80 | 226.10 SQ.M. | 85.46 SQ.M. | 23.30 SQ.M. | 108.76 SQ.M. (48.10%) |
| 81 | 226.10 SQ.M. | 85.46 SQ.M. | 23.30 SQ.M. | 108.76 SQ.M. (48.10%) |
| 82 | 226.10 SQ.M. | 86.90 SQ.M. | 23.30 SQ.M. | 110.20 SQ.M. (48.74%) |
| 83 | 226.10 SQ.M. | 86.86 SQ.M. | 23.95 SQ.M. | 110.81 SQ.M. (49.01%) |

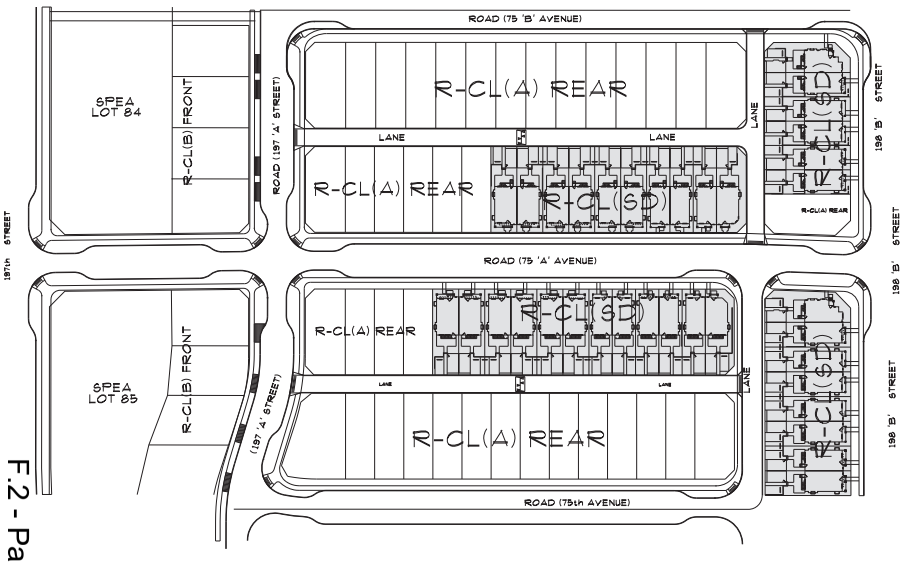



LANDSCAPE DETAILS

NOTE: REFER TO LANDSCAPE DRAWINGS FOR RESIDENT/VISITOR PARKING PAD MATERIAL





TYNAN DESIGN LTD.
8654 128th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 385-5122 FAX: (604) 584-4522


SITE PLAN

| REV | DATE | BY |
|---|---|---|
| A | 111204 | DV |
| B | 111210 | DV |
| C | 200116 | DV |
| D | 200828 | DV |
| E | 200909 | DV |
| F | 201119 | DV |
| G | 210505 | DV |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOT 13, PLAN 32407 AND LOT 37, PLAN 60181 ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | DV | 111125 |
| DRAWN: | DV | 111125 |
| CHECKED: | DV | 111125 |

SCALE: 1:400 (34X22 PAPER)
SCALE: 1:800 (11X17 PAPER)

SHEET TITLE: SITE PLAN MASTER

SHEET NO. 1 of 4

PROJECT NO. 08-22-0101

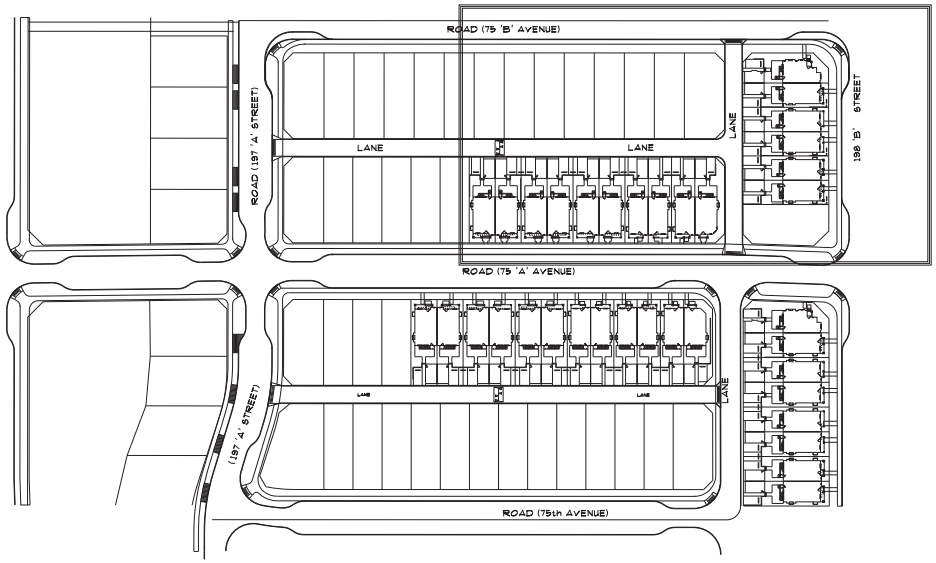
TYNAN DESIGN LTD.
SITE PLAN
TEL: (604) 581-5122 FAX: (604) 581-4822
8654 10TH AVENUE, BURNEY, B.C. V3T 2K4
REV. DATE BY
A 2009.09.28 DV
B 2009.10.14 DV
PROJECT NAME:
LANGSTONE DEVELOPMENTS
(LATIMER) LTD.
CUSTOMER:
LANGSTONE DEVELOPMENTS
ADDRESS:
LOT 151, PLAN 37407 AND
LOT 151, PLAN 46090, ALL OF
SEC 22, TWP 8, NWD
DESIGN: DV RBZS
DRAWN: DV RBZS
CHECKED: DV RBZS
SCALE: NTS (24X22 PAPER)
SCALE: NTS (8X11 PAPER)
SHEET TITLE:
SITE PLAN KEY
SHEET NO. 2 of 4
PROJECT NO. 08-22-0101
F.2
198 'B' STREET
198 'B' STREET
198 'B' STREET
R-CL(A) REAR
R-CL(SD)
LANE
ROAD (75 'B' AVENUE)
ROAD (75 'A' AVENUE)
ROAD (75th AVENUE)
ROAD (197 'A' STREET)
(197 'A' STREET)
R-CL(B) FRONT
SPEA LOT 84
SPEA LOT 85
197th STREET
N
E
S
W

## DUPLEX BUILDING HEIGHTS

| BUILDING NUMBER | LOT NO. | ALLOWABLE BUILDING HEIGHT | BUILDING HEIGHT | ALLOWABLE ACCESSORY HEIGHT | ACCESSORY BUILDING HEIGHT |
|---|---|---|---|---|---|
| 1 | 25 | 9.00 M | 7.98 M | 3.75 M | 3.30 M |
| | 26 | 9.00 M | 7.98 M | 3.75 M | 3.30 M |
| 2 | 27 | 9.00 M | 7.90 M | 3.75 M | 3.42 M |
| | 28 | 9.00 M | 7.90 M | 3.75 M | 3.42 M |
| 3 | 29 | 9.00 M | 7.98 M | 3.75 M | 3.34 M |
| | 30 | 9.00 M | 7.98 M | 3.75 M | 3.34 M |
| 4 | 31 | 9.00 M | 7.96 M | 3.75 M | 3.53 M |
| | 32 | 9.00 M | 7.96 M | 3.75 M | 3.53 M |
| 5 | 33 | 9.00 M | 7.95 M | 3.75 M | 3.46 M |
| | 34 | 9.00 M | 7.95 M | 3.75 M | 3.46 M |
| 6 | 35 | 9.00 M | 8.32 M | 3.75 M | 3.45 M |
| | 36 | 9.00 M | 8.32 M | 3.75 M | 3.45 M |
| 7 | 37 | 9.00 M | 8.07 M | 3.75 M | 3.45 M |
| | 38 | 9.00 M | 8.07 M | 3.75 M | 3.45 M |
| 8 | 39 | 9.00 M | 7.94 M | 3.75 M | 3.38 M |
| | 40 | 9.00 M | 7.94 M | 3.75 M | 3.38 M |

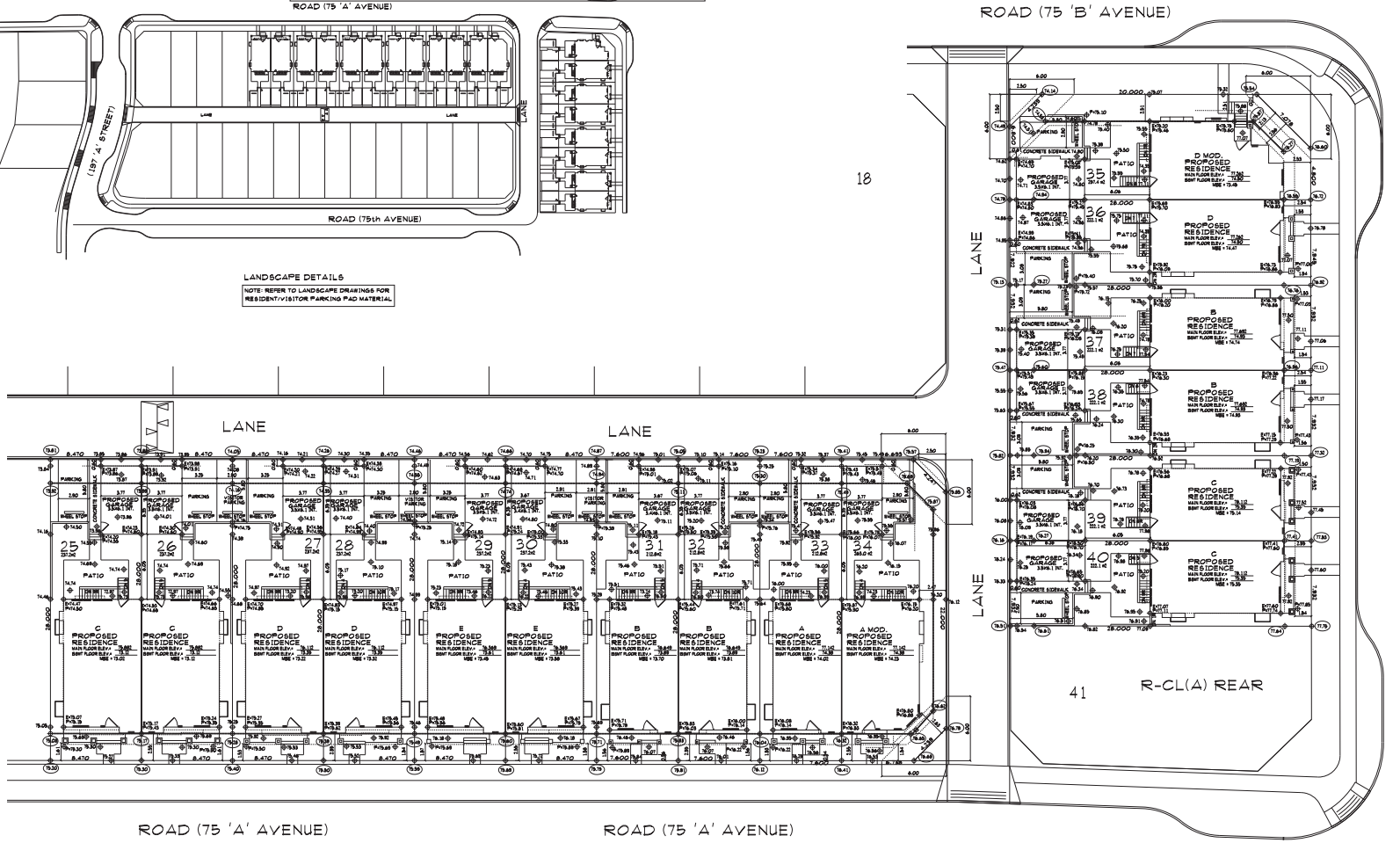
## LOT COVERAGE

| LOT NO. | LOT AREA | DWELLING COVERAGE | GARAGE COVERAGE | TOTAL COVERAGE |
|---|---|---|---|---|
| 25 | 237.20 SQ.M. | 93.28 SQ.M. | 23.95 SQ.M. | 117.24 SQ.M. (49.43%) |
| 26 | 237.20 SQ.M. | 92.87 SQ.M. | 23.95 SQ.M. | 116.82 SQ.M. (49.25%) |
| 27 | 237.20 SQ.M. | 93.54 SQ.M. | 23.95 SQ.M. | 117.48 SQ.M. (49.53%) |
| 28 | 237.20 SQ.M. | 93.20 SQ.M. | 23.95 SQ.M. | 117.15 SQ.M. (49.38%) |
| 29 | 237.20 SQ.M. | 91.53 SQ.M. | 23.95 SQ.M. | 115.48 SQ.M. (48.68%) |
| 30 | 237.20 SQ.M. | 92.51 SQ.M. | 23.30 SQ.M. | 115.81 SQ.M. (48.82%) |
| 31 | 212.80 SQ.M. | 81.14 SQ.M. | 23.30 SQ.M. | 104.44 SQ.M. (49.08%) |
| 32 | 212.80 SQ.M. | 81.14 SQ.M. | 23.95 SQ.M. | 105.09 SQ.M. (49.38%) |
| 33 | 212.80 SQ.M. | 80.99 SQ.M. | 23.95 SQ.M. | 104.94 SQ.M. (49.31%) |
| 34 | 263.00 SQ.M. | 90.98 SQ.M. | 23.95 SQ.M. | 114.94 SQ.M. (43.70%) |
| 35 | 257.40 SQ.M. | 82.30 SQ.M. | 24.51 SQ.M. | 106.81 SQ.M. (41.50%) |
| 36 | 222.10 SQ.M. | 87.14 SQ.M. | 23.95 SQ.M. | 111.09 SQ.M. (50.02%) |
| 37 | 222.10 SQ.M. | 85.46 SQ.M. | 23.95 SQ.M. | 109.41 SQ.M. (49.26%) |
| 38 | 222.10 SQ.M. | 85.46 SQ.M. | 23.95 SQ.M. | 109.41 SQ.M. (49.26%) |
| 39 | 222.10 SQ.M. | 86.69 SQ.M. | 23.95 SQ.M. | 110.64 SQ.M. (49.82%) |
| 40 | 222.10 SQ.M. | 86.86 SQ.M. | 23.95 SQ.M. | 110.81 SQ.M. (49.89%) |




LANDSCAPE DETAILS

NOTE: REFER TO LANDSCAPE DRAWINGS FOR RESIDENT/VISITOR PARKING PAD MATERIAL




| REV. | DATE | BY |
|---|---|---|
| A | 111204 | DV |
| B | 111210 | DV |
| C | 200118 | DV |
| D | 200828 | DV |
| E | 200909 | DV |
| F | 201119 | DV |
| G | 210505 | DV |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOT 13, PLAN 32407 AND LOT 37, PLAN 60181 ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | DV | 111125 |
| DRAWN: | DV | 111125 |
| CHECKED: | DV | 111125 |

SCALE: 1:200 (34X22 PAPER)
SCALE: 1:400 (11X17 PAPER)

SHEET TITLE: SITE PLAN

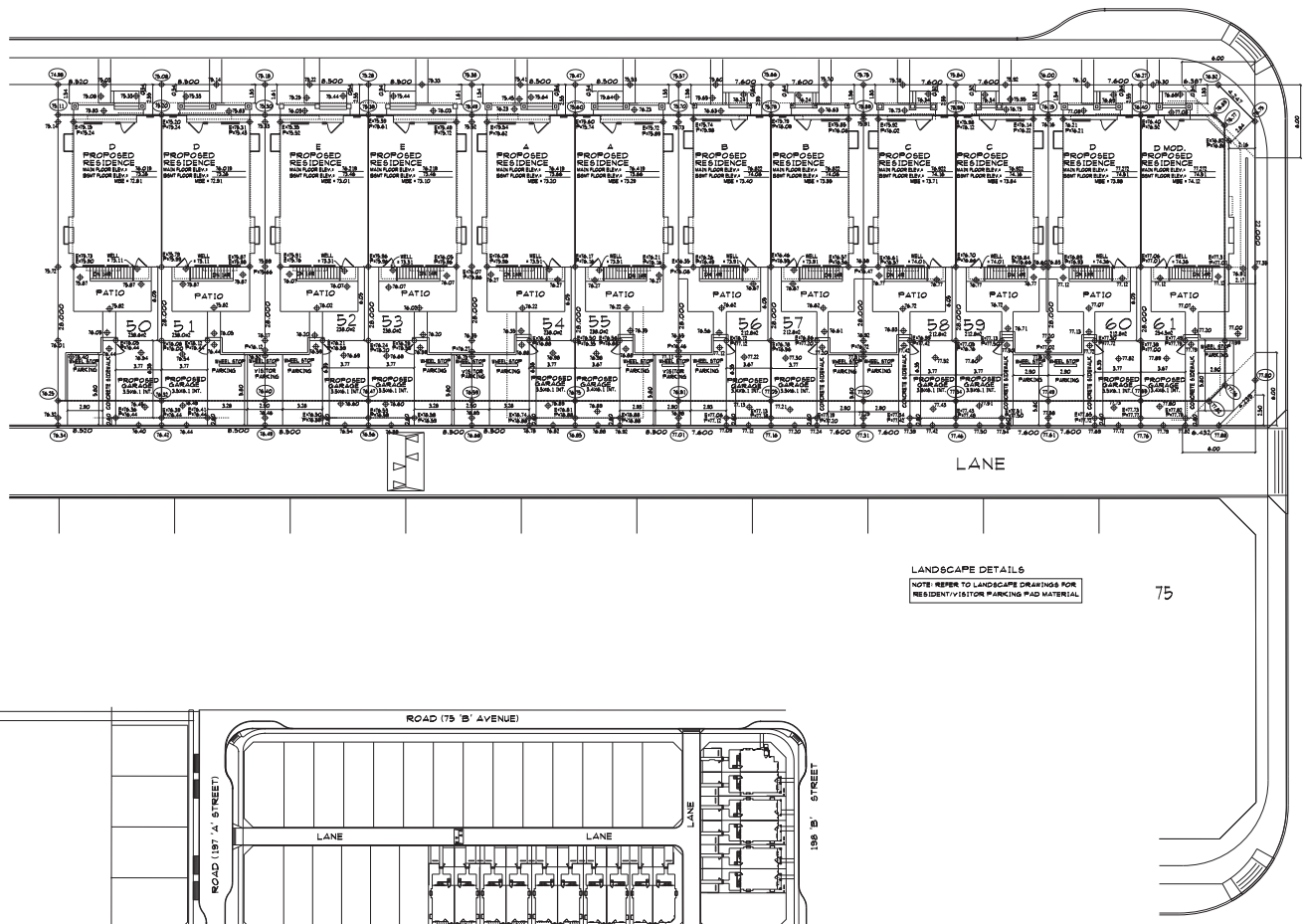
SHEET NO. 3 of 4

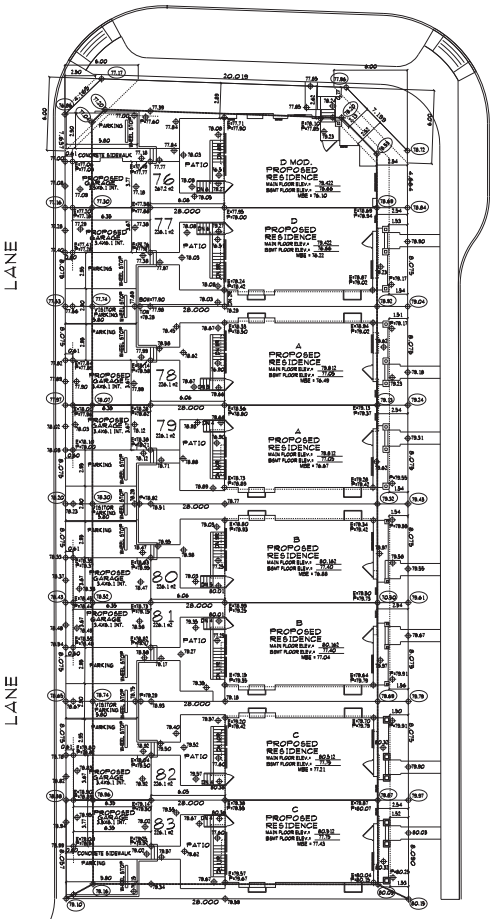
PROJECT NO. 08-22-0101

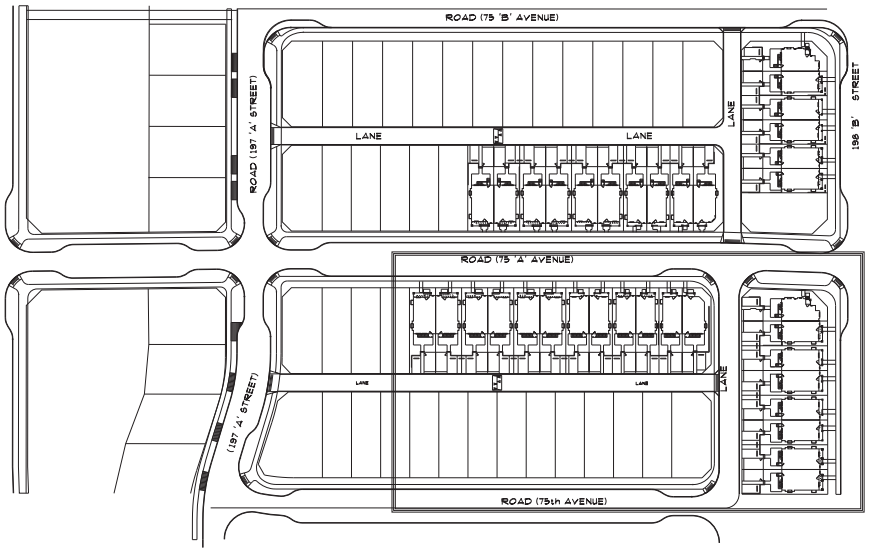
SITE PLAN

TYNAN DESIGN LTD.


8654 128th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 385-5122 FAX: (604) 584-4522




## DUPLEX BUILDING HEIGHTS

| BUILDING NUMBER | LOT NO. | ALLOWABLE BUILDING HEIGHT | BUILDING HEIGHT | ALLOWABLE ACCESSORY HEIGHT | ACCESSORY BUILDING HEIGHT |
|---|---|---|---|---|---|
| 9 | 50 | 9.00 M | 7.56 M | 3.75 M | 3.72 M |
| | 51 | 9.00 M | 7.56 M | 3.75 M | 3.72 M |
| 10 | 52 | 9.00 M | 7.59 M | 3.75 M | 3.62 M |
| | 53 | 9.00 M | 7.59 M | 3.75 M | 3.62 M |
| 11 | 54 | 9.00 M | 7.62 M | 3.75 M | 3.71 M |
| | 55 | 9.00 M | 7.62 M | 3.75 M | 3.71 M |
| 12 | 56 | 9.00 M | 7.64 M | 3.75 M | 3.75 M |
| | 57 | 9.00 M | 7.64 M | 3.75 M | 3.75 M |
| 13 | 58 | 9.00 M | 7.65 M | 3.75 M | 3.66 M |
| | 59 | 9.00 M | 7.65 M | 3.75 M | 3.66 M |
| 14 | 60 | 9.00 M | 7.61 M | 3.75 M | 3.74 M |
| | 61 | 9.00 M | 7.61 M | 3.75 M | 3.74 M |
| 15 | 76 | 9.00 M | 8.18 M | 3.75M | 3.61 M |
| | 77 | 9.00 M | 8.18 M | 3.75 M | 3.61 M |
| 16 | 78 | 9.00 M | 7.88 M | 3.75 M | 3.43 M |
| | 79 | 9.00 M | 7.88 M | 3.75 M | 3.43 M |
| 17 | 80 | 9.00 M | 7.94 M | 3.75 M | 3.44 M |
| | 81 | 9.00 M | 7.94 M | 3.75 M | 3.44 M |
| 18 | 82 | 9.00 M | 7.78 M | 3.75 M | 3.38 M |
| | 83 | 9.00 M | 7.78 M | 3.75 M | 3.38 M |

## LOT COVERAGE

| LOT NO. | LOT AREA | DWELLING COVERAGE | GARAGE COVERAGE | TOTAL COVERAGE |
|---|---|---|---|---|
| 50 | 238.00 SQ.M. | 92.22 SQ.M. | 23.95 SQ.M. | 116.17 SQ.M. (48.8%) |
| 51 | 238.00 SQ.M. | 92.57 SQ.M. | 23.95 SQ.M. | 116.52 SQ.M. (48.96%) |
| 52 | 238.00 SQ.M. | 91.55 SQ.M. | 23.95 SQ.M. | 115.50 SQ.M. (48.53%) |
| 53 | 238.00 SQ.M. | 90.57 SQ.M. | 23.95 SQ.M. | 114.52 SQ.M. (48.12%) |
| 54 | 238.00 SQ.M. | 91.36 SQ.M. | 23.95 SQ.M. | 115.31 SQ.M. (48.45%) |
| 55 | 238.00 SQ.M. | 90.59 SQ.M. | 23.30 SQ.M. | 113.89 SQ.M. (47.85%) |
| 56 | 212.80 SQ.M. | 80.16 SQ.M. | 23.30 SQ.M. | 103.46 SQ.M. (48.62%) |
| 57 | 212.80 SQ.M. | 80.16 SQ.M. | 23.95 SQ.M. | 104.11 SQ.M. (48.92%) |
| 58 | 212.80 SQ.M. | 81.39 SQ.M. | 23.95 SQ.M. | 105.34 SQ.M. (49.50%) |
| 59 | 212.80 SQ.M. | 81.56 SQ.M. | 23.95 SQ.M. | 105.51 SQ.M. (49.58%) |
| 60 | 212.80 SQ.M. | 81.44 SQ.M. | 23.95 SQ.M. | 105.39 SQ.M. (49.53%) |
| 61 | 254.50 SQ.M. | 89.40 SQ.M. | 23.30 SQ.M. | 112.70 SQ.M. (44.28%) |
| 76 | 267.20 SQ.M. | 82.30 SQ.M. | 24.51 SQ.M. | 106.81 SQ.M. (39.97%) |
| 77 | 226.10 SQ.M. | 87.04 SQ.M. | 23.30 SQ.M. | 110.34 SQ.M. (48.80%) |
| 78 | 226.10 SQ.M. | 86.40 SQ.M. | 23.30 SQ.M. | 109.70 SQ.M. (48.52%) |
| 79 | 226.10 SQ.M. | 85.64 SQ.M. | 23.30 SQ.M. | 108.94 SQ.M. (48.18%) |
| 80 | 226.10 SQ.M. | 85.46 SQ.M. | 23.30 SQ.M. | 108.76 SQ.M. (48.10%) |
| 81 | 226.10 SQ.M. | 85.46 SQ.M. | 23.30 SQ.M. | 108.76 SQ.M. (48.10%) |
| 82 | 226.10 SQ.M. | 86.90 SQ.M. | 23.30 SQ.M. | 110.20 SQ.M. (48.74%) |
| 83 | 226.10 SQ.M. | 86.86 SQ.M. | 23.95 SQ.M. | 110.81 SQ.M. (48.01%) |

TYNAN DESIGN LTD.
8654 128th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 385-5122 FAX: (604) 584-4522

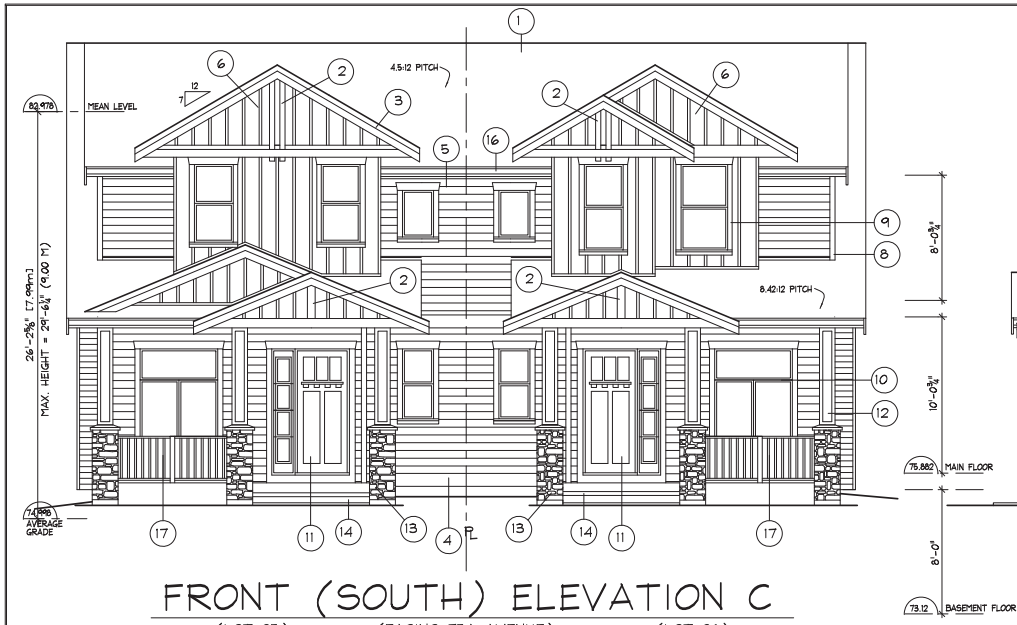
SITE PLAN

| REV | DATE | BY |
|---|---|---|
| A | 111204 | DV |
| B | 111210 | DV |
| C | 200116 | DV |
| D | 200828 | DV |
| E | 200909 | DV |
| F | 201119 | DV |
| G | 210505 | DV |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.
CUSTOMER: LANSTONE DEVELOPMENTS
ADDRESS: LOT 13, PLAN 32407 AND LOT 37, PLAN 60181 ALL OF SEC 22, TWP 8, N.W.D.

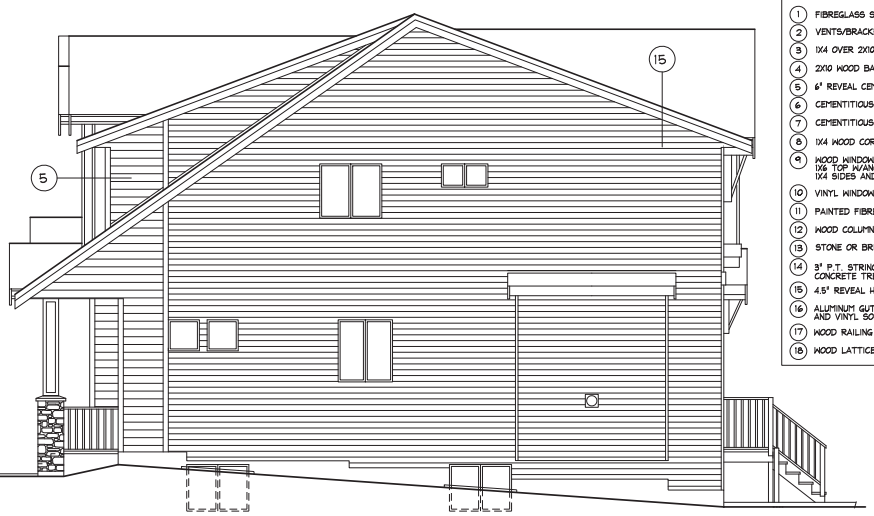
| | | |
|---|---|---|
| DESIGN: | DV | 111125 |
| DRAWN: | DV | 111125 |
| CHECKED: | DV | 111125 |

SCALE: 1:200 (34X22 PAPER)
SCALE: 1:400 (11X17 PAPER)
PAGE 12
SHEET TITLE: SITE PLAN
SHEET NO. 4 of 4
PROJECT NO. 08-22-0101




# FRONT (SOUTH) ELEVATION C

(LOT 25) (FACING 75A AVENUE) (LOT 26)



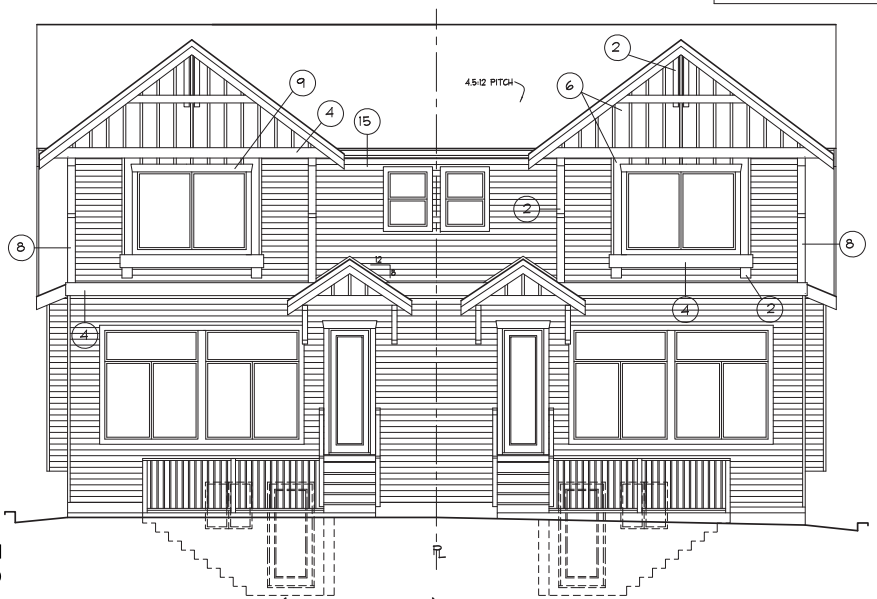
# RIGHT (EAST) ELEVATION C

(LOT 26)

MATERIALS LEGEND:

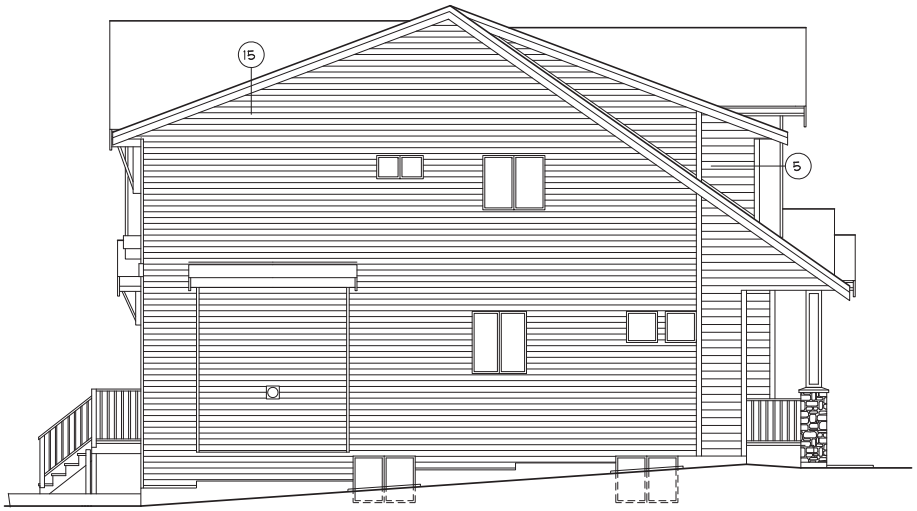
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME THREE - UNIT TYPE 'C'




# REAR (NORTH) ELEVATION C

(LOT 26) (LOT 25)



# LEFT (WEST) ELEVATION C

(LOT 25)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 25-26 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER) SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 1 OF 18

PROJECT NO.: 08-22-0101




FRONT (SOUTH) ELEVATION D

(LOT 27) (FACING 75A AVENUE) (LOT 28)



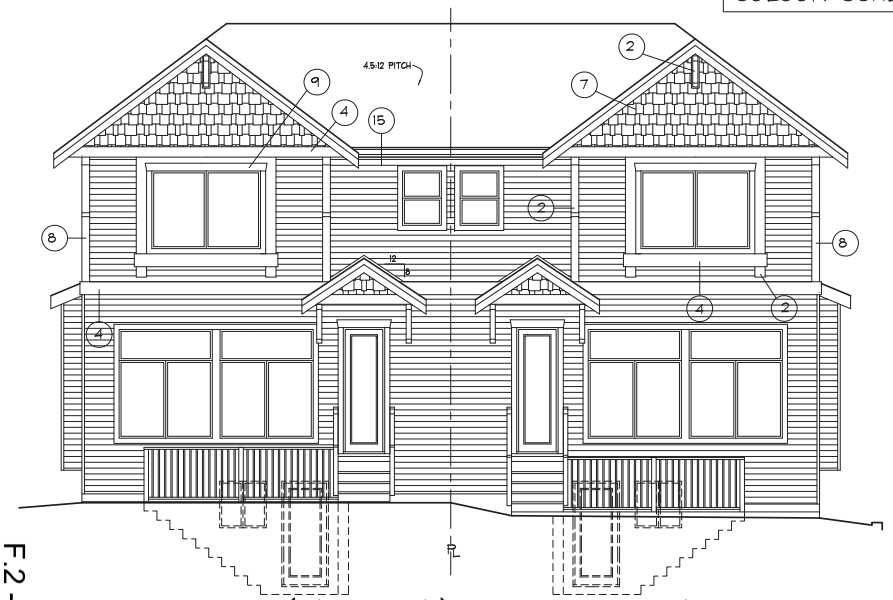

RIGHT (EAST) ELEVATION D

(LOT 28)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME FOUR - UNIT TYPE 'D'




REAR (NORTH) ELEVATION D

(LOT 28) (LOT 27)



LEFT (WEST) ELEVATION D

(LOT 27)

ELEVATIONS


TYNAN DESIGN LTD.

13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822


| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 27-28 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

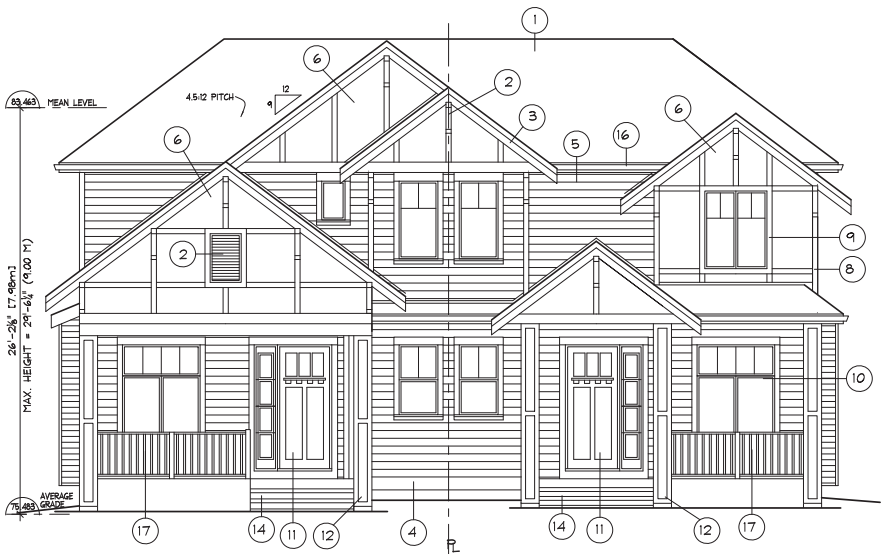
SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 2 OF 18

PROJECT NO.: 08-22-0101




# FRONT (SOUTH) ELEVATION E

(LOT 29) (FACING 75A AVENUE) (LOT 30)



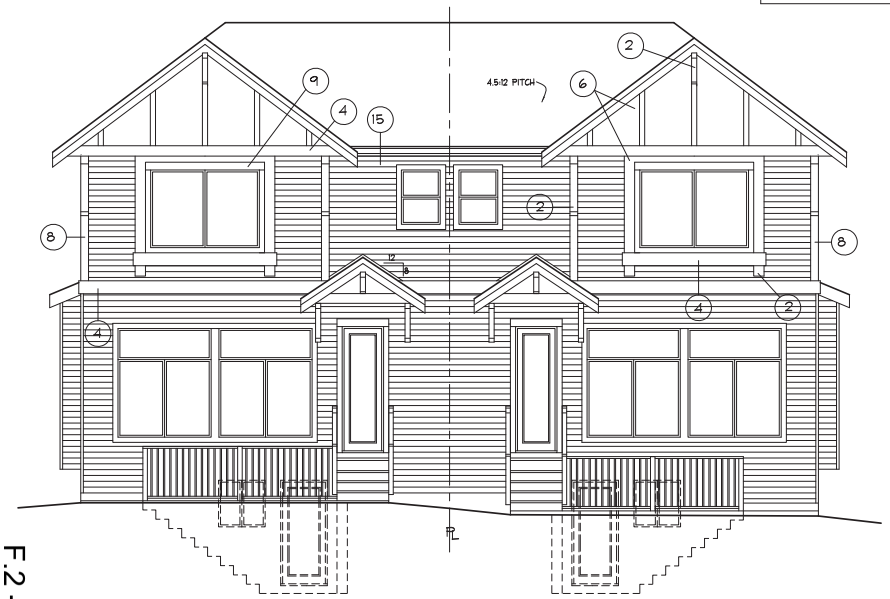
# RIGHT (EAST) ELEVATION E

(LOT 30)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/SQUARE CUT 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME FIVE - UNIT TYPE 'E'




# REAR (NORTH) ELEVATION E

(LOT 30) (LOT 29)



# LEFT (WEST) ELEVATION E

(LOT 29)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 29-30 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

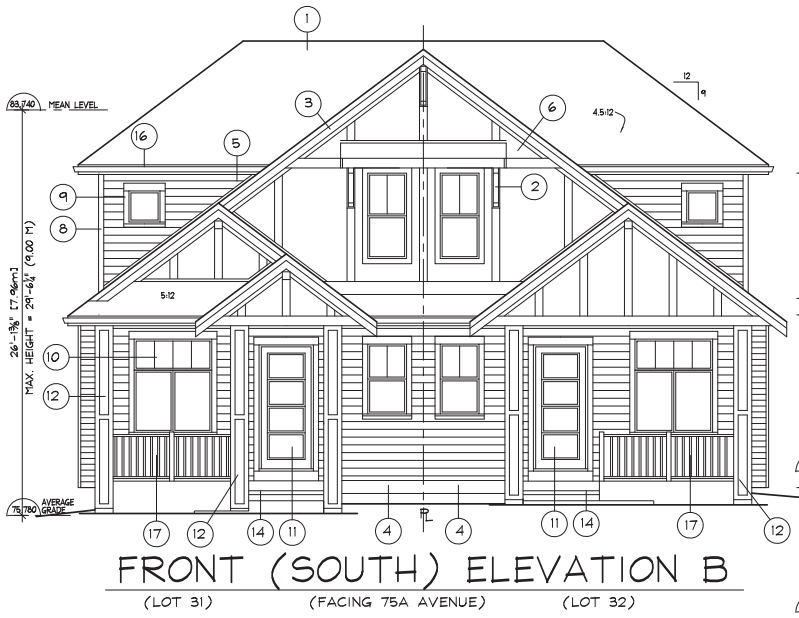
SCALE: 1/4"= 1'-0" (24X36 PAPER) SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 3 OF 18

PROJECT NO.: 08-22-0101




FRONT (SOUTH) ELEVATION B

(LOT 31) (FACING 75A AVENUE) (LOT 32)



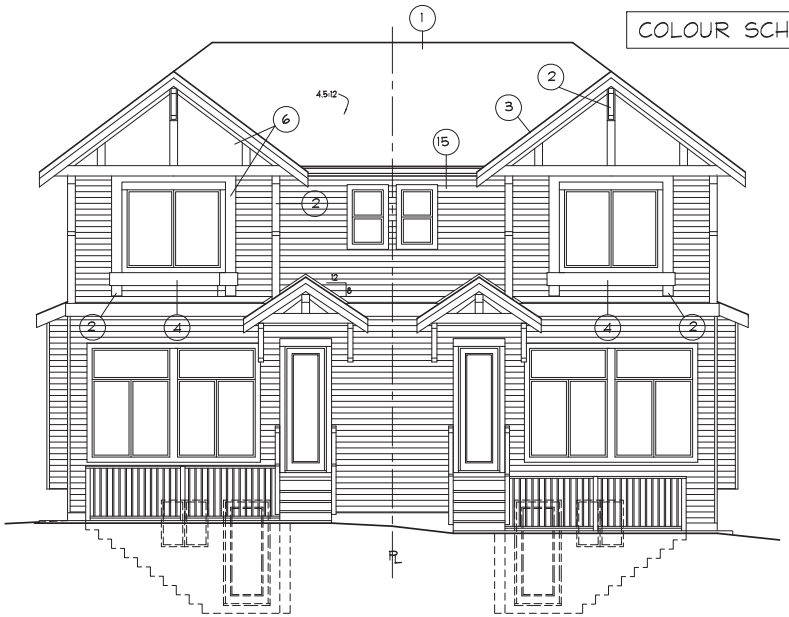
RIGHT (EAST) ELEVATION B

(LOT 32)

MATERIALS LEGEND:

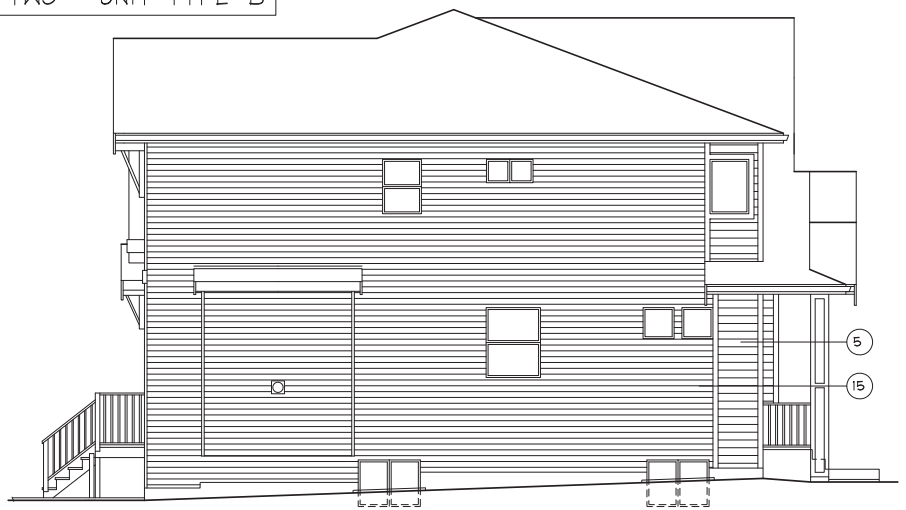
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/SQUARE CUT 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME TWO - UNIT TYPE 'B'




REAR (NORTH) ELEVATION B

(LOT 32) (LOT 31)



LEFT (WEST) ELEVATION B

(LOT 31)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 31-32 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER) SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

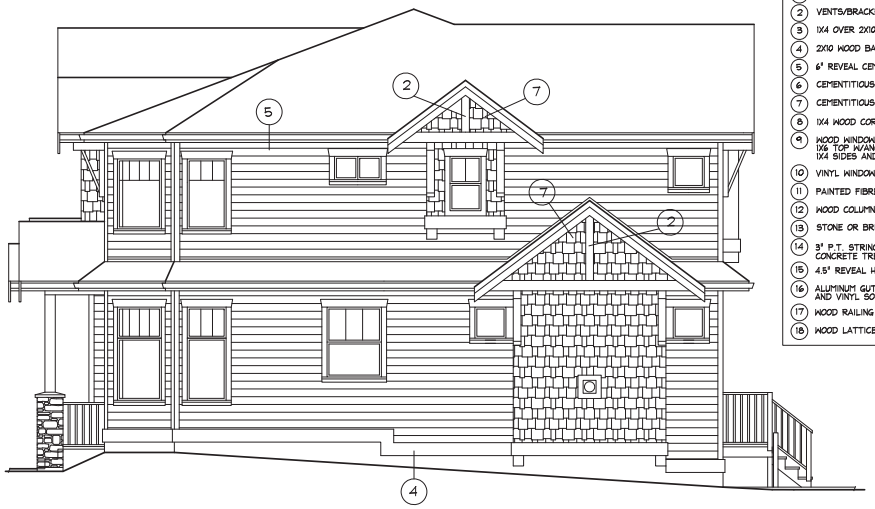
SHEET NO.: 4 OF 18

PROJECT NO.: 08-22-0101




# FRONT (SOUTH) ELEVATION A

(LOT 33) (FACING 75A AVENUE) (LOT 34)



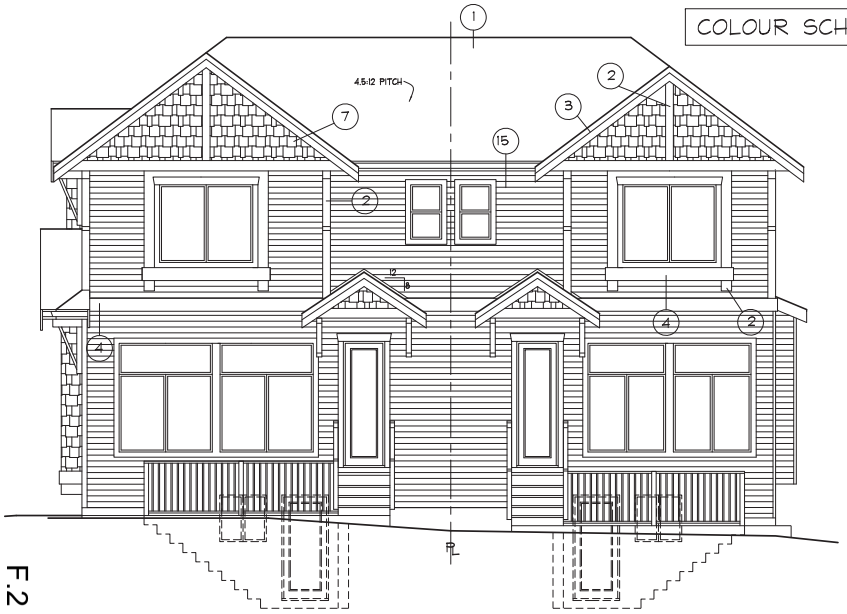
# RIGHT (EAST) ELEVATION A

(LOT 34) (FACING LANE)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME ONE - UNIT TYPE 'A'




# REAR (NORTH) ELEVATION A

(LOT 34) (LOT 33)



# LEFT (WEST) ELEVATION A

(LOT 33)

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 200812 | NZ |
| D | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 33-34 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

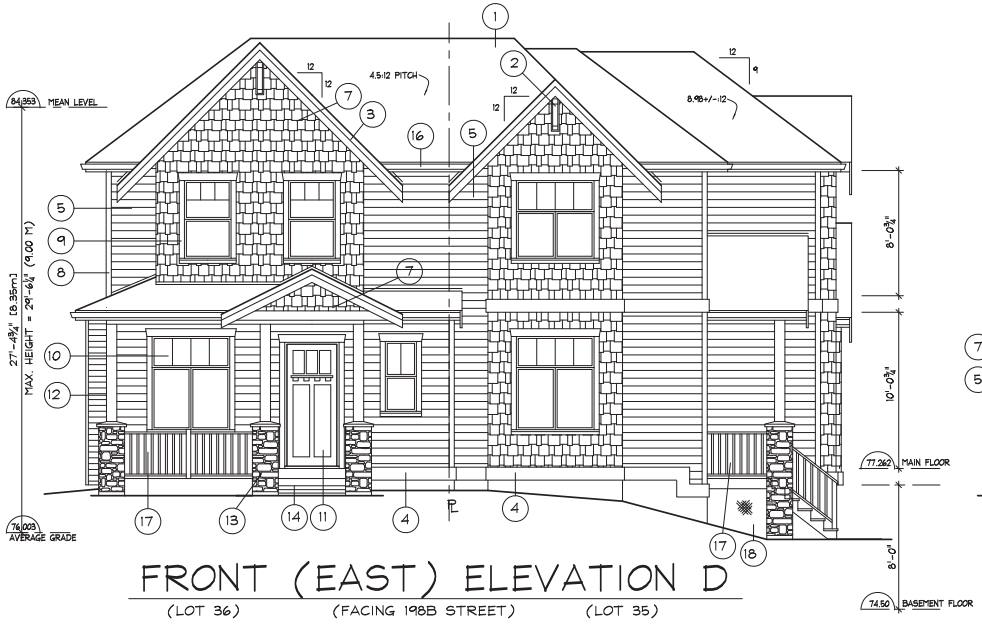
SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

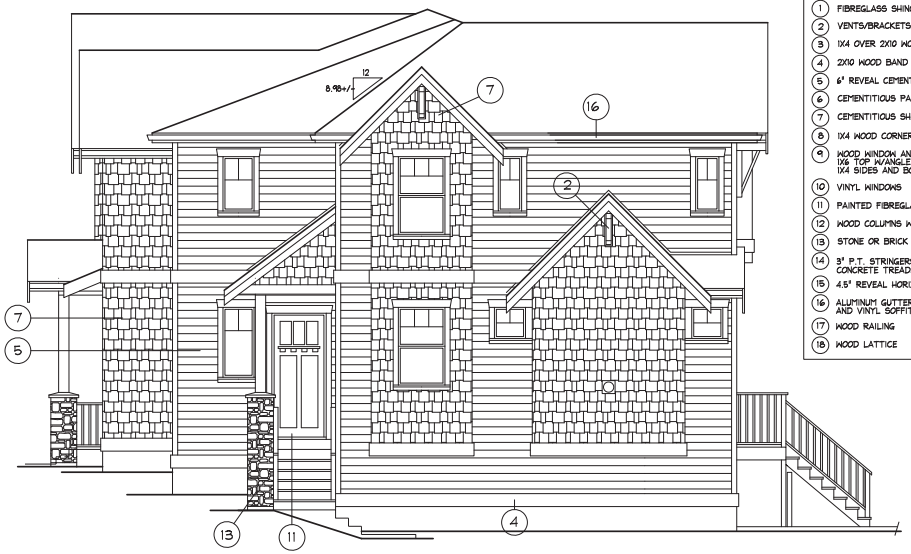
SHEET NO.: 5 OF 18

PROJECT NO.: 08-22-0101




# FRONT (EAST) ELEVATION D

(LOT 36) (FACING 198B STREET) (LOT 35)



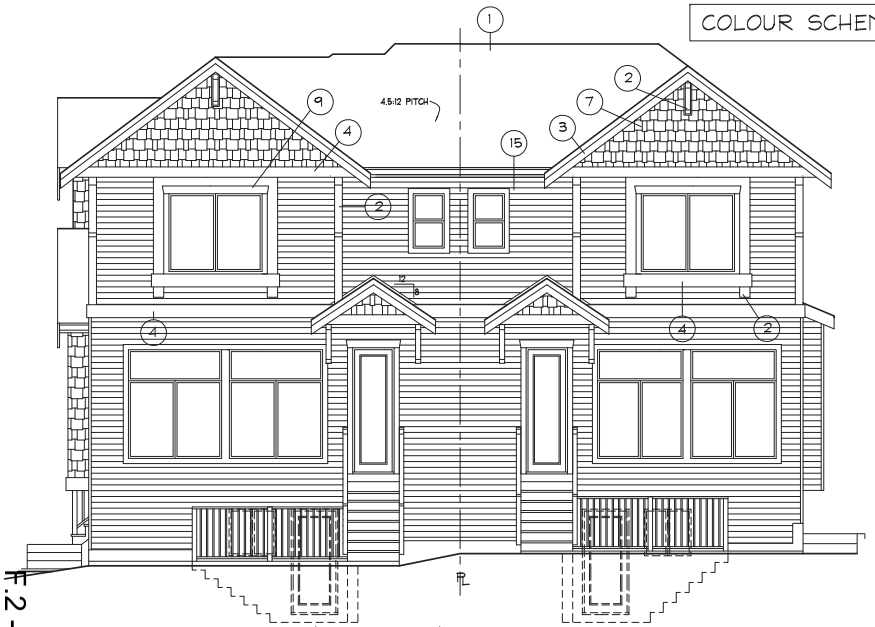
# RIGHT (NORTH) ELEVATION D

(LOT 35 - FACING 75B AVENUE)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME FOUR - UNIT TYPE 'D'




# REAR (WEST) ELEVATION D

(LOT 35) (LOT 36)



# LEFT (SOUTH) ELEVATION D

(LOT 36)

ELEVATIONS

TYNAN DESIGN LTD.
13639 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 200812 | NZ |
| D | 200828 | NZ |
| E | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 35-36 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

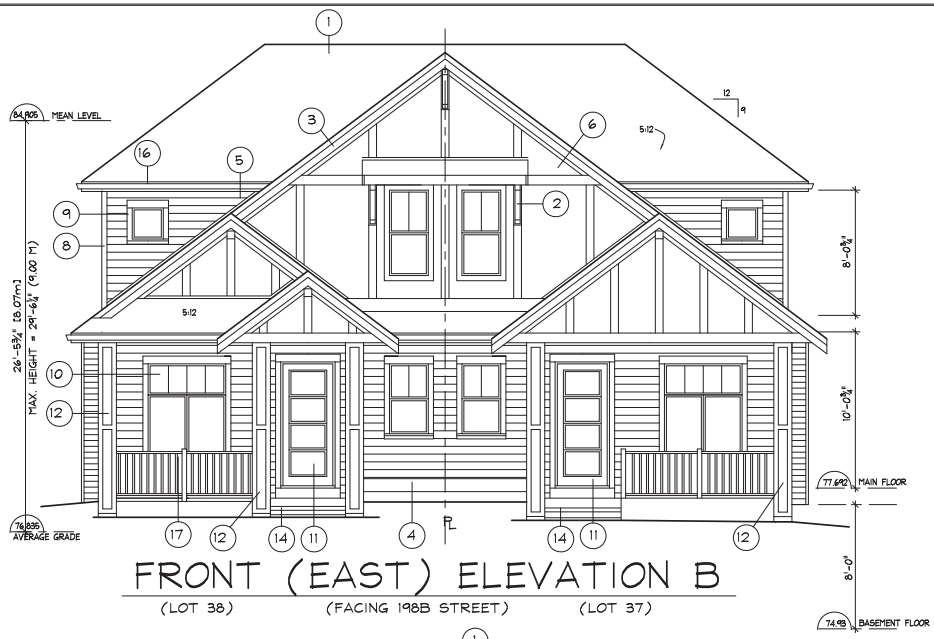
SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 6 OF 18

PROJECT NO.: 08-22-0101




# FRONT (EAST) ELEVATION B

(LOT 38) (FACING 198B STREET) (LOT 37)



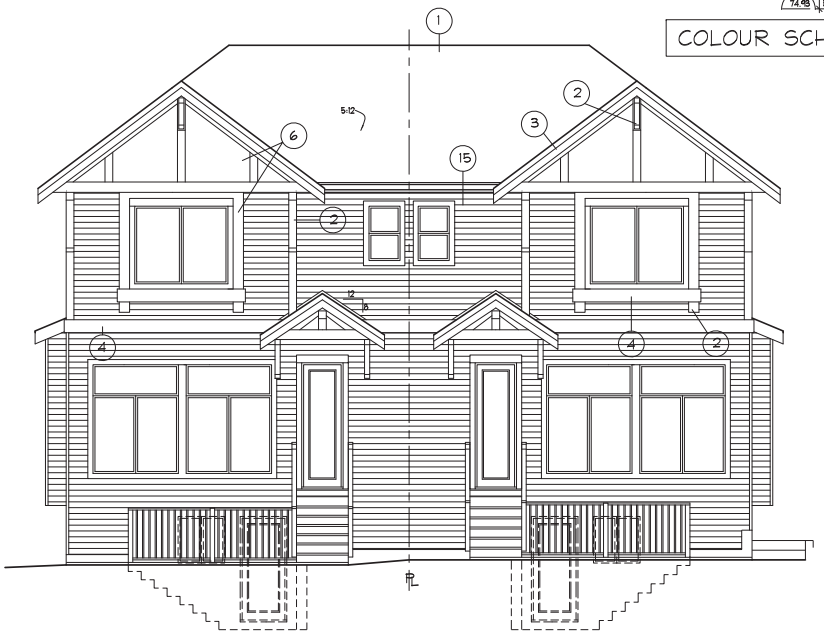
# RIGHT (NORTH) ELEVATION B

(LOT 37)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/SQUARE CUT 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME TWO - UNIT TYPE 'B'




# REAR (WEST) ELEVATION B

(LOT 37) (LOT 38)



# LEFT (SOUTH) ELEVATION B

(LOT 38)

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 37-38 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 7 OF 18

PROJECT NO.: 08-22-0101




# FRONT (EAST) ELEVATION C

(LOT 40) (FACING 198B STREET) (LOT 39)



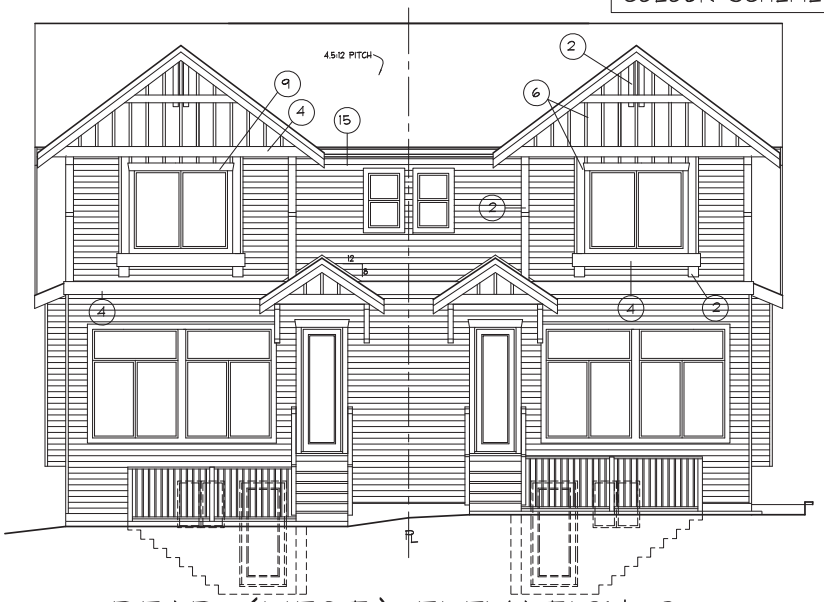
# RIGHT (NORTH) ELEVATION C

(LOT 39)

MATERIALS LEGEND:

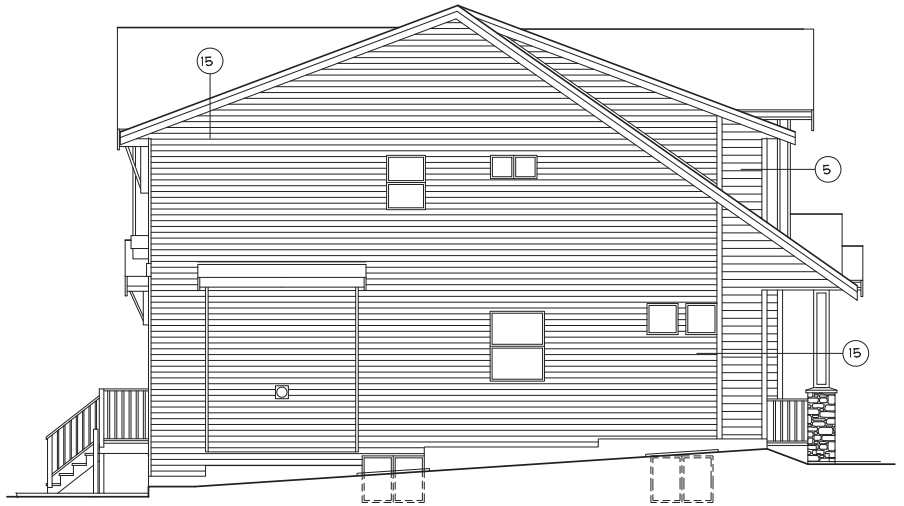
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT. 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME THREE - UNIT TYPE 'C'




# REAR (WEST) ELEVATION C

(LOT 39) (LOT 40)



# LEFT (SOUTH) ELEVATION C

(LOT 40)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 39-40 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER) SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 8 OF 18

PROJECT NO.: 08-22-0101




# FRONT (NORTH) ELEVATION D

(LOT 51) (FACING 75A AVENUE) (LOT 50)



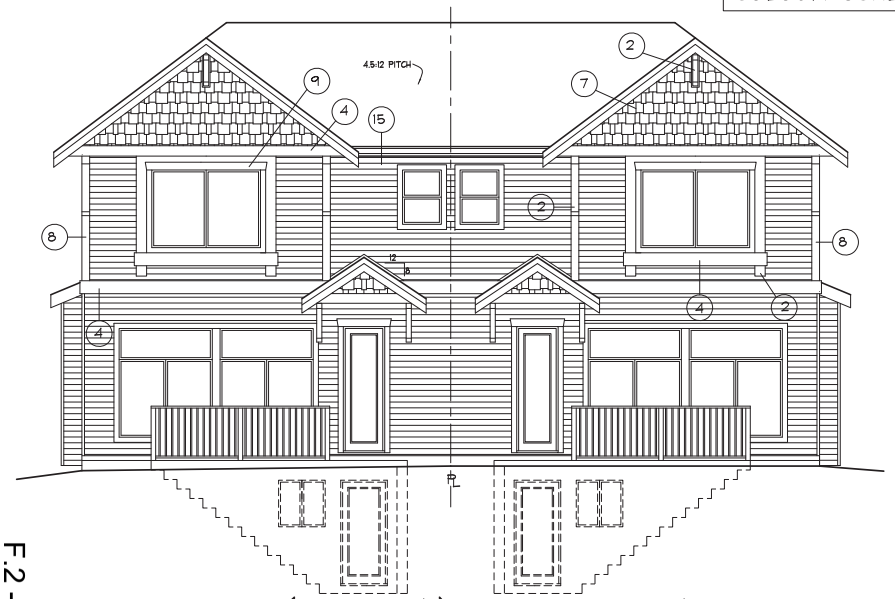
# RIGHT (WEST) ELEVATION D

(LOT 50)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME FOUR - UNIT TYPE 'D'




# REAR (SOUTH) ELEVATION D

(LOT 50) (LOT 51)



# LEFT (EAST) ELEVATION D

(LOT 51)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 50-51 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

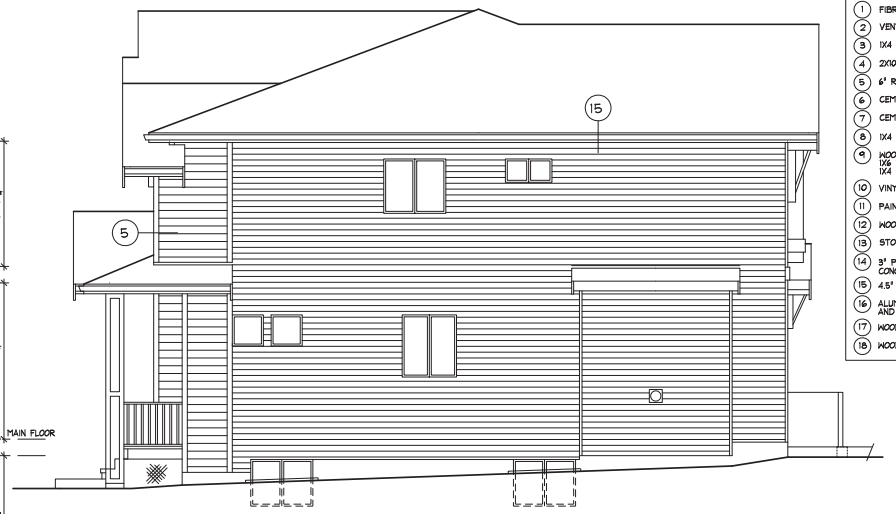
SHEET NO.: 9 OF 18

PROJECT NO.: 08-22-0101




# FRONT (NORTH) ELEVATION E

(LOT 53) (FACING 75A AVENUE) (LOT 52)



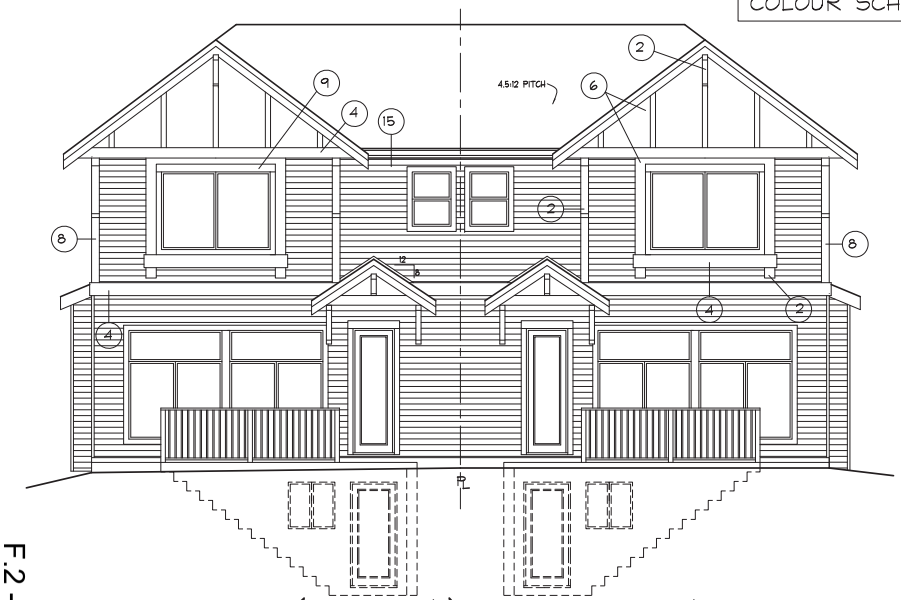
# RIGHT (WEST) ELEVATION E

(LOT 52)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/SQUARE CUT 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME FIVE - UNIT TYPE 'E'




# REAR (SOUTH) ELEVATION E

(LOT 52) (LOT 53)



# LEFT (EAST) ELEVATION E

(LOT 53)

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 52-53 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 10 OF 18

PROJECT NO.: 08-22-0101




FRONT (NORTH) ELEVATION A

(LOT 55) (FACING 75A AVENUE) (LOT 54)



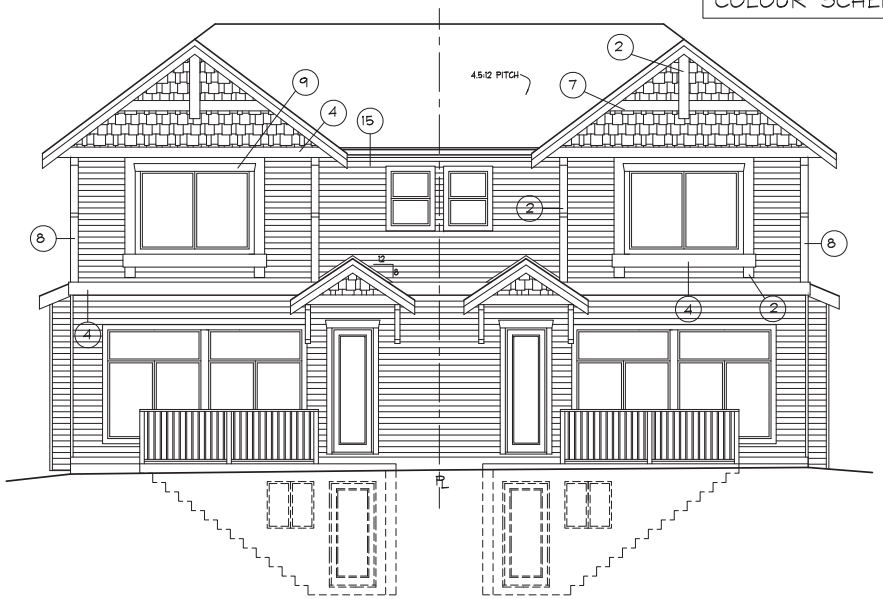

RIGHT (WEST) ELEVATION A

(LOT 54)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME ONE - UNIT TYPE 'A'




REAR (SOUTH) ELEVATION A

(LOT 54) (LOT 55)



LEFT (EAST) ELEVATION A

(LOT 55)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 54-55 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

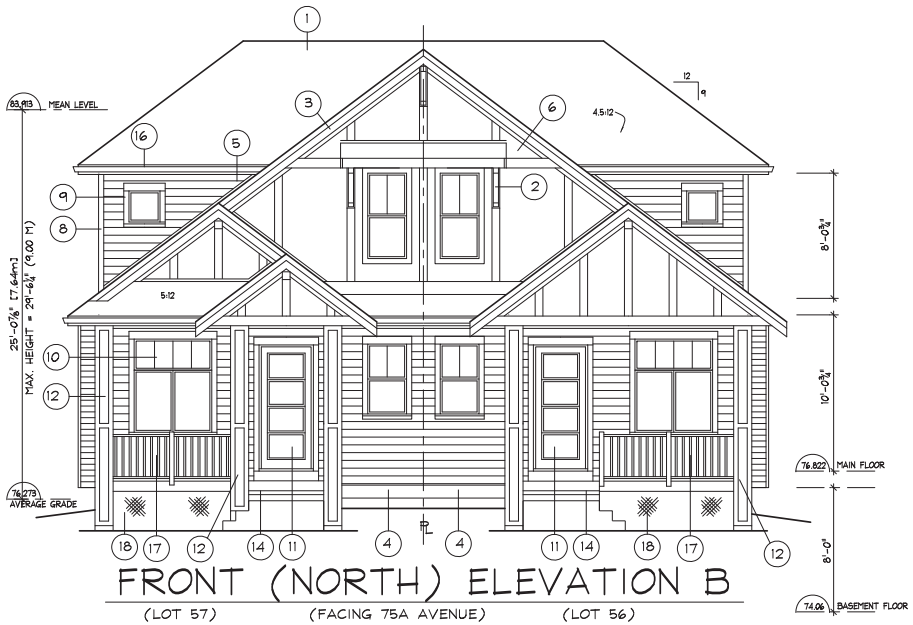
SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 11 OF 18

PROJECT NO.: 08-22-0101




# FRONT (NORTH) ELEVATION B

(LOT 57) (FACING 75A AVENUE) (LOT 56)



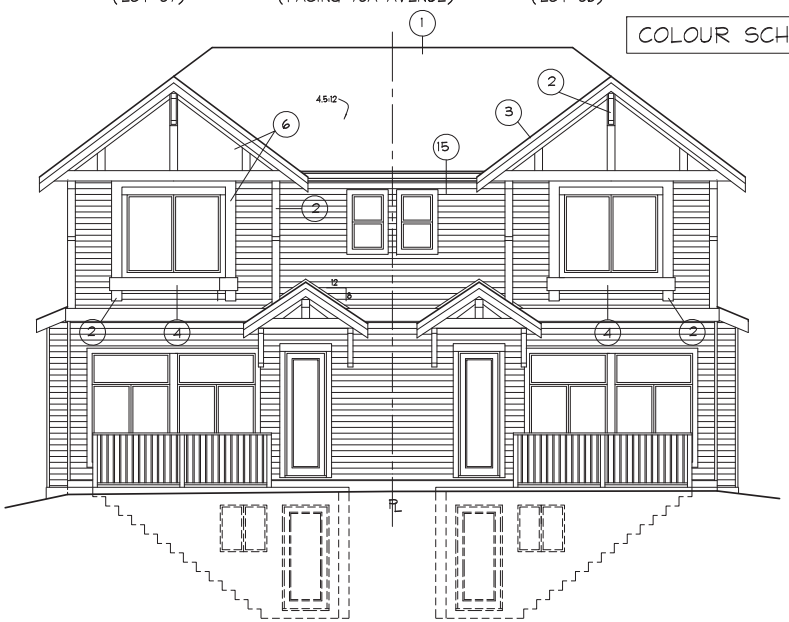
# RIGHT (WEST) ELEVATION B

(LOT 56)

MATERIALS LEGEND:

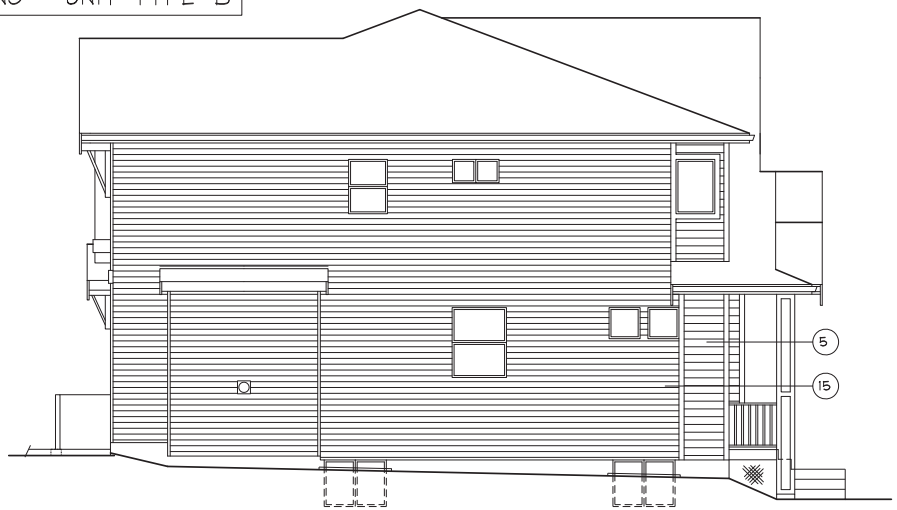
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/SQUARE CUT 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME TWO - UNIT TYPE 'B'




# REAR (SOUTH) ELEVATION B

(LOT 56) (LOT 57)



# LEFT (EAST) ELEVATION B

(LOT 57)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 200828 | NZ |
| D | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 56-57 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

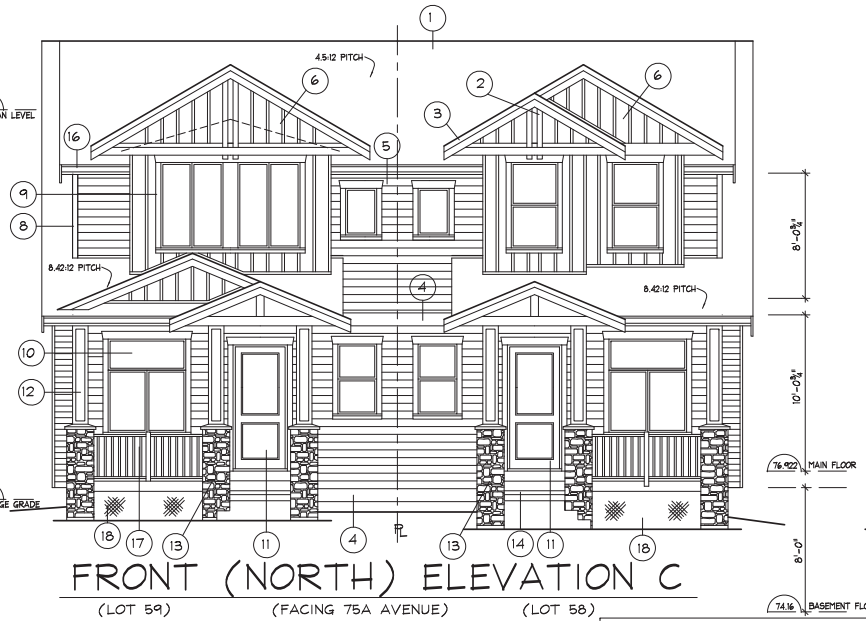
SCALE: 1/4"= 1'-0" (24X36 PAPER) SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

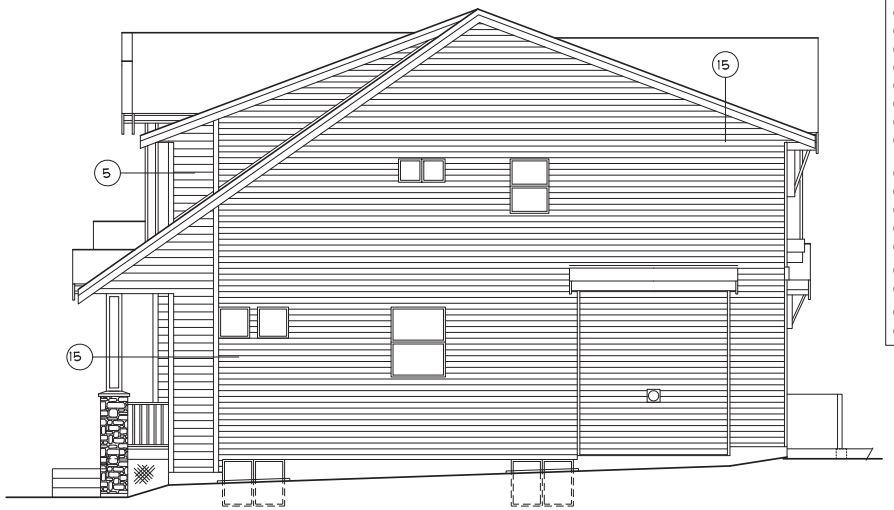
SHEET NO.: 12 OF 18

PROJECT NO.: 08-22-0101




# FRONT (NORTH) ELEVATION C

(LOT 59) (FACING 75A AVENUE) (LOT 58)



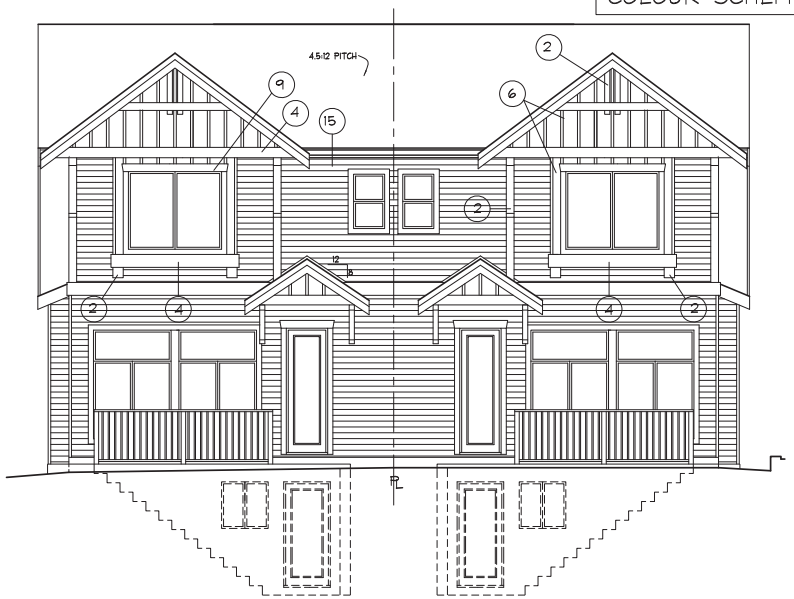
# RIGHT (WEST) ELEVATION C

(LOT 58)

MATERIALS LEGEND:

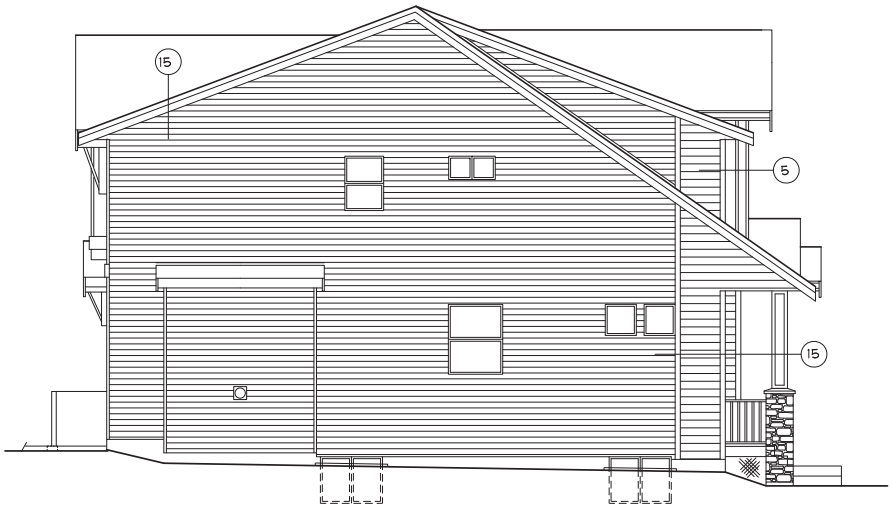
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME THREE - UNIT TYPE 'C'




# REAR (SOUTH) ELEVATION C

(LOT 58) (LOT 59)



# LEFT (EAST) ELEVATION C

(LOT 59)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 58-59 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER) SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 13 OF 18

PROJECT NO.: 08-22-0101




# FRONT (NORTH) ELEVATION D

(LOT 61) (FACING 75A AVENUE) (LOT 60)



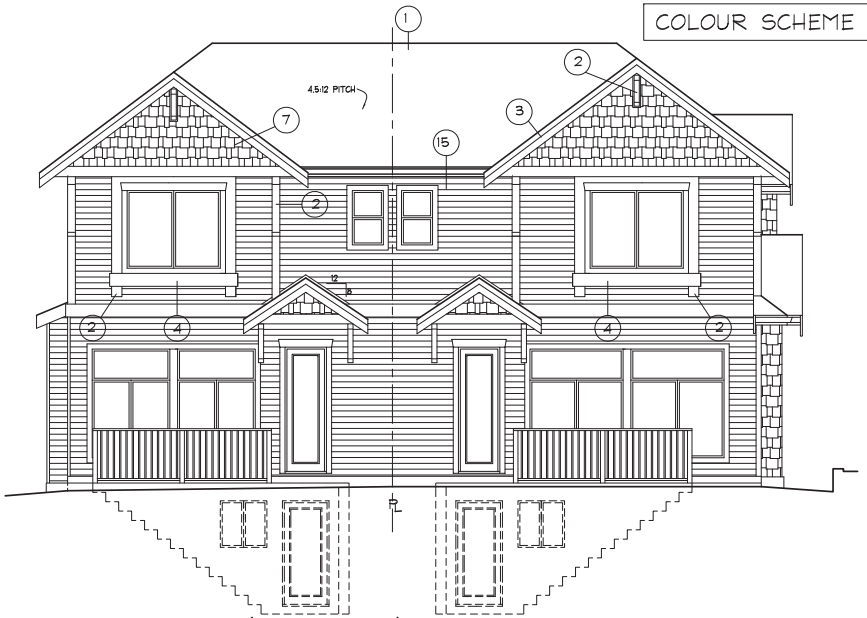
# RIGHT (WEST) ELEVATION D

(LOT 60)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME FOUR - UNIT TYPE 'D'




# REAR (SOUTH) ELEVATION D

(LOT 60) (LOT 61)



# LEFT (EAST) ELEVATION D

(FACING 198A LANE) (LOT 61)

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 200812 | NZ |
| B | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 60-61 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 14 OF 18

PROJECT NO.: 08-22-0101




# FRONT (EAST) ELEVATION D

(LOT 77) (FACING 198B STREET) (LOT 76)



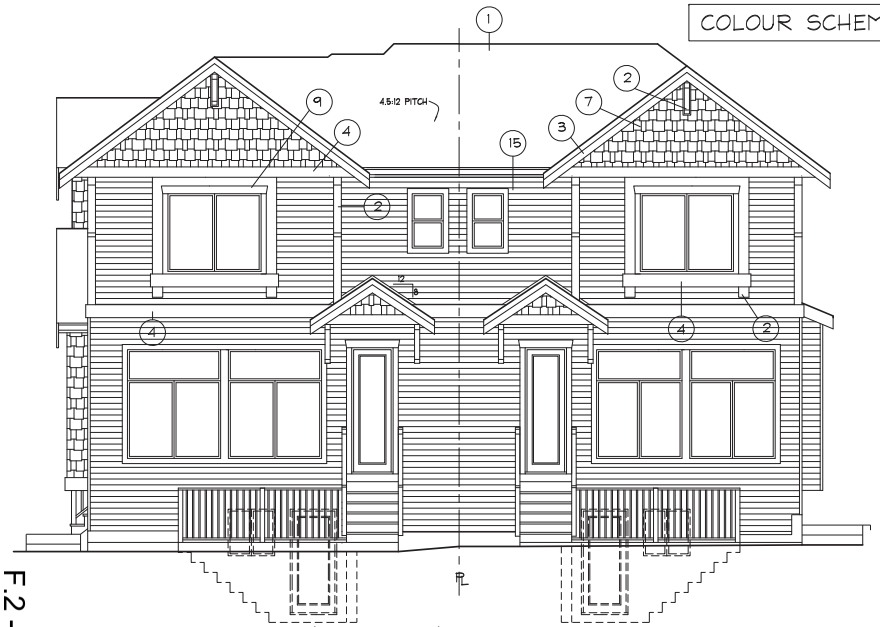
# RIGHT (NORTH) ELEVATION D

(LOT 76 - FACING 75A AVENUE)

MATERIALS LEGEND:

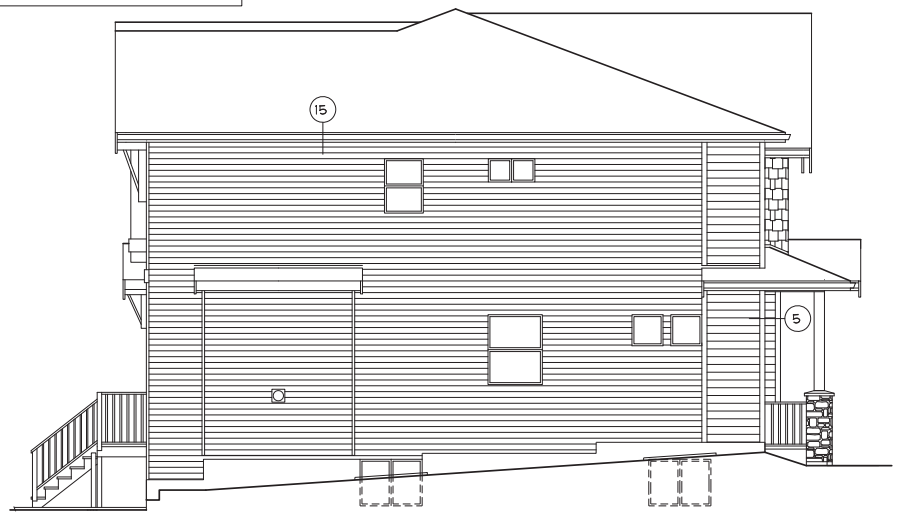
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT, 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME FOUR - UNIT TYPE 'D'




# REAR (WEST) ELEVATION D

(LOT 76) (LOT 77)



# LEFT (SOUTH) ELEVATION D

(LOT 77)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 200812 | NZ |
| B | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 76-77 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

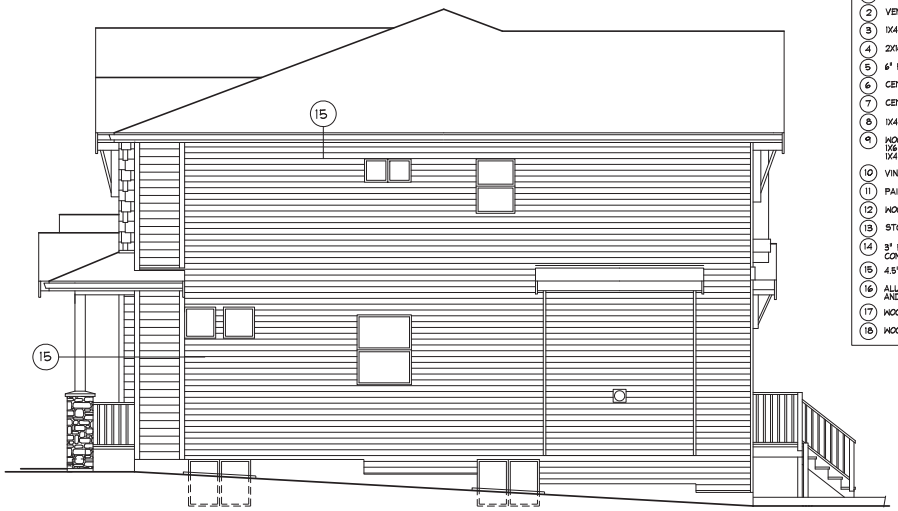
SHEET NO.: 15 OF 18

PROJECT NO.: 08-22-0101




FRONT (EAST) ELEVATION A

(LOT 79) (FACING 198B STREET) (LOT 78)



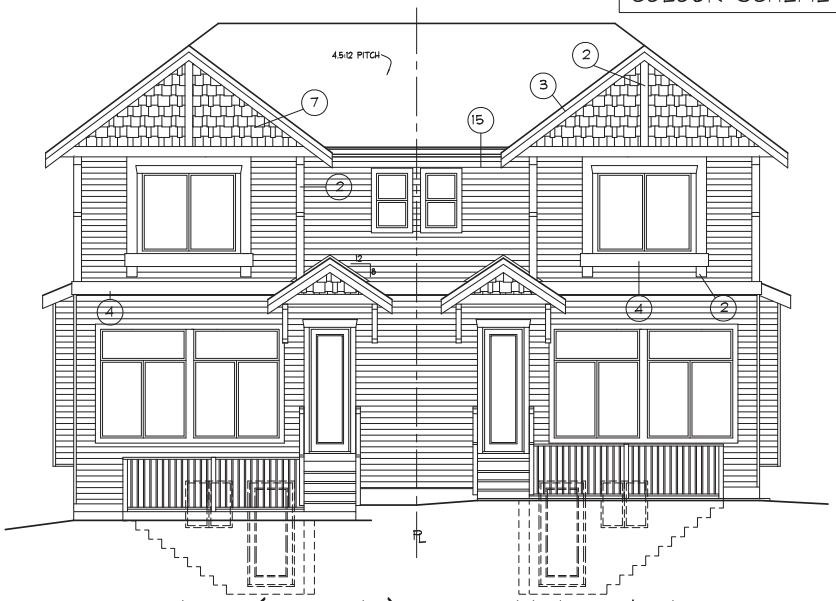
RIGHT (NORTH) ELEVATION A

(LOT 78)

MATERIALS LEGEND:

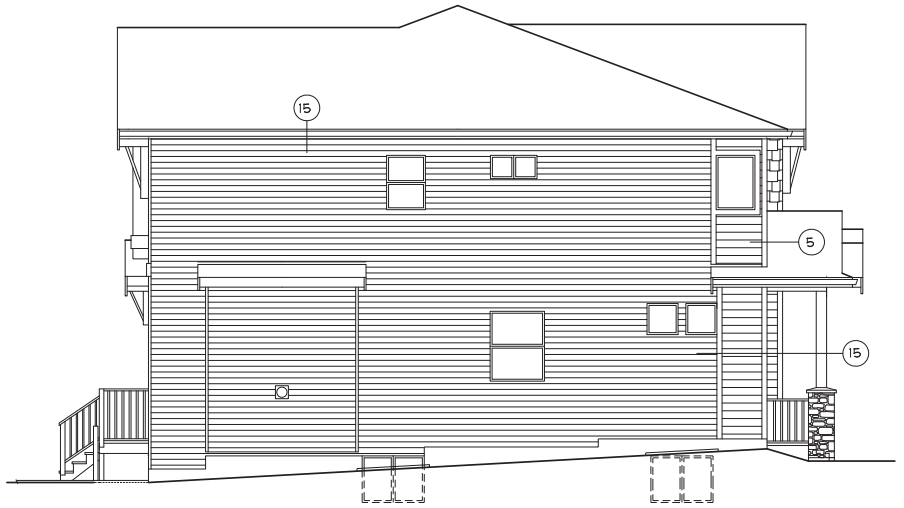
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT. 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME ONE - UNIT TYPE 'A'




REAR (WEST) ELEVATION A

(LOT 78) (LOT 79)



LEFT (SOUTH) ELEVATION A

(LOT 79)

ELEVATIONS


TYNAN DESIGN LTD.

13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822


| REV. | DATE | BY |
|---|---|---|
| A | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 78-79 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

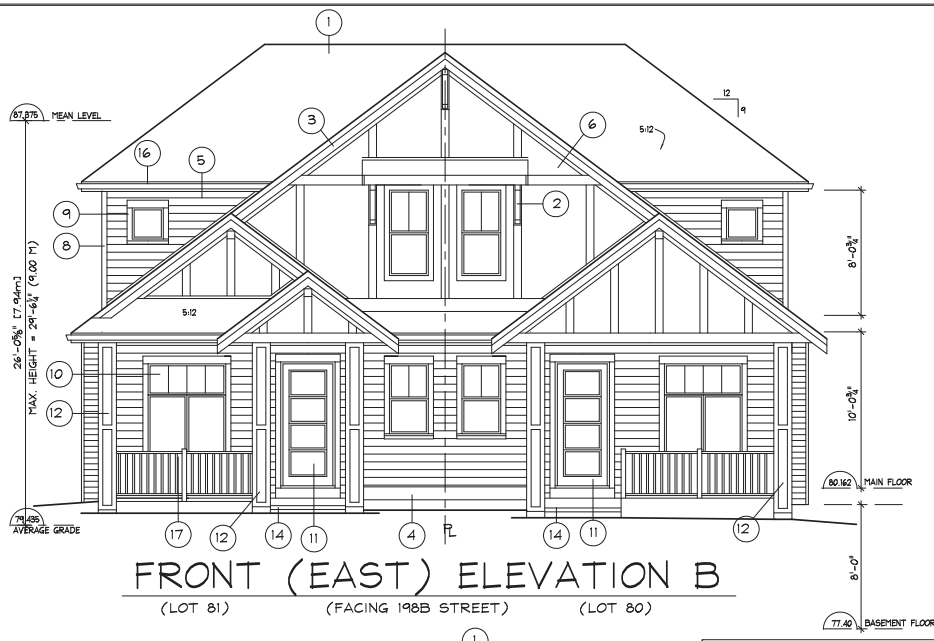
SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

SHEET NO.: 16 OF 18

PROJECT NO.: 08-22-0101




# FRONT (EAST) ELEVATION B

(LOT 81) (FACING 198B STREET) (LOT 80)



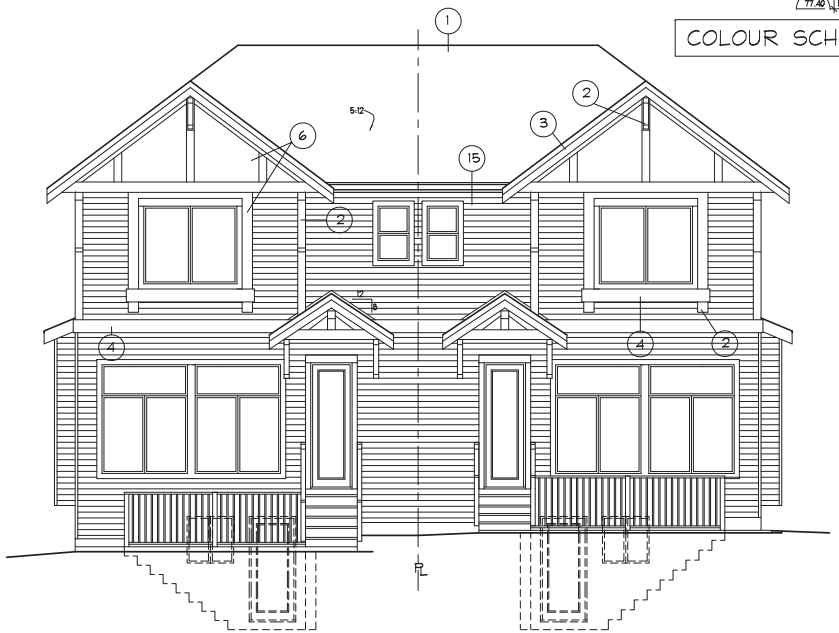
# RIGHT (NORTH) ELEVATION B

(LOT 80)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/SQUARE CUT 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3' P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME TWO - UNIT TYPE 'B'




# REAR (WEST) ELEVATION B

(LOT 80) (LOT 81)



# LEFT (SOUTH) ELEVATION B

(LOT 81)

ELEVATIONS

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-3722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 80-81 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

F.2

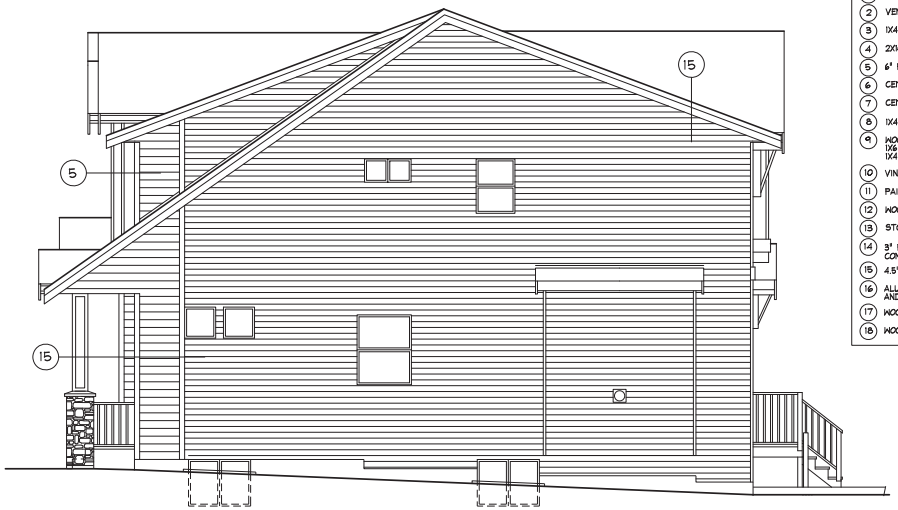
SHEET NO.: 17 OF 18

PROJECT NO.: 08-22-0101




# FRONT (EAST) ELEVATION C

(LOT 83) (FACING 198B STREET) (LOT 82)



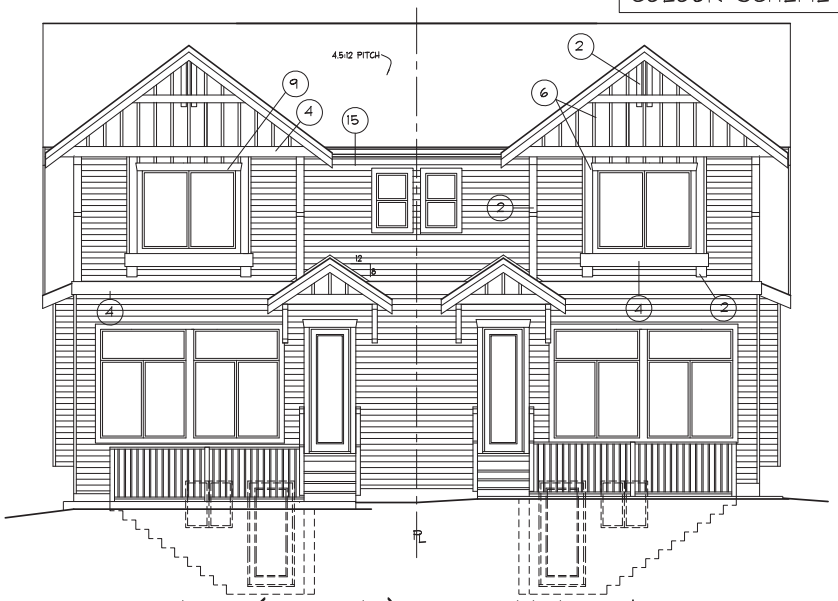
# RIGHT (NORTH) ELEVATION C

(LOT 82)

MATERIALS LEGEND:

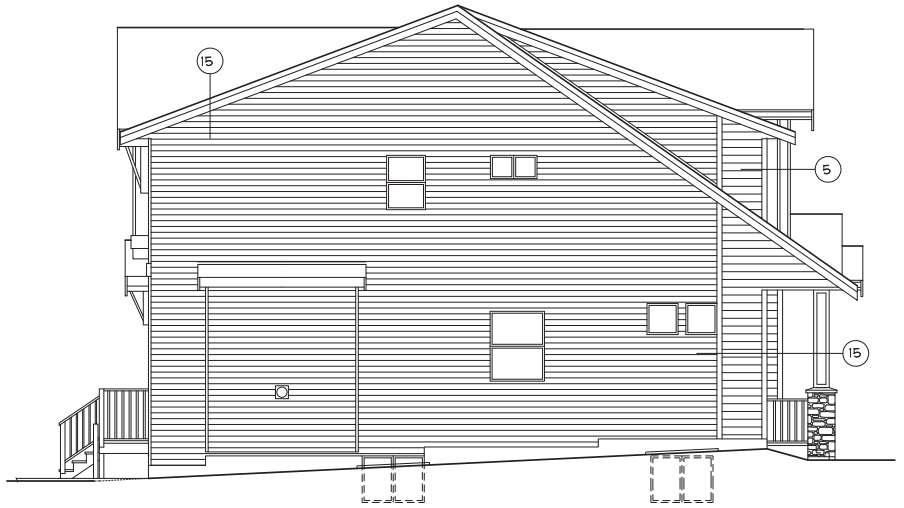
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE CUT. 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

COLOUR SCHEME THREE - UNIT TYPE 'C'




# REAR (WEST) ELEVATION C

(LOT 82) (LOT 83)



# LEFT (SOUTH) ELEVATION C

(LOT 83)

ELEVATIONS

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 82-83 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (24X36 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE: ELEVATIONS

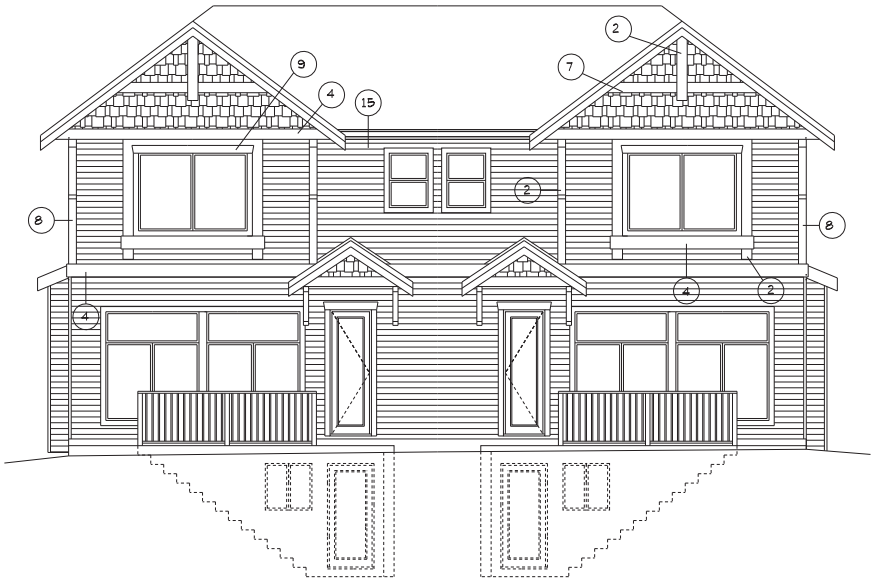
F.2

SHEET NO.: 18 OF 18

PROJECT NO.: 08-22-0101



FRONT (NORTH) ELEVATION A



REAR (SOUTH) ELEVATION A



LEFT (EAST) ELEVATION A

## COLOUR SCHEME ONE - UNIT TYPE 'A'

## MATERIALS LEGEND

1. FIBREGLASS SHINGLES
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   BENJAMIN MOORE
   BRIARWOOD - STAIN SEMI SOLID
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   BENJAMIN MOORE
   HC-175 BRIARWOOD
4. 2X10 WOOD BAND BOARD
   BENJAMIN MOORE
   OC-23 CLASSIC GREY
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
   BENJAMINMOORE4
   OC-23 CLASSIC GREY
6. CEMENTITIOUS PANELING W/WOOD BATTENS
   N/A
7. CEMENTITIOUS SHAKE
   BENJAMIN MOORE
   BRIARWOOD - STAIN
   SEMI SOLID
8. 1X4 WOOD CORNER TRIM
   BENJAMIN MOORE
   OC-23 CLASSIC GREY
9. WOOD WINDOW AND DOOR TRIM6 TOP W/ANGLE CUT1X4 SIDES AND BOTTOM W/SILL
   BENJAMIN MOORE
   HC-175 BRIARWOOD
10. VINYL WINDOWS
    WHITE
11. PAINTED FIBREGLASS ENTRY DOOR
    EXTERIOR SIDE (INTERIOR WHITE): BENJAMIN MOORE 2132-10 BLACK
    DOOR: TRIMLITE DR62B 2 Panels HARDWARE: EMTEK Modern Style
    1-1/2" x 11" Keyed - HELIOS LEVER Euro 3-5/8" Center to Center FLAT BLACK FINISH (US19)
12. WOOD COLUMNS W/CONC. CAP AT BASES
    BENJAMIN MOORE
    BRIARWOOD - STAIN
    SEMI SOLID
13. STONE OR BRICK VENEER
    CULTURED STONE
    TALUS HEWN STONE
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
    NATURAL FINISH
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
    GENTEK LINEN C12
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING (SIDES & BACK)
    GENTEK PEBBLE 559 (GUTTERS)
    GENTEK CASHMERE 514 (DOWNSPOUTS)
    GENTEK LINEN (VINYL SOFFITS)
17. WOOD RAILING
    BENJAMIN MOORE
    2132-10 BLACK
18. WOOD LATTICE
    BENJAMIN MOORE
    OC-23 CLASSIC GREY
19. FRONT WOOD SOFFIT
    REALSOFFIT BY WOODTONE - IRISH STOUT
20. GARAGE DOORS
    BENJAMIN MOORE
    OC-23 CLASSIC GREY

COLOUR SCH

TYNAN DESIGN LTD.
13658 108th AVENUE SURREY, B.C. V3T
TEL: (604) 581-5722 FAX: (604) 581-48

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (34x22 PAPER)
SCALE: 1/8" = 1'-0" (11x17 PAPER)

SHEET TITLE: COLOUR SCHEME

SHEET NO.: 1 OF 5

PROJECT NO.: 08-22-0085




FRONT (NORTH) ELEVATION B




REAR (SOUTH) ELEVATION B




LEFT (EAST) ELEVATION B

## COLOUR SCHEME TWO - UNIT TYPE 'B'

## MATERIALS LEGEND

1. FIBREGLASS SHINGLES
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   BENJAMIN MOORE
   2131-20 MIDNIGHT
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   BENJAMIN MOORE
   2131-20 MIDNIGHT
4. 2X10 WOOD BAND BOARD
   BENJAMIN MOORE
   OC-117 SIMPLY WHITE
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
   BENJAMIN MOORE
   OC-117 SIMPLY WHITE
6. CEMENTITIOUS PANELING W/WOOD BATTENS
   BENJAMIN MOORE
   OC-117 SIMPLY WHITE
7. CEMENTITIOUS SHAKE
   N/A
8. 1X4 WOOD CORNER TRIM
   BENJAMIN MOORE
   OC-117 SIMPLY WHITE
9. WOOD WINDOW AND DOOR TRIMS TOP W/ANGLE CUT:
   BENJAMIN MOORE
   2131-20 MIDNIGHT
10. VINYL WINDOWS
    WHITE
11. PAINTED FIBREGLASS ENTRY DOOR
    EXTERIOR SIDE (INTERIOR WHITE): BENJAMIN MOORE 2132-10 BLACK
    DOOR: TRIMLITE DR62B 2 Panels HARDWARE: EMTEK Modern Style
    1-1/2" x 11" Keyed - HELIOS LEVER Euro 3-5/8" Center to Center FLAT BLACK FINISH (US19)
12. WOOD COLUMNS W/CONC. CAP AT BASES
    BENJAMIN MOORE
    OC-117 SIMPLY WHITE
13. STONE OR BRICK VENEER
    N/A
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
    NATURAL FINISH
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
    GENTEK SNOW WHITE 001
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING (SIDES & BACK)
    GENTEK BLACK525 (GUTTERS)
    GENTEK BLACK525 (DOWNSPOUTS)
    GENTEK LINEN (VINYL SOFFITS)
17. WOOD RAILING
    BENJAMIN MOORE
    2132-10 BLACK
18. WOOD LATTICE
    BENJAMIN MOORE
    OC-117 SIMPLY WHITE
19. FRONT WOOD SOFFIT
    REALSOFFIT BY WOODTONE - IRISH STOUT
20. GARAGE DOORS
    BENJAMIN MOORE
    OC-117 SIMPLY WHITE

COLOUR SCH


13658 108th AVENUE SURREY, B.C. V3T
TEL: (604) 581-5722 FAX: (604) 581-48


TYNAN DESIGN LTD.

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS:
LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (34x22 PAPER)
SCALE: 1/8" = 1'-0" (11x17 PAPER)

SHEET TITLE:
COLOUR SCHEME

SHEET NO.: 2 OF 5

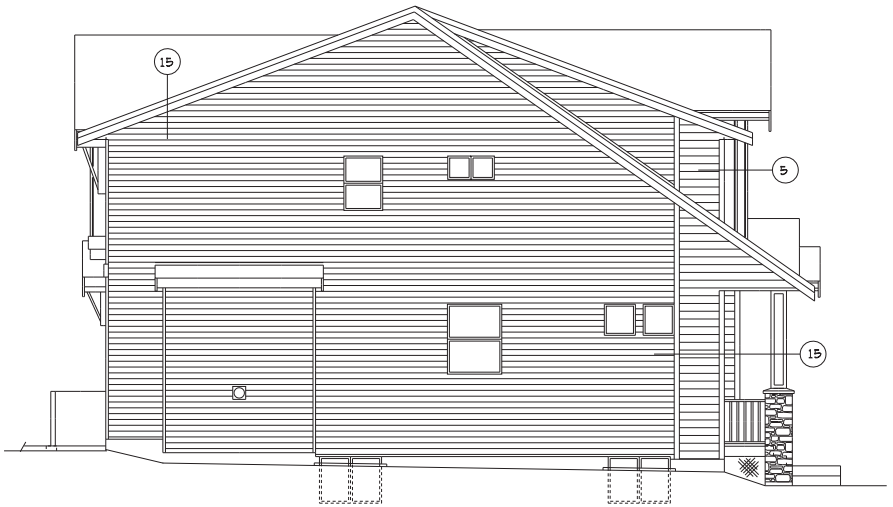
PROJECT NO.: 08-22-0085




FRONT (NORTH) ELEVATION C




REAR (SOUTH) ELEVATION C




LEFT (EAST) ELEVATION C

## COLOUR SCHEME THREE - UNIT TYPE 'C'

## MATERIALS LEGEND

1. FIBREGLASS SHINGLES
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   BENJAMIN MOORE
   OC-46 HALO
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   BENJAMIN MOORE
   OC-46 HALO
4. 2X10 WOOD BAND BOARD
   BENJAMIN MOORE
   AC-18 SMOKY MOUNTAIN
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
   BENJAMIN MOORE
   AC-18 SMOKY MOUNTAIN
6. CEMENTITIOUS PANELING W/WOOD BATTENS3.75
   BENJAMIN MOORE
   OC-46 HALO
7. CEMENTITIOUS SHAKE
   N/A
8. 1X4 WOOD CORNER TRIM
   BENJAMIN MOORE
   AC-18 SMOKY MOUNTAIN
9. WOOD WINDOW AND DOOR TRIM6 TOP W/ANGLE CUT1X4 SIDES AND BOTTOM W/SILL
   BENJAMIN MOORE
   OC-46 HALO
10. VINYL WINDOWS
    WHITE
11. PAINTED FIBREGLASS ENTRY DOOR
    EXTERIOR SIDE (INTERIOR WHITE): BENJAMIN MOORE OC-46 HALO
    DOOR: TRIMLITE DR62B 2 Panels HARDWARE: EMTEK Modern Style
    1-1/2" x 11" Keyed - HELIOS LEVER Euro 3-5/8" Center to Center FLAT BLACK FINISH (US19)
12. WOOD COLUMNS W/CONC. CAP AT BASES
    BENJAMIN MOORE
    OC-46 HALO
13. STONE OR BRICK VENEER
    CULTURED STONE UMBER CREEK
    ANCIENT VILLA LEDGESTONE
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
    NATURAL FINISH
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
    GENTEK MEADOW FERN 874
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING (SIDES & BACK)
    GENTEK CASHMERE 514 (GUTTERS)
    GENTEK MOONLIT MOSS 513 (DOWNSPOUTS)
    GENTEK LINEN (VINYL SOFFITS)
17. WOOD RAILING
    BENJAMIN MOORE
    2132-10 BLACK
18. WOOD LATTICE
    BENJAMIN MOORE
    AC-18 SMOKY MOUNTAIN
19. FRONT WOOD SOFFIT
    REALSOFFIT BY WOODTONE - IRISH STOUT
20. GARAGE DOORS
    BENJAMIN MOORE
    AC-18 SMOKY MOUNTAIN

COLOUR SCH


TYNAN DESIGN LTD.
13658 108th AVENUE SURREY, B.C. V3T
TEL: (604) 581-5722 FAX: (604) 581-48


| REV | DATE | BY |
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| | | |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS:
LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

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| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (34x22 PAPER)
SCALE: 1/8" = 1'-0" (11x17 PAPER)

SHEET TITLE:
COLOUR SCHEME

SHEET NO.: 3 OF 5

PROJECT NO.: 08-22-0085



FRONT (SOUTH) ELEVATION D

## COLOUR SCHEME FOUR - UNIT TYPE 'D'

## MATERIALS LEGEND

1. FIBREGLASS SHINGLES
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   BENJAMIN MOORE
   OC-117 SIMPLY WHITE
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   BENJAMIN MOORE
   OC-117 SIMPLY WHITE
4. 2X10 WOOD BAND BOARD
   BENJAMIN MOORE
   1637 BLUE SPRUCE
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
   BENJAMIN MOORE
   1637 BLUE SPRUCE
6. CEMENTITIOUS PANELING W/WOOD BATTENS
   N/A
7. CEMENTITIOUS SHAKE
   BENJAMIN MOORE
   1637 BLUE SPRUCE
8. 1X4 WOOD CORNER TRIM
   BENJAMIN MOORE
   1637 BLUE SPRUCE
9. WOOD WINDOW AND DOOR TRIMS TOP W/ANGLE CUT1X4 SIDES AND BOTTOM W/SILL
   BENJAMIN MOORE
   OC-117 SIMPLY WHITE
10. VINYL WINDOWS
    WHITE
11. PAINTED FIBREGLASS ENTRY DOOR
    EXTERIOR SIDE (INTERIOR WHITE): BENJAMIN MOORE VC-30 HASTINGS RED
    DOOR: TRIMLITE DR62B 2 Panels HARDWARE: EMTEK Modern Style
    1-1/2" x 11" Keyed - HELIOS LEVER Euro 3-5/8" Center to Center FLAT BLACK FINISH (US19)
12. WOOD COLUMNS W/CONC. CAP AT BASES
    BENJAMIN MOORE
    OC-117 SIMPLY WHITE
13. STONE OR BRICK VENEER
    CULTURED STONE PALISADES
    ANCIENT VILLA LEDGESTONE
    OVERMORTARED
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
    NATURAL FINISH
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
    GENTEK ROCKWELL BLUE 637
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING (SIDES & BACK)
    GENTEK RAINWARE WHITE 430 (GUTTERS)
    GENTEK RAINWARE WHITE 430 (DOWNSPOUTS)
    GENTEK LINEN (VINYL SOFFITS)
17. WOOD RAILING
    BENJAMIN MOORE
    2132-10 BLACK
18. WOOD LATTICE
    BENJAMIN MOORE
    1637 BLUE SPRUCE
19. FRONT WOOD SOFFIT
    REALSOFFIT BY WOODTONE - IRISH STOUT
20. GARAGE DOORS
    BENJAMIN MOORE
    1637 BLUE SPRUCE



REAR (NORTH) ELEVATION D



LEFT (WEST) ELEVATION D

COLOUR SCH

TYNAN DESIGN LTD.
13658 108th AVENUE SURREY, B.C. V3T
TEL: (604) 581-5722 FAX: (604) 581-48

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LANGTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANGTONE DEVELOPMENTS

ADDRESS: LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

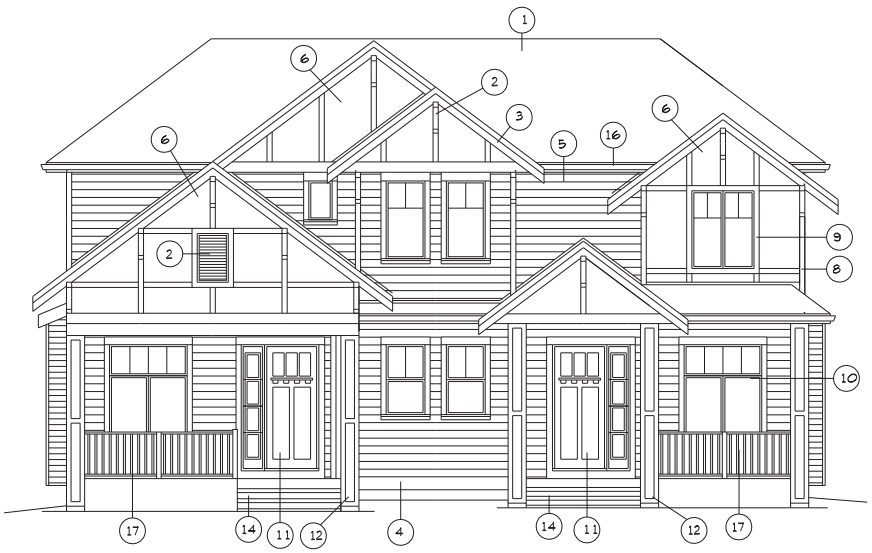
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| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (36x24 PAPER)
SCALE: 1/8" = 1'-0" (11x17 PAPER)

SHEET TITLE: COLOUR SCHEME

SHEET NO.: 4 OF 5

PROJECT NO.: 08-22-0085




FRONT (SOUTH) ELEVATION E

## COLOUR SCHEME FIVE - UNIT TYPE 'E'

## MATERIALS LEGEND

1. FIBREGLASS SHINGLES
   CERTAINTEED LANDMARK
   MOIRE BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   BENJAMIN MOORE
   2129-30 BLUE NOTE
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   BENJAMIN MOORE
   2129-30 BLUE NOTE
4. 2X10 WOOD BAND BOARD
   BENJAMIN MOORE
   C6P-40 MUSEUM PIECE
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
   BENJAMIN MOORE
   C6P-40 MUSEUM PIECE
6. CEMENTITIOUS PANELING W/WOOD BATTENS
   BENJAMIN MOORE
   C6P-40 MUSEUM PIECE
7. CEMENTITIOUS SHAKE
   N/A
8. 1X4 WOOD CORNER TRIM
   BENJAMIN MOORE
   C6P-40 MUSEUM PIECE
9. WOOD WINDOW AND DOOR TRIMS TOP W/ANGLE CUT1X4 SIDES AND BOTTOM W/SILL
   BENJAMIN MOORE
   2129-30 BLUE NOTE
10. VINYL WINDOWS
    WHITE
11. PAINTED FIBREGLASS ENTRY DOOR
    EXTERIOR SIDE (INTERIOR WHITE): BENJAMIN MOORE 2129-30 BLUE NOTE
    DOOR: TRIMLITE DR62B 2 Panels HARDWARE: EMTEK Modern Style
    1-1/2" x 11" Keyed - HELIOS LEVER Euro 3-5/8" Center to Center FLAT BLACK FINISH (US19)
12. WOOD COLUMNS W/CONC. CAP AT BASES
    BENJAMIN MOORE
    2129-30 BLUE NOTE
13. STONE OR BRICK VENEER
    MERIDIAN BRICK - AUTHINTIC BRICK
    QUEEN SIZE - TOBACCO ROAD
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
    NATURAL FINISH
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
    GENTEK STORM 631
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING (SIDES & BACK)
    GENTEK BLACK 525 (GUTTERS)
    GENTEK BLACK 525 (DOWNSPOUTS)
    GENTEK LINEN (VINYL SOFFITS)
17. WOOD RAILING
    BENJAMIN MOORE
    2132-10 BLACK
18. WOOD LATTICE
    BENJAMIN MOORE
    C6P-40 MUSEUM PIECE
19. FRONT WOOD SOFFIT
    REALSOFFIT BY WOODTONE - IRISH STOUT
20. GARAGE DOORS
    BENJAMIN MOORE
    C6P-40 MUSEUM PIECE




REAR (NORTH) ELEVATION E




LEFT (WEST) ELEVATION E

COLOUR SCH

TYNAN DESIGN LTD.
13658 108th AVENUE SURREY, B.C. V3T
TEL: (604) 581-5722 FAX: (604) 581-48

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS:
LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

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| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 1/4"= 1'-0" (34x22 PAPER)
SCALE: 1/8" = 1'-0" (11x17 PAPER)

SHEET TITLE:
COLOUR SCHEME

SHEET NO.: 5 OF 5

PROJECT NO.: 08-22-0085



FRONT (SOUTH) ELEVATION C
(LOT 25) (FACING 75A AVENUE) (LOT 26)



FRONT (SOUTH) ELEVATION D
(LOT 27) (FACING 75A AVENUE) (LOT 28)



FRONT (SOUTH) ELEVATION E
(LOT 29) (FACING 75A AVENUE) (LOT 30)

STREETSCAPE LOTS 25-30



FRONT (SOUTH) ELEVATION B
(LOT 31) (FACING 75A AVENUE) (LOT 32)



FRONT (SOUTH) ELEVATION A
(LOT 33) (FACING 75A AVENUE) (LOT 34)



RIGHT (EAST) ELEVATION A
(LOT 34) (FACING LANE)

STREETSCAPE LOTS 31-34

STREETSCAPE

TYNAN DESIGN LTD.
13639 108th AVENUE, SURREY, B.C. V3T 2C4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 200812 | NZ |
| D | 210505 | NZ |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS: LOTS 25-34
LOT 13, PLAN 32407 AND
LOT 37, PLAN 60187, ALL OF
SEC 22, TWP 8, N.W.D.

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| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32"= 1'-0" (11x17 PAPER)

SHEET TITLE:
STREETSCAPE

F.2

SHEET NO.: 1 OF 5

PROJECT NO.: 08-22-0101



FRONT (EAST) ELEVATION C

(LOT 40) (FACING 198B STREET) (LOT 39)



FRONT (EAST) ELEVATION B

(LOT 38) (FACING 198B STREET) (LOT 37)



FRONT (EAST) ELEVATION D

(LOT 36) (FACING 198B STREET) (LOT 35)

STREETSCAPE LOTS 40-35



RIGHT (NORTH) ELEVATION D

(LOT 35 - FACING 75B AVENUE)

STREETSCAPE

TYNAN DESIGN LTD.
13639 - 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 200812 | NZ |
| D | 200828 | NZ |
| E | 210505 | NZ |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS: LOTS 40-35
LOT 13, PLAN 32407 AND
LOT 37, PLAN 60187, ALL OF
SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32" = 1'-0" (11x17 PAPER)

SHEET TITLE:
STREETSCAPE

F.2

SHEET NO.: 2 OF 5

PROJECT NO.: 08-22-0101



FRONT (NORTH) ELEVATION A

(LOT 55) (FACING 75A AVENUE) (LOT 54)



FRONT (NORTH) ELEVATION E

(LOT 53) (FACING 75A AVENUE) (LOT 52)



FRONT (NORTH) ELEVATION D

(LOT 51) (FACING 75A AVENUE) (LOT 50)

STREETSCAPE LOTS 55-50

STREETSCAPE

TYNAN DESIGN LTD.
13639 100th AVENUE, SURREY, B.C. V3T 2C4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 210505 | NZ |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS: LOTS 55-50
LOT 13, PLAN 32407 AND
LOT 37, PLAN 60187, ALL OF
SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32"= 1'-0" (11x17 PAPER)

SHEET TITLE:
STREETSCAPE

F.2

SHEET NO.: 3 OF 5

PROJECT NO.: 08-22-0101



FRONT (NORTH) ELEVATION D
(LOT 61) (FACING 75A AVENUE) (LOT 60)

FRONT (NORTH) ELEVATION C
(LOT 59) (FACING 75A AVENUE) (LOT 58)

FRONT (NORTH) ELEVATION B
(LOT 57) (FACING 75A AVENUE) (LOT 56)

STREETSCAPE LOTS 61-56



LEFT (EAST) ELEVATION D
(FACING 198A RANE) (LOT 61)

STREETSCAPE

TYNAN DESIGN LTD.
13639 - 108th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 200812 | NZ |
| B | 210505 | NZ |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS: LOTS 61-56
LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32" = 1'-0" (11x17 PAPER)

SHEET TITLE:
STREETSCAPE

F.2

SHEET NO.: 4 OF 5

PROJECT NO.: 08-22-0101



FRONT (EAST) ELEVATION C
(LOT 83) (FACING 198B STREET) (LOT 82)



FRONT (EAST) ELEVATION B
(LOT 81) (FACING 198B STREET) (LOT 80)



FRONT (EAST) ELEVATION A
(LOT 79) (FACING 198B STREET) (LOT 78)

STREETSCAPE LOTS 83-78



FRONT (EAST) ELEVATION D
(LOT 77) (FACING 198B STREET) (LOT 76)



RIGHT (NORTH) ELEVATION D
(LOT 76 - FACING 75A AVENUE)

STREETSCAPE LOTS 77-76

STREETSCAPE

TYNAN DESIGN LTD.
13639 - 108th AVENUE, SURREY, B.C. V3T 2L4
TEL: (604) 581-5722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 200812 | NZ |
| B | 210505 | NZ |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS: LOTS 83-76
LOT 13, PLAN 32407 AND LOT 37, PLAN 60167, ALL OF SEC 22, TWP 8, N.W.D.

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| CHECKED: | DV | 191125 |

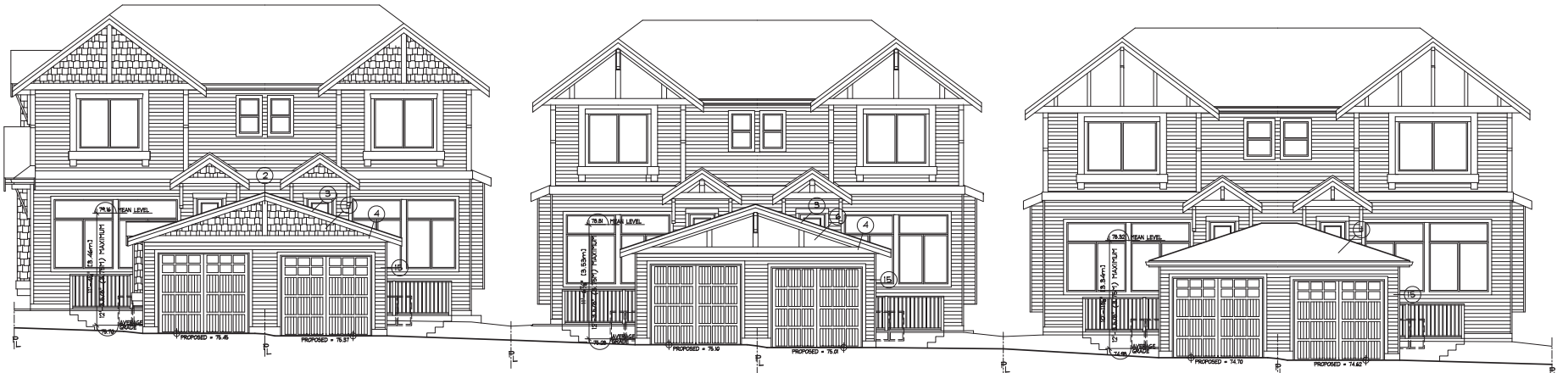
SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32" = 1'-0" (11x17 PAPER)

SHEET TITLE:
STREETSCAPE

F.2

SHEET NO.: 5 OF 5

PROJECT NO.: 08-22-0101

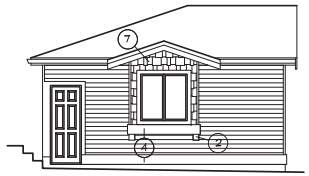


REAR (NORTH) ELEVATION A
(LOT 34) (LOT 33)

REAR (NORTH) ELEVATION B
(LOT 32) (LOT 31)

REAR (NORTH) ELEVATION E
(LOT 30) (LOT 29)

LANESCAPE LOTS 34-29



RIGHT (EAST) ELEVATION A
(LOT 34 - FACING LANE)



REAR (NORTH) ELEVATION D
(LOT 28) (LOT 27)

REAR (NORTH) ELEVATION C
(LOT 26) (LOT 25)

LANESCAPE LOTS 28-25

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
   1X6 TOP W/ANGLE OR SQUARE CUT;
   1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3# P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS: LOTS 34-25
LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32" = 1'-0" (11x17 PAPER)

SHEET TITLE:
LANESCAPE

F.2

SHEET NO.: 1 OF 4

PROJECT NO.: 08-22-0101

TYNAN DESIGN LTD.
13629 100th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-1722 FAX: (604) 581-4822

LANESCAPE

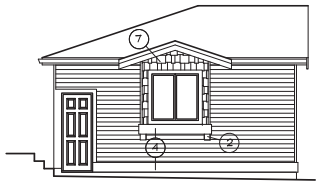


REAR (WEST) ELEVATION D
(LOT 35) (LOT 36)

REAR (WEST) ELEVATION B
(LOT 37) (LOT 38)

REAR (WEST) ELEVATION C
(LOT 39) (LOT 40)

LANESCAPE LOTS 35-40



RIGHT (NORTH) ELEVATION D
(LOT 35 - FACING 75B AVENUE)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM 1X6 TOP W/ANGLE OR SQUARE CUT; 1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 9" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER: LANSTONE DEVELOPMENTS

ADDRESS: LOTS 35-40 LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32" = 1'-0" (11x17 PAPER)

SHEET TITLE: LANESCAPE

F.2

SHEET NO.: 2 OF 4

PROJECT NO.: 08-22-0101

LANESCAPE
13629 100th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-5722 FAX: (604) 581-4822
TYNAN DESIGN LTD.

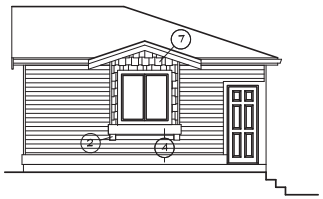


REAR (SOUTH) ELEVATION D
(LOT 50) (LOT 51)

REAR (SOUTH) ELEVATION E
(LOT 52) (LOT 53)

REAR (SOUTH) ELEVATION A
(LOT 54) (LOT 55)

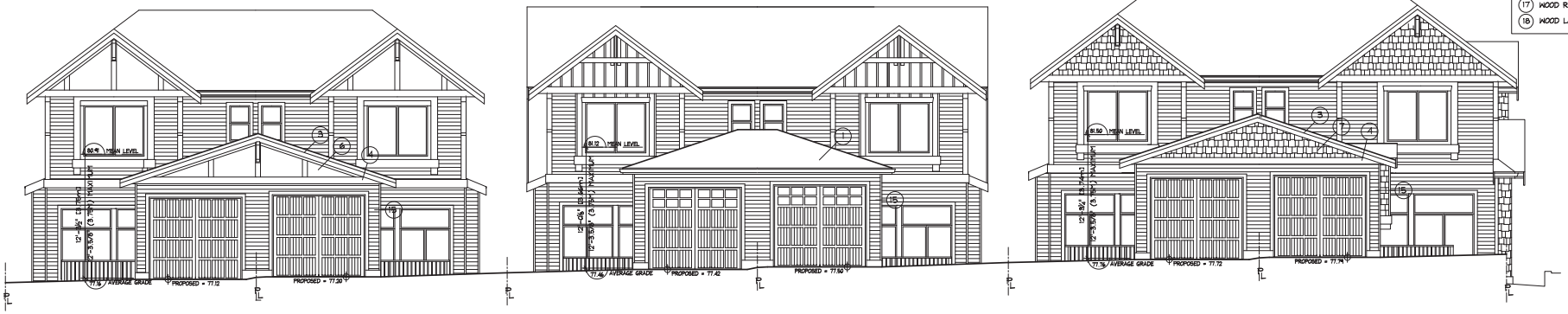
LANESCAPE LOTS 50-55



LEFT (EAST) ELEVATION D
(LOT 61 - FACING 198A LANE)

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
   1X6 TOP W/ANGLE OR SQUARE CUT;
   1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE



REAR (SOUTH) ELEVATION B
(LOT 56) (LOT 57)

REAR (SOUTH) ELEVATION C
(LOT 58) (LOT 59)

REAR (SOUTH) ELEVATION D
(LOT 60) (LOT 61)

LANESCAPE LOTS 56-61

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME:
LANSTONE DEVELOPMENTS (LATIMER) LTD.

CUSTOMER:
LANSTONE DEVELOPMENTS

ADDRESS: LOTS 50-61
LOT 13, PLAN 32407 AND LOT 37, PLAN 60187, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32" = 1'-0" (11x17 PAPER)

SHEET TITLE:
LANESCAPE

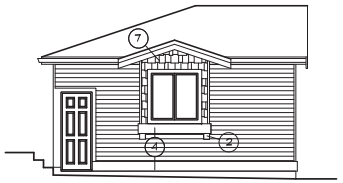
F.2

SHEET NO.: 3 OF 4

PROJECT NO.: 08-22-0101

TYNAN DESIGN LTD.
33639 10TH AVENUE, SURREY, B.C. V3T 2C4
TEL: (604) 581-1722 FAX: (604) 501-4822

LANESCAPE



RIGHT (NORTH) ELEVATION D
(LOT 76 - FACING 75A AVENUE)

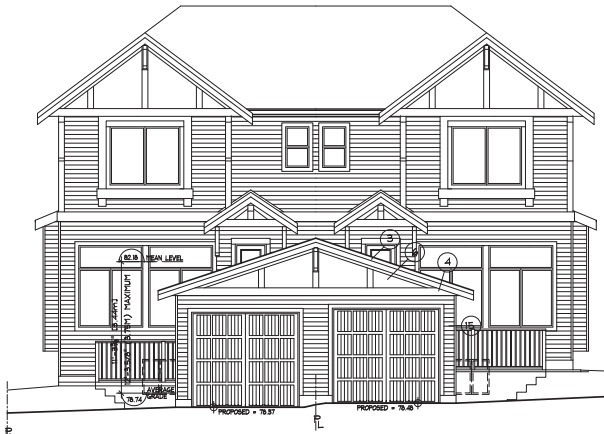


REAR (WEST) ELEVATION D
(LOT 76) (LOT 77)



REAR (WEST) ELEVATION A
(LOT 78) (LOT 79)

LANESCAPE LOTS 76-79



REAR (WEST) ELEVATION B
(LOT 80) (LOT 81)



REAR (WEST) ELEVATION C
(LOT 82) (LOT 83)

LANESCAPE LOTS 80-83

MATERIALS LEGEND:

1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. 6" REVEAL CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CEMENTITIOUS SHAKE
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
   1X6 TOP W/ANGLE OR SQUARE CUT;
   1X4 SIDES AND BOTTOM W/SILL
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS W/CONC. CAP AT BASES
13. STONE OR BRICK VENEER
14. 3" P.T. STRINGERS AND 3X12 BROOMED CONCRETE TREADS
15. 4.5" REVEAL HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA AND VINYL SOFFITING
17. WOOD RAILING
18. WOOD LATTICE

LANESCAPE

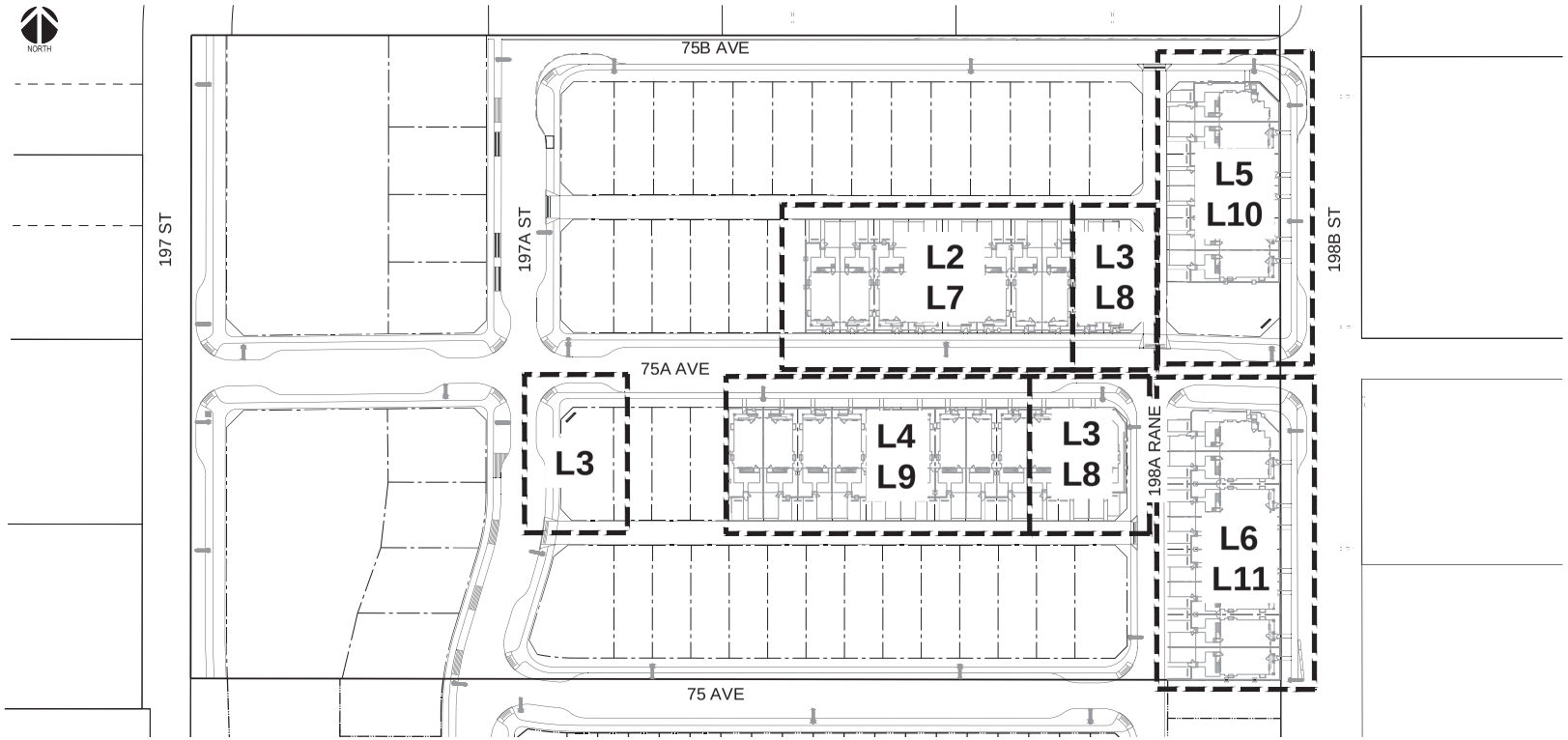
TYNAN DESIGN LTD.
13639 - 108th AVENUE, SURREY, B.C. V3T 2X4
TEL: (604) 581-1722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| A | 191204 | NZ |
| B | 191210 | NZ |
| C | 210505 | NZ |

PROJECT NAME: LANSTONE DEVELOPMENTS (LATIMER) LTD.
CUSTOMER: LANSTONE DEVELOPMENTS
ADDRESS: LOTS 76-83 LOT 13, PLAN 32407 AND LOT 37, PLAN 60167, ALL OF SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | MS/NZ | 191125 |
| CHECKED: | DV | 191125 |

SCALE: 3/16"= 1'-0" (24x36 PAPER)
SCALE: 3/32"= 1'-0" (11x17 PAPER)
SHEET TITLE: LANESCAPE
F.2
SHEET NO.: 4 OF 4
PROJECT NO.: 08-22-0101




KEY PLAN

SCALE: 1:600m

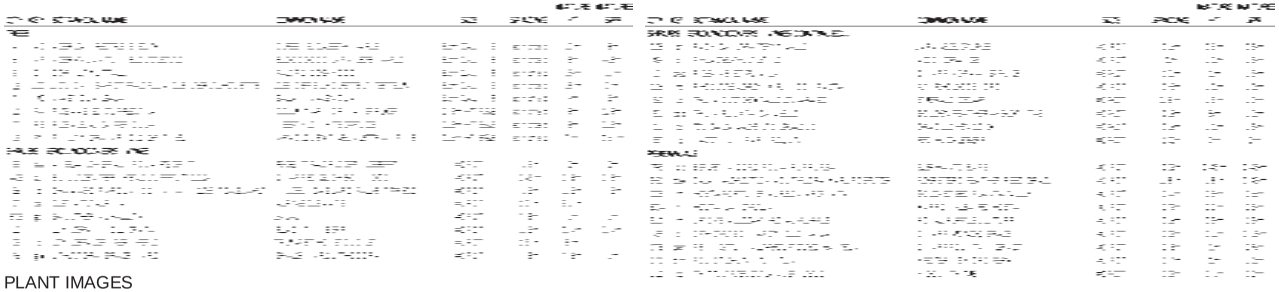
## GENERAL NOTES

1. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED, SEE CIVIL DRAWINGS FOR CATCH BASINS IF REQUIRED. FINISH GRADING TO ENSURE POSITIVE DRAINAGE ON SITE AND SURROUNDING LANDSCAPE.
2. LANDSCAPE AND ARCHITECTURAL DRAWINGS SHALL BE COORDINATED FOR LOCATIONS AND SPECIFICATIONS FOR GUARDRAILS AND HANDRAILS.
3. DETAILED SPECIFICATIONS FOR DRIVEWAY SURFACING AND BASE WILL BE PROVIDED AT BUILDING PERMIT SUBMISSION PER ENGINEERING STANDARDS.
4. ALL OTHER EXISTING TREES (INCLUDING UNTAGGED AND NON-BYLAW SIZED TREES) ARE TO BE RETAINED, UNLESS DEEMED HAZARDOUS BY PROJECT ARBORIST.
5. UNSUITABLE MATERIALS AND CONSTRUCTION WASTE ARE TO BE REMOVED AND DISPOSED OF BY CONSTRUCTION STAFF.
6. SOD TO BE ENVIRO ORGANIC SOD BY WESTERN TURF FARMS OR APPROVED DROUGHT TOLERANT EQUAL.
7. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM, REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
8. DO NOT SCALE DRAWINGS.
9. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

## PLANTING NOTES

1. ALL WORK AND MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE TOWNSHIP OF LANGLEY STANDARDS PER SUBDIVISION AND DEVELOPMENT SERVICING BYLAW (SDSB), UNLESS SPECIFICALLY OTHERWISE NOTED. REFER TO TOWNSHIP OF LANGLEY DETAILS/NOTES TLP 21 - SHRUB AND GROUNDCOVER PLANTING, TLP 22 - TREE PLANTING NOTES, TLP 23 - TREE INSTALLATION DETAIL - SOFT, AND TLP 26 - TYPICAL TREE SETBACKS/CLEARANCES.
2. PROVIDE FERTILITY AND PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK. SEE SDSB SCHEDULE D FOR APPROVED SOIL SUPPLIERS.
3. PROVIDE TOPSOIL DEPTHS/VOLUMES AS FOLLOWS:
   TREES - 10m3/TREE, 1000mm DEEP
   SHRUB AND GROUNDCOVER BEDS - 450mm (18") DEPTH CONTINUOUS
   GRASS AREAS - 150mm (6") DEPTH CONTINUOUS
4. MAINTAIN RETAINED AND REPLACEMENT TREES FOR ONE YEAR FOLLOWING SIGN-OFF. ONE-YEAR SITE REVIEW WILL BE CONDUCTED. SEE SCHEDULE C SPECIFICATIONS.
5. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. SEE SDSB SCHEDULE C SPECIFICATIONS.
6. ALL BEDS TO HAVE A MINIMUM OF 50mm DEEP COMPOSTED BARK MULCH, ENSURE CLEAR RADIUS OF 50mm AROUND STEM.
7. ADJUST PLANT SPACING TO SUIT FINAL LOCATION OF LAWN BASIN.
8. 64 REPLACEMENT TREES REQUIRED, 76 PROVIDED. MINIMUM 50% CONIFEROUS PROVIDED.
7. INDIVIDUAL PROPERTY OWNERS ARE REQUIRED TO DO BOULEVARD LANDSCAPE MAINTENANCE (EXCEPT FOR STREET TREES) ALONG THE ROAD FRONTAGE BETWEEN THEIR PROPERTY LINE AND BACK OF CURB.

## PLANT SCHEDULE (FOR L2 -L6)



## PLANT IMAGES

TREES



AC AP CN LS MG PA PG PN

SHRUBS / GROUNDCOVERS / VINES



aa bs cl ca gs li ls lgw pt pl pap rp to tpd tc vp

PERENNIALS



bc cak hf hl lm oj pah pm tp

NOT FOR CONSTRUCTION

THIS DRAWING AND DESIGN IS THE PROPERTY OF 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.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. McELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

SCHEDULE B

F.2

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK

ELEVATIONS ARE GEODETIC AND DERIVED FROM
CONTROL MONUMENT #: OCM 88H4593
LOCATION: The intersection of 197 Street and 76 Avenue
ELEVATION: 68.035m (CVD28/GVRD2005)

LEGAL

LOT 13, PLAN 32407 & LOT 37, PLAN 60187,
ALL OF SECTION 22, TOWNSHIP 8, NWD.

OWNER

Lanstone Developments (Latimer) Ltd.
c/o Lanson Foster

PO Box 917 Fort Langley, BC V1M 2S3
Ph: 604-533-0881 email: lanson@lanstonehomes.com

LANDSCAPE ARCHITECT

McElhanney

Suite 2300 13450-102 Ave., Surrey, B.C. V3T 5X3
Tel. 604-596-0391 Fax 604-584-5050

Approved Sealed

I, JULIE SCHOOLING, PROFESSIONAL LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD LANDSCAPE ARCHITECTURE PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

| Rev | Date | Description |
|---|---|---|
| | | |
| 3 | 2021-02-22 | RE-ISSUED FOR DEVELOPMENT PERMIT |
| 2 | 2020-12-03 | RE-ISSUED FOR DEVELOPMENT PERMIT |
| 1 | 2020-09-16 | ISSUED FOR DEVELOPMENT PERMIT |
| 0 | 2020-01-23 | FIRST LANDSCAPE SUBMISSION |

PLAN

| | |
|---|---|
| DESIGN BY: | AB |
| DRAWN BY: | AB/EC |
| APPROVED BY: | JS |
| DATE: | FEBRUARY 22, 2021 |
| SCALE HORZ. | AS SPECIFIED |
| VERT. | |

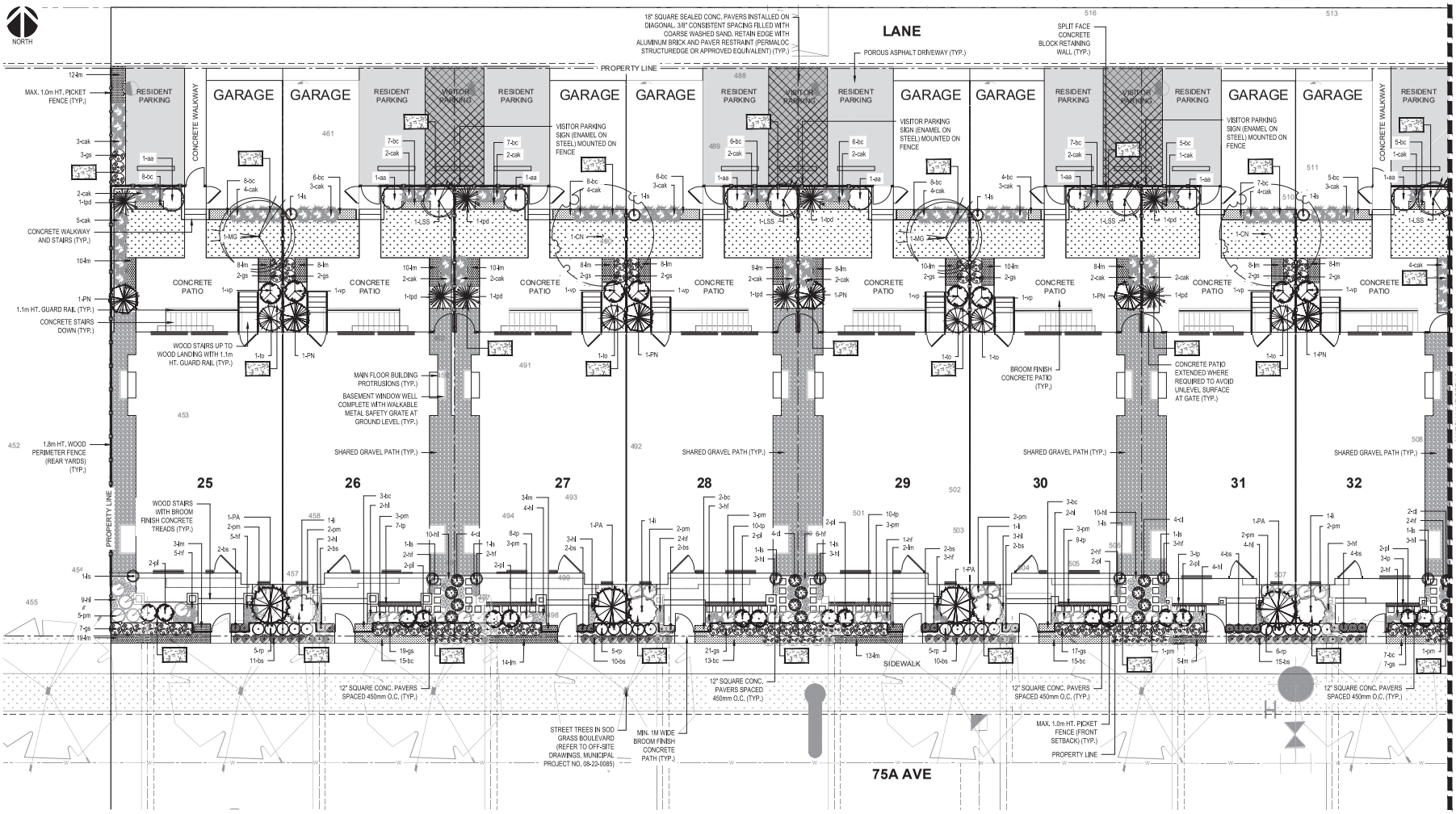
MUNICIPAL PROJECT No. 2022-0111

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
KEY PLAN

DESIGN FILE No.
PLAN No. 2111-0000-00
AS BUILT No.
SHEET NO. L1 OF 13 REV. 3

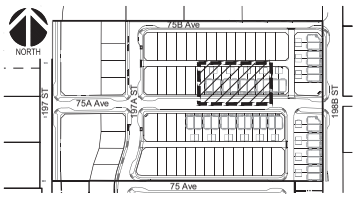
DESTROY ALL PRINTS BEARING PREVIOUS REVISION




1 / L2 LANDSCAPE PLAN - LOTS 25-32 75A AVENUE

SCALE: 1:100m

0 1:100 5




KEY PLAN

SCALE: 1:2500m

## LEGEND

- PROPERTY LINE
- 1.1m HT. GUARD RAIL
- 1.8m HT. WOOD PERIMETER FENCE/PRIVACY SCREEN
- 1.0m HT. WOOD FENCE (STREET FRONT)
- WOOD GATE
- EXISTING TREE TO REMOVE
- DECIDUOUS TREES
- CONIFEROUS TREES
- DECIDUOUS SHRUBS
- CONIFEROUS AND EVERGREEN SHRUBS
- VINES
- PERENNIALS
- MASSED PLANTED EVERGREEN GROUNDCOVERS
- BARK MULCH (MIN. 50mm DEPTH)
- SOD
- CRUSHED GRAVEL WALKWAYS
- RESIDENT PARKING SPACES - POROUS ASPHALT
- VISITOR PARKING SPACES - 18" SQUARE SEALED CONC. PAVERS INSTALLED ON DIAGONAL WITH 3/8" CONSISTENT SPACING FILLED WITH COARSE WASHED SAND. RETAIN EDGE WITH ALUMINUM BRICK AND PAVER RESTRAINT (PERMALOC STRUCTUREDGE OR APPROVE EQUIVALENT).

## NOTES

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LANDSCAPE ARCHITECT
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Suite 2300 13450-102 Ave., Surrey, B.C. V3T 5X3
Tel. 604-596-0391 Fax 604-584-5050

Approved Sealed

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| 1 | 2020-06-16 | ISSUED FOR DEVELOPMENT PERMIT |
| 0 | 2020-01-23 | FIRST LANDSCAPE SUBMISSION |

PLAN

| | |
|---|---|
| DESIGN BY: | AB |
| DRAWN BY: | AB/EC |
| APPROVED BY: | JS |
| DATE: | FEBRUARY 22, 2021 |
| SCALE: HORZ. | AS SPECIFIED |

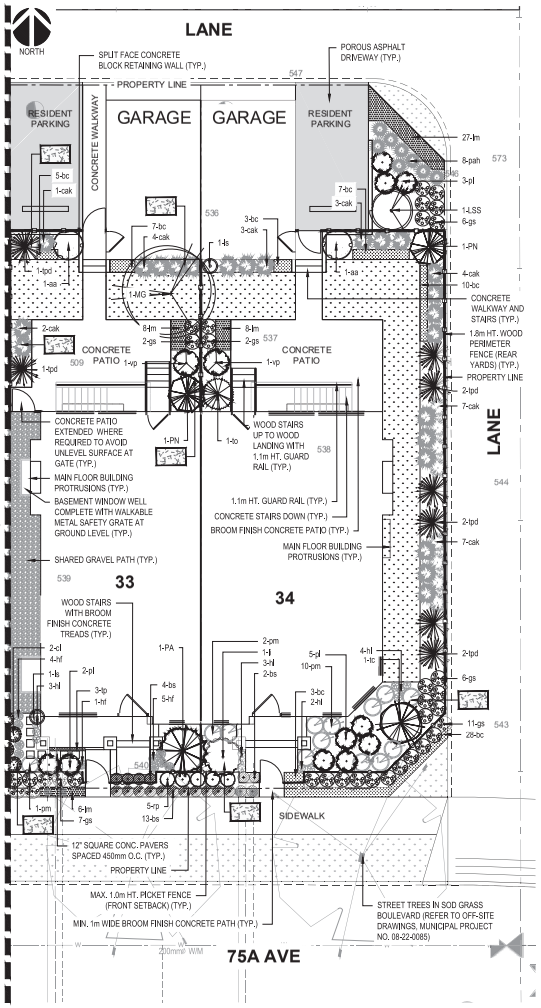
MUNICIPAL PROJECT No. 08-22-0121

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE PLAN

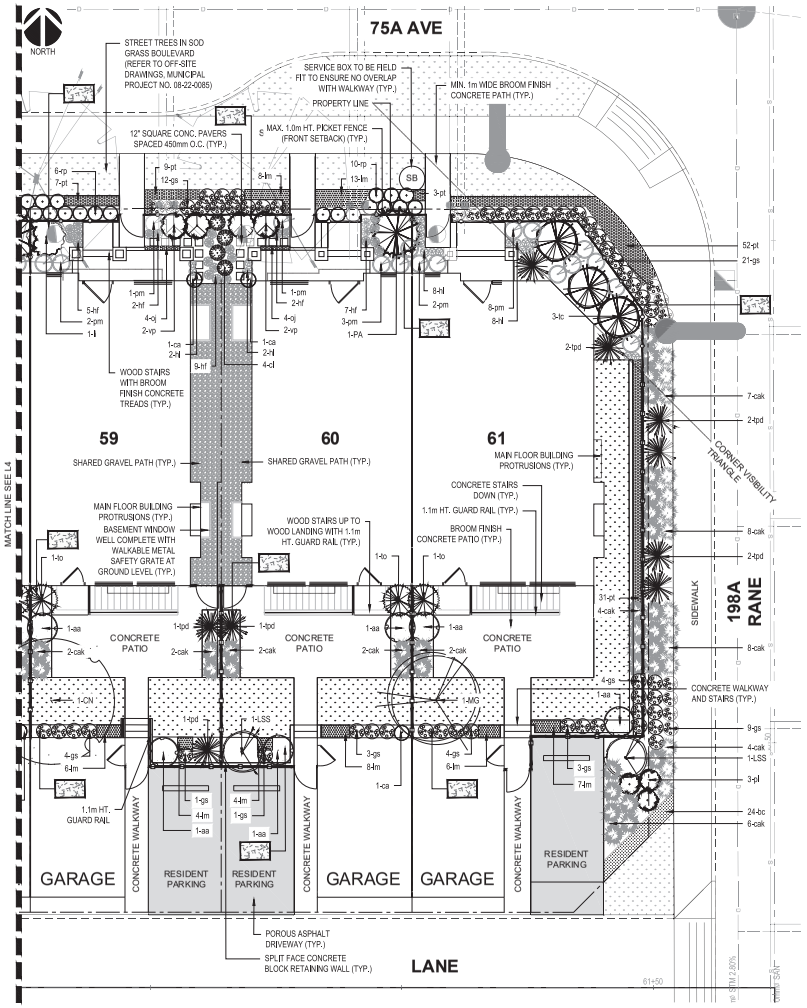
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DESTROY ALL PRINTS BEARING PREVIOUS REVISION



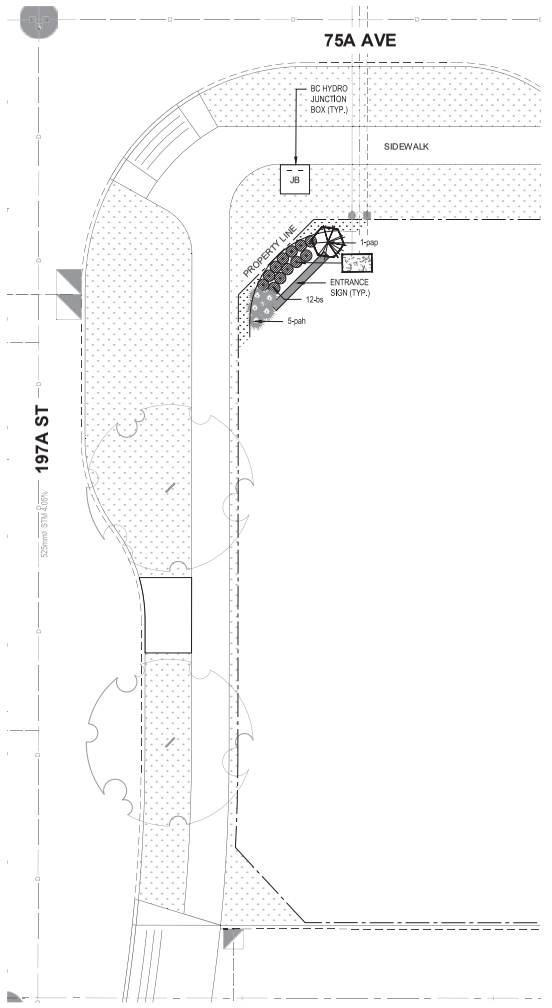

1 L3 LANDSCAPE PLAN - LOTS 33-34 75A AVENUE

SCALE: 1:100m



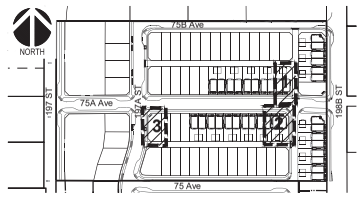

2 L3 LANDSCAPE PLAN - LOTS 59-61 75A AVENUE

SCALE: 1:100m




3 L3 LANDSCAPE PLAN - ENTRY SIGN

SCALE: 1:100m




KEY PLAN

SCALE: 1:2500m

## LEGEND

- PROPERTY LINE
- 1.1m HT. GUARD RAIL
- 1.8m HT. WOOD PERIMETER FENCE/PRIVACY SCREEN
- 1.0m HT. WOOD FENCE (STREET FRONT)
- WOOD GATE
- EXISTING TREE TO REMOVE
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PLAN

| | |
|---|---|
| DESIGN BY: | AB |
| DRAWN BY: | AB/EC |
| APPROVED BY: | JS |
| DATE: | FEBRUARY 22, 2021 |
| SCALE: FOR: | AS SPECIFIED |

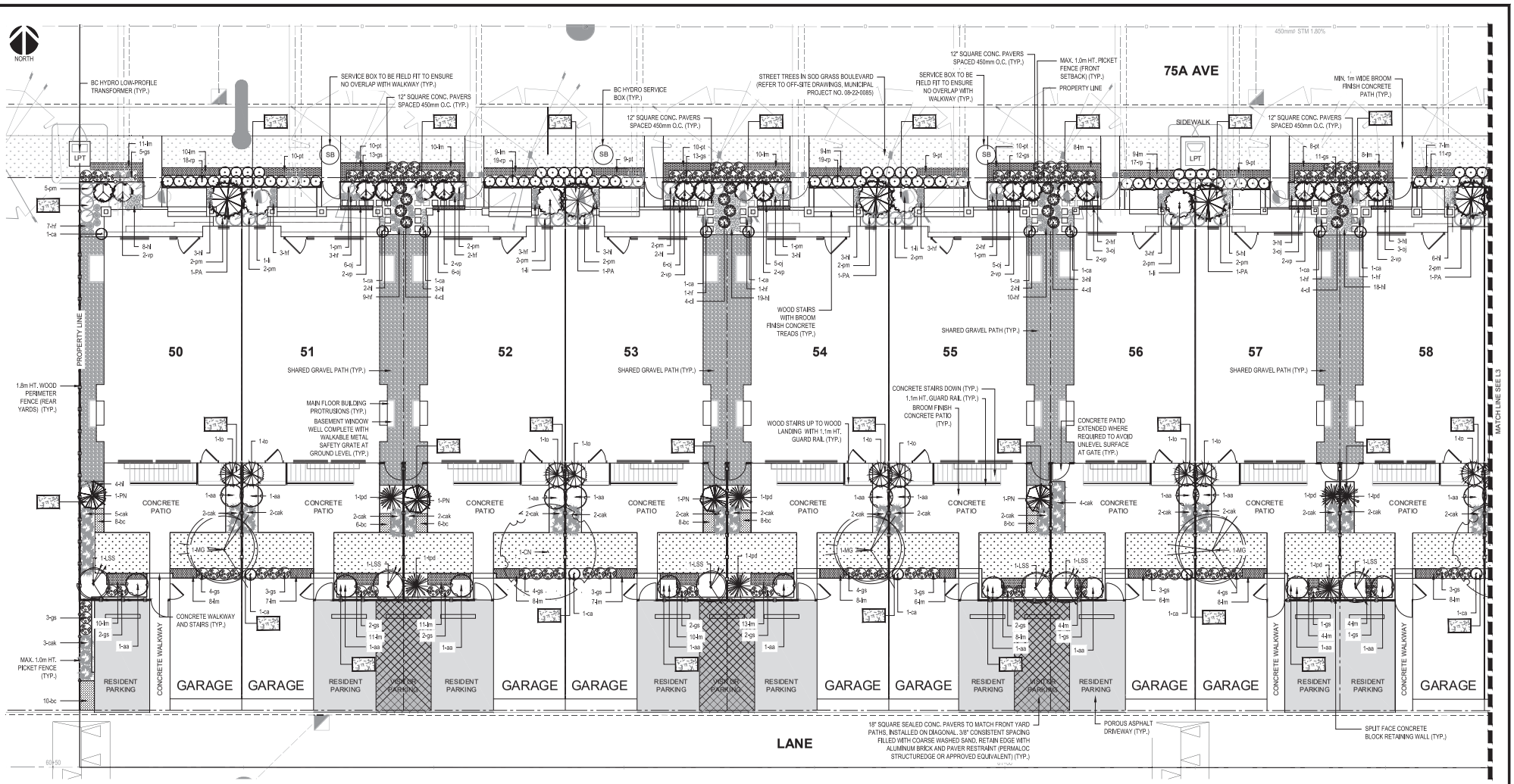
MUNICIPAL PROJECT No. 08-22-0121

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE PLAN

DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. L3 OF 13 REV. 3

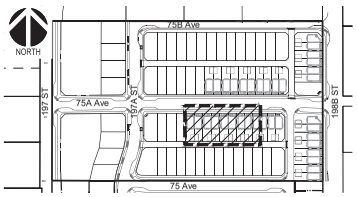
DESTROY ALL PRINTS BEARING PREVIOUS REVISION




1 / L4 LANDSCAPE PLAN - LOTS 50-58 75A AVENUE

SCALE: 1:100m

0 1:100 5




KEY PLAN

SCALE: 1:2500m

## LEGEND

- PROPERTY LINE
- 1.1m HT. GUARD RAIL
- 1.8m HT. WOOD PERIMETER FENCE/PRIVACY SCREEN
- 1.0m HT. WOOD FENCE (STREET FRONT)
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PLAN

DESIGN BY: AB
DRAWN BY: AB/EC
APPROVED BY: JS
DATE: FEBRUARY 22, 2021
SCALE: AS SPECIFIED
HORI.
VERT.

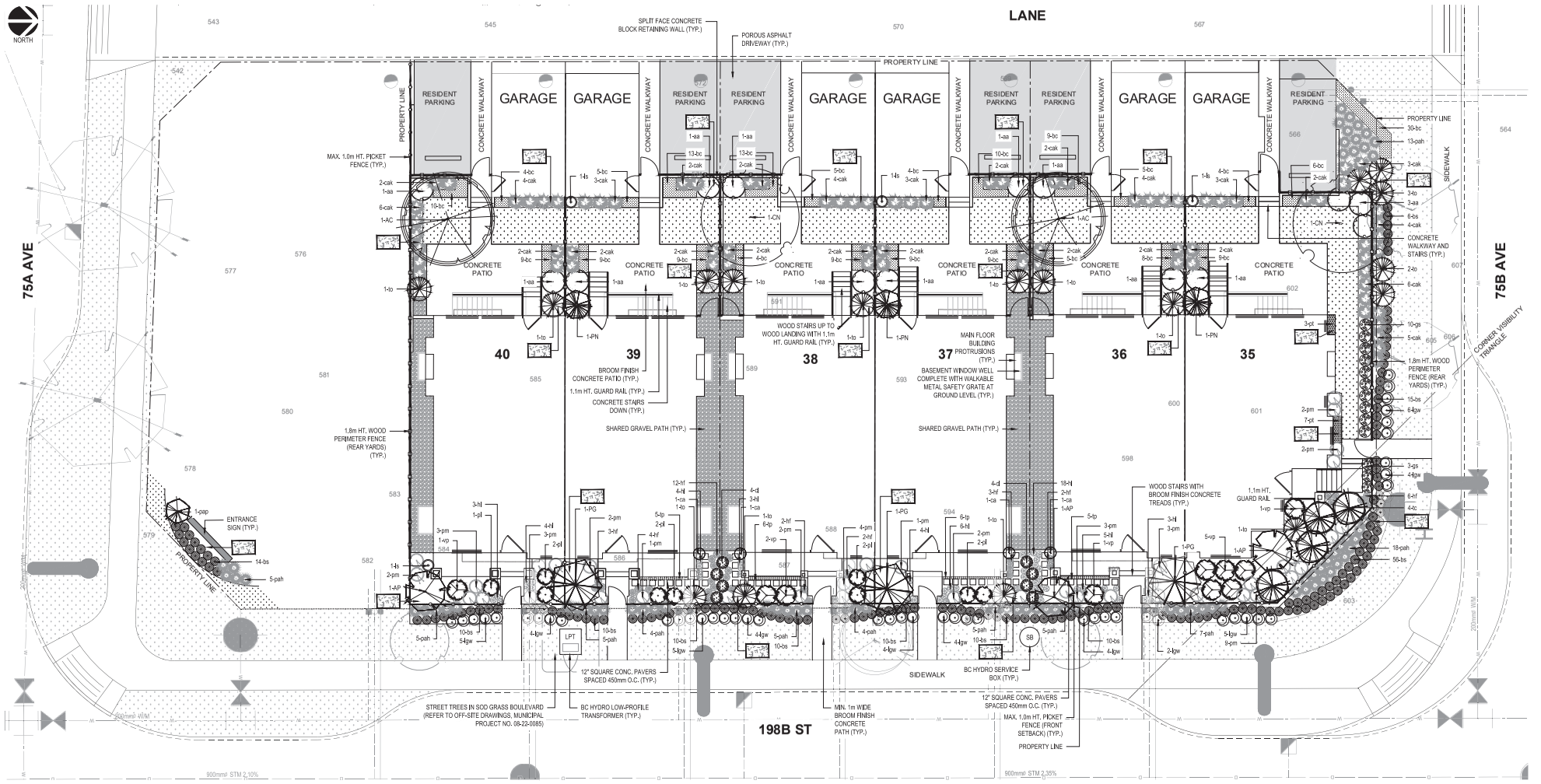
MUNICIPAL PROJECT No. 08-22-0101

The Corporation of the Township of Langley

ON-SITE
LANDSCAPE PLAN

DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. L4 OF 13 REV. 3

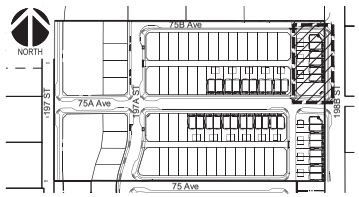
DESTROY ALL PRINTS BEFORE PRESENT REVISION




1 L5 LANDSCAPE PLAN - LOTS 35-40 197 STREET

SCALE: 1:100m

0 1:100 5




KEY PLAN

SCALE: 1:2500m

## LEGEND

- PROPERTY LINE
- 1.1m HT. GUARD RAIL
- 1.8m HT. WOOD PERIMETER FENCE/PRIVACY SCREEN
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PLAN
DESIGN BY: AB
DRAWN BY: AB/EC
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DATE: FEBRUARY 22, 2021
SCALE: AS SPECIFIED
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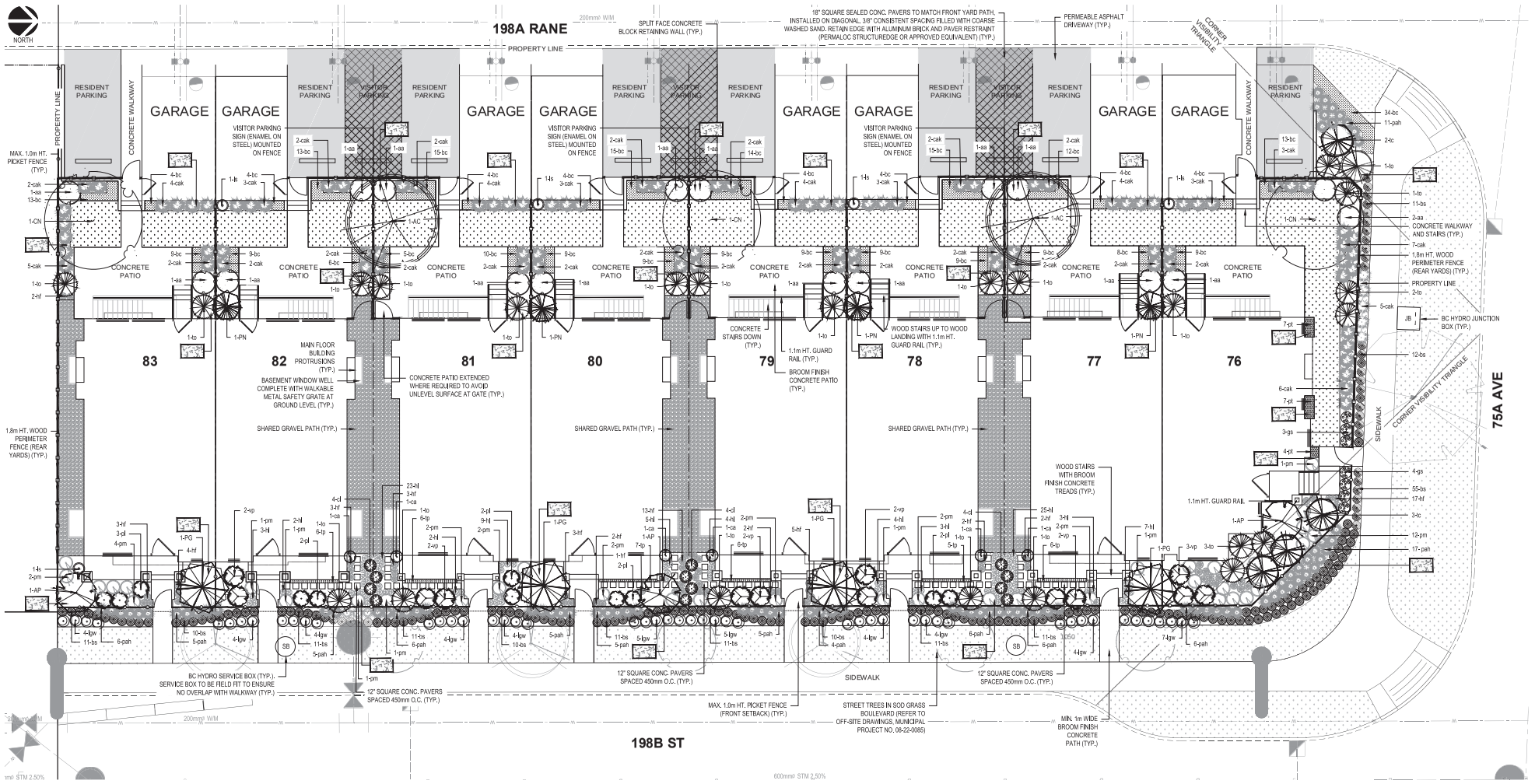
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The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE PLAN

DESIGN FILE No.
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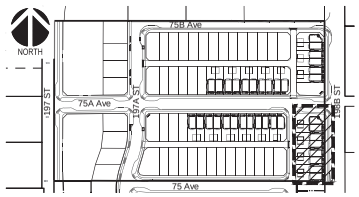
DESTROY ALL PRINTS BEARING PREVIOUS REVISION




1 / L6 LANDSCAPE PLAN - LOTS 76-83 198B STREET

SCALE: 1:100m

0 1:100 5




KEY PLAN

SCALE: 1:2500m

## LEGEND

- PROPERTY LINE
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- 1.8m HT. WOOD PERIMETER FENCE/PRIVACY SCREEN
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NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT #: OCM 88H4593
LOCATION: The intersection of 197 Street and 76 Avenue
ELEVATION: 68.035m (CVD28/GVRD2005)

LEGAL: LOT 13, PLAN 32407 & LOT 37, PLAN 60187, ALL OF SECTION 22, TOWNSHIP 8, NWD.

OWNER
Lanstone Developments (Latimer) Ltd.
c/o Lanson Foster
PO Box 917 Fort Langley, BC V1M 2S3
Ph: 604-533-0881 email: lanson@lanstonehomes.com

LANDSCAPE ARCHITECT
McElhanney
Suite 2300 13450-102 Ave., Surrey, B.C. V3T 5X3
Tel. 604-596-0391 Fax 604-584-5050

Approved Sealed

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EXCEPTIONS:

| Rev | Date | Description |
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| | | |
| 3 | 2021-02-22 | RE-ISSUED FOR DEVELOPMENT PERMIT |
| 2 | 2020-12-03 | RE-ISSUED FOR DEVELOPMENT PERMIT |
| 1 | 2020-06-16 | ISSUED FOR DEVELOPMENT PERMIT |
| 0 | 2020-01-23 | FIRST LANDSCAPE SUBMISSION |

PLAN
DESIGN BY: AB
DRAWN BY: AB/EC
APPROVED BY: JS
DATE: FEBRUARY 22, 2021
SCALE: AS SPECIFIED
HORZ.
VERT.

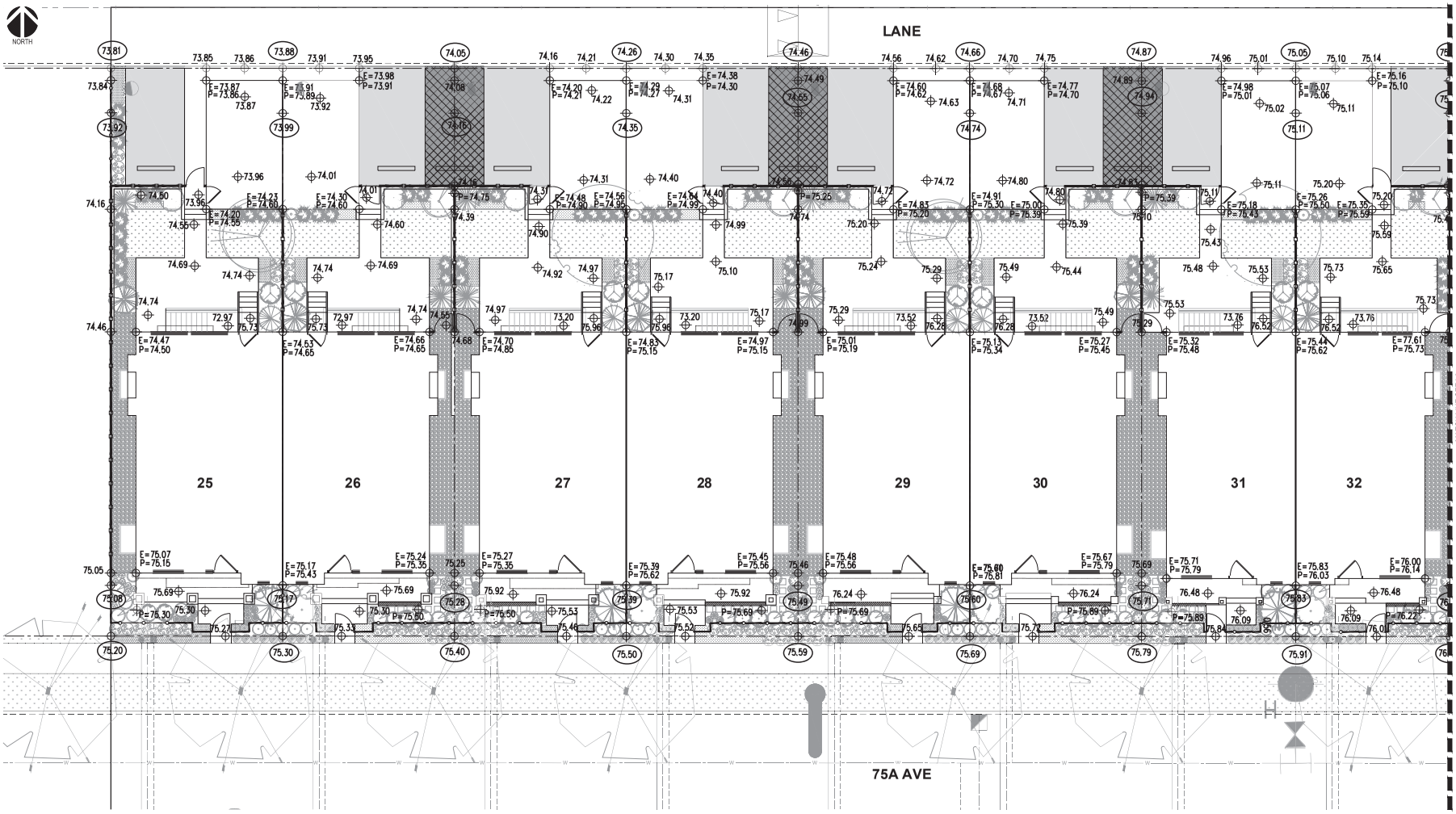
MUNICIPAL PROJECT No. 08-22-0101

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE PLAN

DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. L6 OF 13 REV. 3

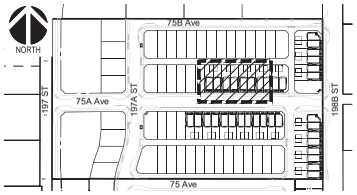
DESTROY ALL PRINTS BEARING PREVIOUS REVISION




1 L7 LANDSCAPE GRADING PLAN - LOTS 25-32 75A AVENUE

SCALE: 1:100m

0 1:100 5




KEY PLAN

SCALE: 1:2500m

## LEGEND

- EXISTING ELEVATIONS REFER TO CIVIL LOT GRADING PLAN
- PROPOSED ELEVATIONS REFER TO CIVIL LOT GRADING PLAN
- PROPOSED ELEVATIONS REFER TO ARCHITECTURAL DRAWINGS
- CRUSHED GRAVEL WALKWAYS WITH FINES
- POROUS ASPHALT PARKING SPACES
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PLAN

| | |
|---|---|
| DESIGN BY: | AB |
| DRAWN BY: | AB/EC |
| APPROVED BY: | JS |
| DATE: | FEBRUARY 22, 2021 |
| SCALE: | AS SPECIFIED |
| HORZ. | |
| VERT. | |

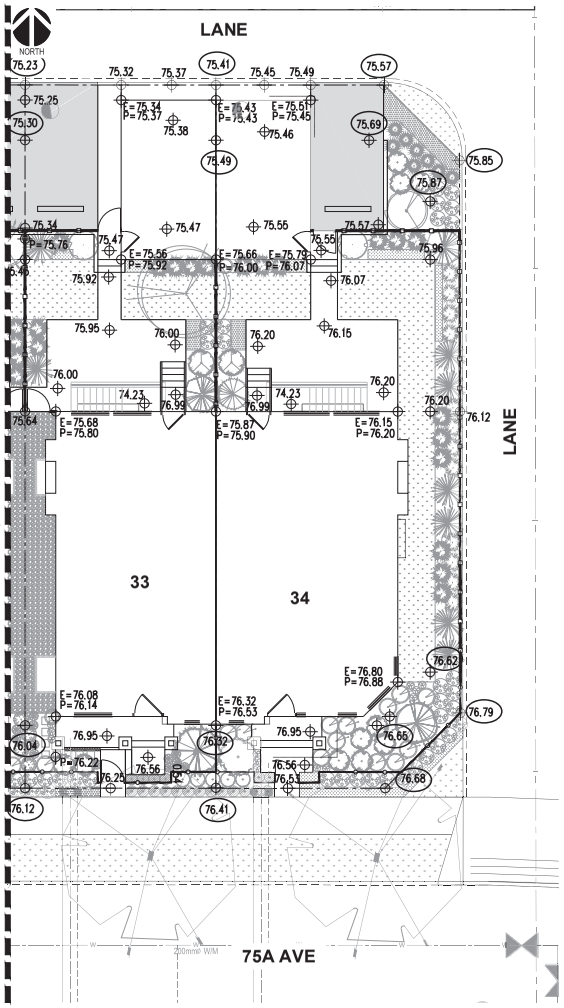
MUNICIPAL PROJECT No. 08-22-0121

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE GRADING PLAN

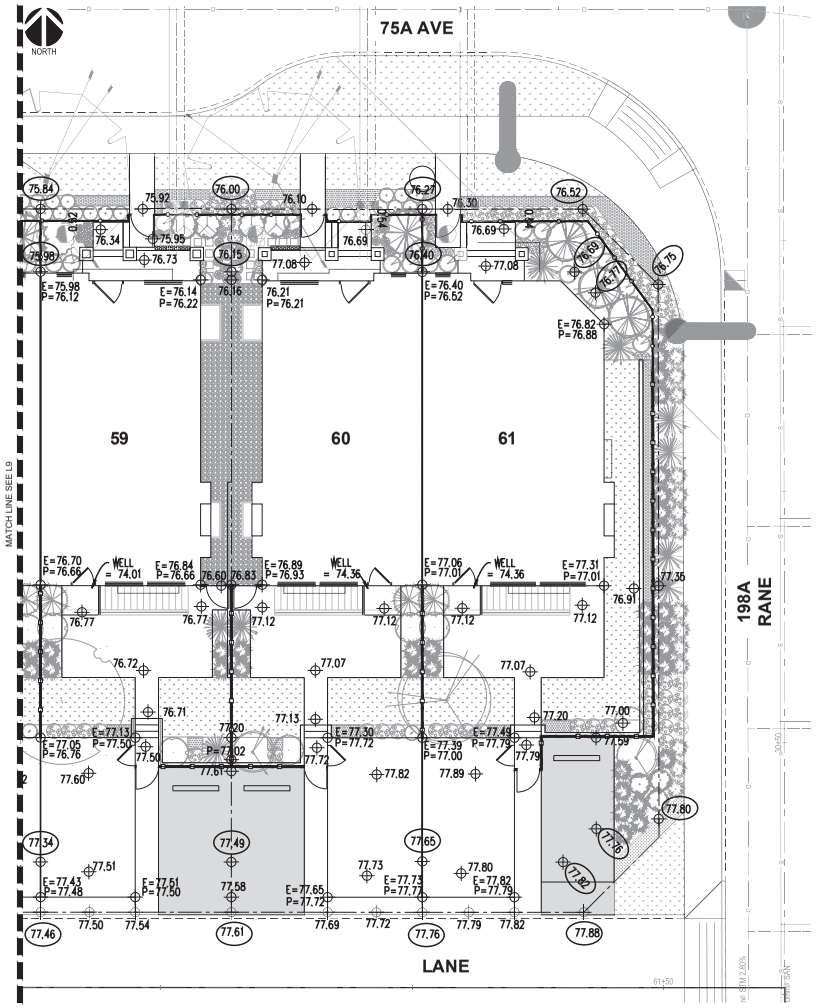
DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. L7 OF 13 REV. 3

DESTROY ALL PRINTS BEARING PREVIOUS REVISION



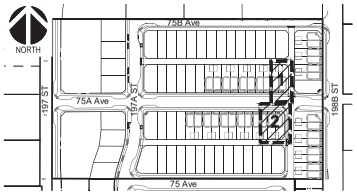

1 L8 LANDSCAPE GRADING PLAN - LOTS 33-34 75A AVENUE

SCALE: 1:100m




2 L8 LANDSCAPE GRADING PLAN - LOTS 59-61 75A AVENUE

SCALE: 1:100m




KEY PLAN

SCALE: 1:2500m

LEGEND

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PLAN

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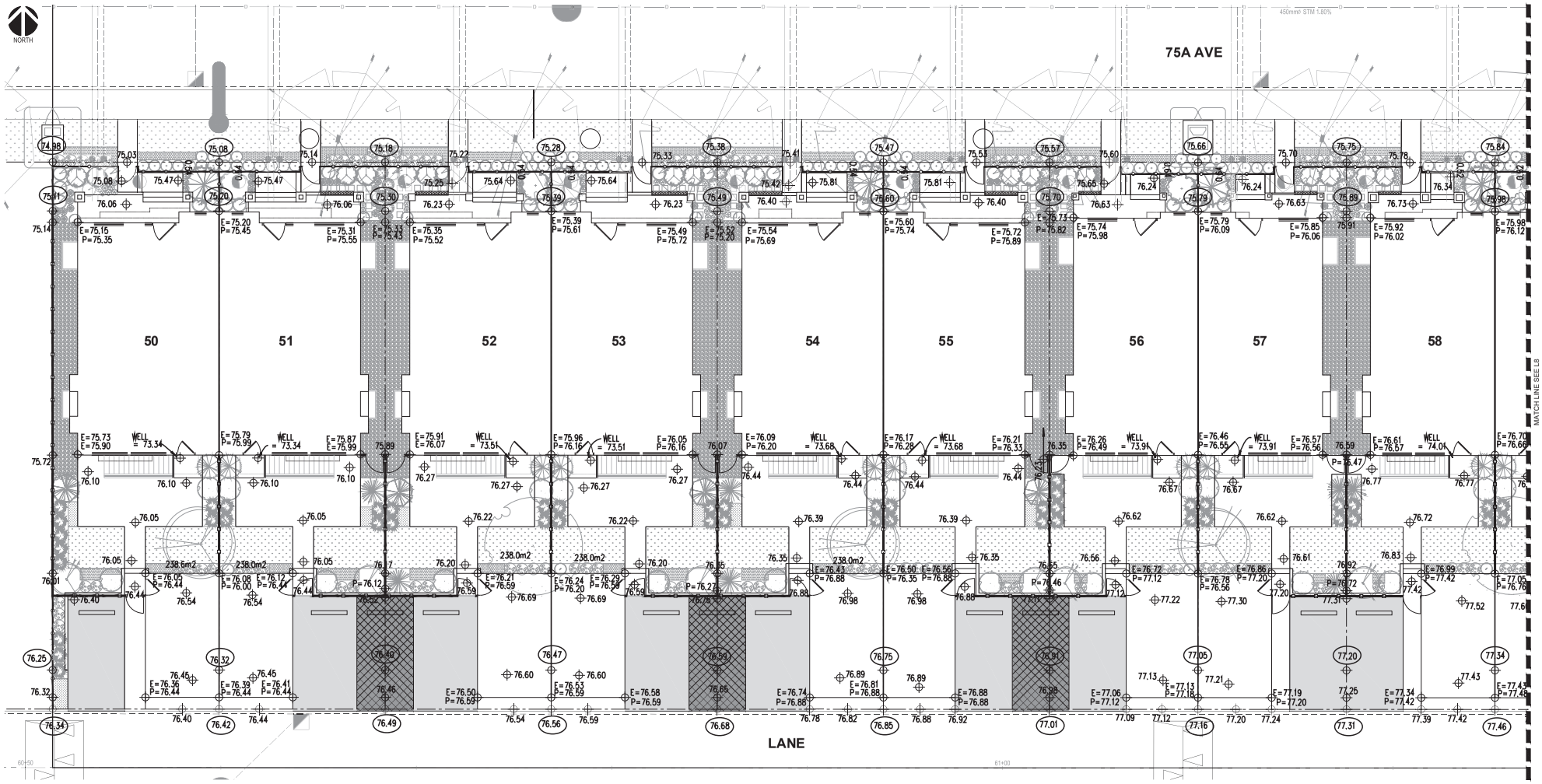
MUNICIPAL PROJECT No. 08-22-0121

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE GRADING PLAN

DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. L8 OF 13 REV. 3

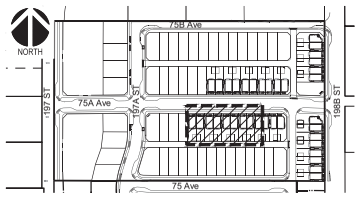
DESTROY ALL PRINTS BEARING PREVIOUS REVISION




1 L9 LANDSCAPE GRADING PLAN - LOTS 50-58 75A AVENUE

SCALE: 1:100m

0 1:100 5




KEY PLAN

SCALE: 1:2500m

## LEGEND

- EXISTING ELEVATIONS
- REFER TO CIVIL LOT GRADING PLAN
- PROPOSED ELEVATIONS
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F.2

MUNICIPAL PROJECT No. 08-22-0121

**The Corporation of the Township of Langley**

ON-SITE

LANDSCAPE GRADING PLAN

DESIGN FILE No.

PLAN No. 2111-03639-00

AS BUILT No.

SHEET NO. L9 OF 13 REV. 3

NOTES

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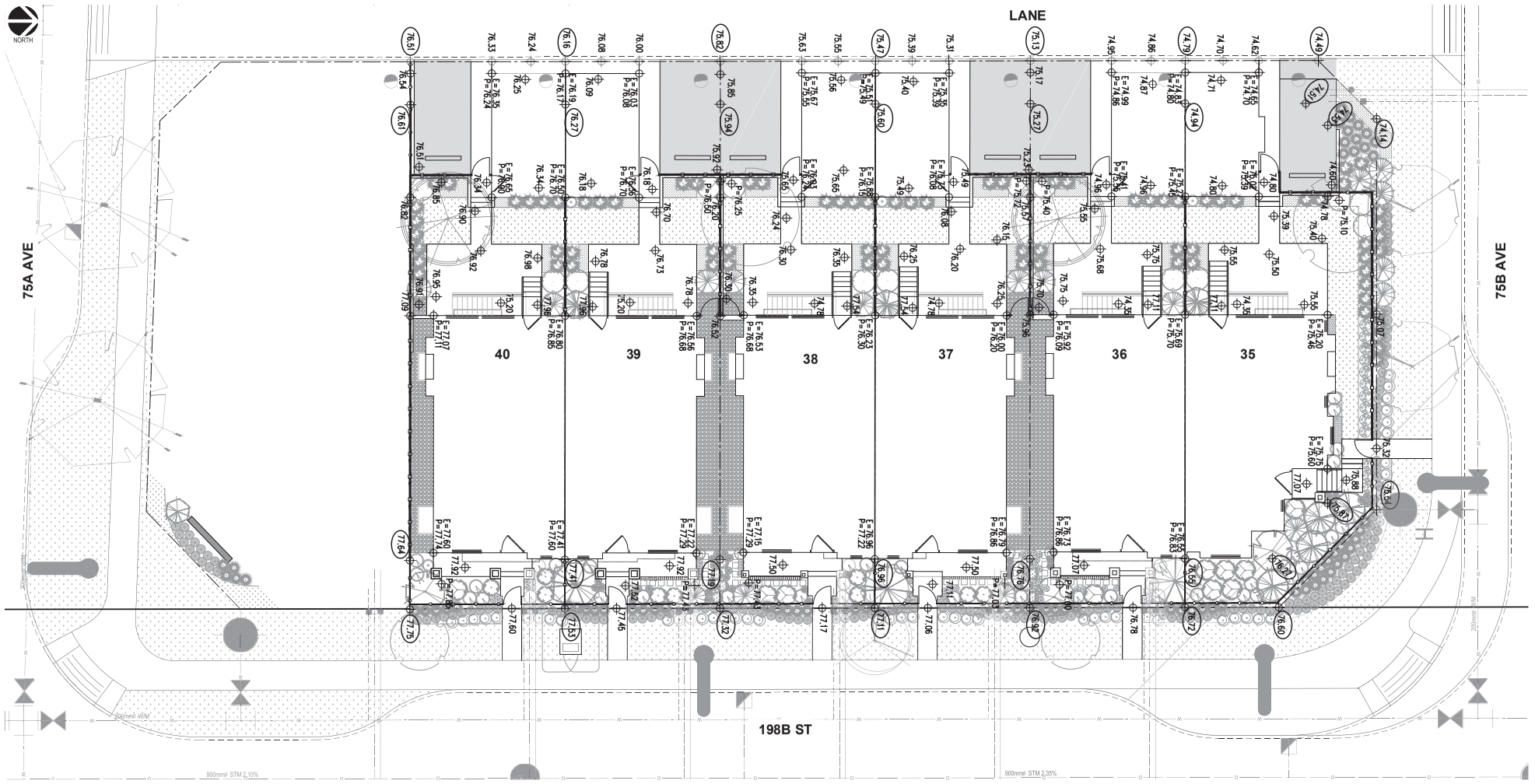
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PLAN

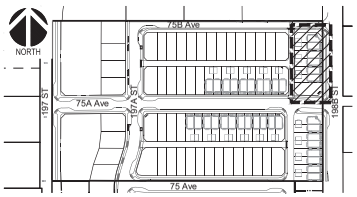
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VERT.

DESTROY ALL PRINTS BEARING PREVIOUS REVISION




1 L10 LANDSCAPE GRADING PLAN - LOTS 35-40 197 STREET
SCALE: 1:100m

0 1:100 5




KEY PLAN
SCALE: 1:2500m

## LEGEND

- EXISTING ELEVATIONS
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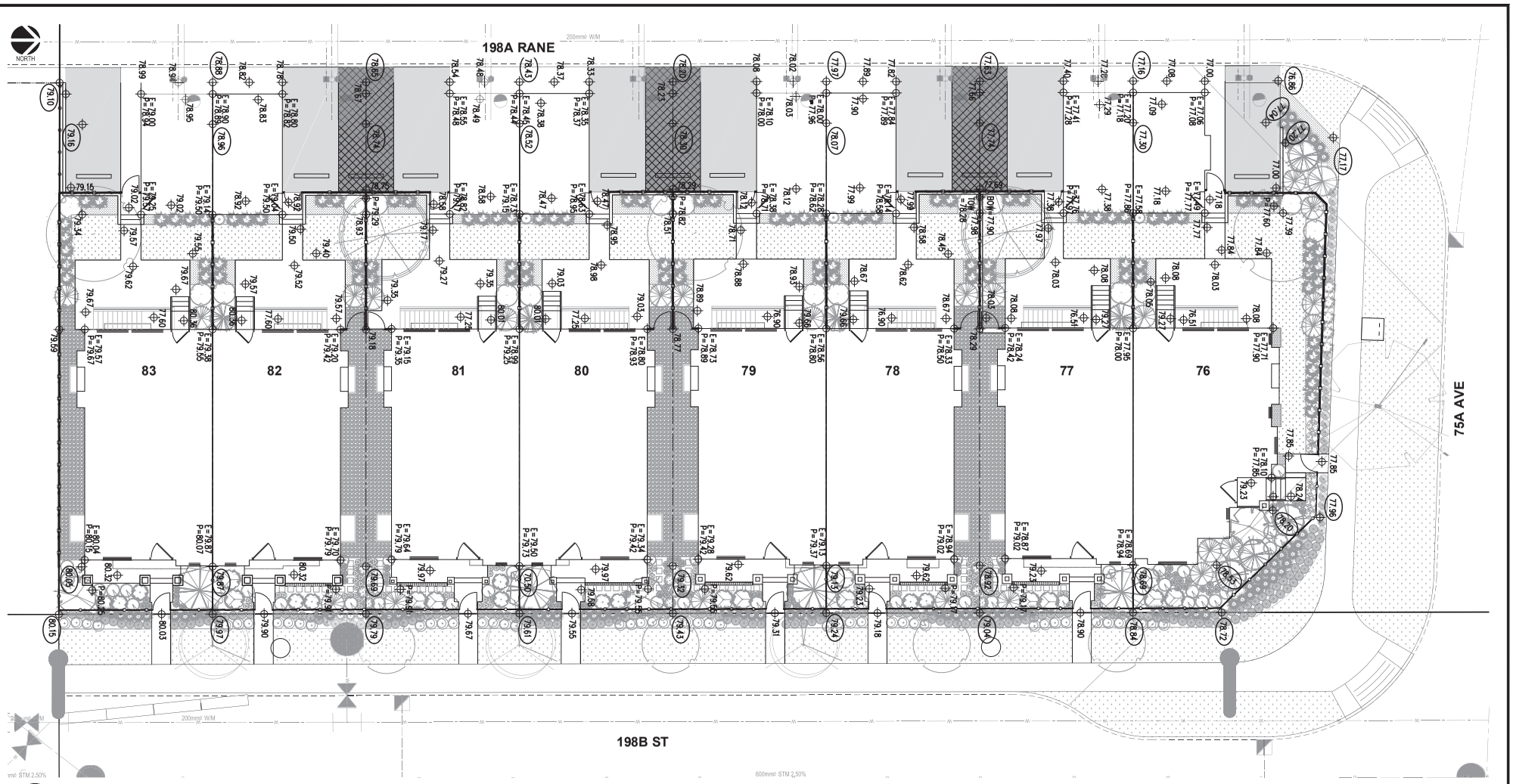
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The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE GRADING PLAN

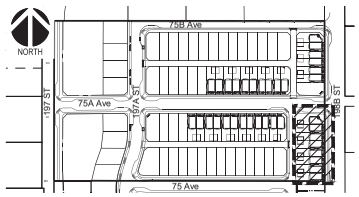
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AS BUILT No.
SHEET NO. L10 OF 13 REV. 3

F.2




1 L11 LANDSCAPE GRADING PLAN - LOTS 76-83 198B STREET

SCALE: 1:100m




KEY PLAN

SCALE: 1:2500m

## LEGEND

- EXISTING ELEVATIONS
- REFER TO CIVIL LOT GRADING PLAN
- PROPOSED ELEVATIONS
- REFER TO CIVIL LOT GRADING PLAN
- PROPOSED ELEVATIONS
- REFER TO ARCHITECTURAL DRAWINGS
- CRUSHED GRAVEL WALKWAYS WITH FINES
- POROUS ASPHALT PARKING SPACES
- 18" SQUARE SEALED CONC. PAVER PARKING SPACES. PAVERS INSTALLED ON DIAGONAL WITH 3/8" CONSISTENT SPACING FILLED WITH COARSE WASHED SAND. RETAIN EDGE WITH ALUMINUM BRICK AND PAVER RESTRAINT (PERMALOC STRUCTUREDGE OR APPROVED EQUIVALENT).

FOR OTHER HARD SURFACE FINISHES REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS.

# NOT FOR CONSTRUCTION

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ELEVATION: 68.035m (CVD28/GVRD2005)

LEGAL: LOT 13, PLAN 32407 & LOT 37, PLAN 60187, ALL OF SECTION 22, TOWNSHIP 8, NWD.

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Lanstone Developments (Latimer) Ltd.
c/o Lanson Foster
PO Box 917 Fort Langley, BC V1M 2S3
Ph: 604-533-0881 email: lanson@lanstonehomes.com

LANDSCAPE ARCHITECT
McElhanney
Suite 2300 13450-102 Ave., Surrey, B.C. V3T 5X3
Tel. 604-596-0391 Fax 604-584-5050

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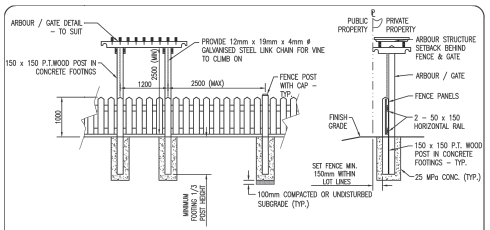
PLAN
DESIGN BY: AB
DRAWN BY: AB/EC
APPROVED BY: JS
DATE: FEBRUARY 22, 2021
SCALE: AS SPECIFIED

MUNICIPAL PROJECT No. 08-22-0121

The Corporation of the Township of Langley

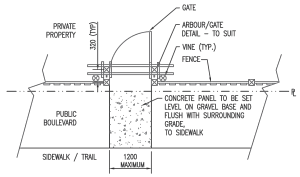
ON-SITE LANDSCAPE
LANDSCAPE GRADING PLAN

DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. L11 OF 13 REV. 3




FRONT ELEVATION – TYPICAL OUTSET PANEL

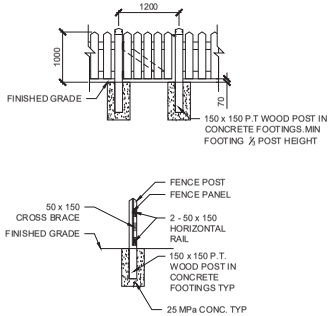
SECTION/ELEVATION



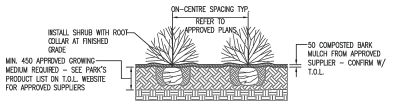

PLAN VIEW – ARBOUR/GATE ENTRANCE

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

| | | |
|---|---|---|
| V1.4 | FENCE INSTALLATION – FRONT GREENWAY | |
| THE CORPORATION OF THE TOWNSHIP OF LANGLEY | DATE APR 2019 APPROVED S.S.S.S. No: | TLP 08 |




1 / L12 GATE INSTALLATION - FRONT BLVD.
SCALE: 1:50m




MEDIUM – LARGE SHRUB PLANTING




SHRUB PLANTING ON SLOPES

SMALL SHRUB PLANTING




GROUNDCOVER PLANTING

NOTES:
1) REFER TO THE LATEST BC LANDSCAPE STANDARD.
2) PROVIDE 450 MINIMUM DEPTH GROWING MEDIUM FOR PLANTED LANDSCAPE AREAS, FROM APPROVED SOIL SOURCE – SEE SCHEDULE 'D'
3) PRIOR TO INSTALLATION OF GROWING MEDIUM, SCARIFY SIDE AND BOTTOM SURFACE OF UNDISTURBED SUBGRADE IN PLANTING AREAS AND PITS.
4) AT TIME OF PLANTING:
- REMOVE ALL STRING, TWINE, POTS, TAGS, ETC...
- LOOSEN AND DROP ALL SACKING/BURLAP TO BOTTOM OF PLANTING HOLE
- MOISTEN SOIL AROUND ROOT BALLS

| | | |
|---|---|---|
| V1.4 | SHRUB & GROUNDCOVER PLANTING INSTALLATION | |
| THE CORPORATION OF THE TOWNSHIP OF LANGLEY | DATE APR 2019 APPROVED S.S.S.S. No: | TLP 21 |

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 STAKING 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 TH 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 LPT/PMT/VISTA 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.

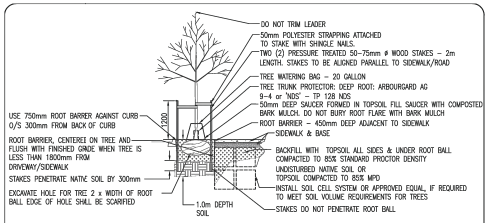
CONDITION

8. ALL PLANT MATERIAL SHALL BE OF GOOD HEALTH AND VIGOR WITH NO VISIBLE SIGNS OF DISEASE, INSECT PESTS, DAMAGE OR OTHER OBJECTIONABLE DISFIGUREMENTS.

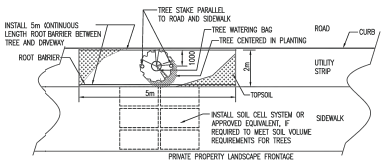
9. ALL PLANT MATERIAL, TOP SOIL, SHIPPING PROCEDURES AND HANDLING PRACTICES SHALL CONFORM TO THE MOST RECENT BC LANDSCAPE STANDARDS, SPECIFICATIONS AND GUIDELINES IN FORCE AT THE TIME OF INSTALLATION AND SHALL MEET ALL MINIMUM CRITERIA OF THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW.

10. REFER TO SCEDULE B, SECTION L2.6 – PROVIDE 10m³ OF APPROVED GROWING MEDIUM PER TREE OR APPROVED EQUIVALENT.

| | | |
|---|---|---|
| V1.4 | TREE PLANTING NOTES | |
| THE CORPORATION OF THE TOWNSHIP OF LANGLEY | DATE APR 2019 APPROVED S.S.S.S. No: | TLP 22 |



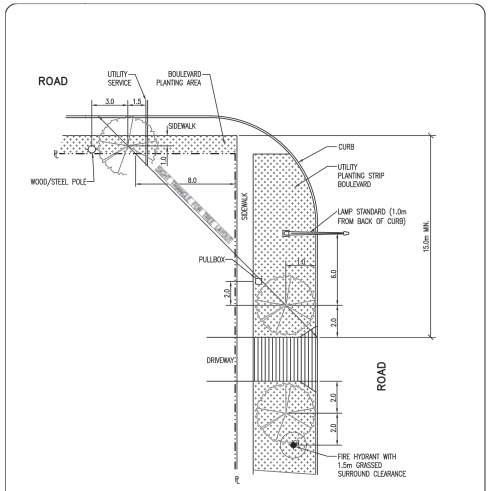

ELEVATION




PLAN VIEW

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.

| | | |
|---|---|---|
| V1.4 | TREE INSTALLATION DETAIL – SOFTSCAPE | |
| THE CORPORATION OF THE TOWNSHIP OF LANGLEY | DATE APR 2019 APPROVED S.S.S.S. No: | TLP 23 |




| | | |
|---|---|---|
| V1.4 | TYPICAL TREE SETBACKS/CLEARANCES | |
| THE CORPORATION OF THE TOWNSHIP OF LANGLEY | DATE APR 2019 APPROVED S.S.S.S. No: | TLP 26 |

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PLAN

DESIGN BY: AB
DRAWN BY: AB/EC
APPROVED BY: JS
DATE: FEBRUARY 22, 2021
SCALE: HORZ. AS SPECIFIED VERT.

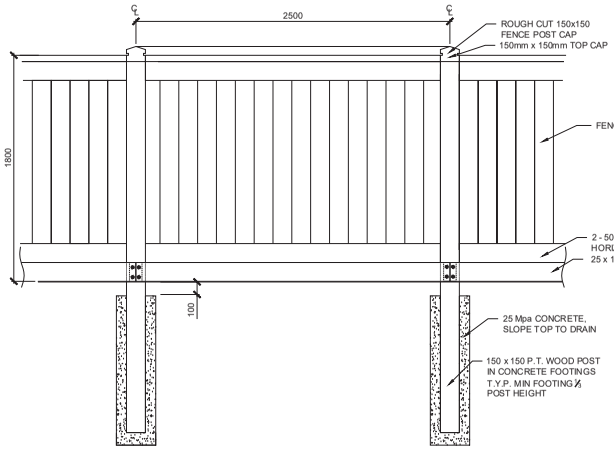
MUNICIPAL PROJECT No. 08-22-0121

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE DETAILS

DESIGN FILE No:
PLAN No: 2111-03639-00
AS BUILT No:
SHEET NO. L12 OF 13 REV. 3

F.2 - Page 63




FENCE PANEL NOTES:

POSTS: 150mm x 150mm x 3000mm LONG, ROUGH CUT PRESSURE TREATED TIMBER

FENCE POST CAP: 150mm x 150mm x 115mm, ROUGH CUT PRESSURE TREATED TIMBER WITH 15mm ROUTER CUT

TOP TRIM: 50mm x 150mm x 2300mm LONG S4S PRESSURE TREATED TIMBER

STRINGER: 2 - 50mm x 150mm x 2300mm LONG S4S PRESSURE TREATED STRINGERS, FASTENED WITH 2 - 75mm #10 ZINC SCREWS PER CONNECTION. MOUNT STRINGERS FACING PUBLIC PROPERTY.

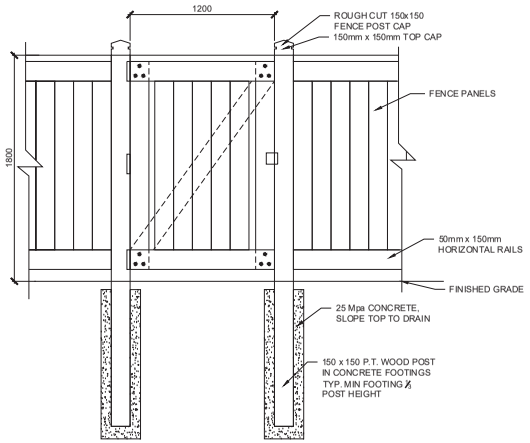
TRIM: 2 - 25mm x 150mm x 2300mm LONG, S4S PRESSURE TREATED TRIM FASTENED WITH 2 - 63mm #8 ZINC SCREWS PER CONNECTION SPACED AT 600mm.

FENCE BOARDS: 25mm x 150mm x 1400mm LONG S4S PRESSURE TREATED FENCE BOARDS FASTENED WITH 2 - 50mm LONG GALVANIZED STAPLES PER CONNECTION.

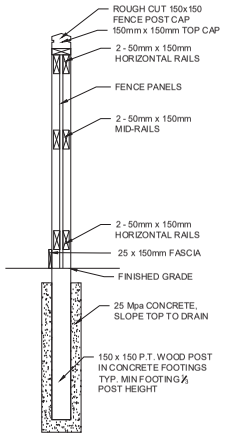
FASCIA: 25mm x 150mm x 2400mm LONG S4S PRESSURE TREATED FASCIA, FASTENED WITH 2 - 75mm ZINC SCREWS TO FENCE POST ON NON-PUBLIC FACING SIDE OF FENCE, WHERE FENCE TERMINATES, ANGLE CUT FASCIA END AT 45 DEGREES

FINISH: STAIN TO BE SELECTED BY CONSULTANT AND APPROVED BY THE MUNICIPALITY PRIOR TO CONSTRUCTION. HARDWARE: ALL HARDWARE TO BE GALVANIZED, UNLESS OTHERWISE NOTED.

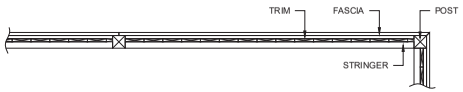
1 L13 1.8m HT. WOOD PERIMETER FENCE/PRIVACY SCREEN (REAR YARDS)
SCALE: 1:20m



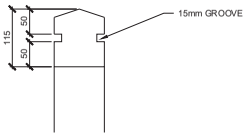

2 L13 1.8m HT. WOOD FENCE GATE
SCALE: 1:20m




3 L13 1.8m HT. WOOD FENCE SIDE ELEVATION
SCALE: 1:20m




4 L13 1.8m HT. WOOD PERIMETER FENCE PLAN
SCALE: 1:20m




5 L13 ROUGH CUT 100mm X 100mm FENCE POST CAP
SCALE: 1:20m



RETAINING WALL NOTES:

ALLAN BLOCK COLLECTION WITH 12 IN CAPSTONE, COLOUR SANDSTONE, DEGREE OF INCLINE TO SUITE LOADING AND HEIGHT OF WALL. GEOGRID, DRAINAGE, AND INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.

MAXIMUM COMBINED RETAINING WALL AND FENCE HEIGHT TO NOT EXCEED 2.0m AS PER ZONING BYLAW NO. 2500 SECTION 111.

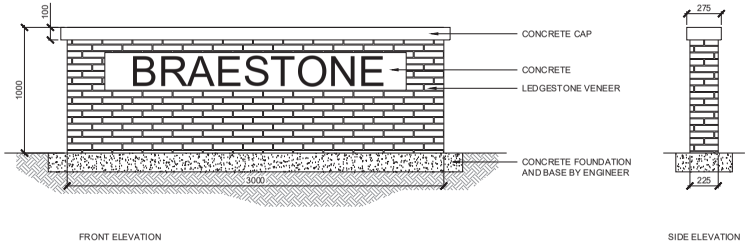
6 L13 SPLIT FACE CONCRETE BLOCK RETAINING WALL
SCALE: NTS




GUARD RAIL NOTES:

42" REGAL BLACK ALUMINUM PICKET RAILING SYSTEM OR APPROVED EQUIVALENT. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.

7 L13 1.1m HT. GUARD RAIL
SCALE: 1:20m




FRONT ELEVATION

SIDE ELEVATION

8 L13 ENTRANCE SIGN
SCALE 1:20m

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| 3 | 2021-02-22 | RE-ISSUED FOR DEVELOPMENT PERMIT |
| 2 | 2020-12-03 | RE-ISSUED FOR DEVELOPMENT PERMIT |
| 1 | 2020-09-16 | ISSUED FOR DEVELOPMENT PERMIT |
| 0 | 2020-01-23 | FIRST LANDSCAPE SUBMISSION |

PLAN
DESIGN BY: AB
DRAWN BY: AB/EC
APPROVED BY: JS
DATE: FEBRUARY 22, 2021
SCALE
HORZ. AS SPECIFIED
VERT.

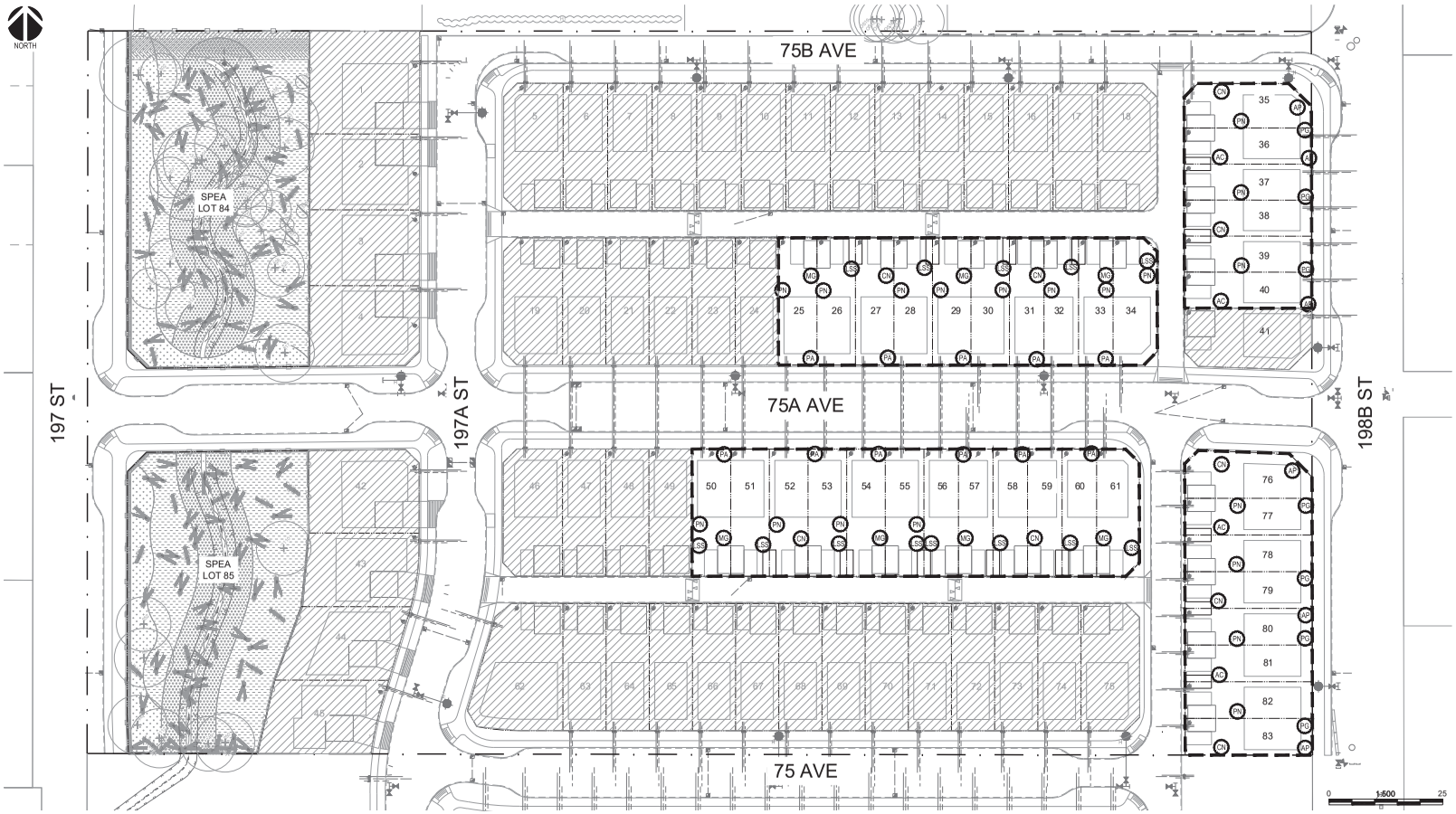
MUNICIPAL PROJECT No. 08-22-0112

The Corporation of the Township of Langley

ON-SITE LANDSCAPE
LANDSCAPE DETAILS

DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. L13 OF 13 REV. 3

DESTROY ALL PRINTS BEARING PREVIOUS REVISION




## LEGEND

- EXISTING TREE TO BE RETAINED WITH TAG #
- EXISTING OFF-SITE TREE TO BE WILDLIFED
- REPLACEMENT TREE
- SITE BOUNDARY
- MULTI-FAMILY LOTS BOUNDARY
- STREAMSIDE FENCE (REFER TO SPEA DRAWINGS)
- TREE PROTECTION FENCING (REFER TO TREE MANAGMENT AND ARBORIST REPORT)
- AREA OUT OF PROJECT SCOPE

## TREE REPLACEMENT SUMMARY - 08-22-0101

| Tree Category | Replacement Trees | For ALS |
|---|---|---|
| [illegible] | [illegible] | [illegible] |
| TOTALS | 44 | 76 |

REFER TO ARBORIST'S TREE SUMMARY SCHEDULES FOR CALCULATION OF REPLACEMENT TREE QUANTITIES.

## SUGGESTED TREE REPLACEMENT LIST - MULTI-FAMILY

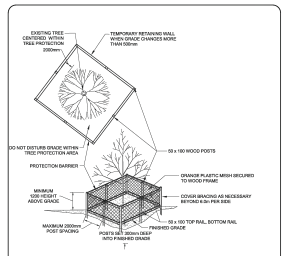
| Total Qty | Key | Botanical Name | Common Name | Size |
|---|---|---|---|---|
| 32 Deciduous Trees | | | | |
| [illegible] | | | | |
| 44 Evergreen Trees | | | | |
| [illegible] | | | | |

FOR ON-SITE SINGLE FAMILY TREE SPECIES AND QUANTITIES REFER TO TREE REPLACEMENT PLAN MUNICIPAL PROJECT # 08-22-0085. FOR OFF-SITE SPEA REPLACEMENT TREE SPECIES AND QUANTITIES, REFER TO SPEA RESTORATION PLAN.

## GENERAL NOTES

1. THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY AND SUBJECT TO MUNICIPAL APPROVAL.
2. THE AREAS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
3. THIS DRAWING IS NOT BE USED FOR LEGAL TRANSACTIONS.
4. IDENTIFY AND PROTECT TREES BEING RETAINED ON SERVICE EXTENSIONS ADJACENT TO PROPERTY.
5. REFER TO ARBORIST REPORT BY VAN DER ZALM AND ASSOCIATES FOR TREE MANAGEMENT PLAN AND IMPACT MITIGATION NOTES.
6. DEVELOPER WILL WORK WITH FUTURE BUILDERS AND LOT OWNERS TO SATISFY THE TREE PROTECTION BYLAW REQUIREMENTS. IF NOT ALL REQUIRED REPLACEMENT TREES CAN BE REASONABLY PLACED ON RESIDENTIAL LOTS, CONSULT WITH ENVIRONMENTAL CONSULTANTS TO PLACE REPLACEMENT TREES IN THE SPEA. (WHILE TREES RETAINED IN THE SPEA ARE NOT ELIGIBLE FOR CREDIT TOWARDS THE QUANTITY OF REPLACEMENT TREES, REPLACEMENT-TYPE TREES MAY BE PROPOSED FOR SPEA.)

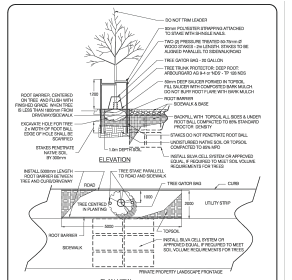
### TLP 29 – TREE PROTECTION DETAIL




NOTES:
1) INSTALL TREE PROTECTION BARRIER BEFORE SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) ANY TREES REMOVED OR DAMAGED DUE TO NEGLECT FOR MAINTENANCE WITHIN TREE PROTECTION BARRIERS, DAMAGED TREES WILL BE REPLACED AT DEVELOPERS COST.
6) BONDSUILT IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) NO DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED AT THE DIRECTION OF THE CONSULTING ARBOURIST / LANDSCAPE ARCHITECT.

TREE PROTECTION DETAIL
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
REV. DEC/19
TLP 29

### TLP 26 – TREE INSTALLATION DETAIL – SOFT




NOTES:
1) CONTACT ENGINEERING DESIGN & DEVELOPMENT SERVICES TO REVIEW PLANTING HOLE EXCAVATION PRIOR TO INSTALLATION OF TOPSOIL, TREE STAKES, TREE GATOR BAGS, ROOT BARRIER, SILVA CELL SYSTEM OR APPROVED EQUAL, IF REQUIRED, AND ALL EXPANSION JOINTS.
2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
3) ALL TREES SHALL BE STAKED.
4) ALL TREES SHALL BE WATERED USING TREE GATOR BAGS FOR TWO (2) GROWING SEASONS. TREE GATOR BAGS SHALL BE FILLED WITH WATER ONCE EVERY SEVEN (7) DAYS UNLESS SEVEN (7) DAYS OF RAINFALL IN CONTACT. CONTRACTOR IS RESPONSIBLE TO REPLACE DAMAGED OR VANDALIZED TREE GATOR BAGS. TREE GATOR BAGS TO BE REMOVED AFTER WINTERING SEASON.

TREE INSTALLATION DETAIL - SOFT
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
REV. FEB/21
TLP 26

| NOTES | | |
|---|---|---|
| CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTIS BC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. | BENCHMARK | ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT #: OCM 88H4593 LOCATION: The intersection of 197 Street and 76 Avenue ELEVATION: 68.035m (CVD28/GVRD2005) |
| | LEGAL | LOT 13, PLAN 32407 & LOT 37, PLAN 60187, ALL OF SECTION 22, TOWNSHIP 8, NWD. |

OWNER
Lanstone Developments (Latimer) Ltd.
c/o Lanson Foster
PO Box 917 Fort Langley, BC V1M 2S3
Ph: 604-533-0881 email: lanson@lanstonehomes.com

LANDSCAPE ARCHITECT
McElhanney
Suite 2300 13450-102 Ave., Surrey, B.C. V3T 5X3
Tel. 604-596-0391 Fax 604-584-5050

Approved Sealed

I, JULIE SCHOOLING, PROFESSIONAL LANDSCAPE ARCHITECT, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD LANDSCAPE ARCHITECTURE PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:_____

| Rev | Date | Description |
|---|---|---|
| 4 | 2021-02-22 | SUPPLEMENT TO FOURTH SUBMISSION |
| 3 | 2020-12-03 | SUPPLEMENT TO THIRD SUBMISSION |
| 2 | 2020-09-16 | SUPPLEMENT TO SECOND SUBMISSION |
| 1 | 2020-07-02 | SUPPLEMENT TO FIRST SUBMISSION |
| 0 | 2020-05-12 | SUPPLEMENT TO FIRST SUBMISSION |

| PLAN | | |
|---|---|---|
| DESIGN BY: | AB/JS | |
| DRAWN BY: | EC/AB | |
| APPROVED BY: | JS | |
| DATE: | FEBRUARY 22, 2021 | |
| SCALE HORZ. | AS SPECIFIED | |
| VERT. | | |

MUNICIPAL PROJECT No. 08-22-0101

The Corporation of the Township of Langley

TREE REPLACEMENT PLAN

DESIGN FILE No.
PLAN No. 2111-03639-00
AS BUILT No.
SHEET NO. 1 OF 1 REV. 4

F.2



DESTROY ALL PRINTS BEARING PREVIOUS REVISION
McElhanney 21.1.1.647-22
M:\2021\03639\CAD\Engineering\Drawings\TSP\1985 B A Lot 13 ANP 32407 Langley\01\DRAWINGS\01\Landscape Arch\01\L1 Sheet\03639-TPROA-22-01L4.dwg

The objective of this development permit area designation is to encourage retention of existing "estate character" homes, by allowing innovative "infill" residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

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

Development permit guidelines for this area are as follows:

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

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

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

4586
04/02/08

### 4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

#### 4.1.2.1 GENERAL

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

### 4.1.2.2 SINGLE FAMILY DEVELOPMENT

*General*

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

*Architectural Details*

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

*Parking and Traffic/Pedestrian Circulation*

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

*Landscaping*

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

*Building Form*

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

4825
30/05/11

### 4.1.2.3 MULTIPLE UNIT DEVELOPMENT

*General*

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

*Site Design*

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.

5101
28/09/15

- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

*Building Form*

5101
28/09/15

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

- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

*Exterior Design and Finish*

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

*Landscaping*

5101
28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types

may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180 cm (6 feet) in total height.

- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

5101
28/09/15

*Parking Lot Landscaping*

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

*Parking and Traffic/Pedestrian Circulation*

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.

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

5101
28/09/15

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

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30/05/11

### 4.1.2.4 TOWNHOUSES/ROWHOUSE

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

*Site Design*

o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

*Landscaping*

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

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30/05/11

#### 4.1.2.5 APARTMENTS

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

*Architectural Details*

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

*Landscaping*

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

*Parking and Traffic/Pedestrian Circulation*

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

### 4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

#### 4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

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

4475
06/02/06

4825
30/05/11

Langley Schools

15 November 2019

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

**Re: Development Project 08-22-0085 / 1078289 BC LTD/WATERSTONE ANDERSON**

CIVIC: 7491 198B Street and 7500 Block of 198B Street

LEGAL: Lot 13 Plan 32407 and Lot 37 Plan 60187; both of Section 22 Township 8 NWD

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** | 47 | 19 | 5 | 10 |
| **Semi-detached** | 36 | 11 | 5 | 9 |

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 – REGULAR MEETING | **REPORT:** | 21-59 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-22-0086 |
| **SUBJECT:** | DEVELOPMENT PERMIT APPLICATION NO. 101021 (INFINITY PROPERTIES LTD / 7500 BLOCK OF 197 STREET) | | |

**PROPOSAL:**

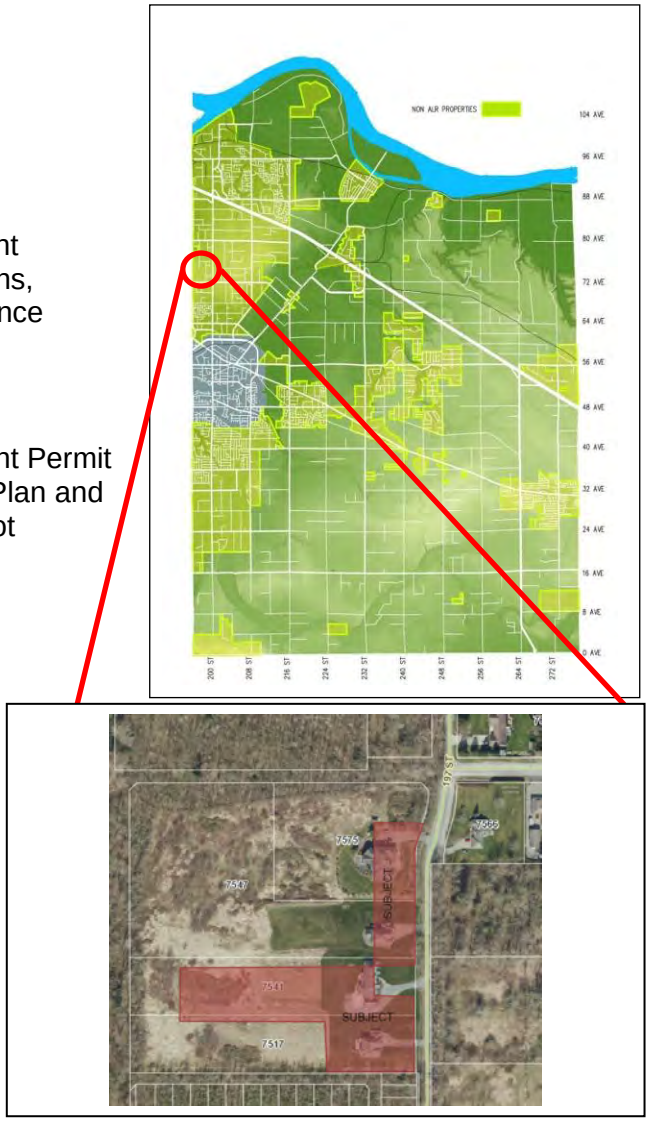
Development Permit application for 44 semi-detached residential units in the 7500 Block of 197 Street in Latimer.

**RECOMMENDATION SUMMARY:**

That Council authorize issuance of Development Permit No. 101021 subject to three (3) conditions, plus nine (9) conditions to be met prior to issuance of a building permit.

**RATIONALE:**

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Residential Compact Lot R-CL(SD) zoning.



**RECOMMENDATION:**

**That** Council authorize issuance of Development Permit No. 101021 to Infinity Properties Ltd. for property located in the 7500 Block of 197 Street subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building and signage plans being 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; and
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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:

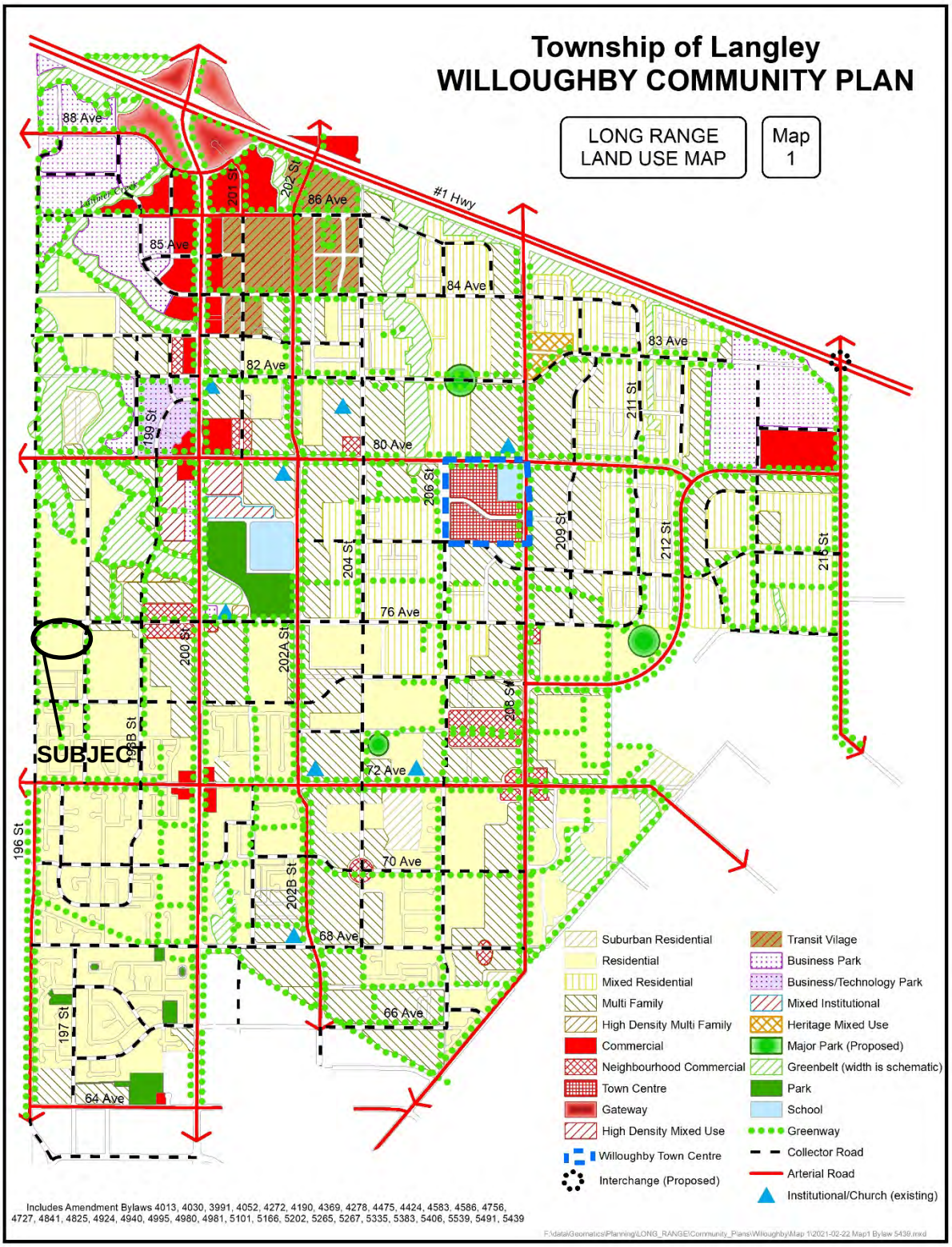
a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
d. Registration of an easement securing the required visitor parking stalls for lands zoned R-CL(SD).
e. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
f. Discharge of a restrictive covenant registered on the property prohibiting development until a Development Permit has been issued;
g. On-site landscaping to be secured by letter of credit at building permit stage;
h. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
i. Payment of supplemental development permit application fees, and building permit administration fees.

**EXECUTIVE SUMMARY:**

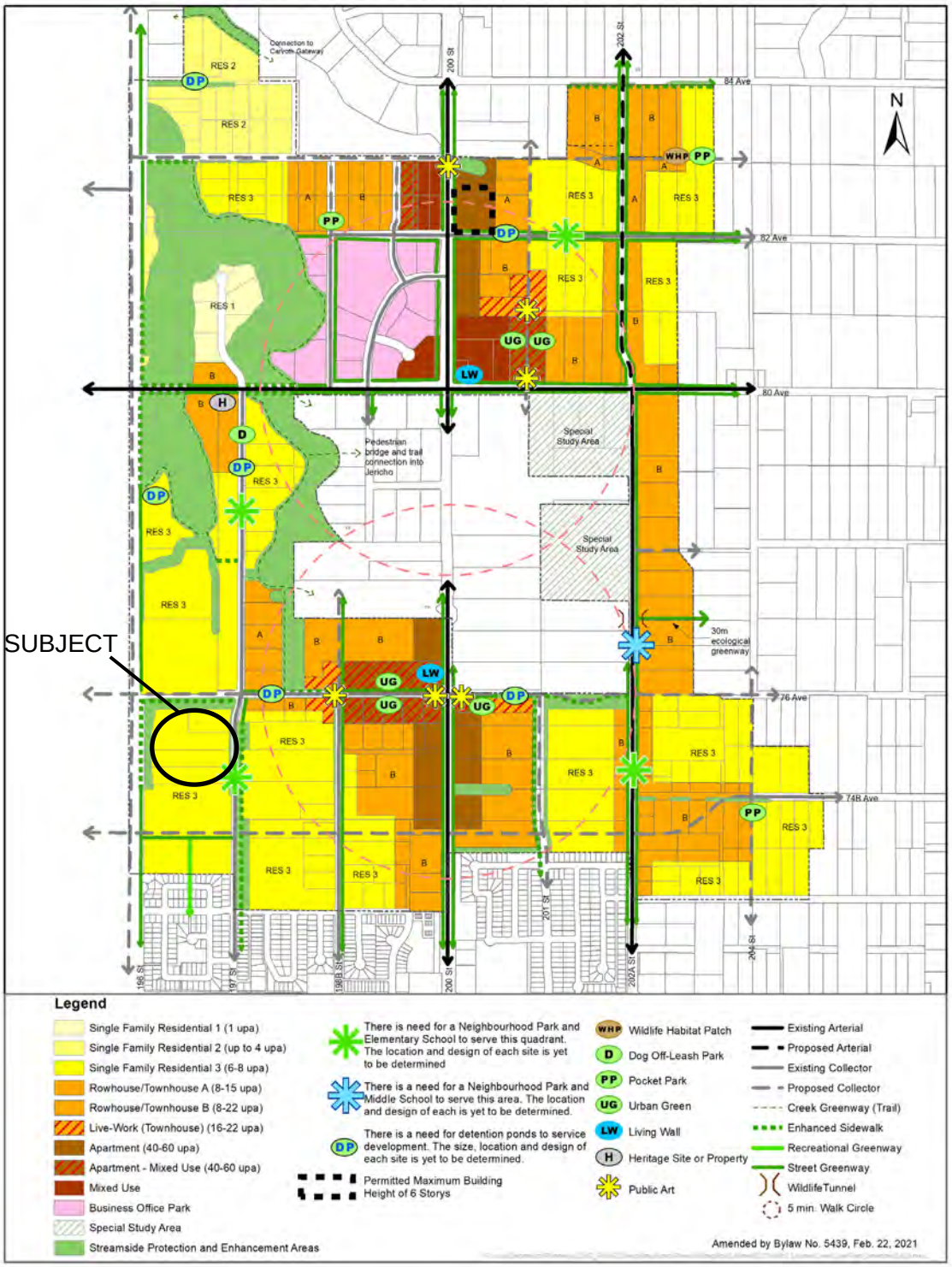
Infinity Properties Ltd. has applied for a Development Permit to construct 44 semi-detached residential units. Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the existing Residential Compact Lot R-CL(SD) zoning. Issuance of Development Permit No. 101021 is recommended subject to three (3) conditions, plus nine (9) conditions to be applied at the building permit stage.

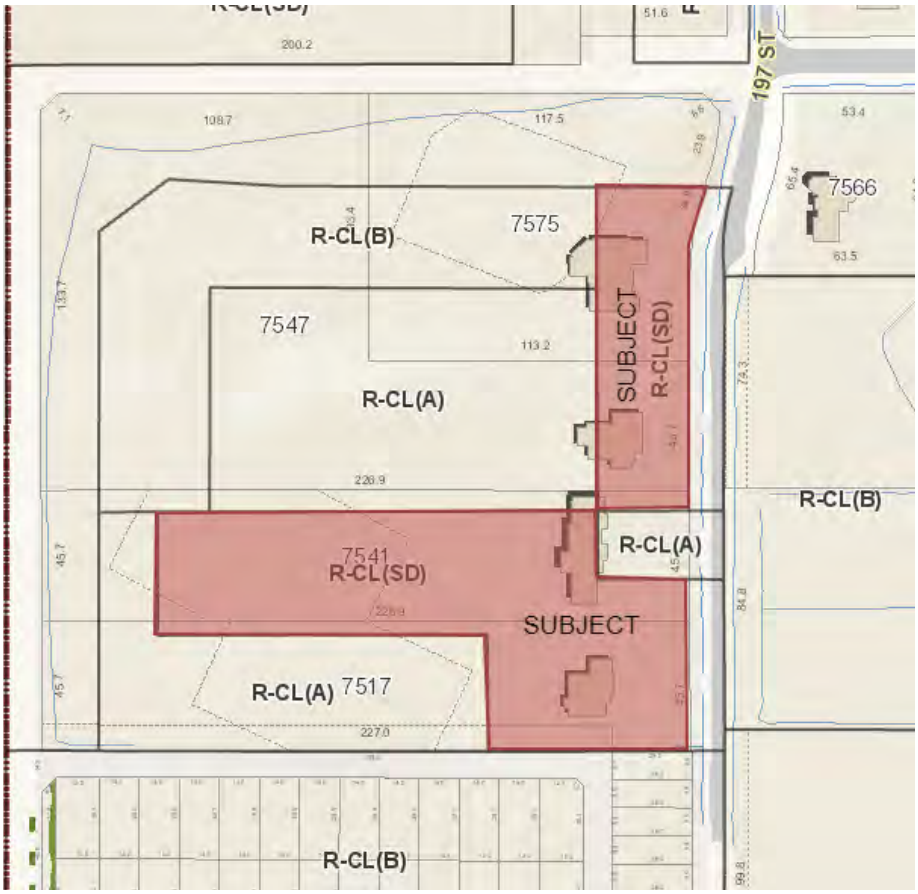
**PURPOSE:**

The purpose of this report is to provide information and recommendations regarding proposed Development Permit No. 101021 for property located in the 7500 Block of 197 Street in Latimer.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
208 St
198B St
202B St
197 St
196 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439

## Map 1 - Latimer Land Use Plan

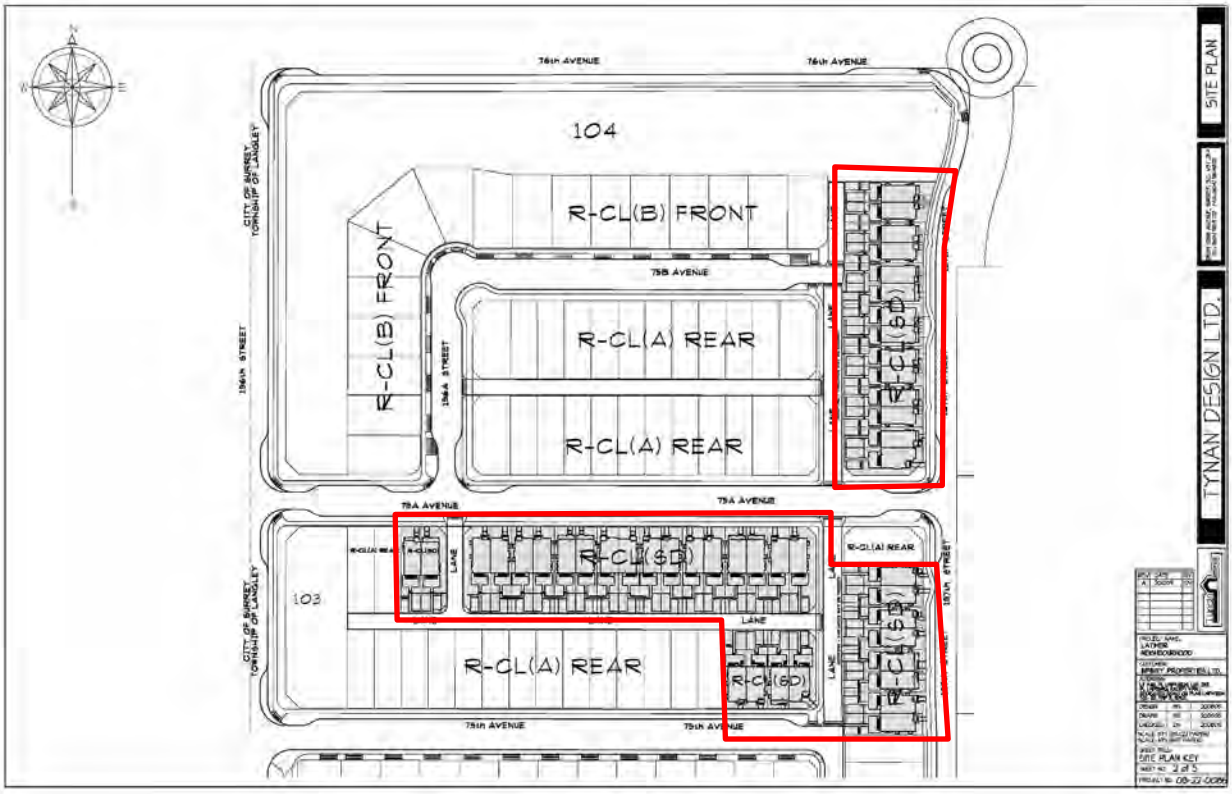





**ZONING BYLAW NO. 2500**



**RENDERING – SUBMITTED BY APPLICANT**




**SITE PLAN – SUBMITTED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Agent / Owner:** | Infinity Properties Ltd.<br>205, 6360 – 202 Street<br>Langley, BC V2Y 1N2 |
| **Legal Description:** | Lots 42 – 55, 58 – 75, 90 – 93 and 95 – 102 Section 22 Township 8 New Westminster District Plan EPP107360 |
| **Location:** | 7500 Block of 197 Street |
| **Area:** | 1.53 ha (3.79 ac) |
| **Existing Zoning:** | Residential Compact Lot Zone R-CL(SD) |
| **Willoughby Community Plan:** | Residential |
| **Latimer Neighbourhood Plan:** | Single Family Residential 3 (6 – 8 upa) |

**BACKGROUND / HISTORY:**

The subject site is zoned Residential Compact Lot Zoned R-CL(SD) and is designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan. The designation allows for single-family and semi-detached residential units.

The subject site was part of a larger rezoning and subdivision application for single-family and semi-detached residential units that was approved by Council on March 8, 2021.

As part of the previous rezoning application, the site was rezoned to allow 58 single-family and 44 semi-detached residential lots consistent with the Latimer Neighbourhood Plan. The applicant elected to only advance the Development Permit for the single-family lots as part of the original rezoning and subdivision application. The subject Development Permit application proposes to complete the semi-detached residential lots of the overall site.

**DISCUSSION / ANALYSIS:**

Infinity Properties Ltd. has applied for a development permit for 44 semi-detached residential lots in the 7500 Block of 197 Street. The proposal is consistent with the existing Residential Compact Lot R-CL(SD) zoning.

**Adjacent Uses:**

| | |
|---|---|
| **North:** | Unconstructed 76 Avenue, beyond which is ToL Project 08-22-0045 (Mitchell Group, Phase 3) that is currently under construction for 106 single-family and semi-detached residential lots; |
| **South:** | 75 Avenue, beyond which is ToL Project 08-22-0071 (Mitchell Group, Phase 1) that is currently under construction for 132 single-family and semi-detached residential lots; |
| **East:** | 197 Street, beyond which is ToL Project 08-22-0085 that is currently under construction for 85 single-family and semi-detached residential lots. |
| **West:** | 196 Street, beyond which is the City of Surrey. |

**Development Permit:**

The site is designated a mandatory development permit area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area B guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101021 is attached to this report as Attachment A. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed development for Council's consideration.

The development consists of 44 semi-detached residential units in 22 buildings. All units will have main floor living areas, bedrooms and bathrooms on upper floors, and basements. Secondary suites are not permitted within semi-detached residential units. As a condition of the original rezoning application the applicant has registered restrictive covenants on the lots prohibiting the development of secondary suites within the individual semi-detached residential units.

All semi-detached residential units are ground-oriented with defined front entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages and external parking spaces will be accessed via the lane from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances and strongly identifiable entrances. Exterior finishing materials include asphalt shingles, battens, hardi-siding, brick, stone, wood trim, and vinyl siding. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. The proposed building heights (two (2) storeys), site coverage (ranging from 36% to 49%) and siting comply with the requirements of the Residential Compact Lot Zone R-CL(SD).

The on-site landscape plans propose planting shrubs, trees, and sod in the front, flanking, and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

**Access and Parking:**

Access to the units is provided by driveway access from a rear lane. The application complies with the Latimer Neighbourhood Plan and Zoning Bylaw by providing 100 parking spaces (outdoors and within garages) as outlined below:

| | **Parking Spaces Required** | **Parking Spaces Provided** |
|---|---|---|
| Residential Spaces<br>44 semi-detached residential units @ 2 spaces / unit | 88 | 88 |
| Visitor Parking Spaces @ 0.2 spaces / unit | 9 | 12 |
| **Total** | 97 | 100 |

**Adaptable Housing:**

In accordance with Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of the units in a single family development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 Adaptable Housing Requirements of the Township's Official Community Plan. The applicant satisfied this condition by registering a restrictive covenant on the lots as part of the original rezoning application.

**Landscaping:**

The landscape plans propose planting trees, shrubs, and groundcovers on the perimeter of the buildings. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit.

**Tree Protection / Replacement:**

The street trees along 197 Street and 75A Avenue were secured as part of the original rezoning for the site. Tree retention, protection, and replacement plans are secured by the Township as part of the Development Permit application for the site.

The tree management plans submitted by the applicant indicate that one (1) significant tree exists within the subject site with one (1) proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 139 replacement trees are required. The applicant is proposing to plant 150 trees within the development site. Final tree retention, protection, and replacement plan are subject to final acceptance of Township of Langley prior to issuance of a building permit.

**Servicing:**

Full municipal services were secured for the site through previous rezoning and subdivision applications. At the building permit stage, the applicant will be required to submit 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.

**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 Langley Official Community Plan Streamside Protection and Enhancement, Erosion and Sediment Control Bylaw, and the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provisions 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.

Streamside Protection and Enhancement considerations for the site were addressed as part of the previous rezoning and application under Development Permit No. 101032.

**Greenhouse Gas (GHG) Development Permit:**

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of

greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Development Permits to a 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 Development Permit is being processed concurrently and its issuance is required prior to a building permit.

**School Sites:**

As part of the previous rezoning application, School District 35 provided comments (Attachment C) and anticipates the overall development will generate approximately 15 new elementary students, six (6) middle school students and ten (10) secondary school students.

**Parks:**

Willoughby Community Park is located approximately 600 m northeast of the development site.

**Transit:**

Transit service is provided along 200 Street (approximately 550 m from the site) via the 501 bus route.

**Public Information Meeting:**

In keeping with Section 4.1 Meeting Criteria of the Developer Held Public Information Meetings Policy 07-614, a Public Information Meeting is not required for a stand-alone Development Permit, as is proposed in this application. As a result, no Developer Held Public Information Meeting was held.

**Policy Considerations:**

The proposed development is located in an area designated as Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan. The proposed development is consistent with development permit area provision of the Willoughby Community Plan and with the existing Residential Compact Lot R-CL(SD) zoning. Council consideration of the Development Permit must be based on the form, character, and siting of the proposal. Staff recommend Development Permit No. 101021 be issued as attached, subject to three (3) conditions as outlined in the Development Permit and nine (9) conditions noted prior to the issuance of a building permit. Staff have notified the surrounding property owners 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,

Colin Moore
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Development Permit No. 101021 |
| ATTACHMENT B | Willoughby Development Permit Area B – Residential Guidelines |
| ATTACHMENT C | School District 35 Comments |

**ATTACHMENT A**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101021

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

1. Name: Infinity Properties Ltd.

   Address: 205, 6360 – 202 Street
   Langley BC V2Y 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: Lots 42 – 55, 58 – 75, 90 – 93 and 95 – 102 Section 22 Township 8 New Westminster District Plan EPP107360

   CIVIC ADDRESS: 7500 Block 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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building and signage plans being 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 and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

   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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
   c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   d. Registration of an easement securing the required visitor parking stalls for lands zoned R-CL(SD).
   e. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
   f. Discharge of a restrictive covenant registered on the property prohibiting development until a Development Permit has been issued;
   g. On-site landscaping to be secured by letter of credit at building permit stage;
   h. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and

i. Payment of supplemental development permit application fees, 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 |

# DEVELOPMENT PERMIT PROPOSAL
## TOWNSHIP OF LANGLEY # 08-22-0086
## LOT A & LOT B, PLAN LMP47824, LOT 2 & LOT 3, PLAN LMP36192
## EXCEPT PART DEDICATED ROAD ON PLAN LMP47824,
## ALL OF SECTION 22, TOWNSHIP 8, NEW WESTMINSTER DISTRICT




SUBMISSION CONTENT: SITE PLAN, BUILDING ELEVATIONS,EXTERIOR COLOURS AND MATERIALS, STREETSCAPES AND LANESCAPES

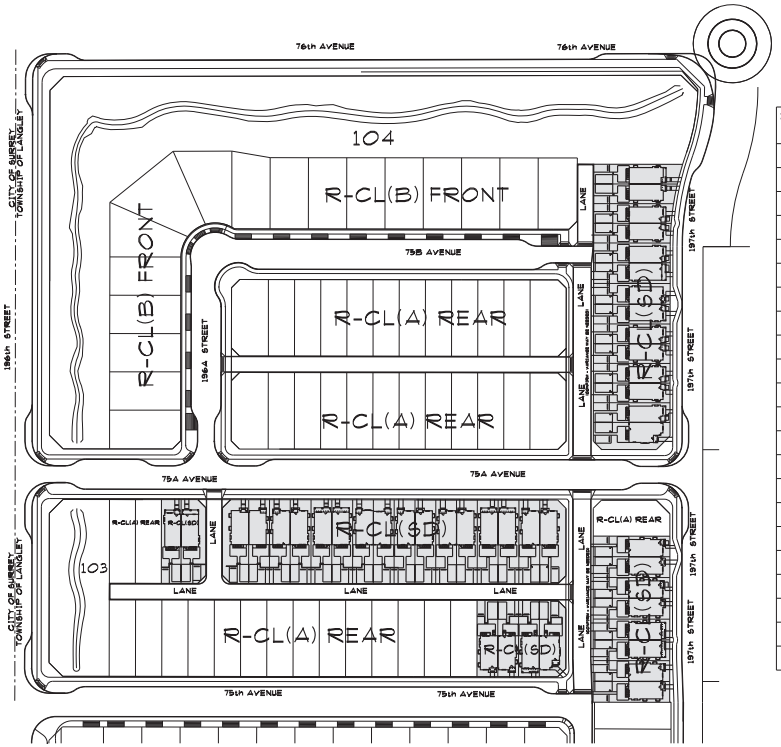
SUBMITTED BY: INFINITY PROPERTIES LTD.
c/o JOSH TURNER, 604-532-6060 (ext. 37), jturner@infinitygrp.ca

PREPARED BY: TYNAN DESIGN LTD.

TOL DP PROPOSAL

**SCHEDULE A**

**F.3**

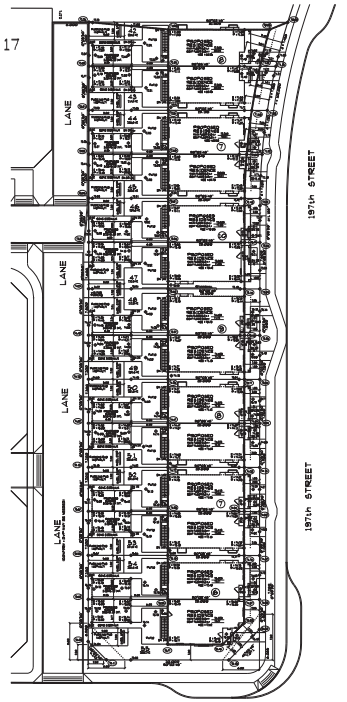


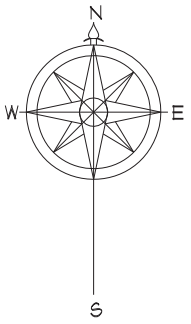

## DUPLEX BUILDING HEIGHTS

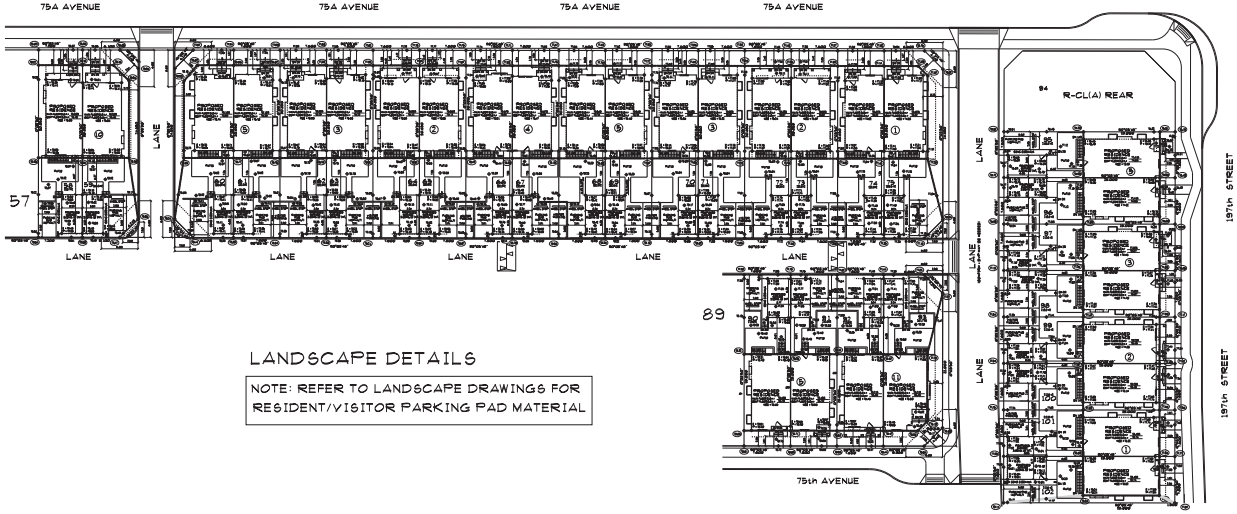
| DWELLING NUMBER | LOT NO. | ALLOWABLE BUILDING HEIGHT | BUILDING HEIGHT | ALLOWABLE ACCESSORY HEIGHT | ACCESSORY BUILDING HEIGHT |
|---|---|---|---|---|---|
| 1 | 42 | 9.00 M | 7.87 M | 3.75 M | 3.75 M |
| | 43 | 9.00 M | 7.87 M | 3.75 M | 3.75 M |
| 2 | 44 | 9.00 M | 8.01 M | 3.75 M | 3.70 M |
| | 45 | 9.00 M | 8.01 M | 3.75 M | 3.70 M |
| 3 | 46 | 9.00 M | 7.90 M | 3.75 M | 3.71 M |
| | 47 | 9.00 M | 7.90 M | 3.75 M | 3.71 M |
| 4 | 48 | 9.00 M | 7.75 M | 3.75 M | 3.67 M |
| | 49 | 9.00 M | 7.75 M | 3.75 M | 3.67 M |
| 5 | 50 | 9.00 M | 7.71 M | 3.75 M | 3.71 M |
| | 51 | 9.00 M | 7.71 M | 3.75 M | 3.71 M |
| 6 | 52 | 9.00 M | 7.83 M | 3.75 M | 3.68 M |
| | 53 | 9.00 M | 7.83 M | 3.75 M | 3.68 M |
| 7 | 54 | 9.00 M | 7.74 M | 3.75 M | 3.75 M |
| | 55 | 9.00 M | 7.74 M | 3.75 M | 3.75 M |
| 8 | 56 | 9.00 M | 7.79 M | 3.75 M | 3.65 M |
| | 58 | 9.00 M | 7.79 M | 3.75 M | 3.65 M |
| 9 | 60 | 9.00 M | 7.62 M | 3.75 M | 3.63 M |
| | 61 | 9.00 M | 7.62 M | 3.75 M | 3.63 M |
| 10 | 62 | 9.00 M | 7.62 M | 3.75 M | 3.62 M |
| | 63 | 9.00 M | 7.62 M | 3.75 M | 3.62 M |
| 11 | 64 | 9.00 M | 7.85 M | 3.75 M | 3.67 M |
| | 65 | 9.00 M | 7.85 M | 3.75 M | 3.67 M |
| 12 | 66 | 9.00 M | 7.56 M | 3.75 M | 3.66 M |
| | 67 | 9.00 M | 7.56 M | 3.75 M | 3.66 M |
| 13 | 68 | 9.00 M | 7.56 M | 3.75 M | 3.67 M |
| | 69 | 9.00 M | 7.56 M | 3.75 M | 3.67 M |
| 14 | 70 | 9.00 M | 7.53 M | 3.75 M | 3.66 M |
| | 71 | 9.00 M | 7.53 M | 3.75 M | 3.66 M |
| 15 | 72 | 9.00 M | 7.92 M | 3.75 M | 3.67 M |
| | 73 | 9.00 M | 7.92 M | 3.75 M | 3.67 M |
| 16 | 74 | 9.00 M | 7.73 M | 3.75 M | 3.66 M |
| | 75 | 9.00 M | 7.73 M | 3.75 M | 3.66 M |
| 17 | 90 | 9.00 M | 7.98 M | 3.75 M | 3.71 M |
| | 91 | 9.00 M | 7.98 M | 3.75 M | 3.71 M |
| 18 | 92 | 9.00 M | 8.09 M | 3.75 M | 3.67 M |
| | 93 | 9.00 M | 8.09 M | 3.75 M | 3.67 M |
| 19 | 95 | 9.00 M | 7.75 M | 3.75 M | 3.71 M |
| | 96 | 9.00 M | 7.75 M | 3.75 M | 3.71 M |
| 20 | 97 | 9.00 M | 7.63 M | 3.75 M | 3.67 M |
| | 98 | 9.00 M | 7.63 M | 3.75 M | 3.67 M |
| 21 | 99 | 9.00 M | 7.86 M | 3.75 M | 3.68 M |
| | 100 | 9.00 M | 7.86 M | 3.75 M | 3.68 M |
| 22 | 101 | 9.00 M | 7.59 M | 3.75 M | 3.66 M |
| | 102 | 9.00 M | 7.59 M | 3.75 M | 3.66 M |

## LOT COVERAGE

| LOT NO. | LOT AREA | DWELLING COVERAGE | GARAGE COVERAGE | TOTAL COVERAGE |
|---|---|---|---|---|
| 42 | 226.80 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (43.19%) |
| 43 | 214.90 SQ.M. | 75.60 SQ.M. | 21.53 SQ.M. | 97.13 SQ.M. (45.20%) |
| 44 | 206.80 SQ.M. | 76.47 SQ.M. | 21.53 SQ.M. | 98.00 SQ.M. (47.39%) |
| 45 | 202.60 SQ.M. | 76.85 SQ.M. | 21.53 SQ.M. | 98.38 SQ.M. (48.56%) |
| 46 | 201.60 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (48.59%) |
| 47 | 212.80 SQ.M. | 80.44 SQ.M. | 20.64 SQ.M. | 101.08 SQ.M. (47.50%) |
| 48 | 212.80 SQ.M. | 81.14 SQ.M. | 20.64 SQ.M. | 101.78 SQ.M. (47.83%) |
| 49 | 201.60 SQ.M. | 76.45 SQ.M. | 21.53 SQ.M. | 97.98 SQ.M. (48.60%) |
| 50 | 201.60 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (48.59%) |
| 51 | 201.60 SQ.M. | 75.60 SQ.M. | 21.53 SQ.M. | 97.13 SQ.M. (48.18%) |
| 52 | 201.60 SQ.M. | 76.47 SQ.M. | 21.53 SQ.M. | 98.00 SQ.M. (48.61%) |
| 53 | 201.60 SQ.M. | 76.85 SQ.M. | 21.53 SQ.M. | 98.38 SQ.M. (48.80%) |
| 54 | 201.60 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (48.59%) |
| 55 | 260.20 SQ.M. | 82.78 SQ.M. | 24.50 SQ.M. | 107.28 SQ.M. (41.23%) |
| 56 | 220.70 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (44.39%) |
| 58 | 269.90 SQ.M. | 81.57 SQ.M. | 21.91 SQ.M. | 103.48 SQ.M. (38.34%) |
| 60 | 285.50 SQ.M. | 82.00 SQ.M. | 21.13 SQ.M. | 103.13 SQ.M. (36.12%) |
| 61 | 232.90 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.38 SQ.M. (43.10%) |
| 62 | 232.90 SQ.M. | 79.56 SQ.M. | 20.57 SQ.M. | 100.13 SQ.M. (43.00%) |
| 63 | 232.90 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (43.59%) |
| 64 | 232.90 SQ.M. | 79.57 SQ.M. | 20.57 SQ.M. | 100.14 SQ.M. (43.00%) |
| 65 | 232.90 SQ.M. | 80.44 SQ.M. | 20.57 SQ.M. | 101.01 SQ.M. (43.37%) |
| 66 | 232.90 SQ.M. | 80.68 SQ.M. | 20.57 SQ.M. | 101.25 SQ.M. (43.47%) |
| 67 | 232.90 SQ.M. | 78.93 SQ.M. | 20.57 SQ.M. | 99.50 SQ.M. (42.72%) |
| 68 | 232.90 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.38 SQ.M. (43.10%) |
| 69 | 232.90 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (43.59%) |
| 70 | 232.90 SQ.M. | 79.56 SQ.M. | 20.57 SQ.M. | 100.13 SQ.M. (43.00%) |
| 71 | 232.90 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (43.59%) |
| 72 | 232.90 SQ.M. | 79.57 SQ.M. | 20.57 SQ.M. | 100.14 SQ.M. (43.00%) |
| 73 | 232.90 SQ.M. | 80.44 SQ.M. | 20.57 SQ.M. | 101.01 SQ.M. (43.37%) |
| 74 | 232.90 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.38 SQ.M. (43.10%) |
| 75 | 285.50 SQ.M. | 82.00 SQ.M. | 21.13 SQ.M. | 103.13 SQ.M. (36.12%) |
| 90 | 212.80 SQ.M. | 82.00 SQ.M. | 23.94 SQ.M. | 105.94 SQ.M. (49.78%) |
| 91 | 212.80 SQ.M. | 80.87 SQ.M. | 20.57 SQ.M. | 101.44 SQ.M. (47.67%) |
| 92 | 212.80 SQ.M. | 80.62 SQ.M. | 20.57 SQ.M. | 101.19 SQ.M. (47.55%) |
| 93 | 261.70 SQ.M. | 83.84 SQ.M. | 21.13 SQ.M. | 104.97 SQ.M. (40.11%) |
| 95 | 210.00 SQ.M. | 78.92 SQ.M. | 23.24 SQ.M. | 102.16 SQ.M. (48.65%) |
| 96 | 212.80 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (47.71%) |
| 97 | 212.80 SQ.M. | 79.56 SQ.M. | 20.57 SQ.M. | 100.13 SQ.M. (47.05%) |
| 98 | 212.80 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (47.71%) |
| 99 | 212.80 SQ.M. | 79.57 SQ.M. | 20.57 SQ.M. | 100.14 SQ.M. (47.06%) |
| 100 | 212.80 SQ.M. | 80.44 SQ.M. | 20.57 SQ.M. | 101.01 SQ.M. (47.47%) |
| 101 | 212.80 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.38 SQ.M. (47.18%) |
| 102 | 212.80 SQ.M. | 80.95 SQ.M. | 23.94 SQ.M. | 104.89 SQ.M. (49.29%) |




## LANDSCAPE DETAILS

NOTE: REFER TO LANDSCAPE DRAWINGS FOR RESIDENT/VISITOR PARKING PAD MATERIAL

TYNAN DESIGN LTD.
9654 120th AVENUE, SURREY, B.C. V3V 2K4
TEL (604) 369-1722 FAX (604) 584-4022

SITE PLAN

| REV | DATE | BY |
|---|---|---|
| A | 2010.09 | DV |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES LTD.

ADDRESS: LT A&B, PL LMP43824, LOT 243, PL LMP36993, EXCEPT PART DEDICATED ROAD ON PLAN LMP43824 SEC 22, TWP 8, NWD.

| | | |
|---|---|---|
| DESIGN: | MS | 200805 |
| DRAWN: | MS | 200805 |
| CHECKED: | DV | 200805 |

SCALE: 1:400 (34X22 PAPER)
SCALE: 1:800 (11X17 PAPER)

SHEET TITLE: SITE PLAN NUMBER

SHEET NO. 1 OF 5

PROJECT NO. 08-22-0086

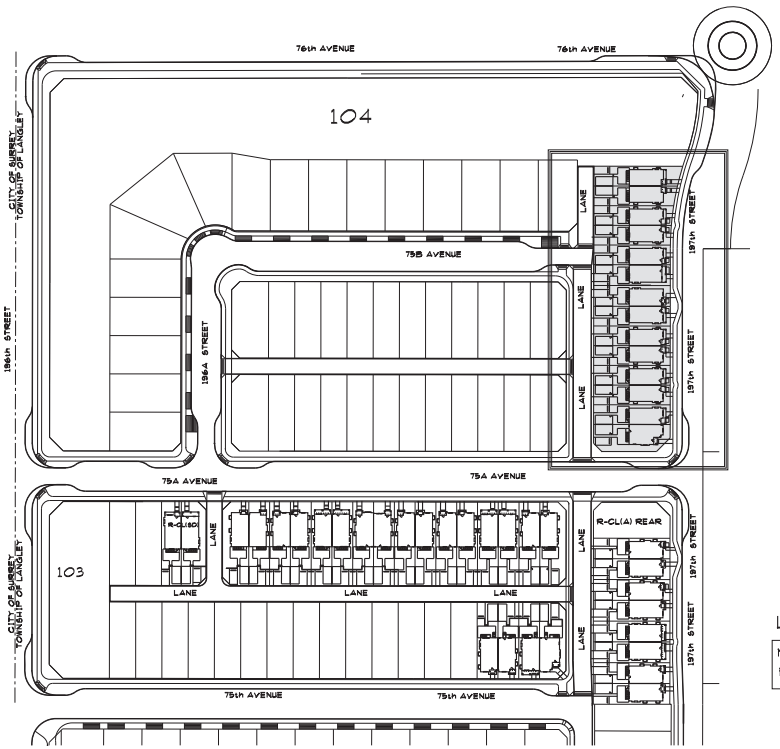
SITE PLAN
TYNAN DESIGN LTD.
19654 10th AVENUE, SURREY, B.C. V3Z 3K4
TEL. (604) 580-5722 FAX: (604) 581-4822
REV. DATE BY
A 20.09.04 DV
PROJECT NAME: LATIMER NEIGHBOURHOOD
CUSTOMER: INFINITY PROPERTIES LTD.
ADDRESS: PL LMP49824, LOT 183, PL LMP49824, EXCEPT PARCEL "A" (BYLAW PLAN LMP49824), SEC 21 TP 8 NWD
DESIGN: MS 20.08.05
DRAWN: MS 20.08.05
CHECKED: DV 20.08.05
SCALE: NTS (24x22 PAPER) SCALE: NTS (ANSI D PAPER)
SHEET TITLE: SITE PLAN
F.3
SHEET NO. 2 of 5
PROJECT NO. 08-22-0086
104
103
R-CL(B) FRONT
R-CL(A) REAR
R-CL(SD)
LANE
75A AVENUE
75B AVENUE
75th AVENUE
76th AVENUE
196A STREET
197th STREET
CITY OF SURREY
TOWNSHIP OF LANGLEY
(CONFIRM - VARIANCE MAY BE NEEDED)
N
E
S
W

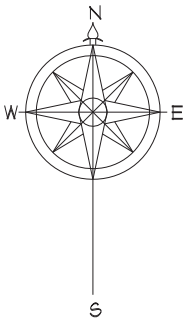
## DUPLEX BUILDING HEIGHTS

| DWELLING NUMBER | LOT NO. | ALLOWABLE BUILDING HEIGHT | BUILDING HEIGHT | ALLOWABLE ACCESSORY HEIGHT | ACCESSORY BUILDING HEIGHT |
|---|---|---|---|---|---|
| 1 | 42 | 9.00 M | 7.87 M | 3.75 M | 3.75 M |
| | 43 | 9.00 M | 7.87 M | 3.75 M | 3.75 M |
| 2 | 44 | 9.00 M | 8.01 M | 3.75 M | 3.70 M |
| | 45 | 9.00 M | 8.01 M | 3.75 M | 3.70 M |
| 3 | 46 | 9.00 M | 7.90 M | 3.75 M | 3.71 M |
| | 47 | 9.00 M | 7.90 M | 3.75 M | 3.71 M |
| 4 | 48 | 9.00 M | 7.73 M | 3.75 M | 3.67 M |
| | 49 | 9.00 M | 7.73 M | 3.75 M | 3.67 M |
| 5 | 50 | 9.00 M | 7.71 M | 3.75 M | 3.71 M |
| | 51 | 9.00 M | 7.71 M | 3.75 M | 3.71 M |
| 6 | 52 | 9.00 M | 7.83 M | 3.75 M | 3.68 M |
| | 53 | 9.00 M | 7.83 M | 3.75 M | 3.68 M |
| 7 | 54 | 9.00 M | 7.74 M | 3.75 M | 3.75 M |
| | 55 | 9.00 M | 7.74 M | 3.75 M | 3.75 M |

## LOT COVERAGE

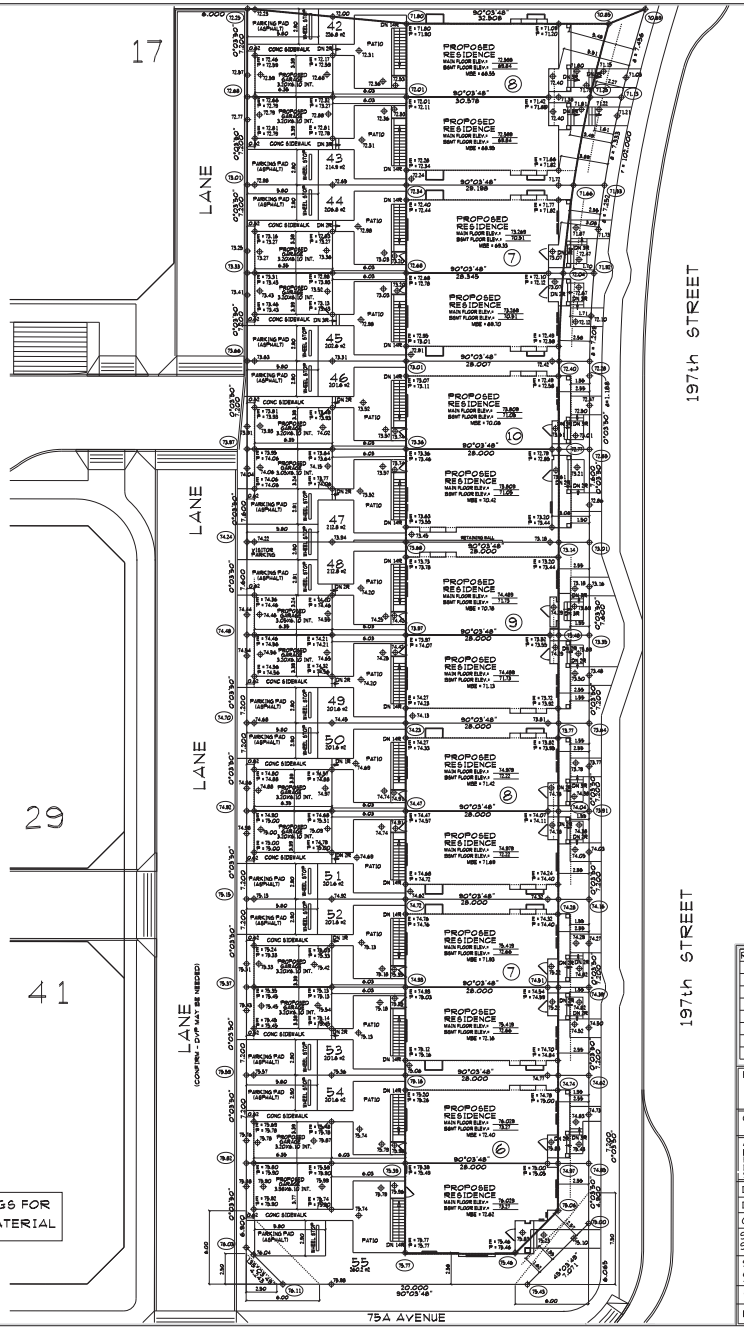
| LOT NO. | LOT AREA | DWELLING COVERAGE | GARAGE COVERAGE | TOTAL COVERAGE |
|---|---|---|---|---|
| 42 | 226.80 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (43.19%) |
| 43 | 214.90 SQ.M. | 75.60 SQ.M. | 21.53 SQ.M. | 97.13 SQ.M. (45.20%) |
| 44 | 206.80 SQ.M. | 76.47 SQ.M. | 21.53 SQ.M. | 98.00 SQ.M. (47.38%) |
| 45 | 202.60 SQ.M. | 76.85 SQ.M. | 21.53 SQ.M. | 98.38 SQ.M. (48.56%) |
| 46 | 201.60 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (48.59%) |
| 47 | 212.80 SQ.M. | 80.44 SQ.M. | 20.64 SQ.M. | 101.08 SQ.M. (47.50%) |
| 48 | 212.80 SQ.M. | 81.14 SQ.M. | 20.64 SQ.M. | 101.78 SQ.M. (47.83%) |
| 49 | 201.60 SQ.M. | 76.45 SQ.M. | 21.53 SQ.M. | 97.98 SQ.M. (48.60%) |
| 50 | 201.60 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (48.59%) |
| 51 | 201.60 SQ.M. | 75.60 SQ.M. | 21.53 SQ.M. | 97.13 SQ.M. (48.18%) |
| 52 | 201.60 SQ.M. | 76.47 SQ.M. | 21.53 SQ.M. | 98.00 SQ.M. (48.61%) |
| 53 | 201.60 SQ.M. | 76.85 SQ.M. | 21.53 SQ.M. | 98.38 SQ.M. (48.80%) |
| 54 | 201.60 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (48.59%) |
| 55 | 260.20 SQ.M. | 82.78 SQ.M. | 24.50 SQ.M. | 107.28 SQ.M. (41.23%) |




## LANDSCAPE DETAILS

NOTE: REFER TO LANDSCAPE DRAWINGS FOR RESIDENT/VISITOR PARKING PAD MATERIAL




# SITE PLAN


TYNAN DESIGN LTD.
9654 120th AVENUE, SURREY, B.C. V3V 2K4
TEL (604) 369-1122 FAX (604) 369-4122


| REV | DATE | BY |
|---|---|---|
| A | 20100 | DV |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES LTD.

ADDRESS: LT 148, PL LMP43824, LOT 213, PL LMP36982 EXCEPT PART DEDICATED ROAD ON PLAN LMP43824 SEC 22, TWP 8, NWD.

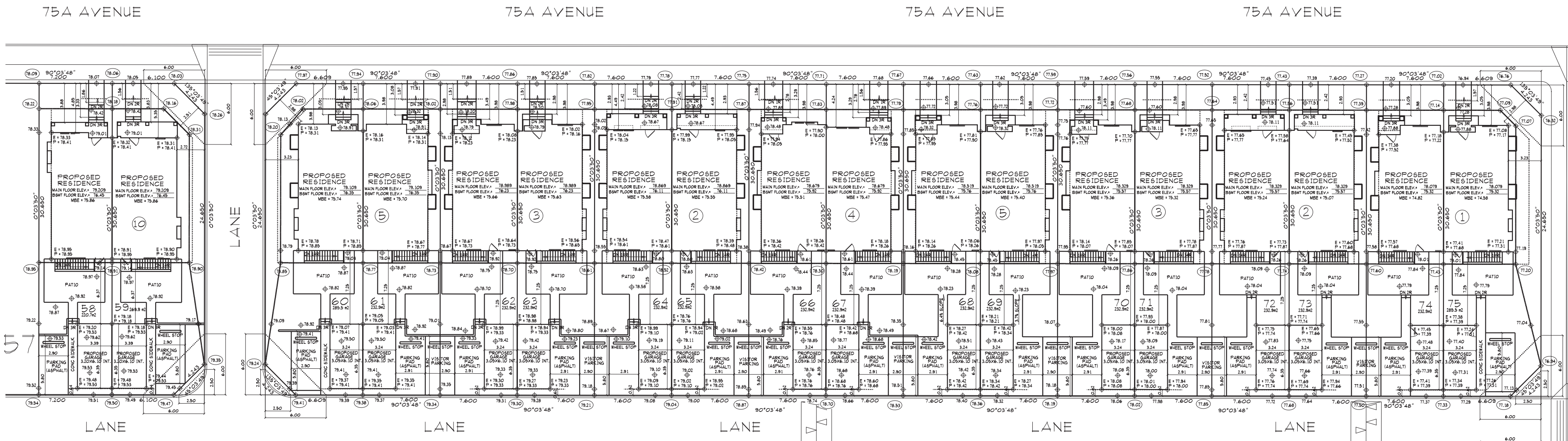
| | | |
|---|---|---|
| DESIGN: | MS | 200805 |
| DRAWN: | MS | 200805 |
| CHECKED: | DV | 200805 |

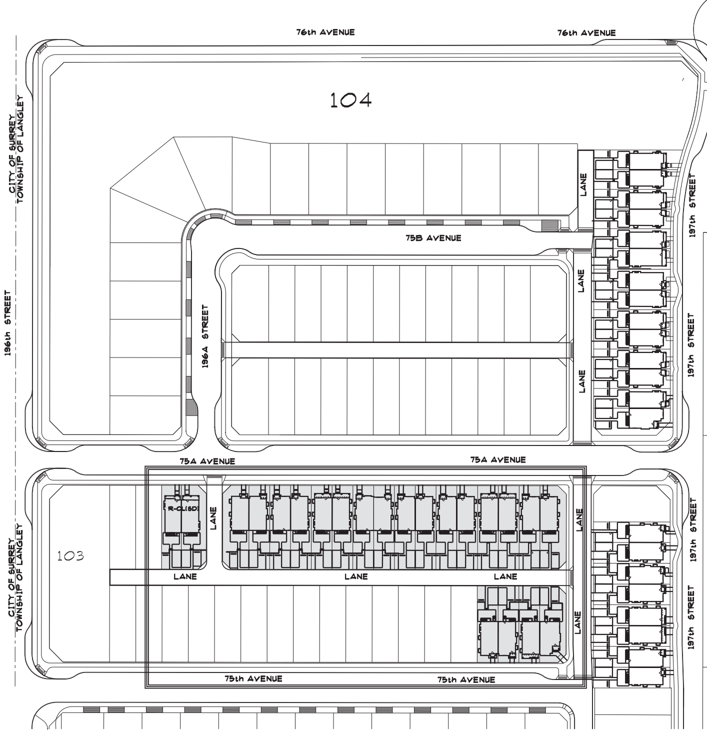
SCALE: 1:200 (34X22 PAPER)
SCALE: 1:400 (11X17 PAPER)

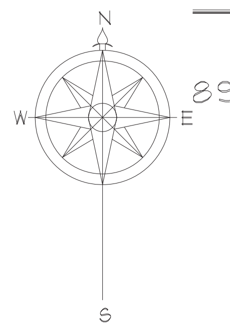
SHEET TITLE: SITE PLAN 3

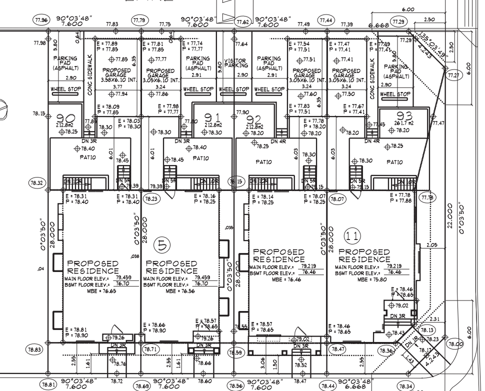
SHEET NO. 3 of 5

PROJECT NO. 08-22-0086




## LANDSCAPE DETAILS

NOTE: REFER TO LANDSCAPE DRAWINGS FOR RESIDENT/VISITOR PARKING PAD MATERIAL

## DUPLEX BUILDING HEIGHTS

| DWELLING NUMBER | LOT NO. | ALLOWABLE BUILDING HEIGHT | BUILDING HEIGHT | ALLOWABLE ACCESSORY HEIGHT | ACCESSORY BUILDING HEIGHT |
|---|---|---|---|---|---|
| 8 | 58 | 9.00 M | 7.79 M | 3.75 M | 3.65 M |
| | 59 | 9.00 M | 7.79 M | 3.75 M | 3.65 M |
| 9 | 60 | 9.00 M | 7.62 M | 3.75 M | 3.63 M |
| | 61 | 9.00 M | 7.62 M | 3.75 M | 3.63 M |
| 10 | 62 | 9.00 M | 7.62 M | 3.75 M | 3.62 M |
| | 63 | 9.00 M | 7.62 M | 3.75 M | 3.62 M |
| 11 | 64 | 9.00 M | 7.85 M | 3.75 M | 3.67 M |
| | 65 | 9.00 M | 7.85 M | 3.75 M | 3.67 M |
| 12 | 66 | 9.00 M | 7.58 M | 3.75 M | 3.66 M |
| | 67 | 9.00 M | 7.58 M | 3.75 M | 3.66 M |
| 13 | 68 | 9.00 M | 7.56 M | 3.75 M | 3.67 M |
| | 69 | 9.00 M | 7.56 M | 3.75 M | 3.67 M |
| 14 | 70 | 9.00 M | 7.53 M | 3.75 M | 3.66 M |
| | 71 | 9.00 M | 7.53 M | 3.75 M | 3.66 M |
| 15 | 72 | 9.00 M | 7.92 M | 3.75M | 3.67 M |
| | 73 | 9.00 M | 7.92 M | 3.75 M | 3.67 M |
| 16 | 74 | 9.00 M | 7.73 M | 3.75 M | 3.66 M |
| | 75 | 9.00 M | 7.73 M | 3.75 M | 3.66 M |
| 17 | 90 | 9.00 M | 7.98 M | 3.75 M | 3.71 M |
| | 91 | 9.00 M | 7.98 M | 3.75 M | 3.71 M |
| 18 | 92 | 9.00 M | 8.05 M | 3.75 M | 3.67 M |
| | 93 | 9.00 M | 8.05 M | 3.75 M | 3.67 M |

## LOT COVERAGE

| LOT NO. | LOT AREA | DWELLING COVERAGE | GARAGE COVERAGE | TOTAL COVERAGE |
|---|---|---|---|---|
| 58 | 220.70 SQ.M. | 76.43 SQ.M. | 21.53 SQ.M. | 97.96 SQ.M. (44.39%) |
| 59 | 269.90 SQ.M. | 81.57 SQ.M. | 21.91 SQ.M. | 103.48 SQ.M. (38.34%) |
| 60 | 285.50 SQ.M. | 82.00 SQ.M. | 21.13 SQ.M. | 103.13 SQ.M. (36.12%) |
| 61 | 232.90 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.39 SQ.M. (43.10%) |
| 62 | 232.90 SQ.M. | 79.56 SQ.M. | 20.57 SQ.M. | 100.13 SQ.M. (43.00%) |
| 63 | 232.90 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (43.59%) |
| 64 | 232.90 SQ.M. | 79.57 SQ.M. | 20.57 SQ.M. | 100.14 SQ.M. (43.00%) |
| 65 | 232.90 SQ.M. | 80.44 SQ.M. | 20.57 SQ.M. | 101.01 SQ.M. (43.37%) |
| 66 | 232.90 SQ.M. | 80.68 SQ.M. | 20.57 SQ.M. | 101.25 SQ.M. (43.47%) |
| 67 | 232.90 SQ.M. | 78.93 SQ.M. | 20.57 SQ.M. | 99.50 SQ.M. (42.72%) |
| 68 | 232.90 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.39 SQ.M. (43.10%) |
| 69 | 232.90 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (43.59%) |
| 70 | 232.90 SQ.M. | 79.56 SQ.M. | 20.57 SQ.M. | 100.13 SQ.M. (43.00%) |
| 71 | 232.90 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (43.59%) |
| 72 | 232.90 SQ.M. | 79.57 SQ.M. | 20.57 SQ.M. | 100.14 SQ.M. (43.00%) |
| 73 | 232.90 SQ.M. | 80.44 SQ.M. | 20.57 SQ.M. | 101.01 SQ.M. (43.37%) |
| 74 | 232.90 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.39 SQ.M. (43.10%) |
| 75 | 285.50 SQ.M. | 82.00 SQ.M. | 21.13 SQ.M. | 103.13 SQ.M. (36.12%) |
| 90 | 212.80 SQ.M. | 82.00 SQ.M. | 23.94 SQ.M. | 105.94 SQ.M. (49.78%) |
| 91 | 212.80 SQ.M. | 80.87 SQ.M. | 20.57 SQ.M. | 101.44 SQ.M. (47.67%) |
| 92 | 212.80 SQ.M. | 80.62 SQ.M. | 20.57 SQ.M. | 101.19 SQ.M. (47.55%) |
| 93 | 261.70 SQ.M. | 83.84 SQ.M. | 21.13 SQ.M. | 104.97 SQ.M. (40.11%) |

SITE PLAN

8654 108th AVENUE SURREY, B.C. V3T 2K4 TEL: (604) 581-5722 FAX: (604) 581-4822

TYNAN DESIGN LTD.

| REV | DATE | BY |
|---|---|---|
| A | 201019 | DV |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES LTD.

ADDRESS: LT A&B, PL LMP47824; LOT 2&3, PL LMP36192; EXCEPT PART DEDICATED ROAD ON PLAN LMP47824 SEC 22, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | 200805 |
| DRAWN: | MS | 200805 |
| CHECKED: | DV | 200805 |

SCALE: 1:200 (34X22 PAPER)
SCALE: 1:400 (11X17 PAPER)

SHEET TITLE: SITE PLAN

F.3

SHEET NO. 4 of 5

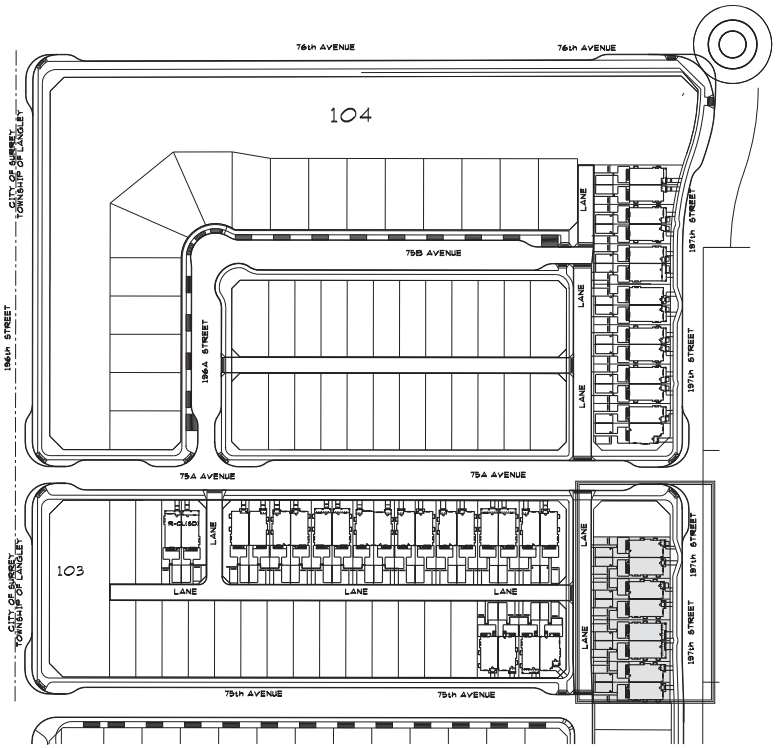
PROJECT NO. 08-22-0086

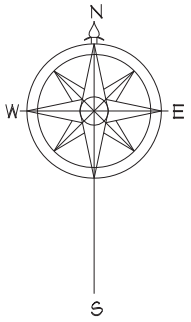
## DUPLEX BUILDING HEIGHTS

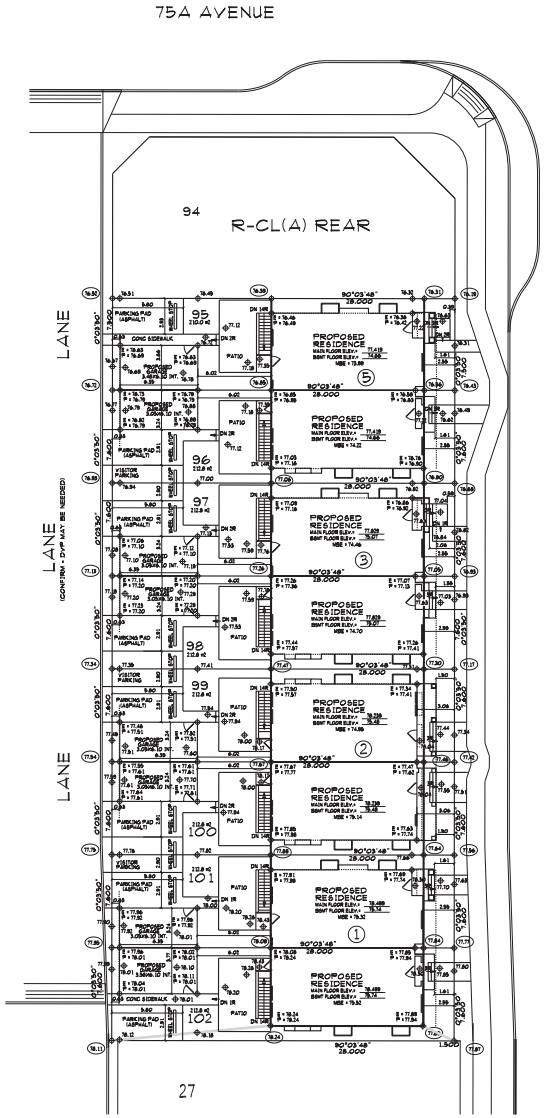
| DWELLING NUMBER | LOT NO. | ALLOWABLE BUILDING HEIGHT | BUILDING HEIGHT | ALLOWABLE ACCESSORY HEIGHT | ACCESSORY BUILDING HEIGHT |
|---|---|---|---|---|---|
| 19 | 95 | 9.00 M | 7.75 M | 3.75 M | 3.71 M |
| | 96 | 9.00 M | 7.75 M | 3.75 M | 3.71 M |
| 20 | 97 | 9.00 M | 7.63 M | 3.75 M | 3.67 M |
| | 98 | 9.00 M | 7.63 M | 3.75 M | 3.67 M |
| 21 | 99 | 9.00 M | 7.86 M | 3.75 M | 3.68 M |
| | 100 | 9.00 M | 7.86 M | 3.75 M | 3.68 M |
| 22 | 101 | 9.00 M | 7.59 M | 3.75 M | 3.66 M |
| | 102 | 9.00 M | 7.59 M | 3.75 M | 3.66 M |

## LOT COVERAGE

| LOT NO. | LOT AREA | DWELLING COVERAGE | GARAGE COVERAGE | TOTAL COVERAGE |
|---|---|---|---|---|
| 95 | 210.00 SQ.M. | 78.92 SQ.M. | 23.24 SQ.M. | 102.16 SQ.M. (48.65%) |
| 96 | 212.80 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (47.71%) |
| 97 | 212.80 SQ.M. | 79.56 SQ.M. | 20.57 SQ.M. | 100.13 SQ.M. (47.05%) |
| 98 | 212.80 SQ.M. | 80.95 SQ.M. | 20.57 SQ.M. | 101.52 SQ.M. (47.71%) |
| 99 | 212.80 SQ.M. | 79.57 SQ.M. | 20.57 SQ.M. | 100.14 SQ.M. (47.06%) |
| 100 | 212.80 SQ.M. | 80.44 SQ.M. | 20.57 SQ.M. | 101.01 SQ.M. (47.47%) |
| 101 | 212.80 SQ.M. | 79.82 SQ.M. | 20.57 SQ.M. | 100.39 SQ.M. (47.18%) |
| 102 | 212.80 SQ.M. | 80.95 SQ.M. | 23.94 SQ.M. | 104.89 SQ.M. (49.29%) |




## LANDSCAPE DETAILS

NOTE: REFER TO LANDSCAPE DRAWINGS FOR RESIDENT/VISITOR PARKING PAD MATERIAL

SITE PLAN


TYNAN DESIGN LTD.
9654 120th AVENUE, SURREY, B.C. V3V 2K4
TEL (604) 385-7722 FAX (604) 584-4022


| REV | DATE | BY |
|---|---|---|
| A | 20100 | DV |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES LTD.

ADDRESS: LT 148, PL LMP43824, LOT 213, PL LMP36992 EXCEPT PAR 1 DEDICATED ROAD ON PLAN LMP43824 SEC 22, TWP 8, NWD.

| | | |
|---|---|---|
| DESIGN: | MS | 200805 |
| DRAWN: | MS | 200805 |
| CHECKED: | DV | 200805 |

SCALE: 1:200 (34X22 PAPER)
SCALE: 1:400 (11X17 PAPER)

SHEET TITLE: SITE PLAN 3

SHEET NO. 5 of 5

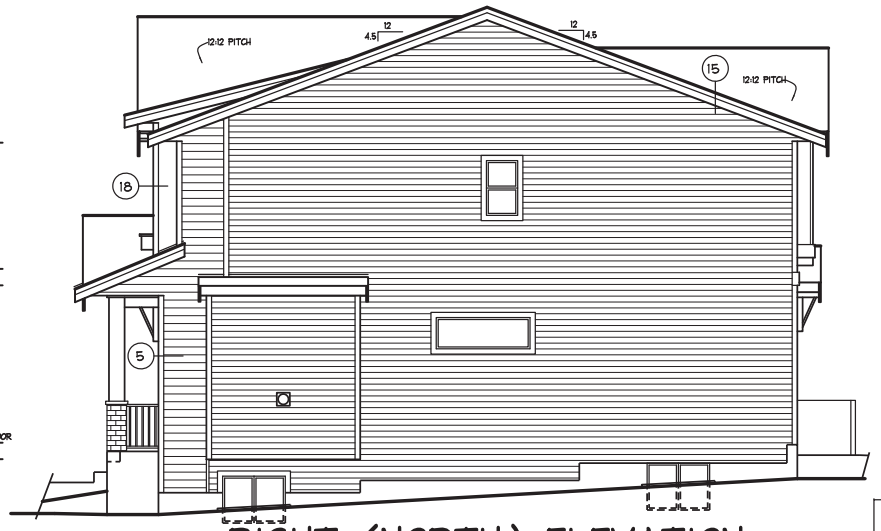
PROJECT NO. 08-22-0086




# FRONT (EAST) ELEVATION

(LOT 43) (FACING 197 STREET) (LOT 42)

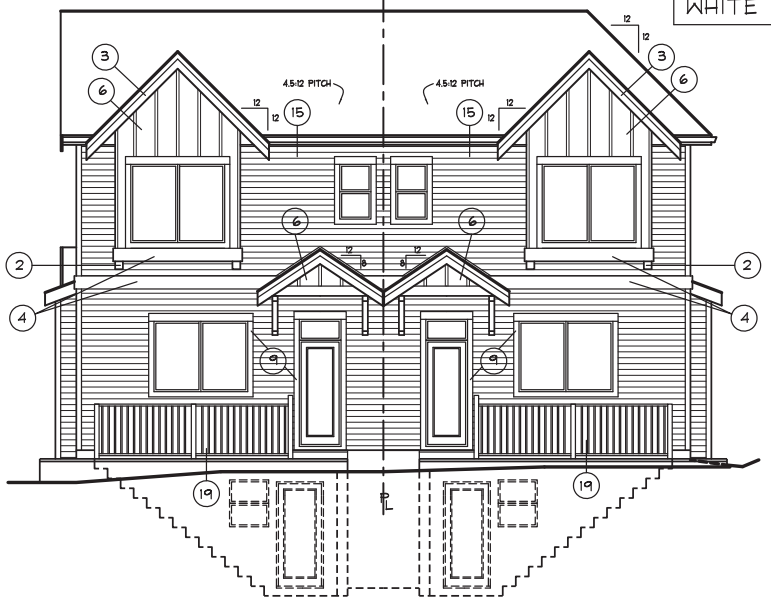
BUILDING 8




# RIGHT (NORTH) ELEVATION

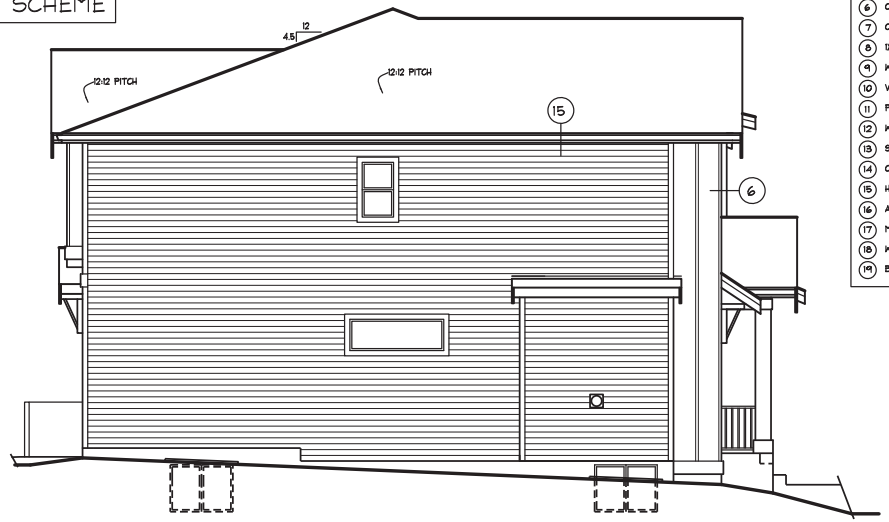
(LOT 42)

WHITE COLOUR SCHEME




# REAR (WEST) ELEVATION

(LOT 42) (FACING LANE) (LOT 43)




# LEFT (SOUTH) ELEVATION

(LOT 43)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 42-43 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 23, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (22 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 01 OF 22

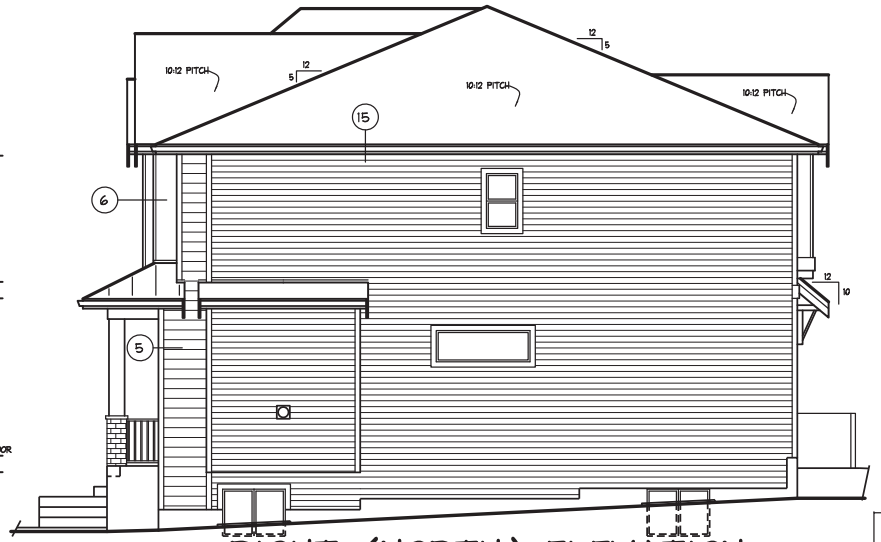
PROJECT NO.: 08-22-0086




# FRONT (EAST) ELEVATION

(LOT 45) (FACING 197 STREET) (LOT 44)

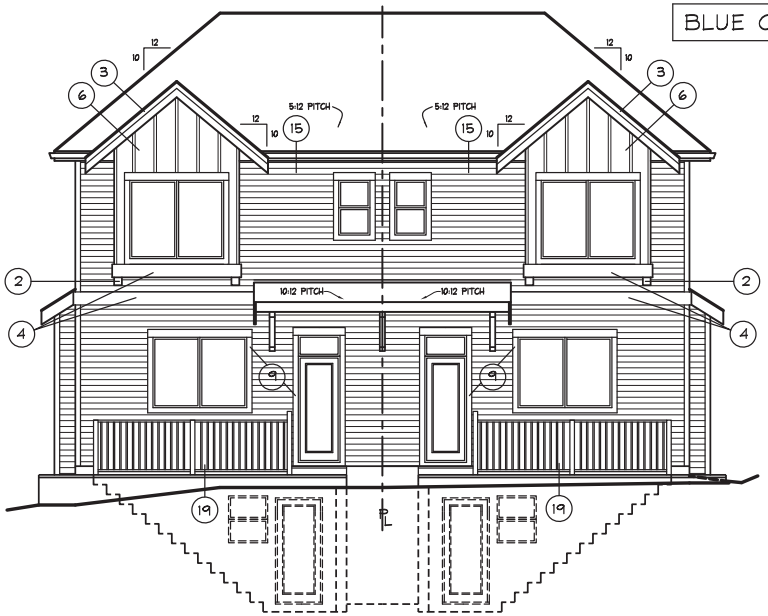
BUILDING 7




# RIGHT (NORTH) ELEVATION

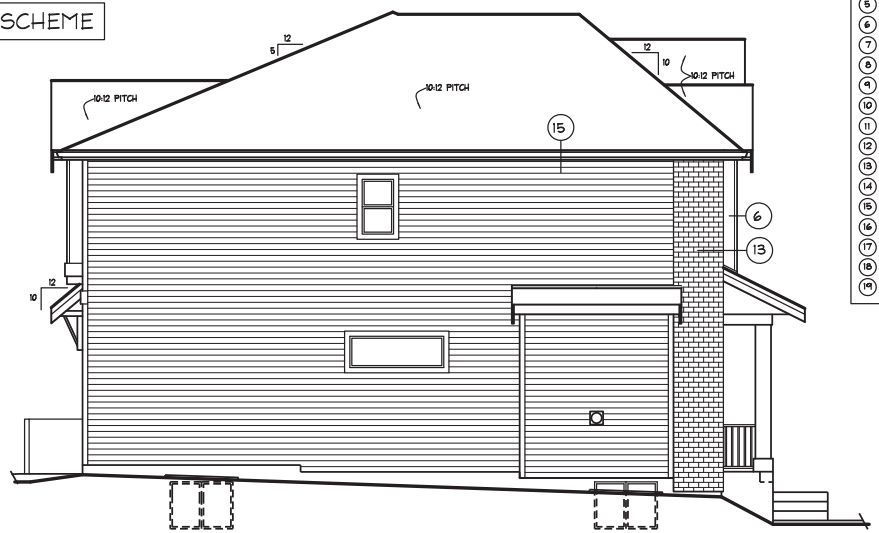
(LOT 44)

BLUE COLOUR SCHEME




# REAR (WEST) ELEVATION

(LOT 44) (FACING LANE) (LOT 45)




# LEFT (SOUTH) ELEVATION

(LOT 45)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 44-45 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 02 OF 22

PROJECT NO.: 08-22-0086

ELEVATIONS

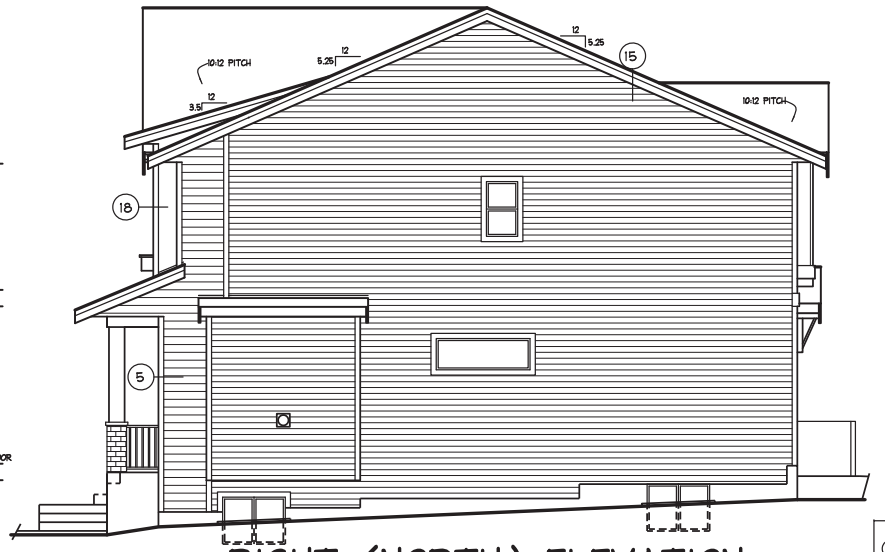
TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622




## FRONT (EAST) ELEVATION

(LOT 47) (FACING 197 STREET) (LOT 46)

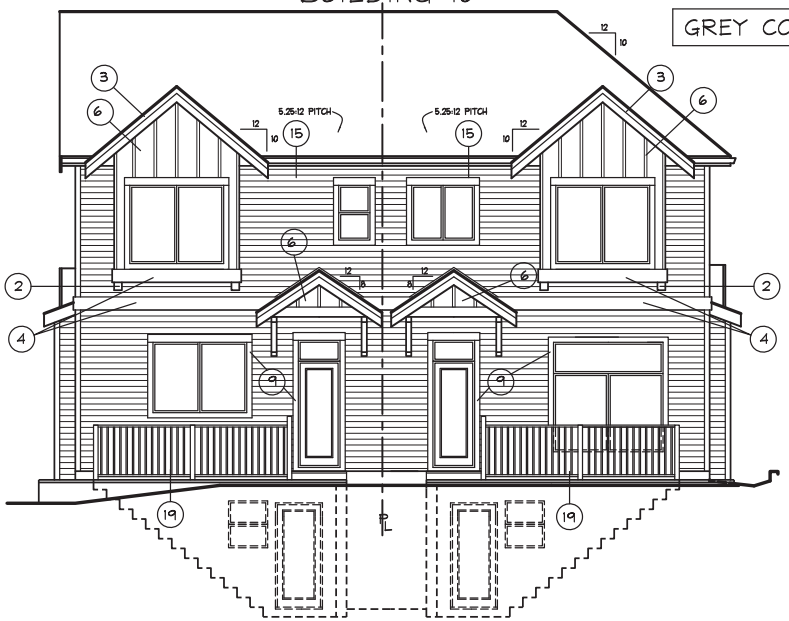
BUILDING 10




## RIGHT (NORTH) ELEVATION

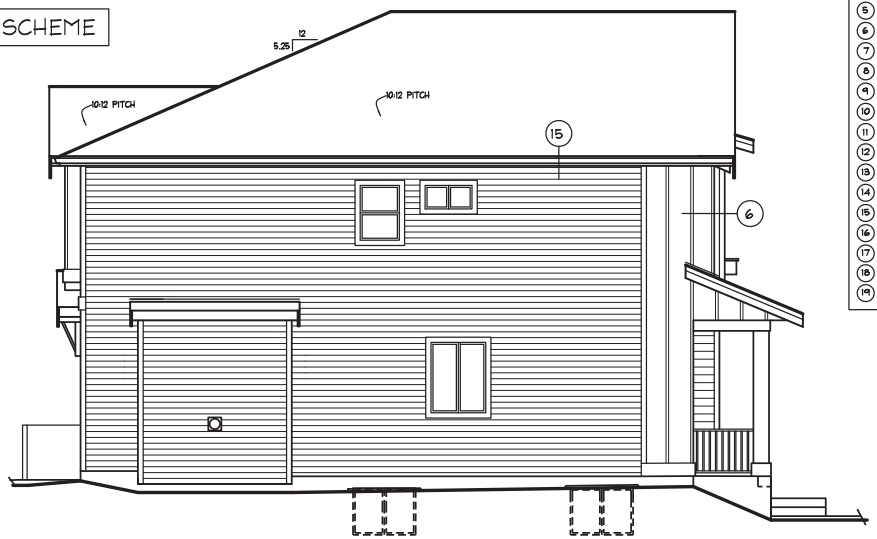
(LOT 46)

GREY COLOUR SCHEME




## REAR (WEST) ELEVATION

(LOT 46) (FACING 196B RANE) (LOT 47)




## LEFT (SOUTH) ELEVATION

(LOT 47)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 46-47 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 03 OF 22

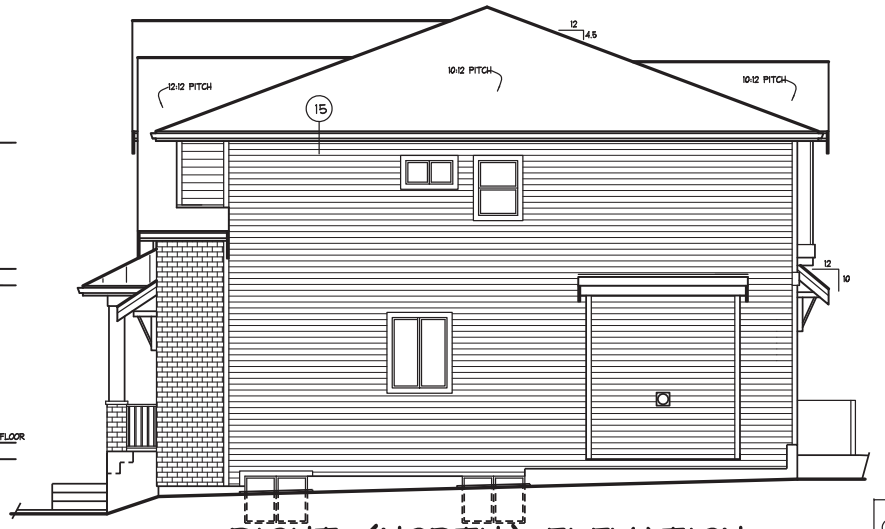
PROJECT NO.: 08-22-0086




# FRONT (EAST) ELEVATION

(LOT 49) (FACING 197 STREET) (LOT 48)

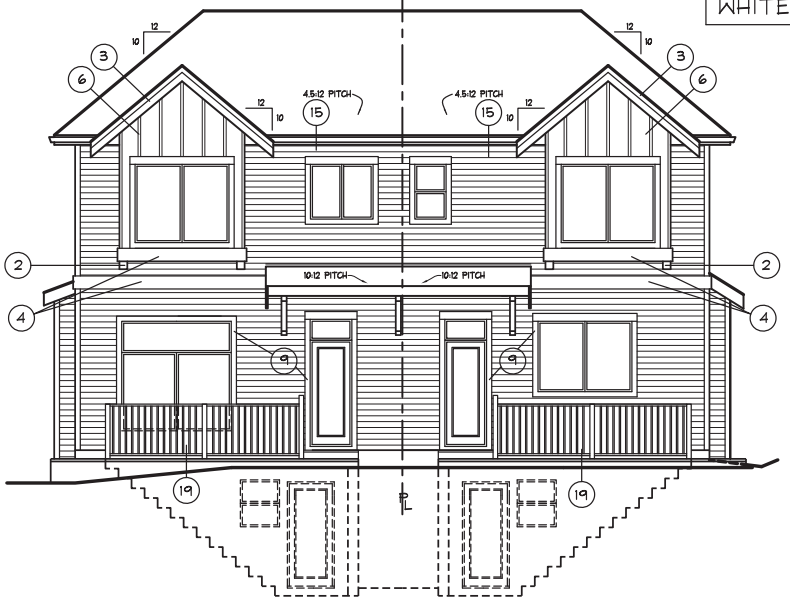
BUILDING 9




# RIGHT (NORTH) ELEVATION

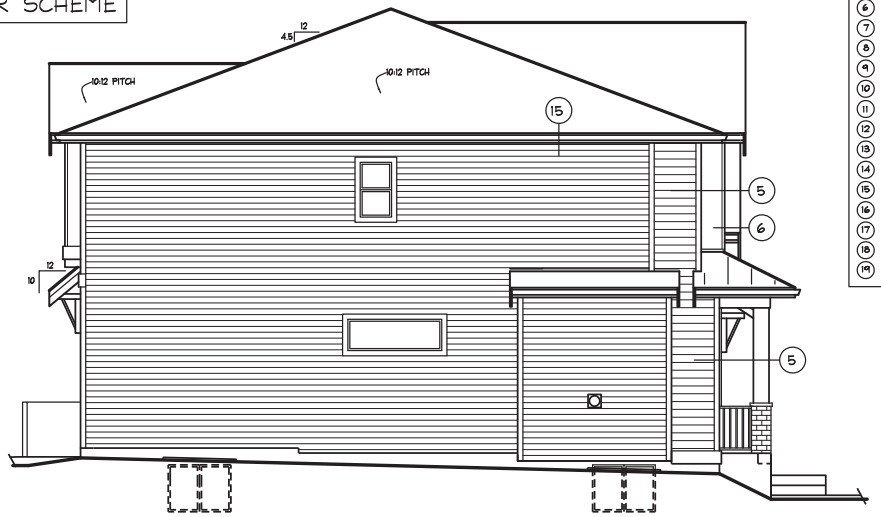
(LOT 48)

WHITE COLOUR SCHEME




# REAR (WEST) ELEVATION

(LOT 48) (FACING 196B RANE) (LOT 49)




# LEFT (SOUTH) ELEVATION

(LOT 49)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 48-49 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 04 OF 22

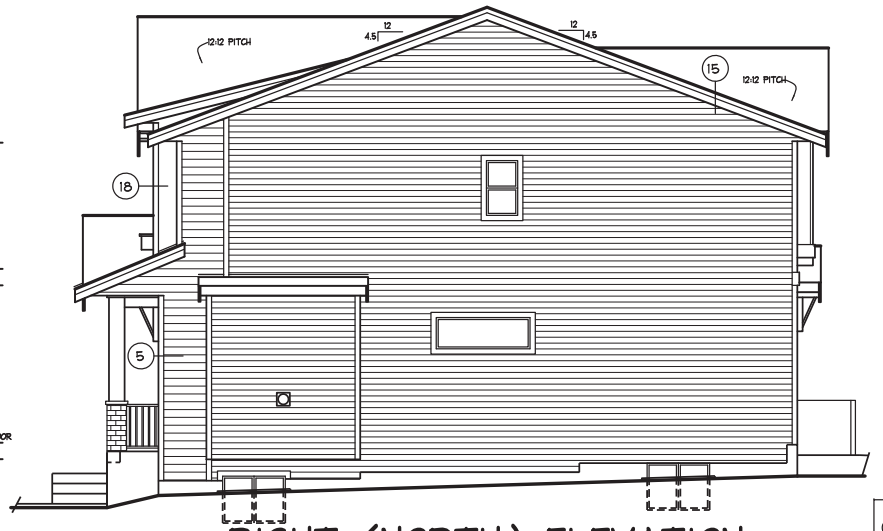
PROJECT NO.: 08-22-0086




## FRONT (EAST) ELEVATION

(LOT 51) (FACING 197 STREET) (LOT 50)

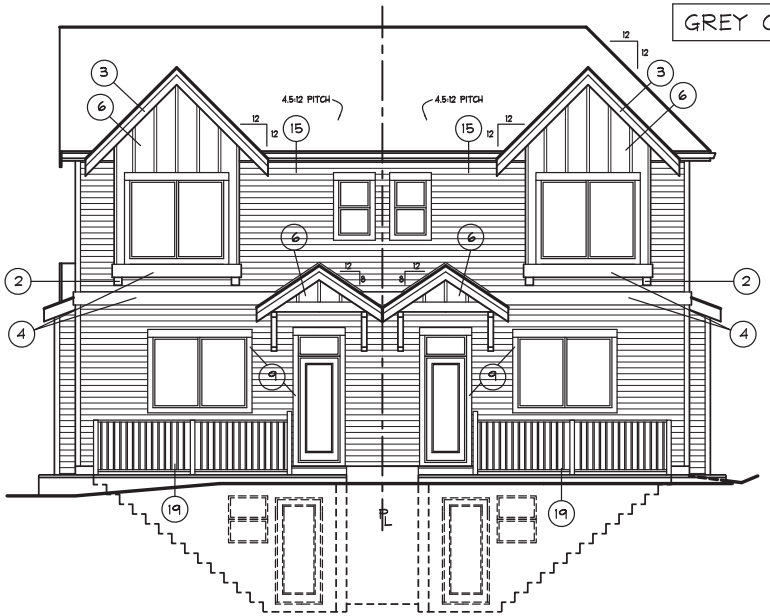
BUILDING 8




## RIGHT (NORTH) ELEVATION

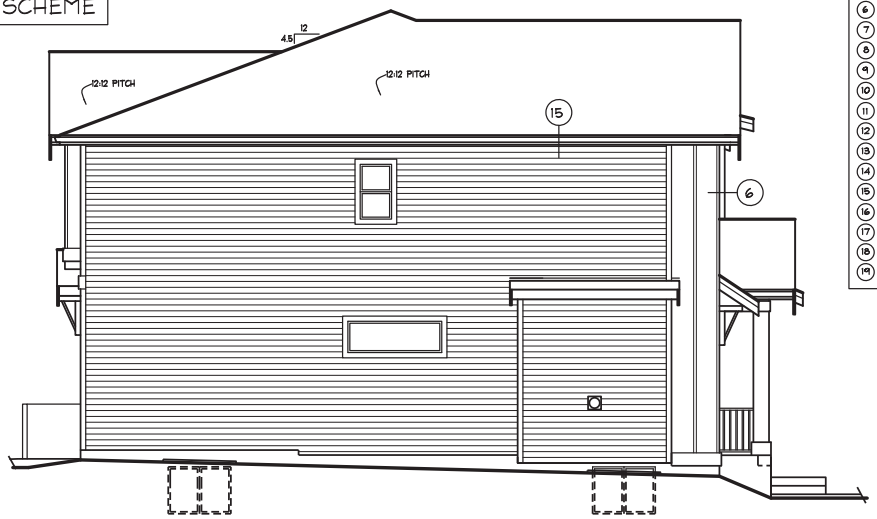
(LOT 50)

GREY COLOUR SCHEME




## REAR (WEST) ELEVATION

(LOT 50) (FACING 196B RANE) (LOT 51)




## LEFT (SOUTH) ELEVATION

(LOT 51)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 50-51 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 05 OF 22

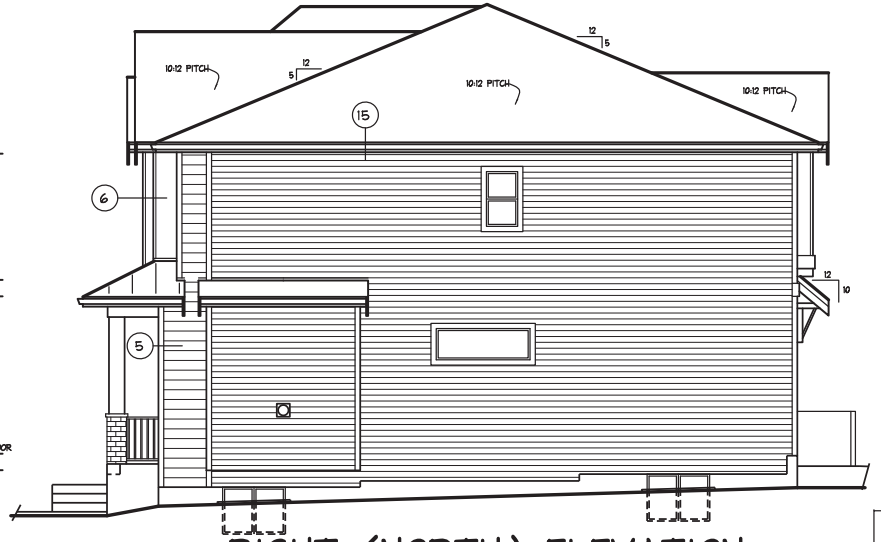
PROJECT NO.: 08-22-0086




# FRONT (EAST) ELEVATION

(LOT 53) (FACING 197 STREET) (LOT 52)

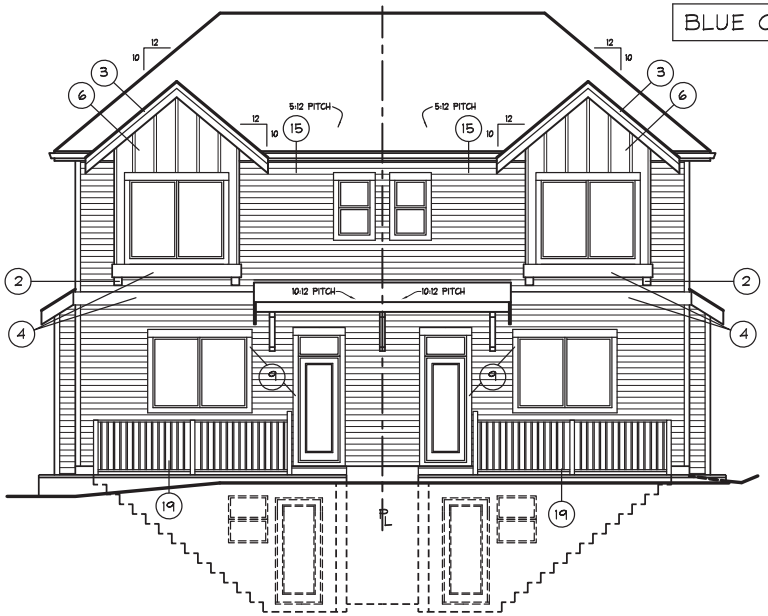
BUILDING 7




# RIGHT (NORTH) ELEVATION

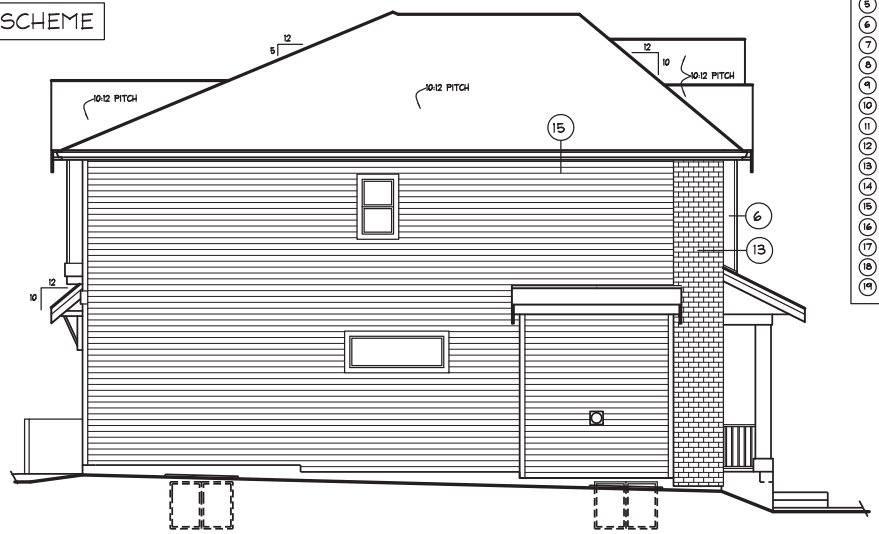
(LOT 52)

BLUE COLOUR SCHEME




# REAR (WEST) ELEVATION

(LOT 52) (FACING 196B RANE) (LOT 53)




# LEFT (SOUTH) ELEVATION

(LOT 53)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 52-53 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (12 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 06 OF 22

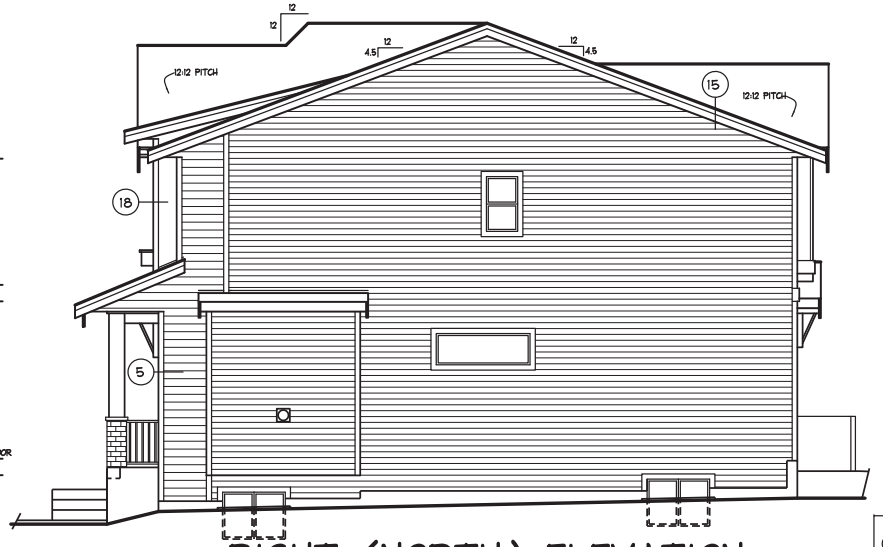
PROJECT NO.: 08-22-0086




## FRONT (EAST) ELEVATION

(LOT 55) (FACING 197 STREET) (LOT 54)

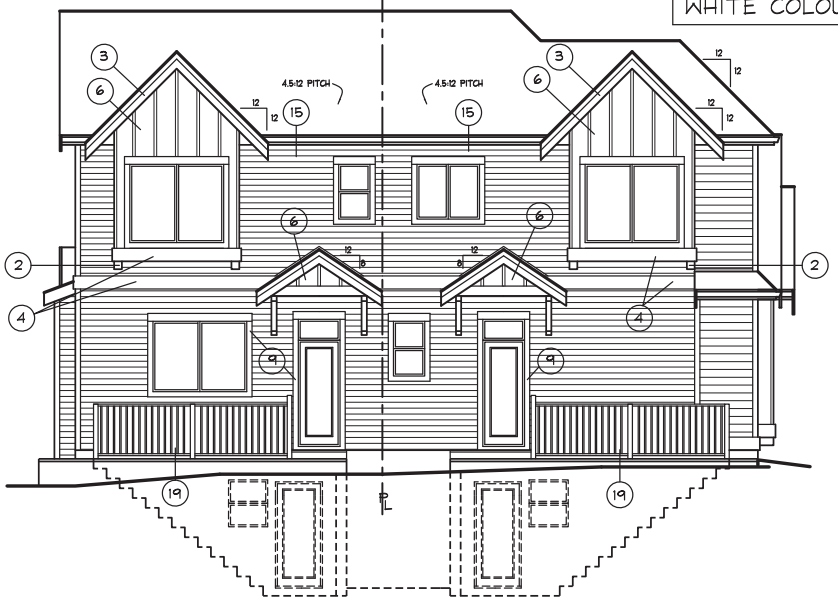
BUILDING 6




## RIGHT (NORTH) ELEVATION

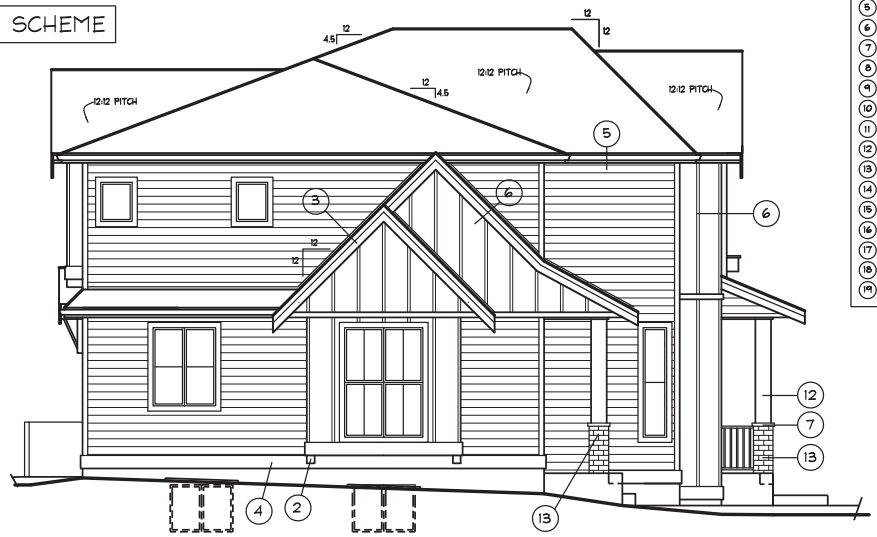
(LOT 54)

WHITE COLOUR SCHEME




## REAR (WEST) ELEVATION

(LOT 54) (FACING 196B RANE) (LOT 55)




## LEFT (SOUTH) ELEVATION

(LOT 55 - FACING 75A AVENUE)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 54-55 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 23, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (FOR 24" X 36" PAPER)
SCALE: 1/8" = 1'-0" (FOR 11" X 17" PAPER)

SHEET TITLE: ELEVATIONS

SHEET NO.: 07 OF 22

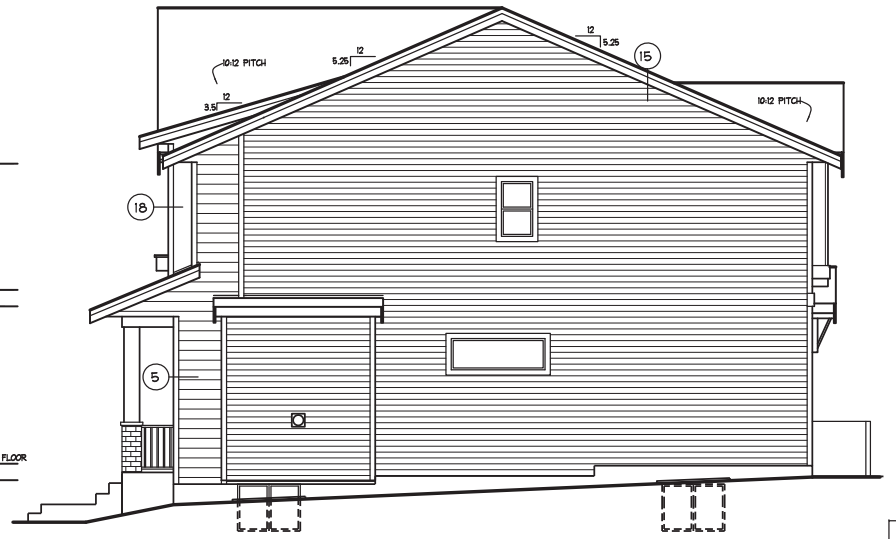
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 59) (FACING 75A AVENUE) (LOT 58)

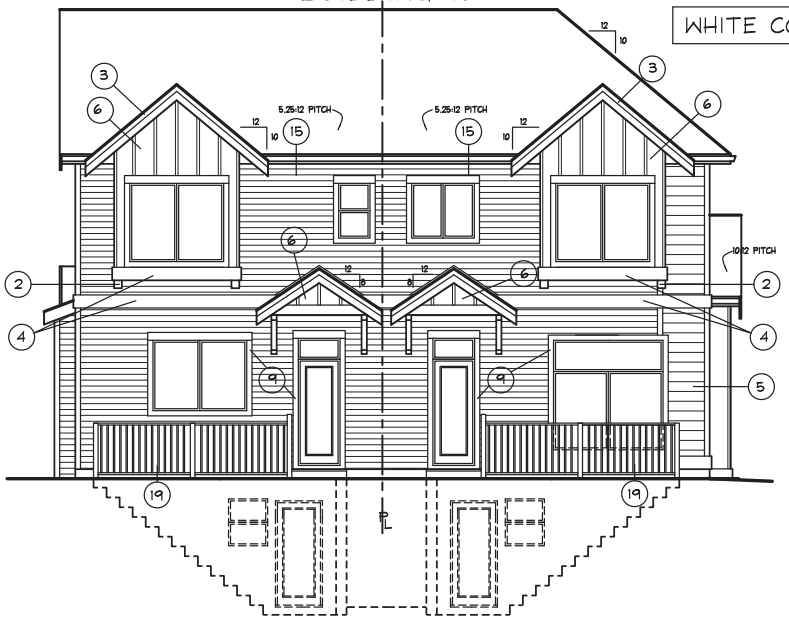
BUILDING 10




# RIGHT (WEST) ELEVATION

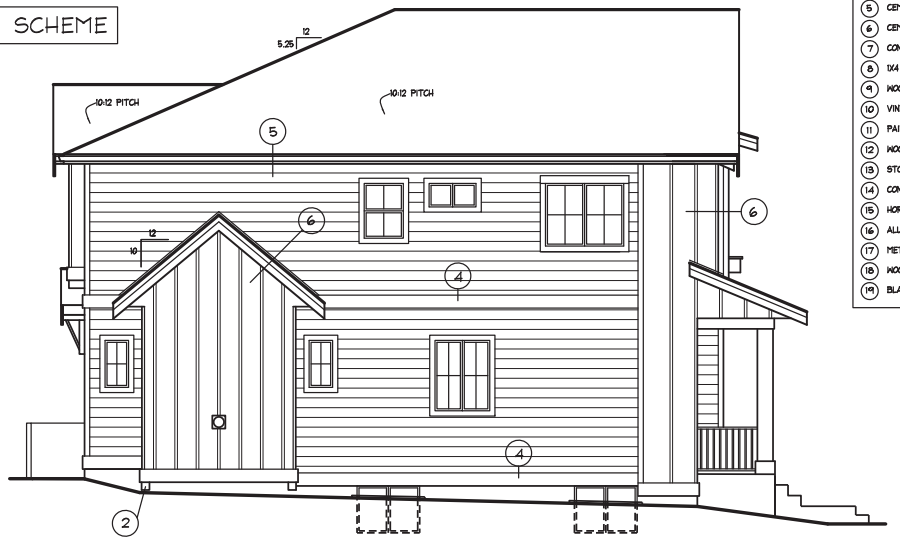
(LOT 58)

WHITE COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 58) (FACING LANE) (LOT 59)




# LEFT (EAST) ELEVATION

(LOT 59 - FACING LANE)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 58-59 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 23, TWP 8, N.W.D

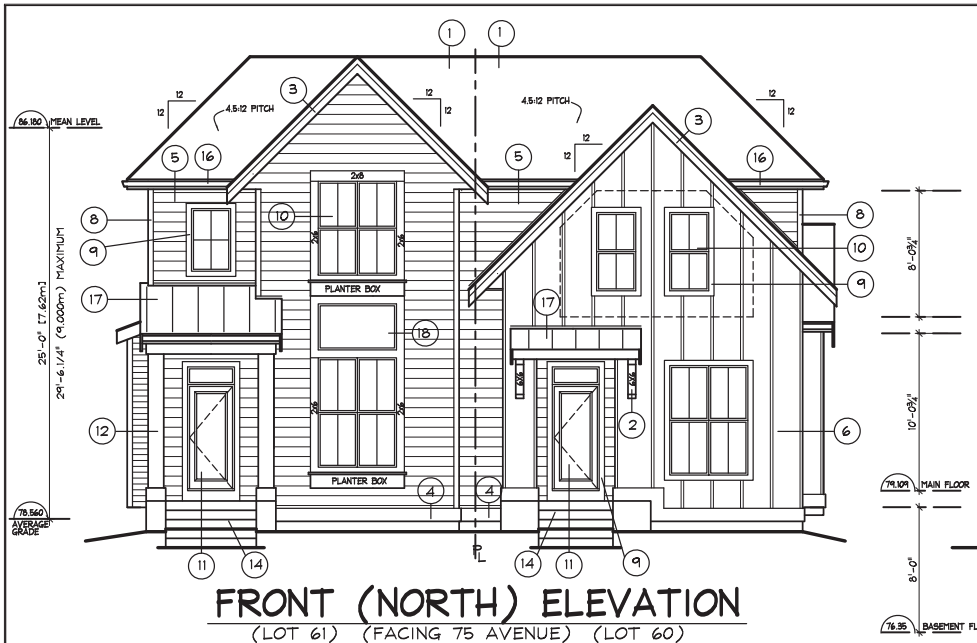
| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (FOR 24 PAPER)
SCALE: 1/8" = 1'-0" (FOR 17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 08 OF 22

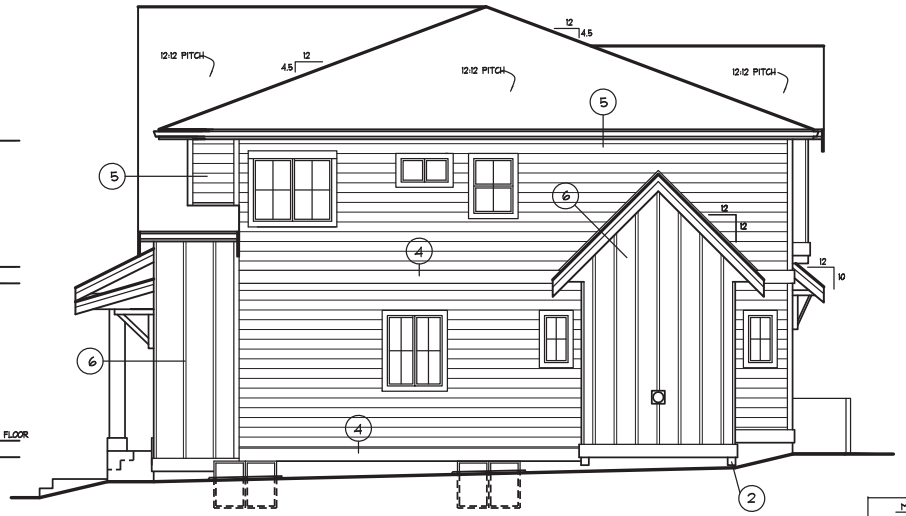
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 61) (FACING 75 AVENUE) (LOT 60)

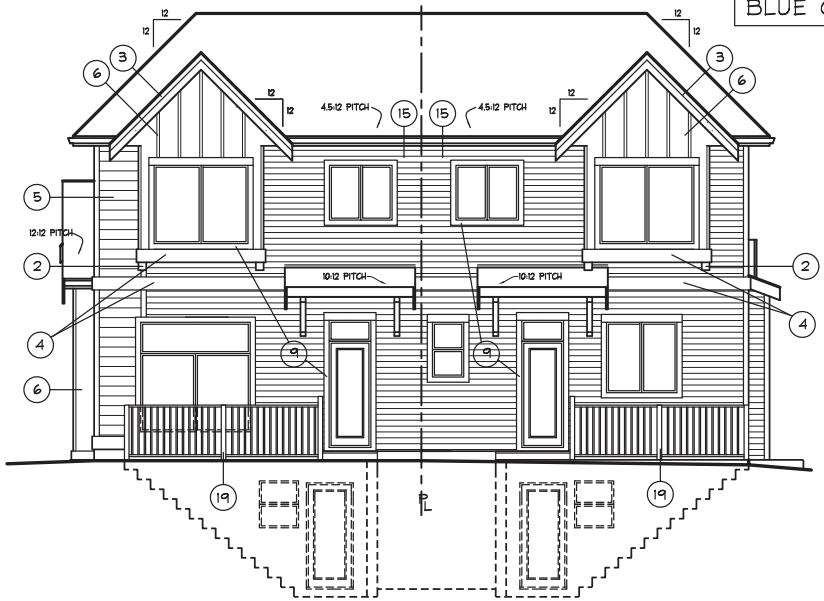
BUILDING 5




# RIGHT (WEST) ELEVATION

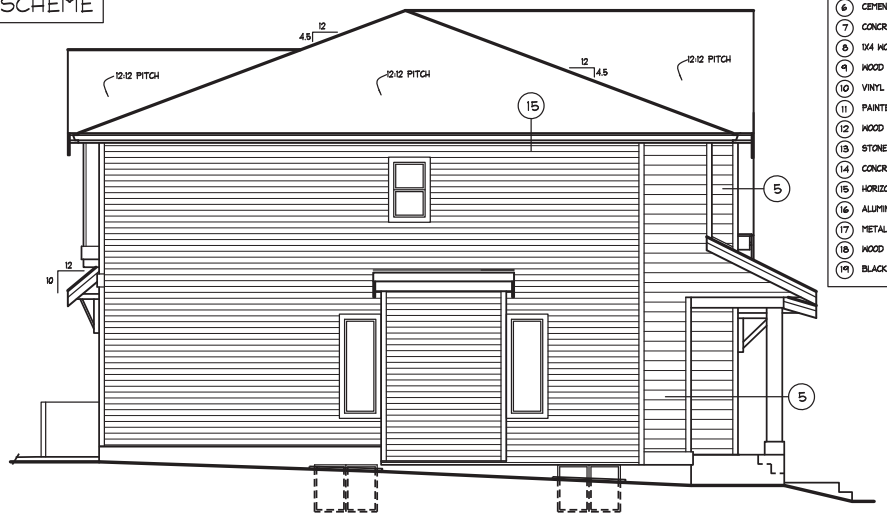
(LOT 60 - FACING LANE)

BLUE COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 60) (FACING LANE) (LOT 61)




# LEFT (EAST) ELEVATION

(LOT 61)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
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TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 60-61 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

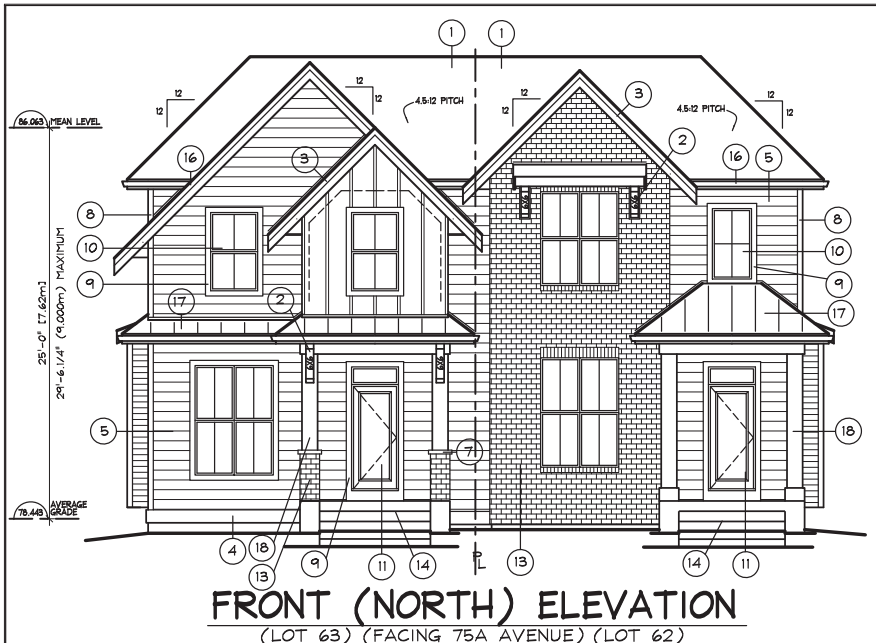
| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 X 36 PAPER)
SCALE: 1/8" = 1'-0" (11 X 17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 09 OF 22

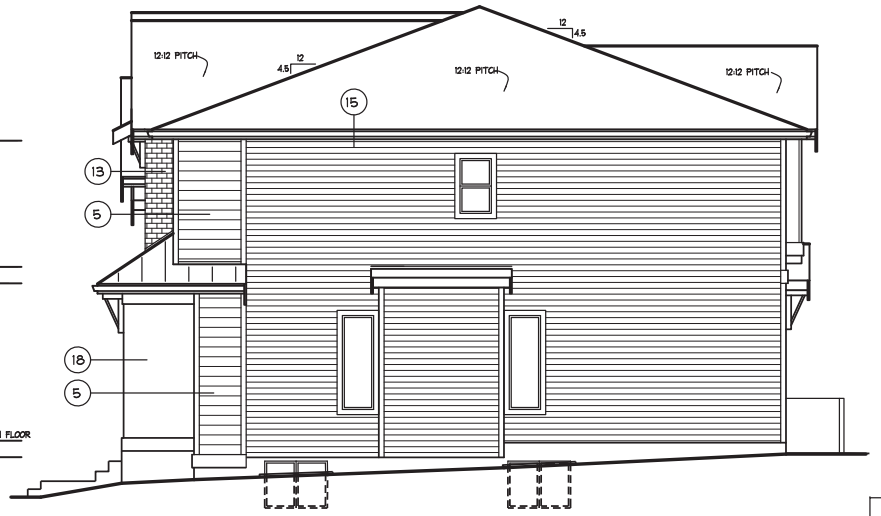
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 63) (FACING 75A AVENUE) (LOT 62)

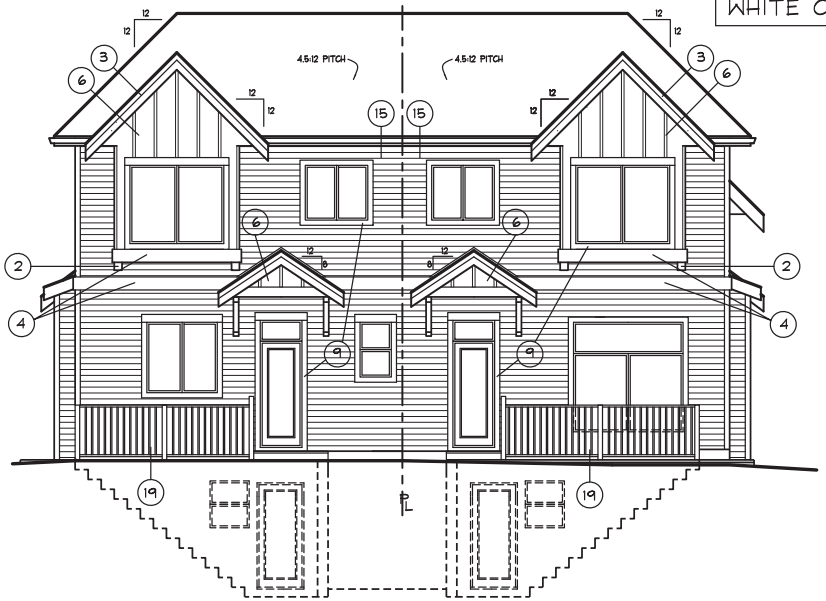
BUILDING 3




# RIGHT (WEST) ELEVATION

(LOT 62)

WHITE COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 62) (FACING LANE) (LOT 63)




# LEFT (EAST) ELEVATION

(LOT 63)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 62-63 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 23, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 10 OF 22

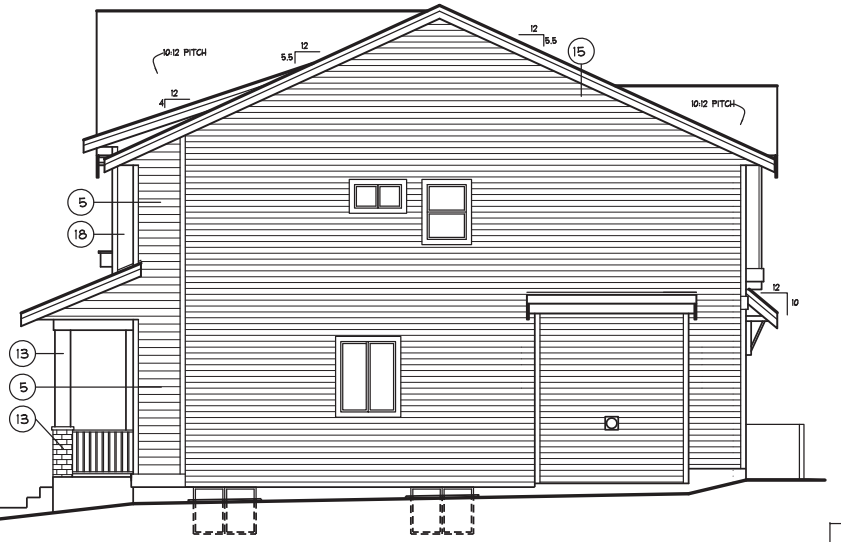
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 65) (FACING 75A AVENUE) (LOT 64)

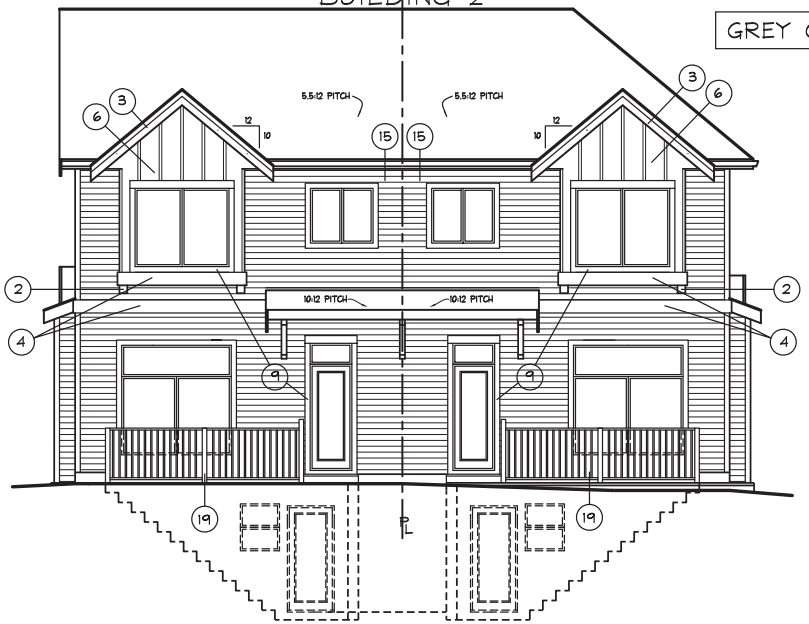
BUILDING 2




# RIGHT (WEST) ELEVATION

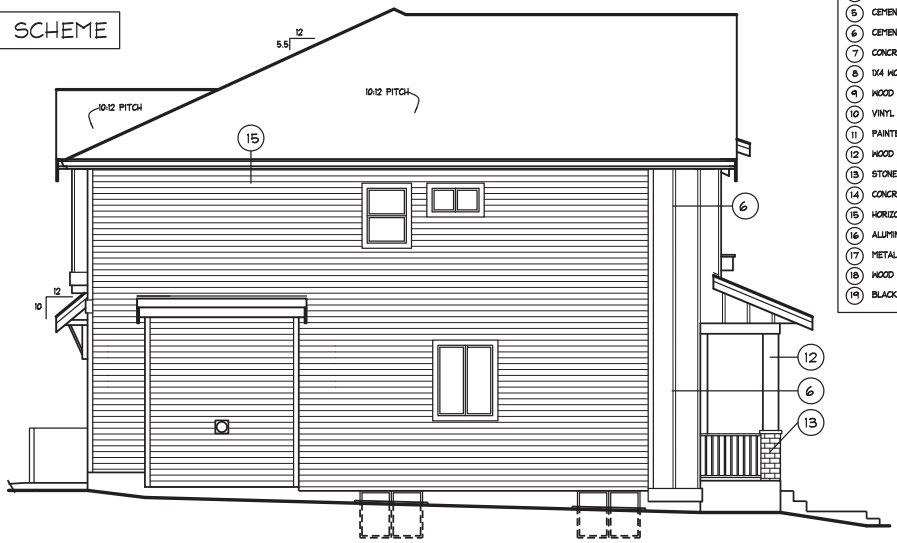
(LOT 64)

GREY COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 64) (FACING LANE) (LOT 65)




# LEFT (EAST) ELEVATION

(LOT 65)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
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TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 64-65 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 23, TWP 8, N.W.D

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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 11 OF 22

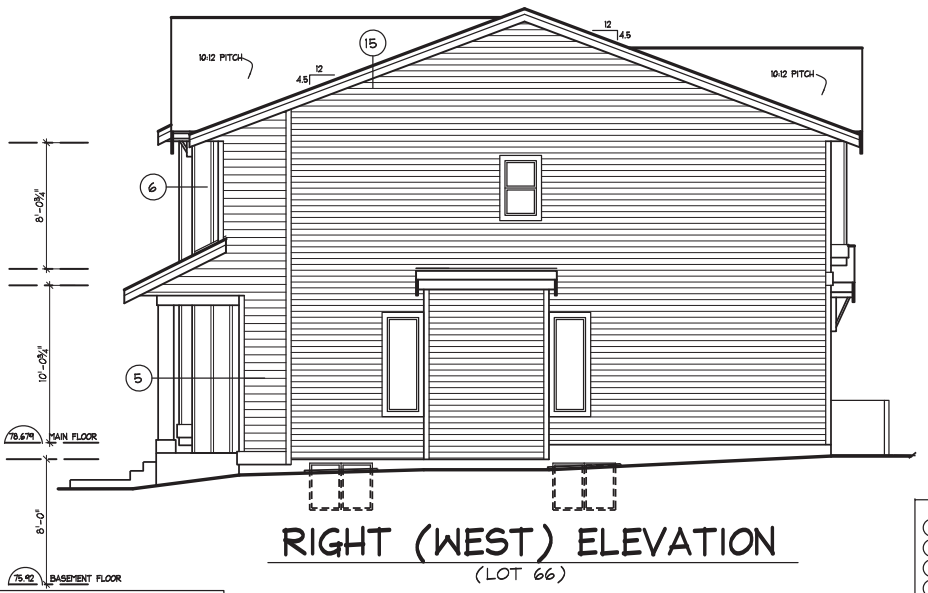
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 67) (FACING 75A AVENUE) (LOT 66)

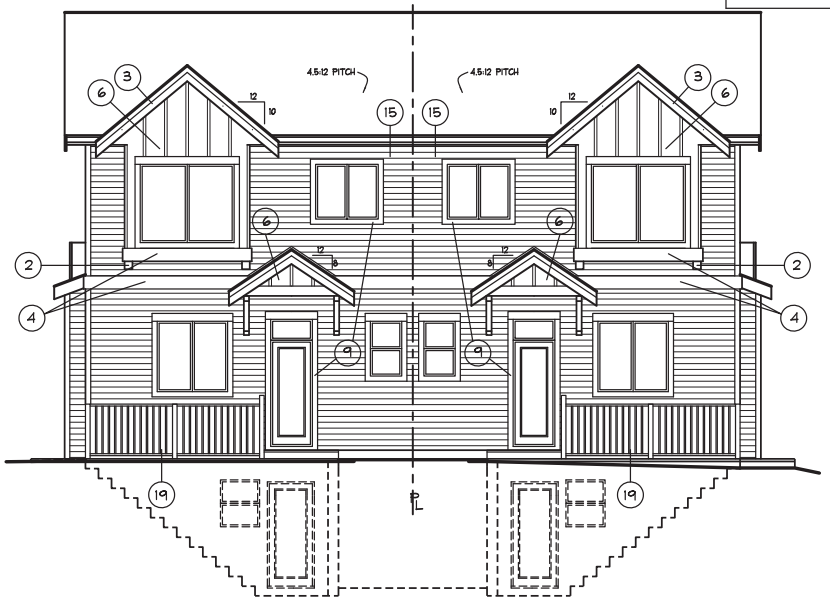
BUILDING 4




# RIGHT (WEST) ELEVATION

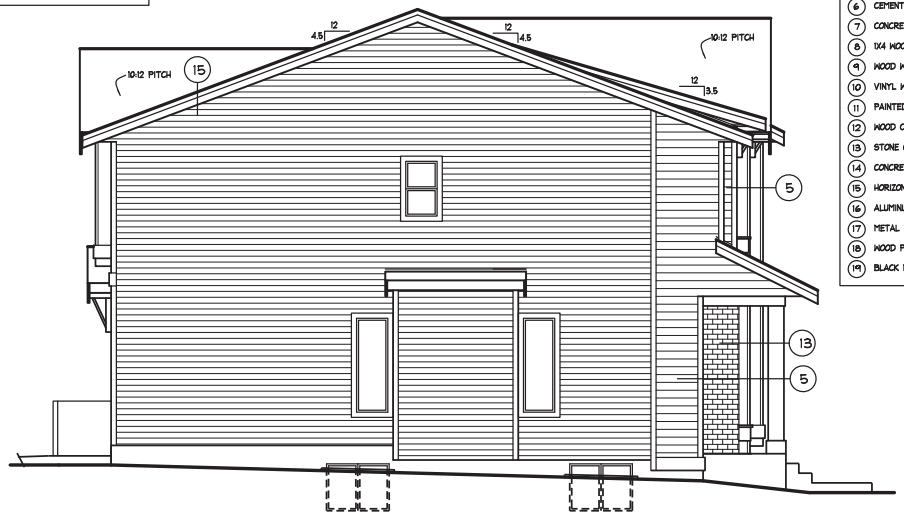
(LOT 66)

WHITE COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 66) (FACING LANE) (LOT 67)




# LEFT (EAST) ELEVATION

(LOT 67)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 66-67 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

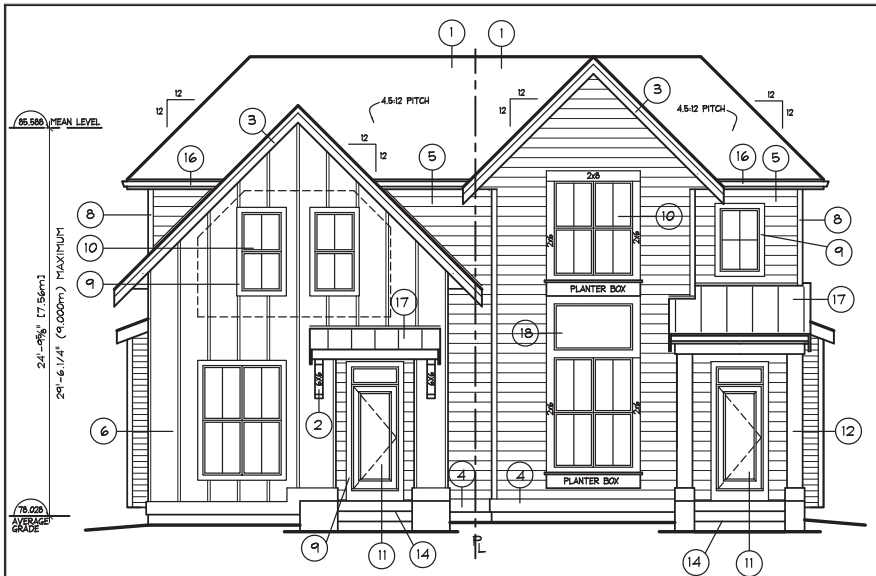
| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 12 OF 22

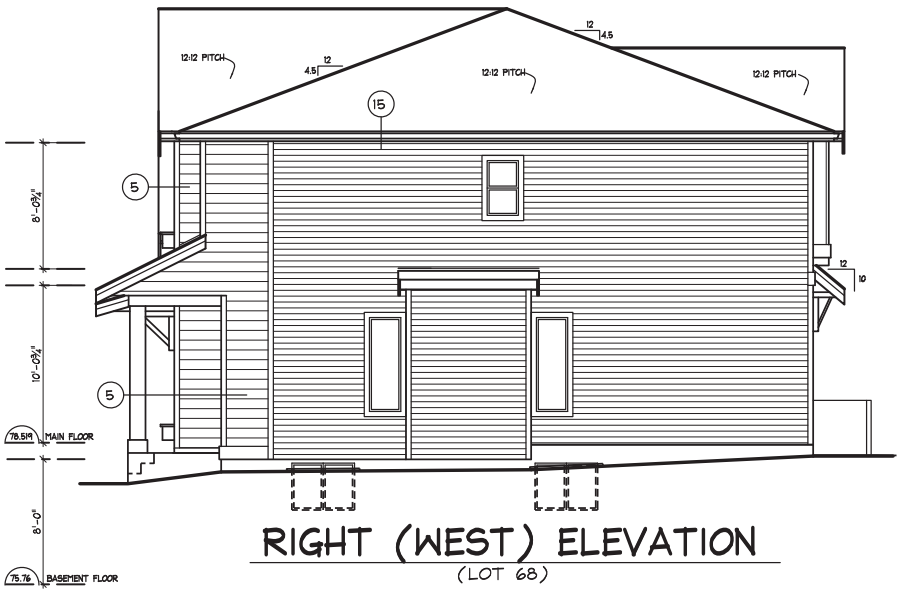
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 69) (FACING 75 AVENUE) (LOT 68)

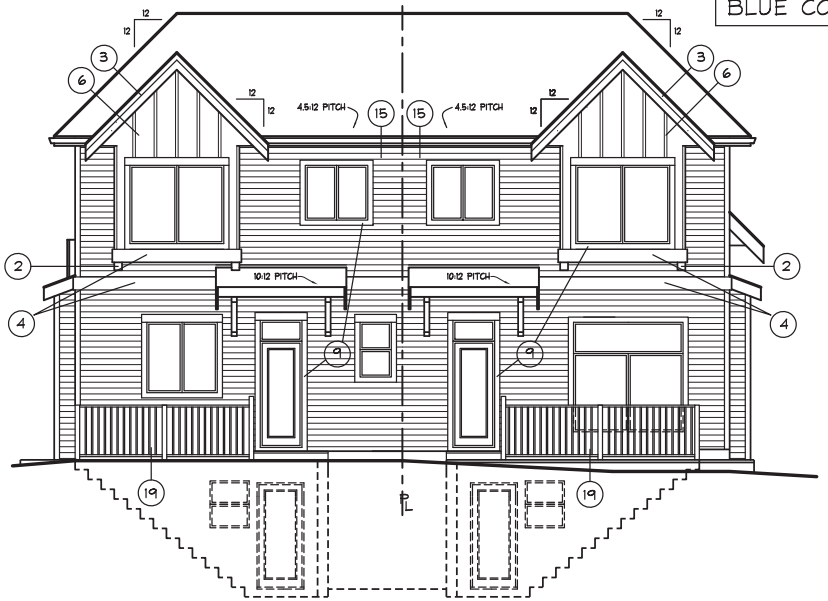
BUILDING 5




# RIGHT (WEST) ELEVATION

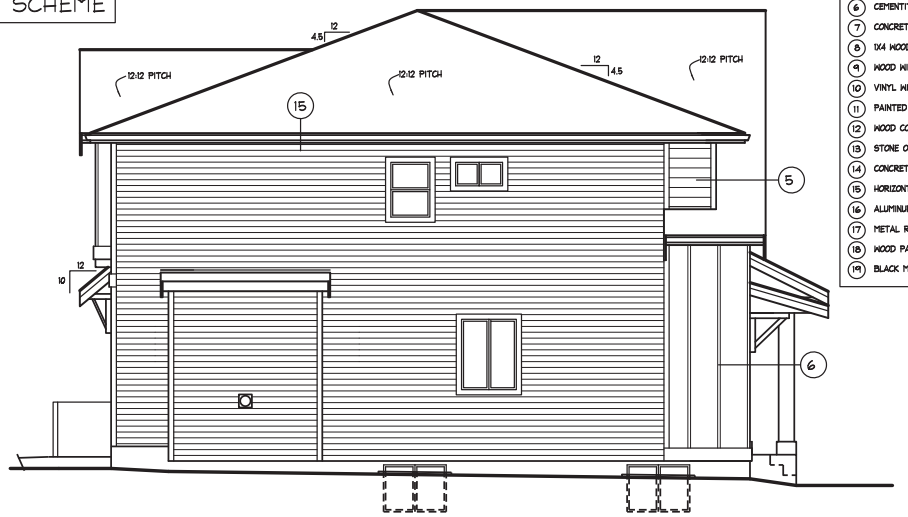
(LOT 68)

BLUE COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 68) (FACING LANE) (LOT 69)




# LEFT (EAST) ELEVATION

(LOT 69)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 68-69 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

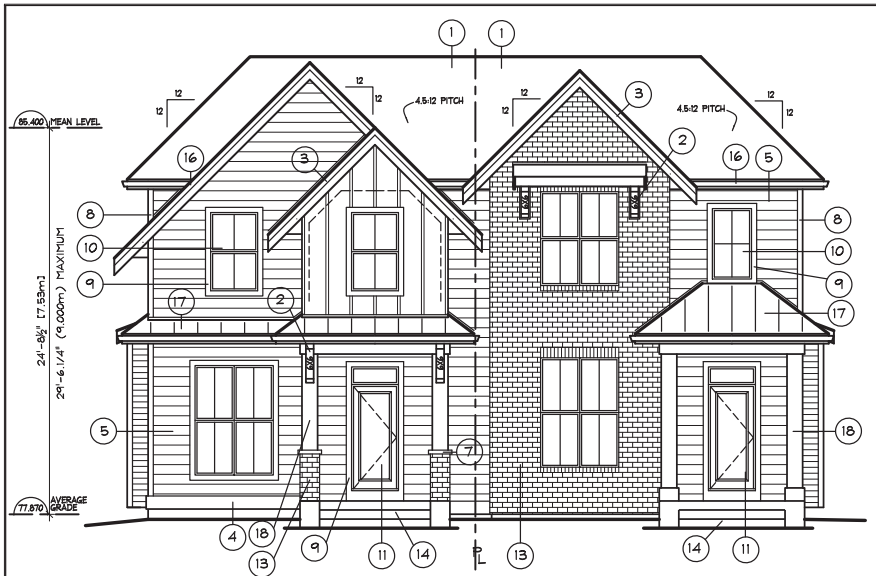
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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 13 OF 22

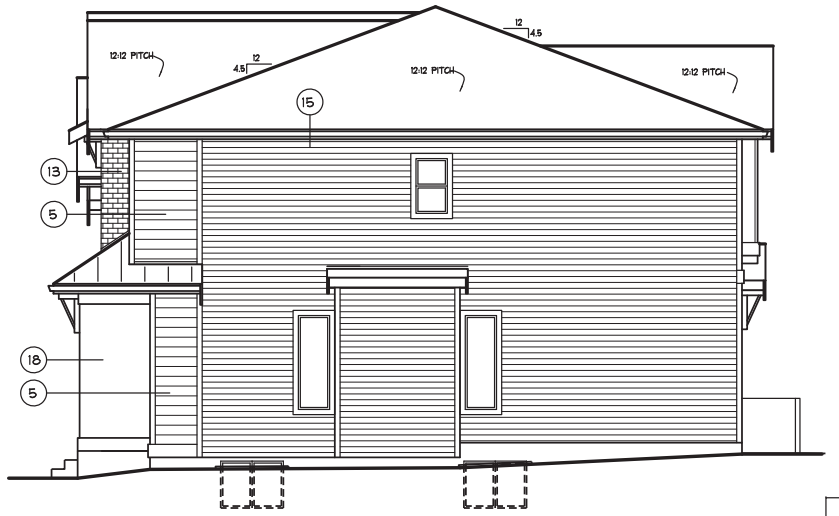
PROJECT NO.: 08-22-0086




## FRONT (NORTH) ELEVATION

(LOT 71) (FACING 75A AVENUE) (LOT 70)

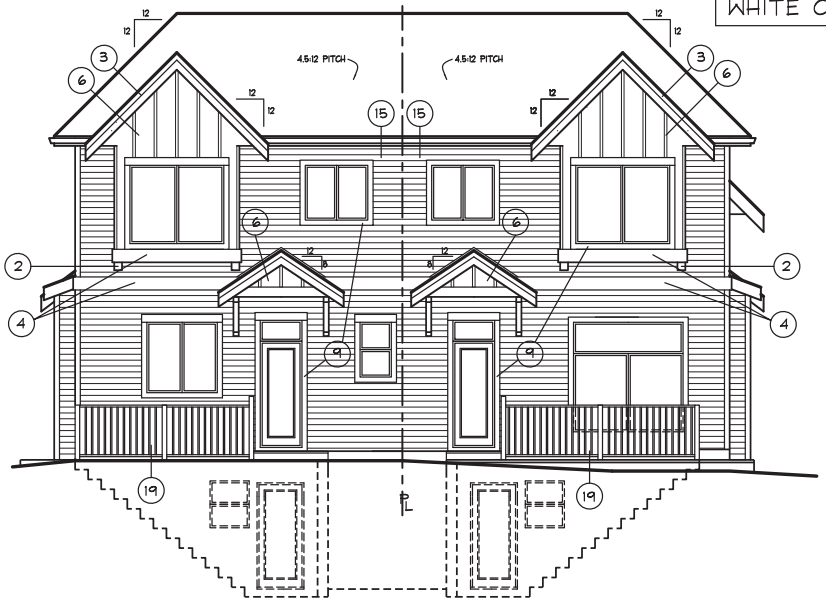
BUILDING 3




## RIGHT (WEST) ELEVATION

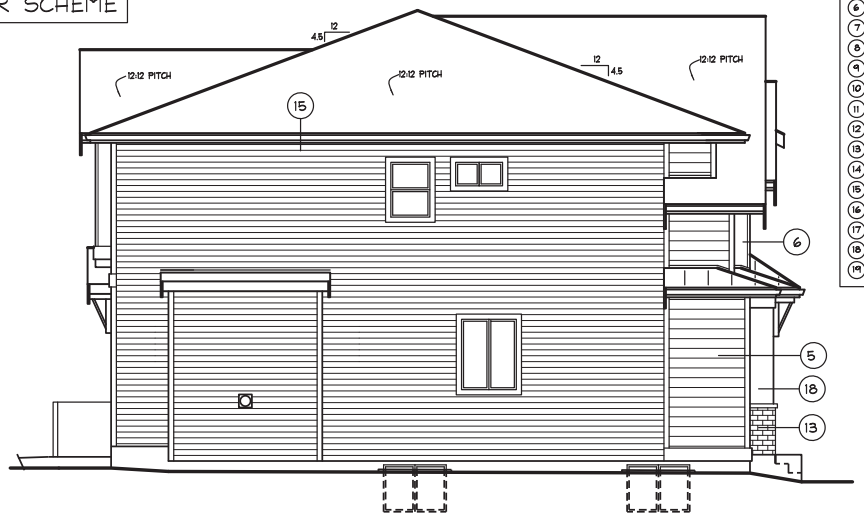
(LOT 70)

WHITE COLOUR SCHEME




## REAR (SOUTH) ELEVATION

(LOT 70) (FACING LANE) (LOT 71)




## LEFT (EAST) ELEVATION

(LOT 71)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 70-71
LT A&B, PL LMP47824; LT 2&3
PL LMP 36192; EXCEPT: PART
DEDICATED RD ON PL LMP47824
SEC 22, TWP 8, N.W.D

| | | |
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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 14 OF 22

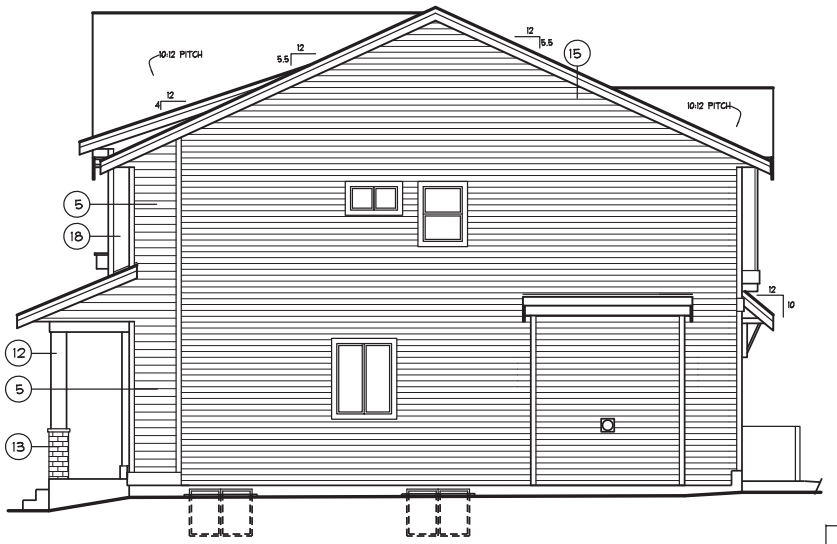
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 73) (FACING 75A AVENUE) (LOT 72)

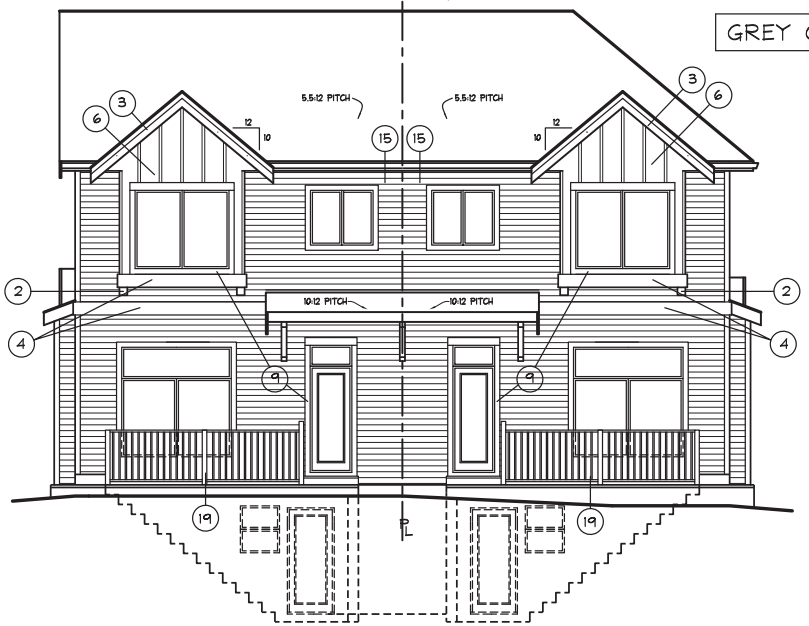
BUILDING 2




# RIGHT (WEST) ELEVATION

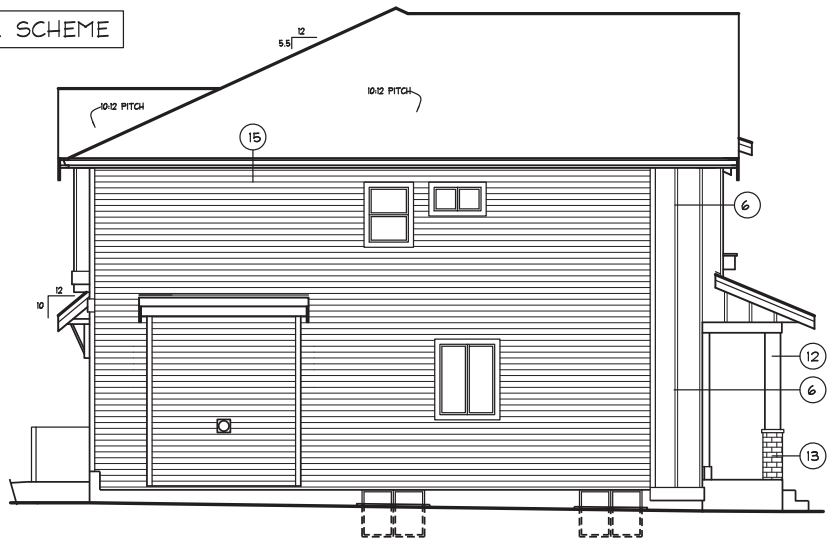
(LOT 72)

GREY COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 72) (FACING LANE) (LOT 73)




# LEFT (EAST) ELEVATION

(LOT 73)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 72-73 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

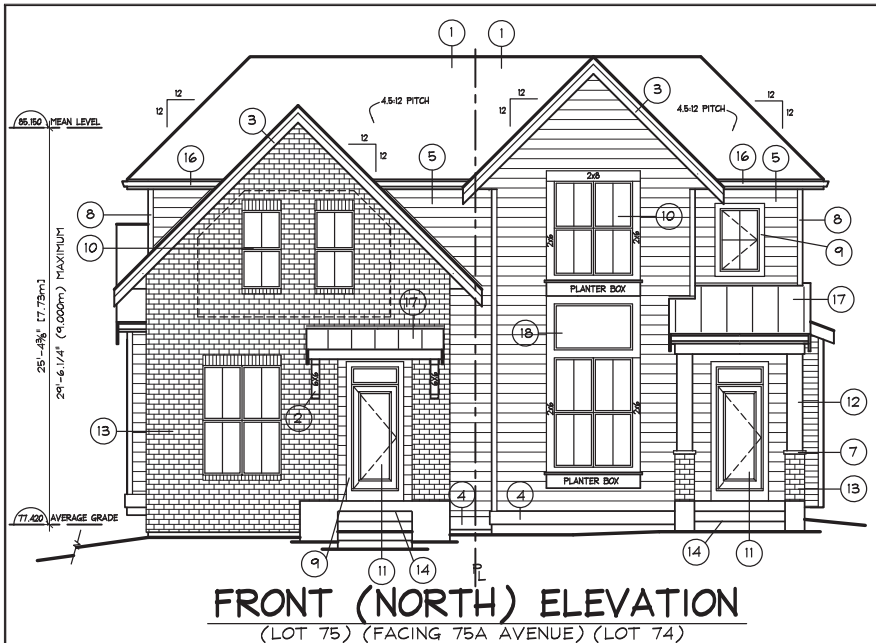
| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (22 PAPER)
SCALE: 1/8" = 1'-0" (11 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 15 OF 22

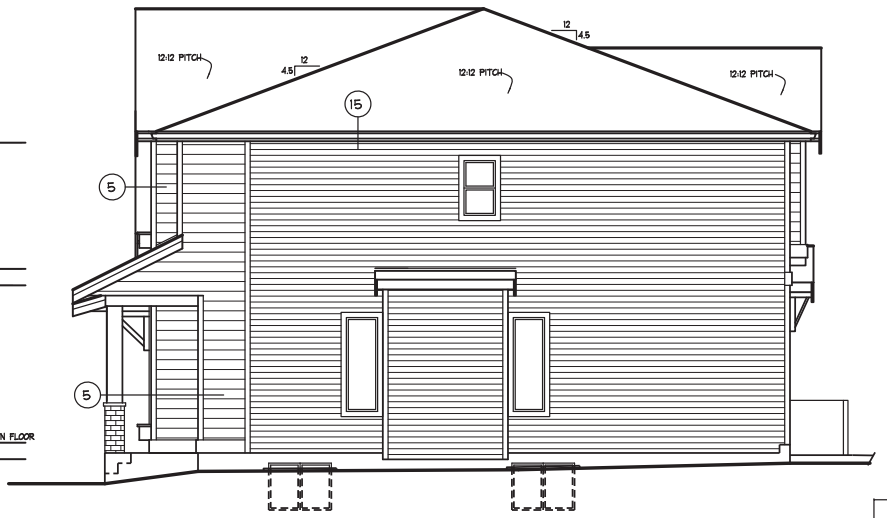
PROJECT NO.: 08-22-0086




# FRONT (NORTH) ELEVATION

(LOT 75) (FACING 75A AVENUE) (LOT 74)

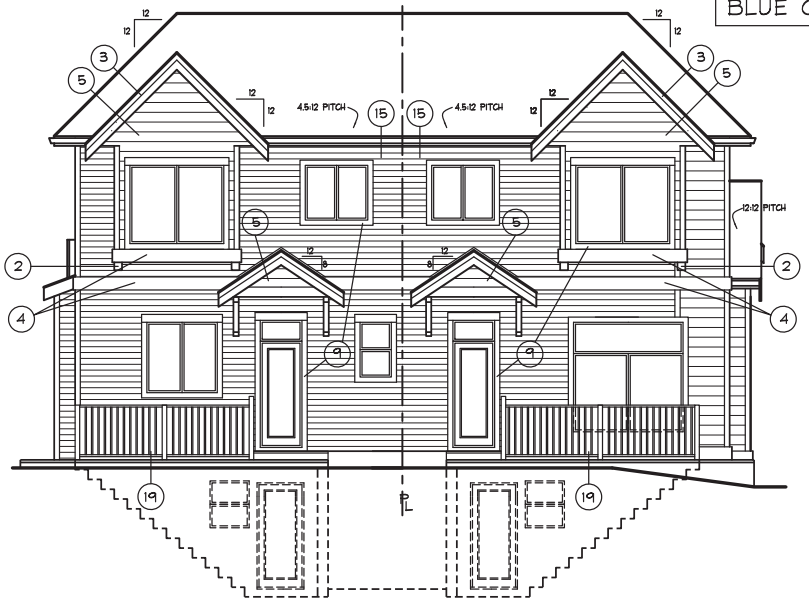
BUILDING 1




# RIGHT (WEST) ELEVATION

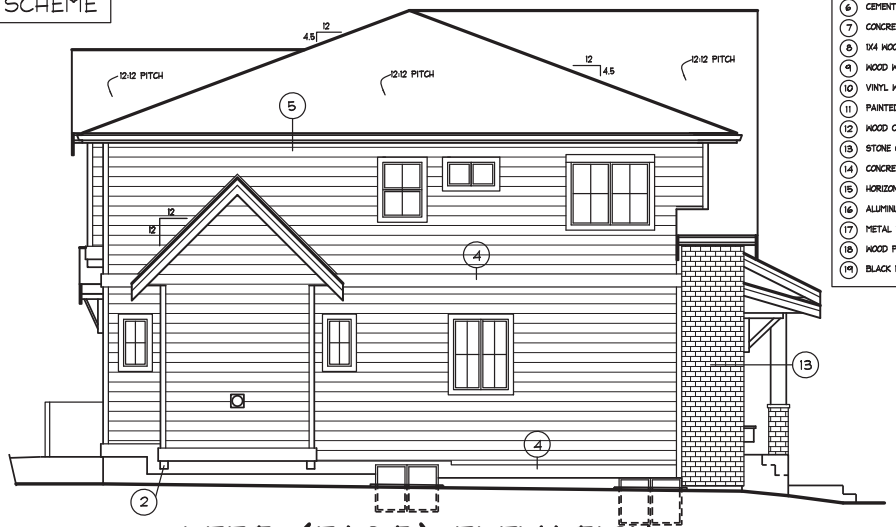
(LOT 74)

BLUE COLOUR SCHEME




# REAR (SOUTH) ELEVATION

(LOT 74) (FACING LANE) (LOT 75)




# LEFT (EAST) ELEVATION

(LOT 75 - FACING 196B RANE)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
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| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 74-75
LT A&B, PL LMP47824; LT 2&3
PL LMP 36192; EXCEPT: PART
DEDICATED RD ON PL LMP47824
SEC 23, TWP 8, N.W.D

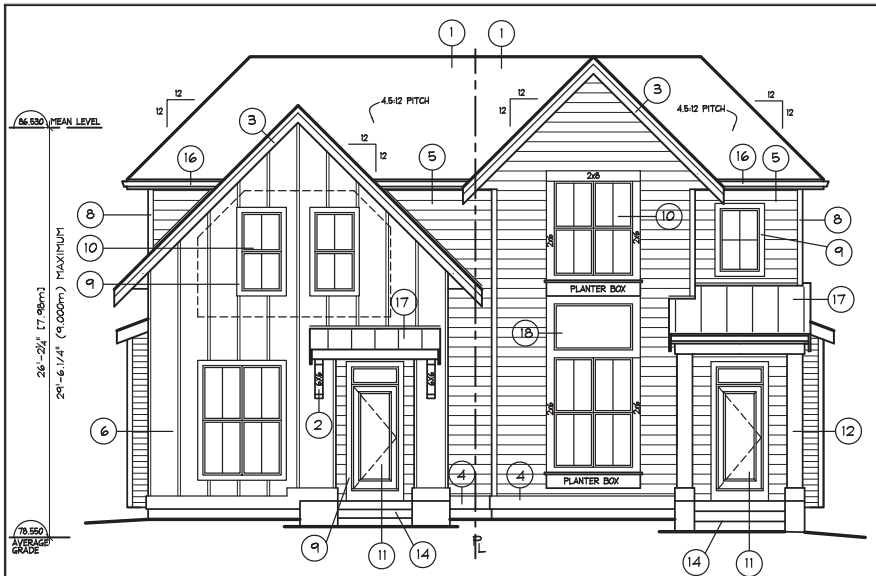
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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 16 OF 22

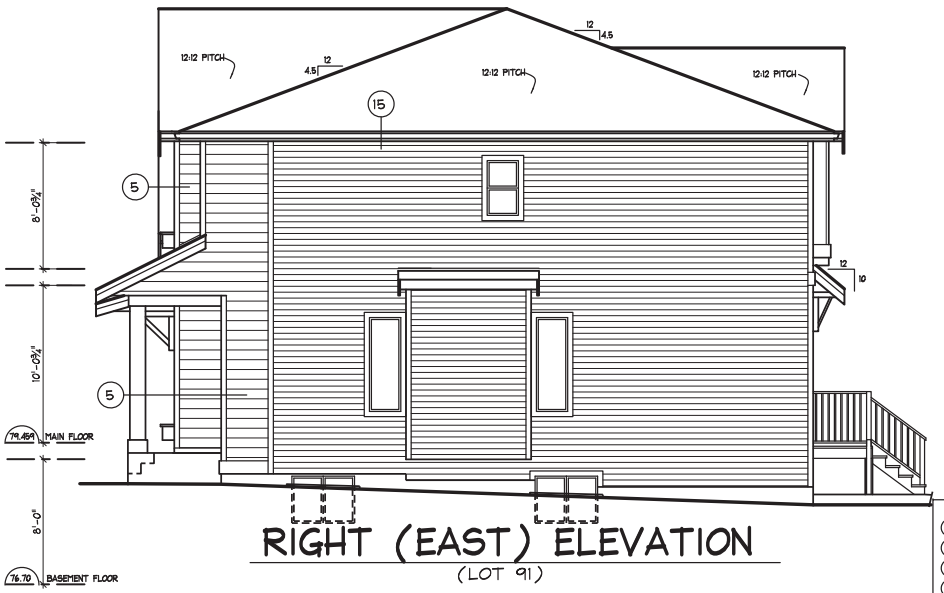
PROJECT NO.: 08-22-0086




## FRONT (SOUTH) ELEVATION

(LOT 90) (FACING 75 AVENUE) (LOT 91)

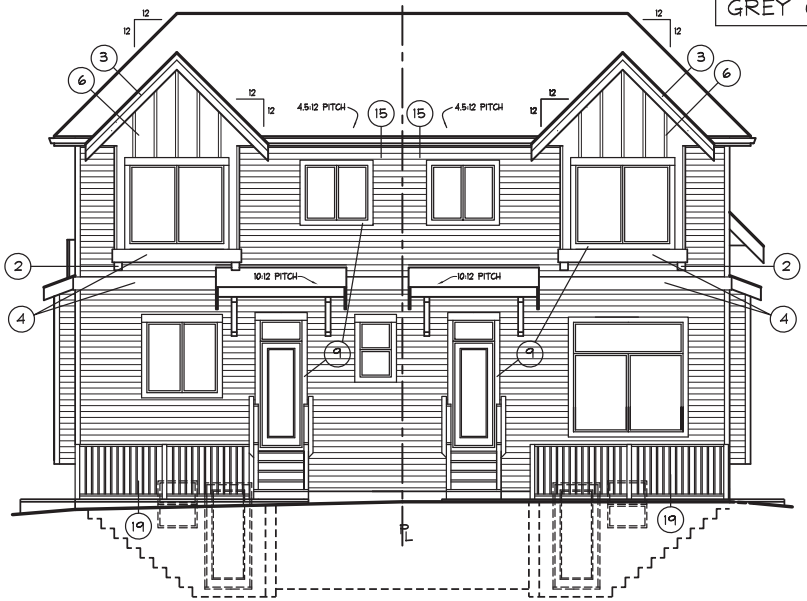
BUILDING 5




## RIGHT (EAST) ELEVATION

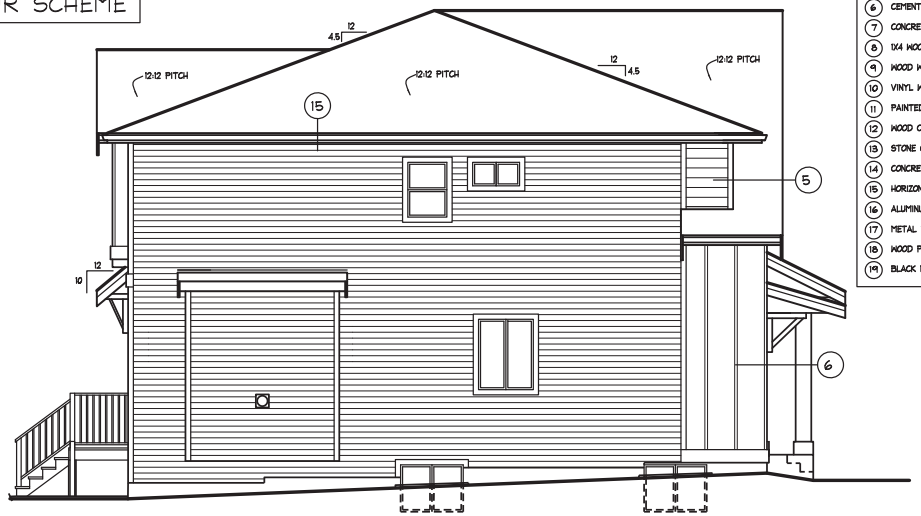
(LOT 91)

GREY COLOUR SCHEME




## REAR (NORTH) ELEVATION

(LOT 91) (FACING LANE) (LOT 90)




## LEFT (WEST) ELEVATION

(LOT 90)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS


TYNAN DESIGN LTD.
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|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 90-91
LT A&B, PL LMP47824; LT 2&3
PL LMP 36192; EXCEPT: PART
DEDICATED RD ON PL LMP47824
SEC 23, TWP 8, N.W.D

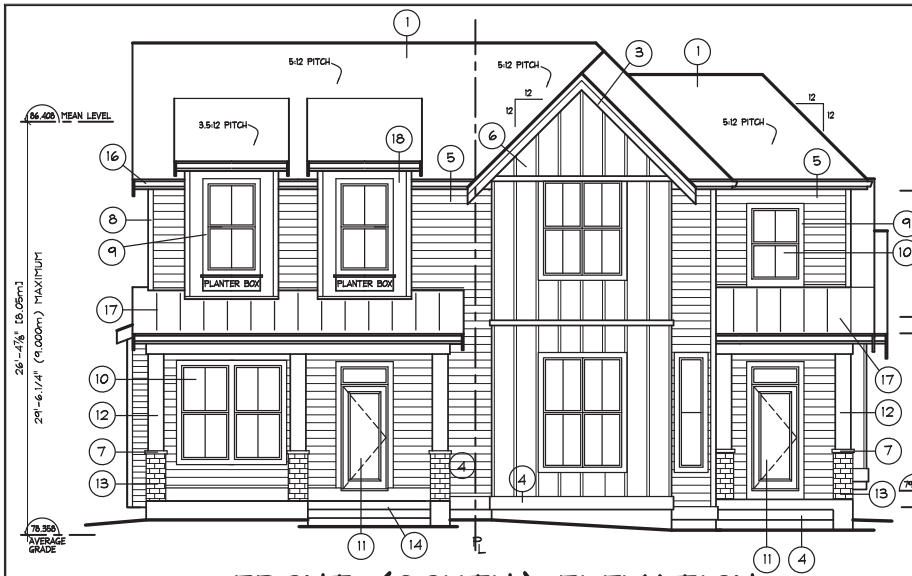
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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 17 OF 22

PROJECT NO.: 08-22-0086




# FRONT (SOUTH) ELEVATION

(LOT 92) (FACING 75 AVENUE) (LOT 93)

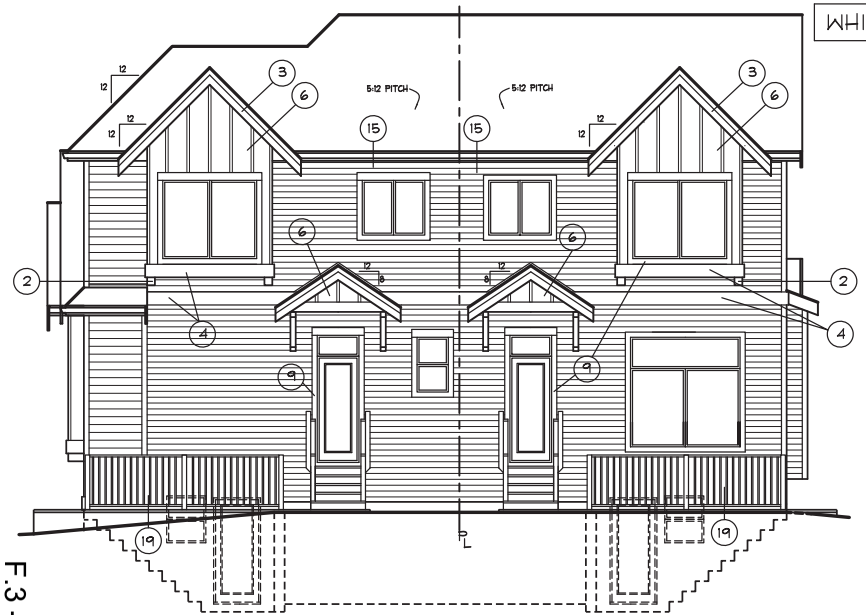
BUILDING 11




# RIGHT (EAST) ELEVATION

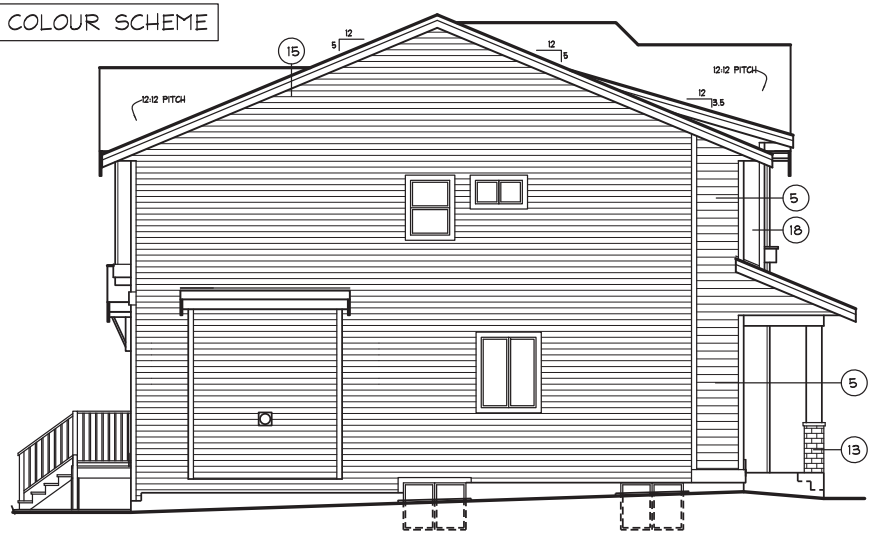
(LOT 93 - FACING 196B RANE)

WHITE COLOUR SCHEME




# REAR (NORTH) ELEVATION

(LOT 93) (FACING LANE) (LOT 92)




# LEFT (WEST) ELEVATION

(LOT 92)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
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| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 92-93 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 23, TWP 8, N.W.D

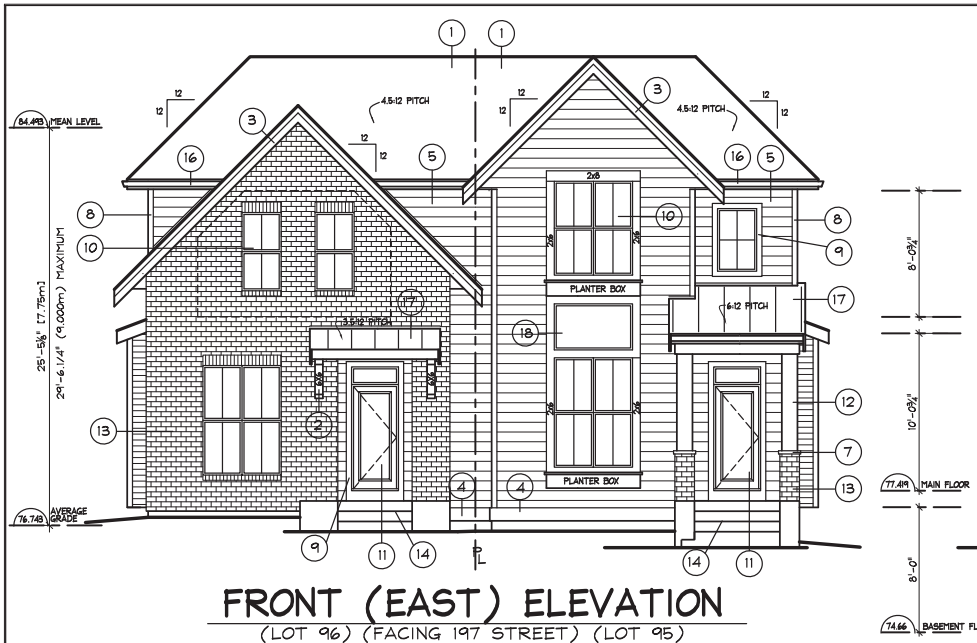
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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 18 OF 22

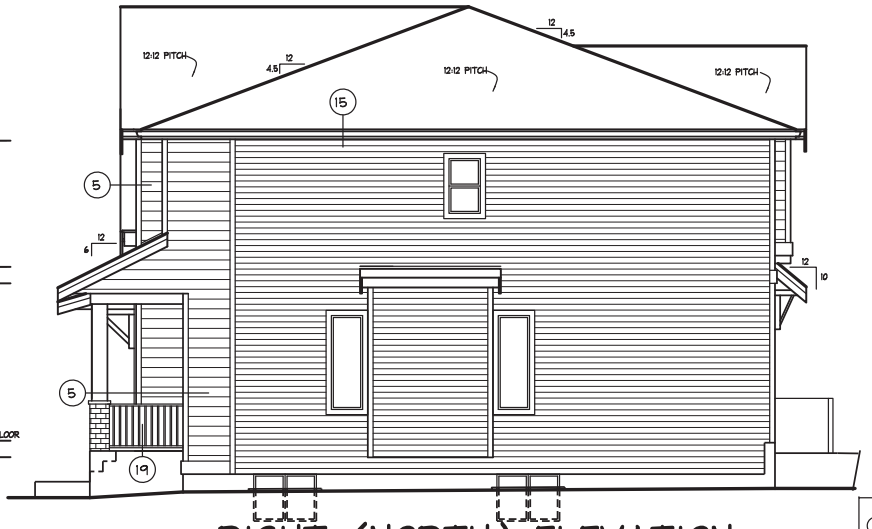
PROJECT NO.: 08-22-0086




# FRONT (EAST) ELEVATION

(LOT 96) (FACING 197 STREET) (LOT 95)

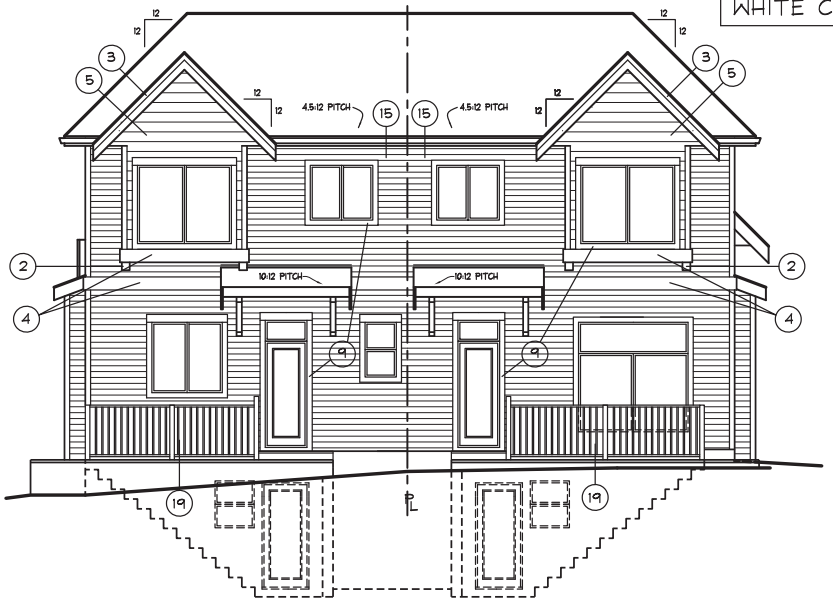
BUILDING 1




# RIGHT (NORTH) ELEVATION

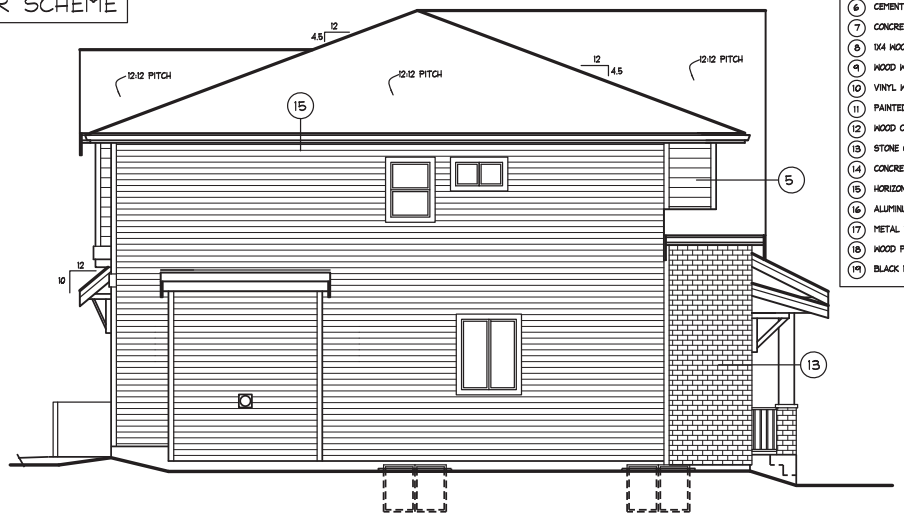
(LOT 95)

WHITE COLOUR SCHEME




# REAR (WEST) ELEVATION

(LOT 95) (FACING 196B RANE) (LOT 96)




# LEFT (SOUTH) ELEVATION

(LOT 96)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
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| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 95-96 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 19 OF 22

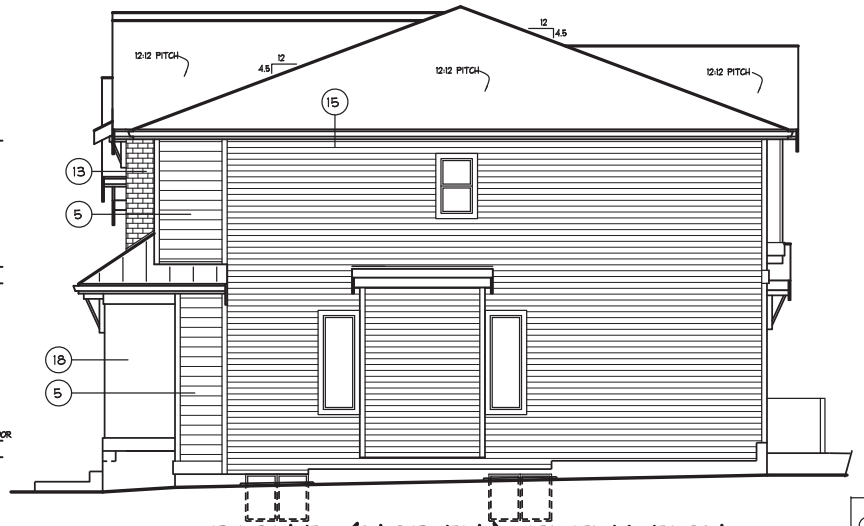
PROJECT NO.: 08-22-0086




# FRONT (EAST) ELEVATION

(LOT 98) (FACING 197 STREET) (LOT 97)

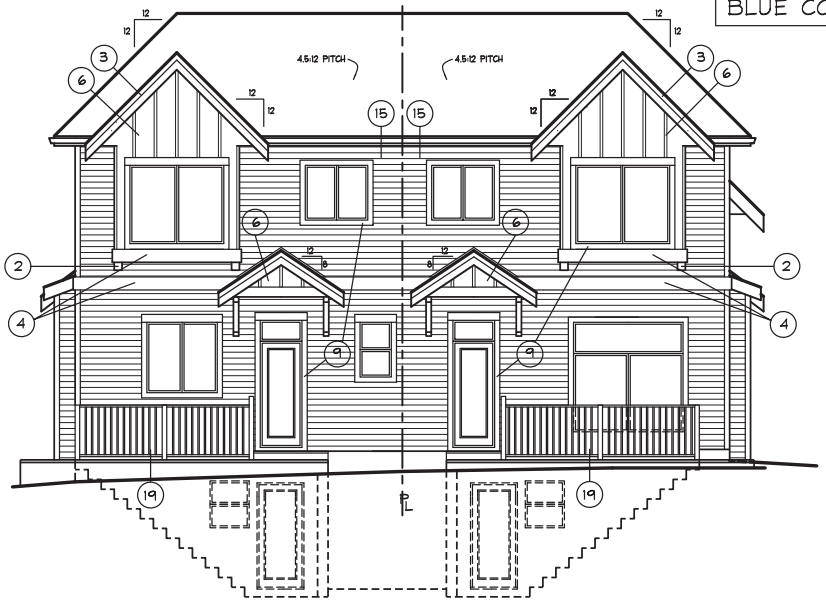
BUILDING 3




# RIGHT (NORTH) ELEVATION

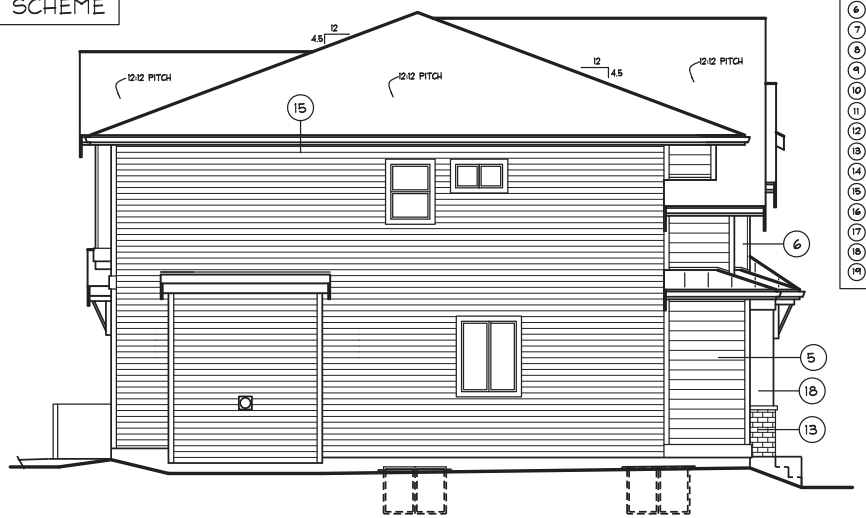
(LOT 97)

BLUE COLOUR SCHEME




# REAR (WEST) ELEVATION

(LOT 97) (FACING 196B RANE) (LOT 98)




# LEFT (SOUTH) ELEVATION

(LOT 98)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 97-98 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22, TWP 8, N.W.D

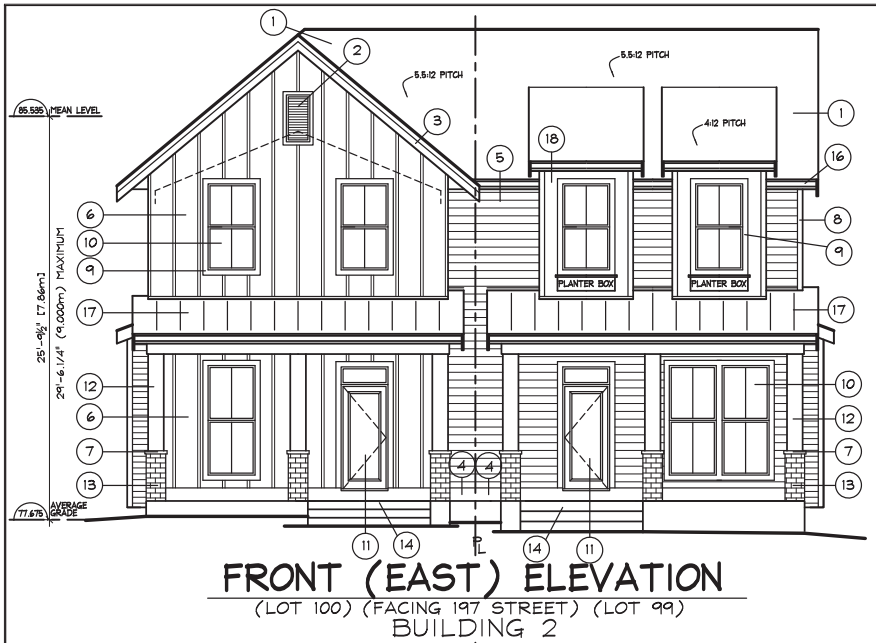
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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 PAPER)
SCALE: 1/8" = 1'-0" (17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 20 OF 22

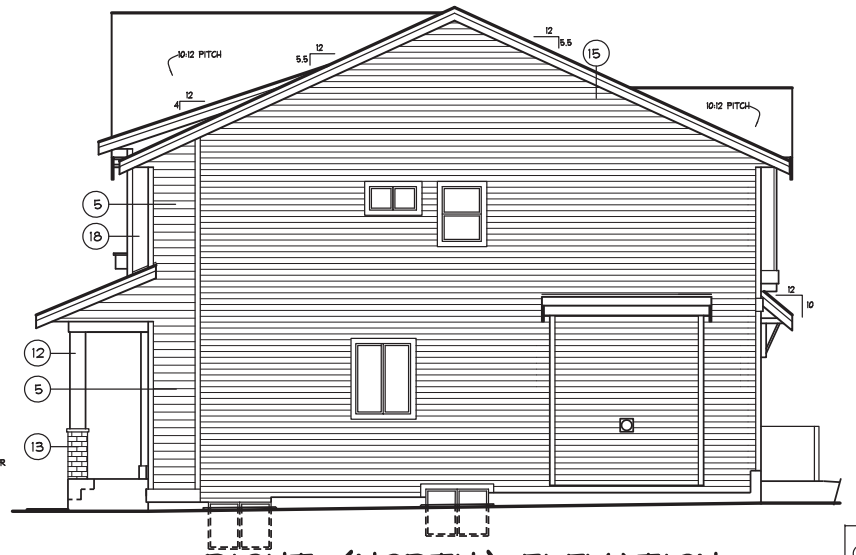
PROJECT NO.: 08-22-0086




## FRONT (EAST) ELEVATION

(LOT 100) (FACING 197 STREET) (LOT 99)

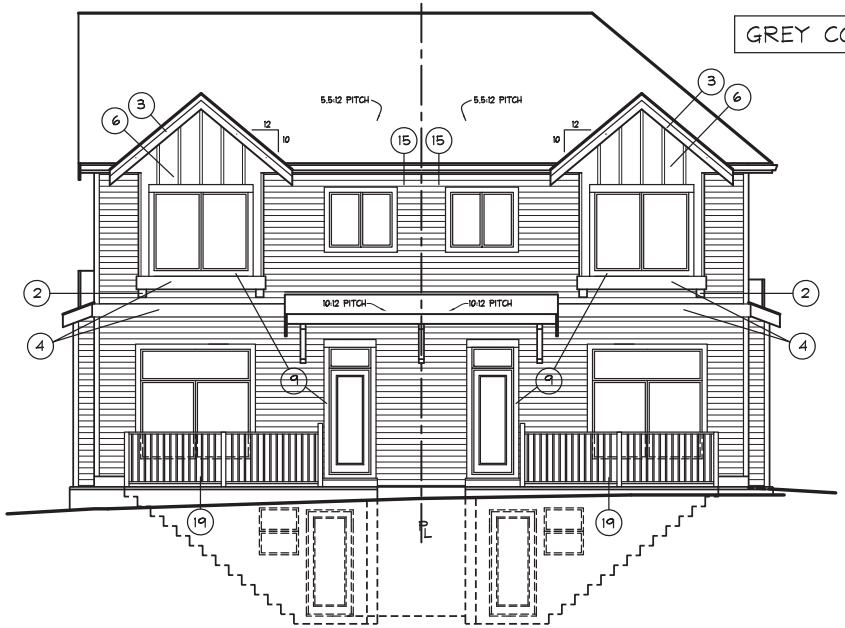
BUILDING 2




## RIGHT (NORTH) ELEVATION

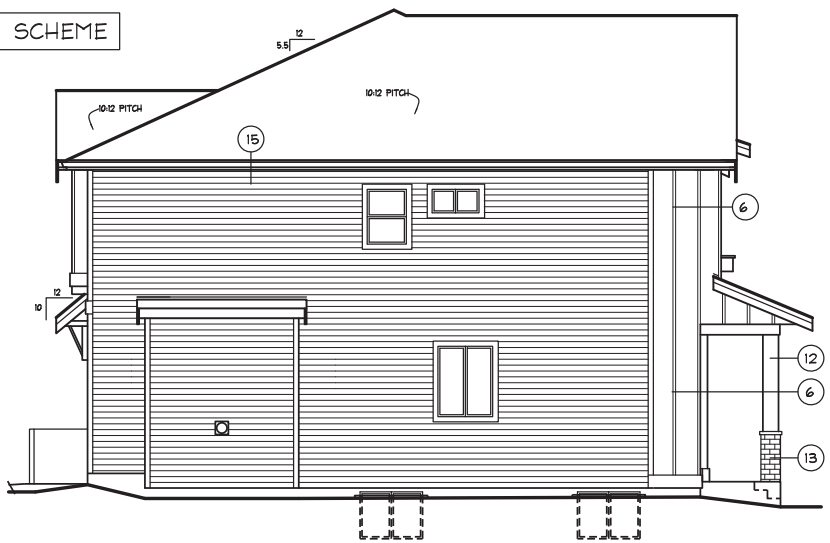
(LOT 99)

GREY COLOUR SCHEME




## REAR (WEST) ELEVATION

(LOT 99) (FACING 196B RANE) (LOT 100)




## LEFT (SOUTH) ELEVATION

(LOT 100)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS


13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622


TYNAN DESIGN LTD.

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|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 99-100
LT A&B, PL LMP47824; LT 2&3
PL LMP 36192; EXCEPT: PART
DEDICATED RD ON PL LMP47824
SEC 22, TWP 8, N.W.D

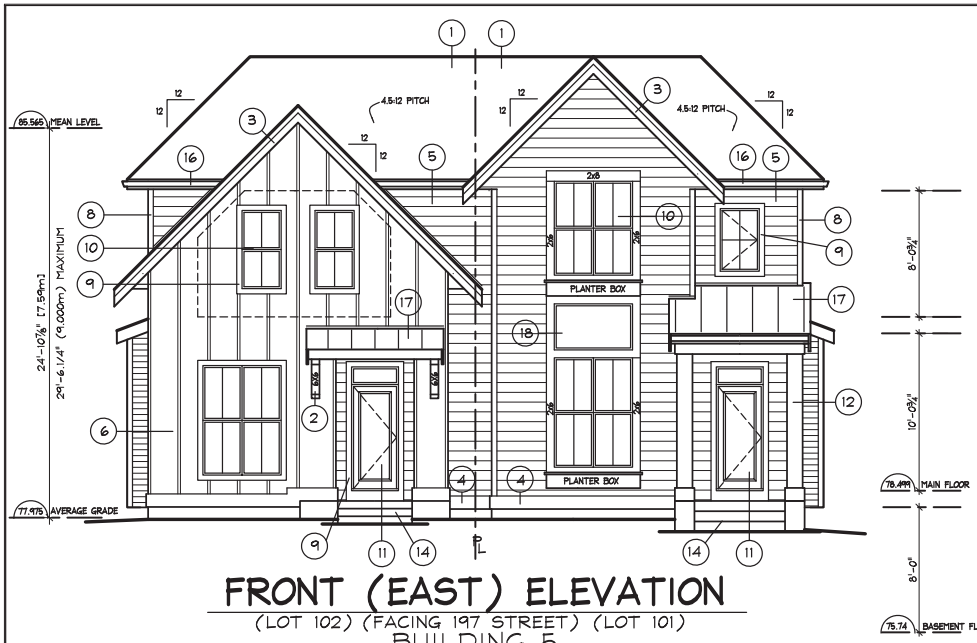
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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24 X 36 PAPER)
SCALE: 1/8" = 1'-0" (11 X 17 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 21 OF 22

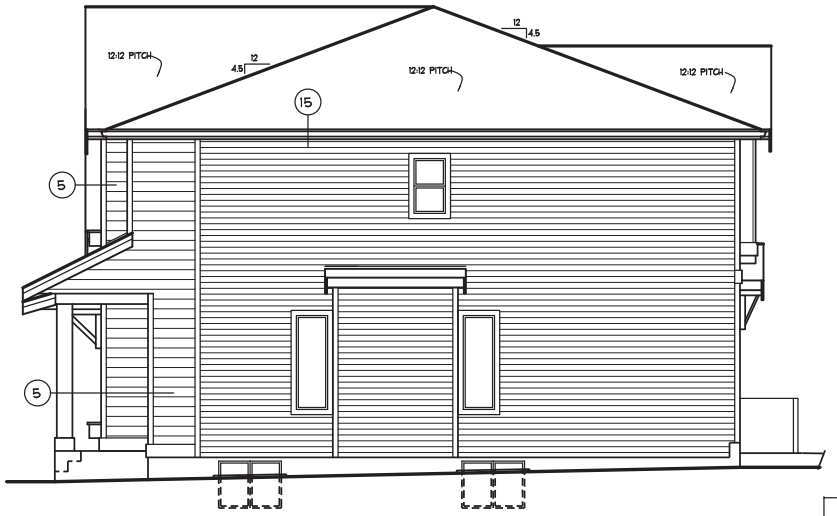
PROJECT NO.: 08-22-0086




# FRONT (EAST) ELEVATION

(LOT 102) (FACING 197 STREET) (LOT 101)

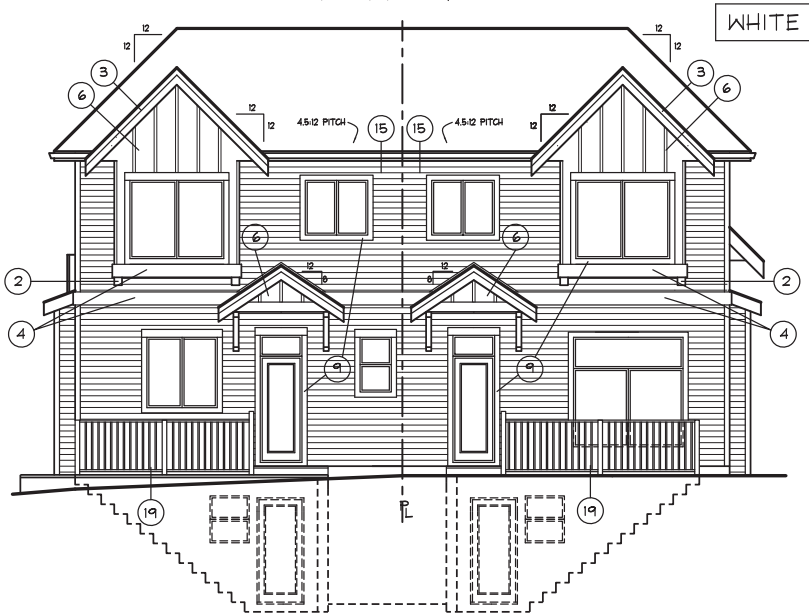
BUILDING 5




# RIGHT (NORTH) ELEVATION

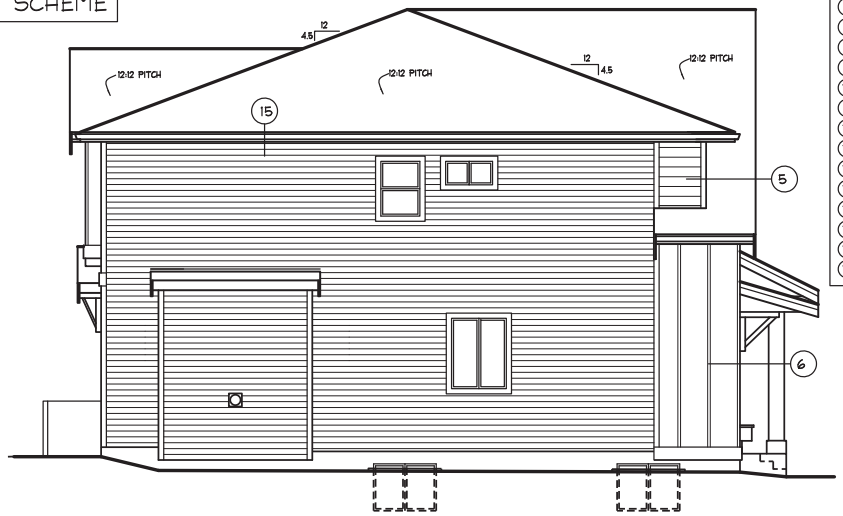
(LOT 101)

WHITE COLOUR SCHEME




# REAR (WEST) ELEVATION

(LOT 101) (FACING 196B RANE) (LOT 102)




# LEFT (SOUTH) ELEVATION

(LOT 102)

MATERIALS LEGEND:

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

ELEVATIONS

TYNAN DESIGN LTD.
13639 106th AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4622

| REV | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 101-102 LT A&B, PL LMP47824; LT 2&3 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 23, TWP 8, N.W.D

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (2 PAPER)
SCALE: 1/8" = 1'-0" (7 PAPER)

SHEET TITLE: ELEVATIONS 3

SHEET NO.: 22 OF 22

PROJECT NO.: 08-22-0086



FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION

COLOUR SCHEME - WHITE

1. FIBREGLASS SHINGLES
   IKO
   DUAL BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   SW7757
   HIGH REFLECTIVE WHITE
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   SW7757
   HIGH REFLECTIVE WHITE
4. 2X10 WOOD BAND BOARD
   SW7757
   HIGH REFLECTIVE WHITE
5. CEMENTITIOUS HORIZONTAL SIDING
   JAMES HARDIE
   ARCTIC WHITE
6. CEMENTITIOUS PANELING W/WOOD BATTENS
   JAMES HARDIE
   ARCTIC WHITE
7. CEMENTITIOUS SHAKE
   N/A
8. 1X4 WOOD CORNER TRIM
   WHITE
9. WOOD WINDOW AND DOOR TRIM
   JAMES HARDIE
   ARCTIC WHITE
10. VINYL WINDOWS
    BLACK
11. PAINTED FIBREGLASS ENTRY DOOR
    SW7602
    INDIGO BATIK
12. WOOD COLUMNS
    SW7757
    HIGH REFLECTIVE WHITE
13. STONE OR BRICK VENEER
    MUTUAL MATERIALS
    USED
14. CONCRETE STEPS TO VERANDA
15. HORIZONTAL VINYL SIDING
    GENTECH
    SNOW WHITE 001
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA
    GENTECH
    BRIGHT WHITE 431
17. METAL ROOFING
    BLACK
18. WOOD PANELING
    JAMES HARDIE
    ARCTIC WHITE

COLOUR

TYNAN DESIGN LTD
13659 108th AVENUE, SURREY, B.C. V3T
TEL: (604) 951-5722 FAX: (604) 951-5748

| REV | DATE | BY |
|---|---|---|
| 0 | XXXXXX | XX |

PROJECT NAME:
LATIMER
NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

LT 468, PL LMP47824; LT 243
PL LMP 48182; EXCEPT PART
DEDICATED RD ON PL LMP47824
SEC 12, TWP 8, N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (3440 ER)
SCALE: 1/8" = 1'-0" (1:1X ER)

SHEET TITLE:
COLOUR SCHEME

SHEET NO.: 1 OF 3

PROJECT NO.: 08-22-0086



FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION

COLOUR SCHEME - BLUE

1. FIBREGLASS SHINGLES
   IKO
   DUAL BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   SW7757
   HIGH REFLECTIVE WHITE
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   SW7757
   HIGH REFLECTIVE WHITE
4. 2X10 WOOD BAND BOARD
   SW7757
   HIGH REFLECTIVE WHITE
5. CEMENTITIOUS HORIZONTAL SIDING
   JAMES HARDIE
   DEEP OCEAN
6. CEMENTITIOUS PANELING W/WOOD BATTENS
   JAMES HARDIE
   DEEP OCEAN
7. CEMENTITIOUS SHAKE
   N/A
8. 1X4 WOOD CORNER TRIM
   WHITE
9. WOOD WINDOW AND DOOR TRIM
   JAMES HARDIE
   ARCTIC WHITE
10. VINYL WINDOWS
    WHITE
11. PAINTED FIBREGLASS ENTRY DOOR
    SW0037
    MORRIS ROOM GREY
12. WOOD COLUMNS
    SW7757
    HIGH REFLECTIVE WHITE
13. STONE OR BRICK VENEER
    MUTUAL MATERIALS
    USED
14. CONCRETE STEPS TO VERANDA
15. HORIZONTAL VINYL SIDING
    GENTECH
    MARINE DUSK 877
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA
    GENTECH
    BRIGHT WHITE 431
17. METAL ROOFING
    BLACK
18. WOOD PANELING
    JAMES HARDIE
    DEEP OCEAN

COLOUR

TYNAN DESIGN LTD
13458 108th AVENUE SURREY, B.C. V3T
TEL: (604) 581-5722 FAX: (604) 581-48

| REV | DATE | BY |
|---|---|---|
| 0 | XXXXXX | XX |

PROJECT NAME:
LATIMER
NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

LT A&B, PL LMP47824; LT 243 PL LMP 36182; EXCEPT: PART DEDICATED ROC ON PL LMP47824 SEC 22, TWP 8, N.W.D.

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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (24X22 PAPER)
SCALE: 1/8" = 1'-0" (11X17 PAPER)

SHEET TITLE:
COLOUR SCHEME

SHEET NO.: 2 OF 3

PROJECT NO.: 08-22-0086



FRONT (EAST) ELEVATION



REAR (WEST) ELEVATION

COLOUR SCHEME - GREY

1. FIBREGLASS SHINGLES
   IKO
   DUAL BLACK
2. VENTS/BRACKETS/BLOCK DETAILS
   SW7757
   HIGH REFLECTIVE WHITE
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
   SW7757
   HIGH REFLECTIVE WHITE
4. 2X10 WOOD BAND BOARD
   SW7757
   HIGH REFLECTIVE WHITE
5. CEMENTITIOUS HORIZONTAL SIDING
   SW7107
   DORIAN GREY
6. CEMENTITIOUS PANELING W/WOOD BATTENS
   SW7017
   DORIAN GREY
7. CEMENTITIOUS SHAKE
   N/A
8. 1X4 WOOD CORNER TRIM
   WHITE
9. WOOD WINDOW AND DOOR TRIM
   JAMES HARDIE
   ARCTIC WHITE
10. VINYL WINDOWS
    BLACK
11. PAINTED FIBREGLASS ENTRY DOOR
    SW7602
    INDIGO BATIK
12. WOOD COLUMNS
    SW7757
    HIGH REFLECTIVE WHITE
13. STONE OR BRICK VENEER
    MUTUAL MATERIALS
    USED
14. CONCRETE STEPS TO VERANDA
15. HORIZONTAL VINYL SIDING
    GENTECH
    STORM 631
16. ALUMINUM GUTTER OVER 2X4 WOOD FASCIA
    GENTECH
    BRIGHT WHITE 431
17. METAL ROOFING
    BLACK
18. WOOD PANELING
    JAMES HARDIE
    ARCTIC WHITE

COLOUR

TYNAN DESIGN LTD
13658 108th AVENUE, SURREY, B.C. V3T
TEL: (604) 581-5722 FAX: (604) 581-48

| REV | DATE | BY |
|---|---|---|
| 0 | XXXXXX | XX |

PROJECT NAME:
LATIMER
NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

LT 44B, PL LMP47824; LT 243
PL LMP 56150; EXCEPT: PART
DEDICATED BC ONTRL LMP47824
SEC 22, TWP 8, N.W.D.

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|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 1/4"= 1'-0" (34X22 ARCH)
SCALE: 1/8" = 1'-0" (11X17 ARCH)

SHEET TITLE:
COLOUR SCHEME

SHEET NO.: 3 OF 3

PROJECT NO.: 08-22-0086



**FRONT (EAST) ELEVATION**
(LOT 47) (FACING 197 STREET) (LOT 46)
BUILDING 10



**FRONT (EAST) ELEVATION**
(LOT 45) (FACING 197 STREET) (LOT 44)
BUILDING 7



**FRONT (EAST) ELEVATION**
(LOT 43) (FACING 197 STREET) (LOT 42)
BUILDING 8

## STREETSCAPE LOTS 42-47



**FRONT (EAST) ELEVATION**
(LOT 53) (FACING 197 STREET) (LOT 52)
BUILDING 7



**FRONT (EAST) ELEVATION**
(LOT 51) (FACING 197 STREET) (LOT 50)
BUILDING 8



**FRONT (EAST) ELEVATION**
(LOT 49) (FACING 197 STREET) (LOT 48)
BUILDING 9

## STREETSCAPE LOTS 48-53

STREETSCAPE

TYNAN DESIGN LTD.
13459 108A AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-5822

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 42-53 LT 449, PL LMP47624; LT 243 PL LMP 36192; EXCEPT: PART DEDICATED RD ON PL LMP47624 SEC 22 TWP 5 N.W.D.

| | | |
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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE: STREETSCAPE

F.3

SHEET NO.: 1 OF 5

PROJECT NO.: 08-22-0086



FRONT (EAST) ELEVATION
(LOT 96) (FACING 197 STREET) (LOT 95)
BUILDING 1



LEFT (SOUTH) ELEVATION
(LOT 55 - FACING 75A AVENUE)



FRONT (EAST) ELEVATION
(LOT 55) (FACING 197 STREET) (LOT 54)
BUILDING 6

## STREETSCAPE LOTS 54-55 & 95-96



FRONT (EAST) ELEVATION
(LOT 102) (FACING 197 STREET) (LOT 101)
BUILDING 5



FRONT (EAST) ELEVATION
(LOT 100) (FACING 197 STREET) (LOT 99)
BUILDING 2



FRONT (EAST) ELEVATION
(LOT 98) (FACING 197 STREET) (LOT 97)
BUILDING 3

## STREETSCAPE LOTS 97-102

STREETSCAPE

TYNAN DESIGN LTD.
13459 108A AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME:
LATIMER
NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

ADDRESS: LOTS 54-55 & 95-102
LT A&B, PL LMP47624, LT 283
PL LMP 36192, EXCEPT: PART
DEDICATED RD ON PL LMP47624
SEC 22-1WP-2 N.W.D.

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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE:
STREETSCAPE

F.3

SHEET NO.: 2 OF 5

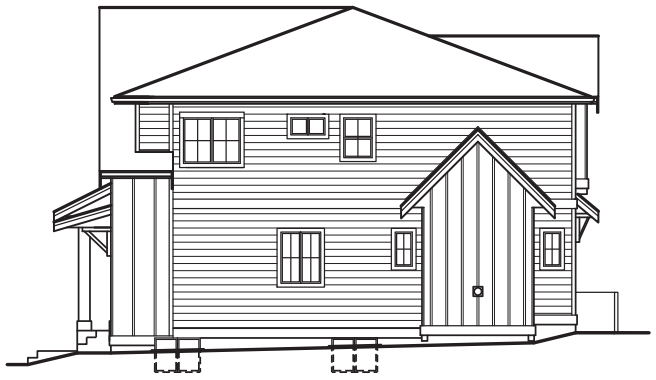
PROJECT NO.: 08-22-0086



FRONT (NORTH) ELEVATION
(LOT 65) (FACING 75A AVENUE) (LOT 64)
BUILDING 2



FRONT (NORTH) ELEVATION
(LOT 63) (FACING 75A AVENUE) (LOT 62)
BUILDING 3



RIGHT (WEST) ELEVATION
(LOT 60 - FACING LANE)

STREETSCAPE LOTS 62-65



FRONT (NORTH) ELEVATION
(LOT 61) (FACING 75 AVENUE) (LOT 60)
BUILDING 5




FRONT (NORTH) ELEVATION
(LOT 59) (FACING 75A AVENUE) (LOT 58)
BUILDING 10



LEFT (EAST) ELEVATION
(LOT 59 - FACING LANE)

STREETSCAPE LOTS 58-61

STREETSCAPE

TYNAN DESIGN LTD.
13459 108A AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4022

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME:
LATIMER
NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

ADDRESS: LOTS 58-65
LT 449, PL LMP47624, LT 243
PL LMP 36192, EXCEPT: PART
DEDICATED RD ON PL LMP47624
SEC 22 TWP 5 NWD

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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE:
STREETSCAPE

F.3

SHEET NO.: 3 OF 5

PROJECT NO.: 08-22-0086



LEFT (EAST) ELEVATION
(LOT 75 - FACING 196B RANE)



FRONT (NORTH) ELEVATION
(LOT 75) (FACING 75A AVENUE) (LOT 74)
BUILDING 1



FRONT (NORTH) ELEVATION
(LOT 73) (FACING 75A AVENUE) (LOT 72)
BUILDING 2

STREETSCAPE LOTS 72-75



FRONT (NORTH) ELEVATION
(LOT 71) (FACING 75A AVENUE) (LOT 70)
BUILDING 3



FRONT (NORTH) ELEVATION
(LOT 69) (FACING 75 AVENUE) (LOT 68)
BUILDING 5



FRONT (NORTH) ELEVATION
(LOT 67) (FACING 75A AVENUE) (LOT 66)
BUILDING 4

STREETSCAPE LOTS 66-71

STREETSCAPE

TYNAN DESIGN LTD.
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TEL: (604) 581-5722 FAX: (604) 581-5822

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME:
LATIMER
NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

ADDRESS: LOTS 66-75
LT A&B, PL LMP47824, LT 243
PL LMP 36192, EXCEPT: PART
DEDICATED RD ON PL LMP47824
SEC 22-1WP-2- N.W.D.

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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE:
STREETSCAPE

F.3

SHEET NO.: 4 OF 5

PROJECT NO.: 08-22-0086



FRONT (SOUTH) ELEVATION
(LOT 90) (FACING 75 AVENUE) (LOT 91)
BUILDING 5



FRONT (SOUTH) ELEVATION
(LOT 92) (FACING 75 AVENUE) (LOT 93)
BUILDING 11



RIGHT (EAST) ELEVATION
(LOT 93 - FACING 196B RANE)

STREETSCAPE LOTS 90-93

STREETSCAPE

TYNAN DESIGN LTD.
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TEL: (604) 581-5722 FAX: (604) 581-5822

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME:
LATIMER
NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

ADDRESS: LOTS 90-93
LT A&B, PL LMP47824, LT 243
PL LMP 36192, EXCEPT: PART
DEDICATED RD ON PL LMP47824
SEC 22 TWP 5 N.W.D.

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| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

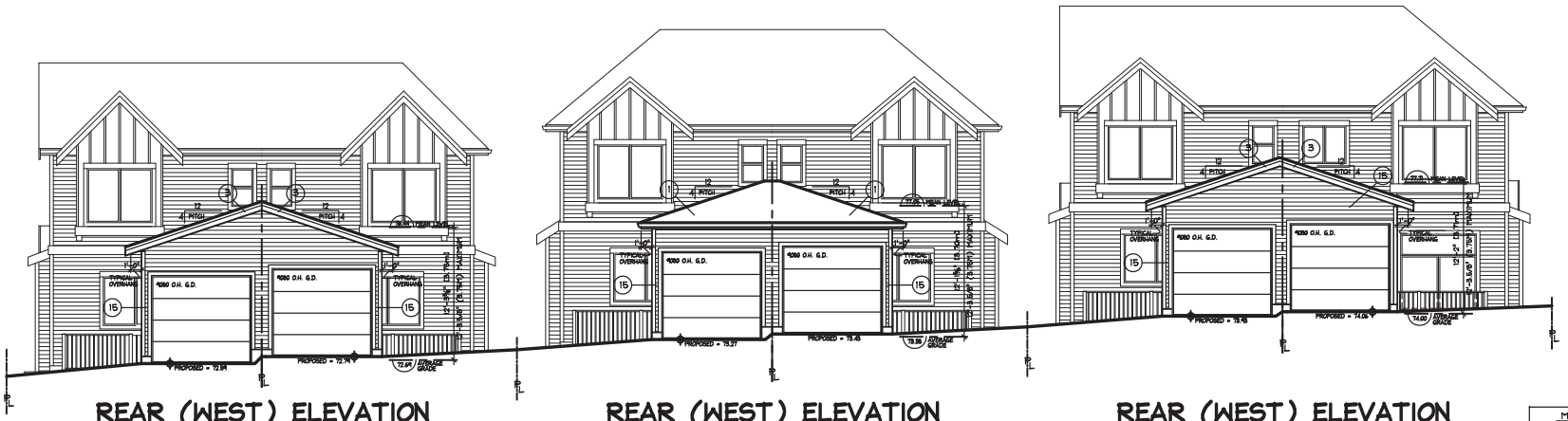
SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE:
STREETSCAPE

F.3

SHEET NO.: 5 OF 5

PROJECT NO.: 08-22-0086

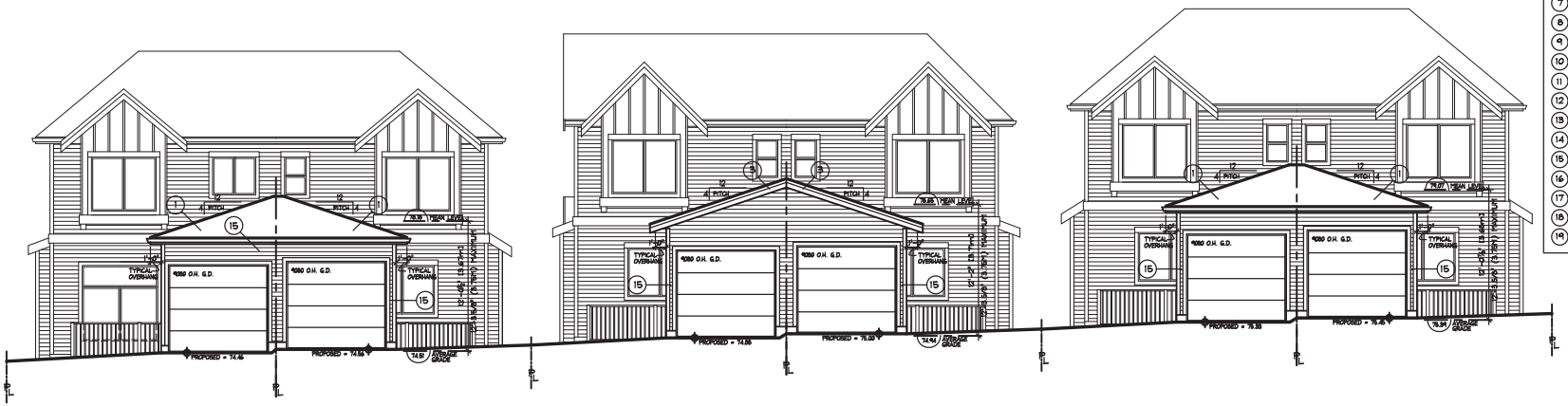


## REAR (WEST) ELEVATION
(LOT 42) (FACING LANE) (LOT 43)
BUILDING 8

## REAR (WEST) ELEVATION
(LOT 44) (FACING LANE/196B RANE) (LOT 45)
BUILDING 7

## REAR (WEST) ELEVATION
(LOT 46) (FACING 196B RANE) (LOT 47)
BUILDING 10

# LANESCAPE LOTS 42-47



## REAR (WEST) ELEVATION
(LOT 48) (FACING 196B RANE) (LOT 49)
BUILDING 9

## REAR (WEST) ELEVATION
(LOT 50) (FACING 196B RANE) (LOT 51)
BUILDING 8

## REAR (WEST) ELEVATION
(LOT 52) (FACING 196B RANE) (LOT 53)
BUILDING 7

# LANESCAPE LOTS 48-53

**MATERIALS LEGEND:**

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 42-53 LT 449, PL LMP47624, LT 243 PL LMP 36192, EXCEPT: PART DEDICATED RD ON PL LMP47624 SEC 22 TWP 5 N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE: LANESCAPE

F.3

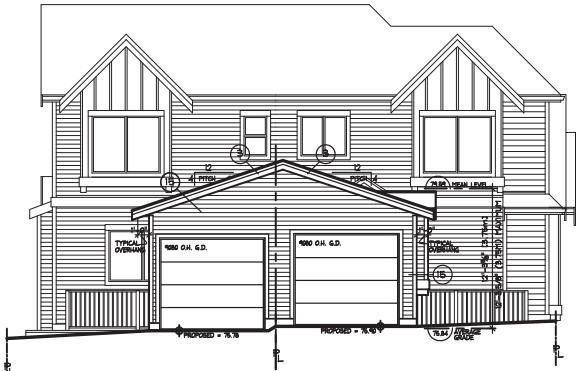
SHEET NO.: 1 OF 5

PROJECT NO.: 08-22-0086

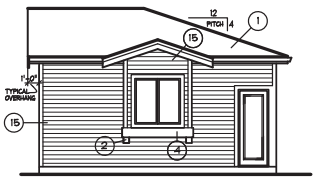
TYNAN DESIGN LTD.

13459 108A AVENUE SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-5822

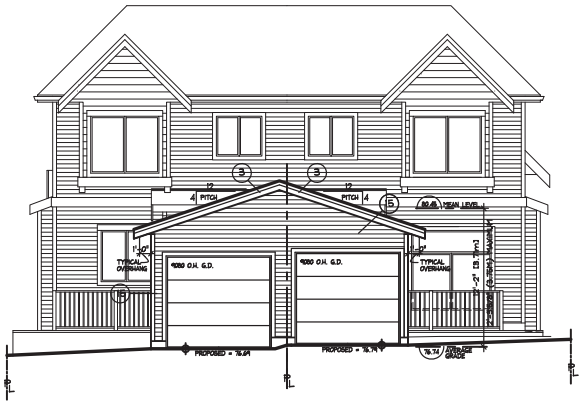
LANESCAPE



## REAR (WEST) ELEVATION
(LOT 54) (FACING LANE) (LOT 55)
BUILDING 6



## LEFT (SOUTH) ELEVATION
(LOT 55 - FACING 75A AVENUE)
BUILDING 6



## REAR (WEST) ELEVATION
(LOT 95) (FACING 196B RANE) (LOT 96)
BUILDING 1

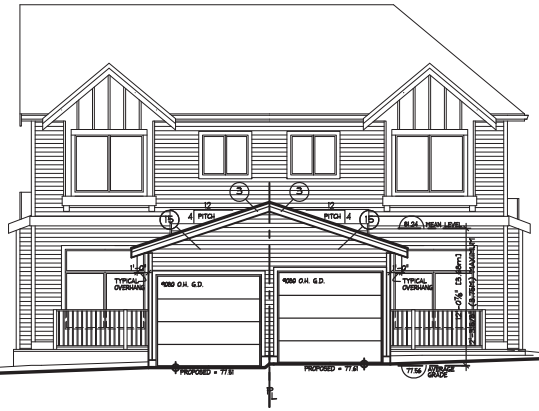
# LANESCAPE LOTS 54-55 & 95-96

MATERIALS LEGEND:

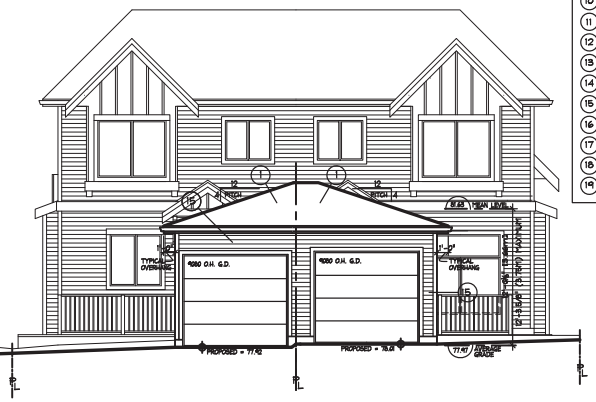
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CONCRETE CAP
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING



## REAR (WEST) ELEVATION
(LOT 97) (FACING 196B RANE) (LOT 98)
BUILDING 3



## REAR (WEST) ELEVATION
(LOT 99) (FACING 196B RANE) (LOT 100)
BUILDING 2



## REAR (WEST) ELEVATION
(LOT 101) (FACING 196B RANE) (LOT 102)
BUILDING 5

# LANESCAPE LOTS 97-102

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 54-55 & 95-102 LT A&B, PL LMP47624, LT 243 PL LMP 36192, EXCEPT: PART DEDICATED RD ON PL LMP47624 SEC 22-1WP-5 N.W.P.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE: LANESCAPE

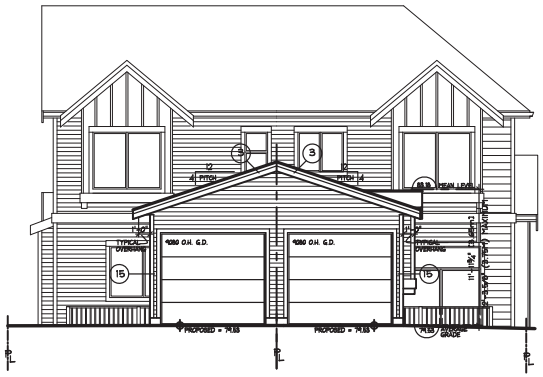
F.3

SHEET NO.: 2 OF 5

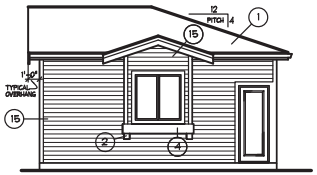
PROJECT NO.: 08-22-0086

LANESCAPE

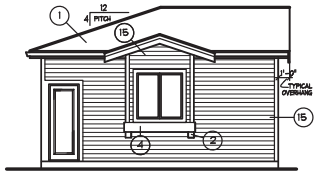
TYNAN DESIGN LTD.
13459 108A AVENUE, SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-5822



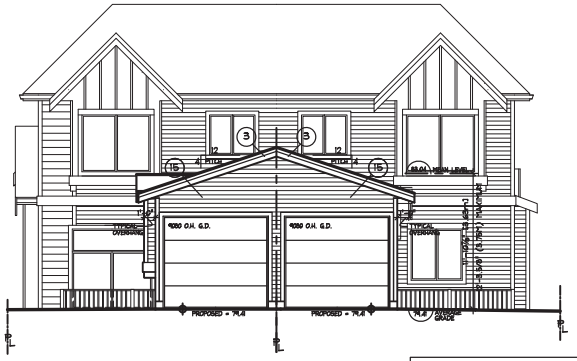
REAR (SOUTH) ELEVATION
(LOT 58) (FACING LANE) (LOT 59)
BUILDING 10



LEFT (EAST) ELEVATION
(LOT 59 - FACING LANE)
BUILDING 10



RIGHT (WEST) ELEVATION
(LOT 60 - FACING LANE)
BUILDING 5

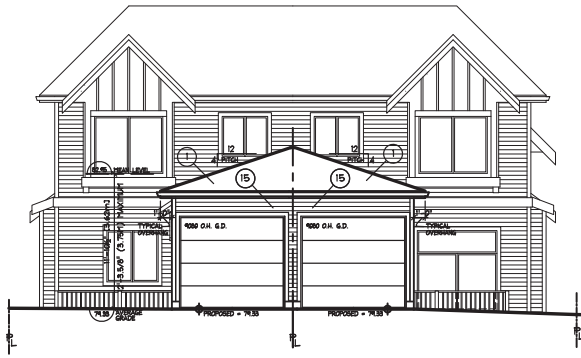


REAR (SOUTH) ELEVATION
(LOT 60) (FACING LANE) (LOT 61)
BUILDING 5

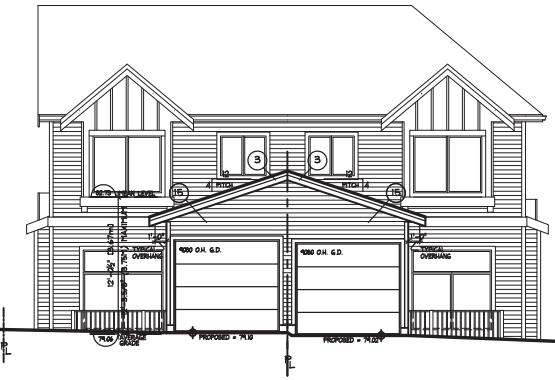
## LANESCAPE LOTS 58-61

MATERIALS LEGEND:

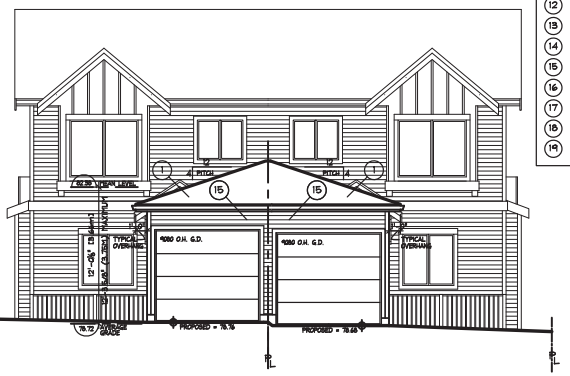
1. FIBREGLASS SHINGLES
2. VENTS/BRACKETS/BLOCK DETAILS
3. 1X4 OVER 2X10 WOOD FASCIA BOARD
4. 2X10 WOOD BAND BOARD
5. CEMENTITIOUS HORIZONTAL SIDING
6. CEMENTITIOUS PANELING W/WOOD BATTENS
7. CONCRETE CAP
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
13. STONE OR BRICK VENEER
14. CONCRETE STEPS TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING



REAR (SOUTH) ELEVATION
(LOT 62) (FACING LANE) (LOT 63)
BUILDING 3



REAR (SOUTH) ELEVATION
(LOT 64) (FACING LANE) (LOT 65)
BUILDING 2



REAR (SOUTH) ELEVATION
(LOT 66) (FACING LANE) (LOT 67)
BUILDING 4

## LANESCAPE LOTS 62-67

LANESCAPE

13459 108A AVENUE SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-5822

TYNAN DESIGN LTD.

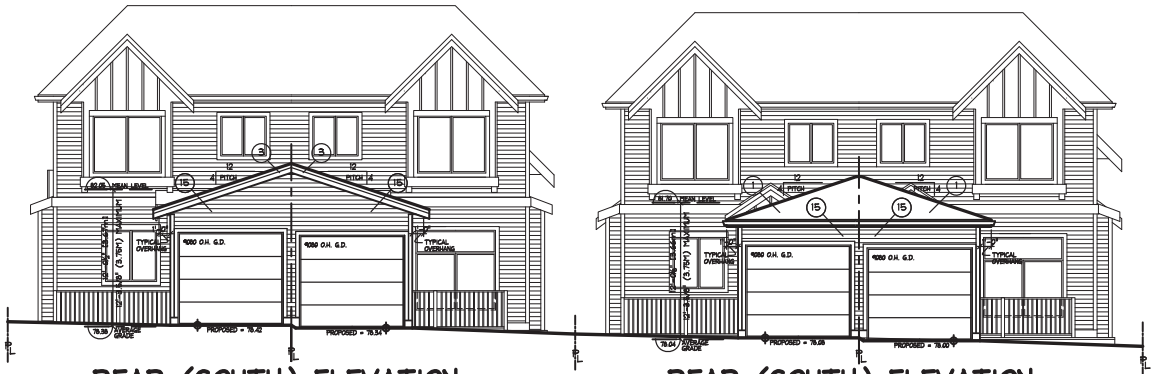
| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD
CUSTOMER: INFINITY PROPERTIES
ADDRESS: LOTS 58-67 LT A&B, PL LMP47824, LT 243 PL LMP 36192, EXCEPT: PART DEDICATED BD ON PL LMP47824 SEC 22 TWP 5 N.W.P.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

SCALE: 3/16"= 1'-0" (34X22 PAPER)
SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE: LANESCAPE
F.3
SHEET NO.: 3 OF 5
PROJECT NO.: 08-22-0086



REAR (SOUTH) ELEVATION
(LOT 68) (FACING LANE) (LOT 69)
BUILDING 5

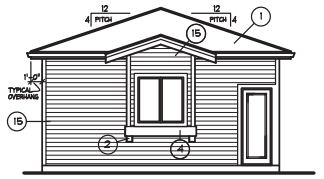
REAR (SOUTH) ELEVATION
(LOT 70) (FACING LANE) (LOT 71)
BUILDING 3

## LANESCAPE LOTS 68-71



REAR (SOUTH) ELEVATION
(LOT 72) (FACING LANE) (LOT 73)
BUILDING 2

REAR (SOUTH) ELEVATION
(LOT 74) (FACING LANE) (LOT 75)
BUILDING 1



LEFT (EAST) ELEVATION
(LOT 75 - FACING 196B RANE)
BUILDING 1

## LANESCAPE LOTS 72-75

MATERIALS LEGEND:

1. 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. CONCRETE CAP
8. 1X4 WOOD CORNER TRIM
9. WOOD WINDOW AND DOOR TRIM
10. VINYL WINDOWS
11. PAINTED FIBREGLASS ENTRY DOOR
12. WOOD COLUMNS
15. STONE OR BRICK VENEER
14. CONCRETE STEPS TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

LANESCAPE

TYNAN DESIGN LTD.
13459 108A AVENUE SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4022

| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME: LATIMER NEIGHBOURHOOD

CUSTOMER: INFINITY PROPERTIES

ADDRESS: LOTS 68-75 LT A&B, PL LMP47824, LT 243 PL LMP 36192, EXCEPT: PART DEDICATED RD ON PL LMP47824 SEC 22-1WP-5 N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

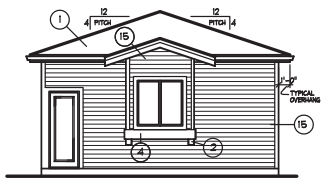
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SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE: LANESCAPE

F.3

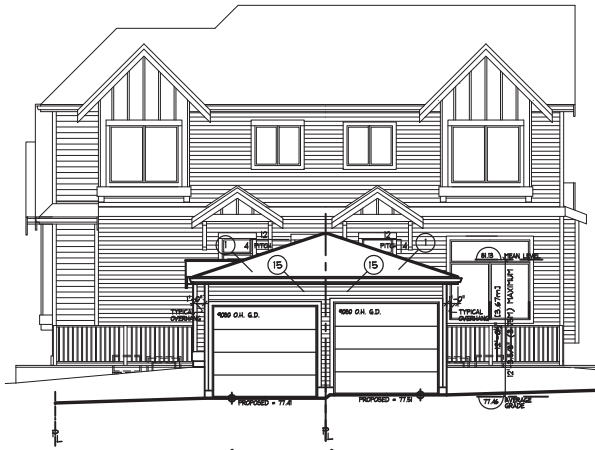
SHEET NO.: 4 OF 5

PROJECT NO.: 08-22-0086




## LEFT (EAST) ELEVATION

(LOT 93 - FACING 196B RANE)
BUILDING 11




## REAR (NORTH) ELEVATION

(LOT 93) (FACING LANE) (LOT 92)
BUILDING 11




## REAR (NORTH) ELEVATION

(LOT 91) (FACING LANE) (LOT 90)
BUILDING 5

## LANESCAPE LOTS 90-93

**MATERIALS LEGEND:**

1. 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. CONCRETE CAP
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 TO VERANDA
15. HORIZONTAL VINYL SIDING
16. ALUMINUM GUTTER OVER 2X6 WOOD FASCIA
17. METAL ROOFING
18. WOOD PANELING
19. BLACK METAL RAILING

LANESCAPE


TYNAN DESIGN LTD.
13459 108A AVENUE SURREY, B.C. V3T 2K4
TEL: (604) 581-5722 FAX: (604) 581-4822


| REV. | DATE | BY |
|---|---|---|
| | | |

PROJECT NAME:
LATIMER NEIGHBOURHOOD

CUSTOMER:
INFINITY PROPERTIES

ADDRESS: LOTS 90-93
LT A&B, PL LMP47824, LT 243
PL LMP 36192, EXCEPT: PART
DEDICATED RD ON PL LMP47824
SEC 22-1WP-5-N.W.D.

| | | |
|---|---|---|
| DESIGN: | MS | |
| DRAWN: | NZ | 200715 |
| CHECKED: | MS | 200724 |

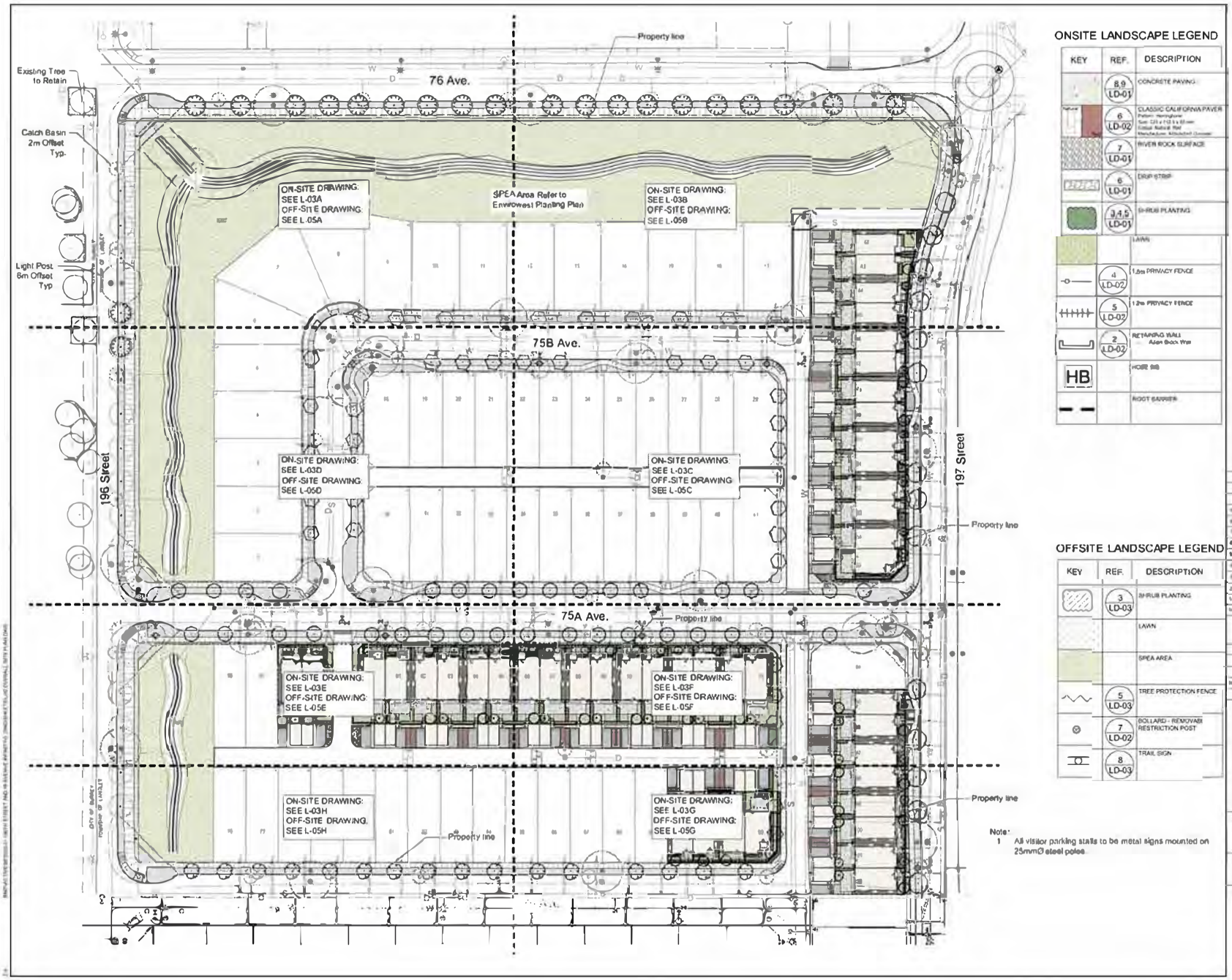
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SCALE: 3/32" = 1'-0" (11X17 PAPER)

SHEET TITLE:
LANESCAPE

F.3

SHEET NO.: 5 OF 5

PROJECT NO.: 08-22-0086




## ONSITE LANDSCAPE LEGEND

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 8,9 LD-01 | CONCRETE PAVING |
| | 6 LD-02 | CLASSIC CALIFORNIA PAVER |
| | 7 LD-01 | RIVER ROCK SURFACE |
| | 6 LD-01 | DRIP STRIP |
| | 3,4,5 LD-01 | SHRUB PLANTING |
| | | LAWN |
| | 4 LD-02 | 1.8m PRIVACY FENCE |
| | 5 LD-02 | 1.2m PRIVACY FENCE |
| | 2 LD-02 | RETAINING WALL Allan Block Wall |
| HB | | HOSE BIB |
| | | ROOT BARRIER |

## OFFSITE LANDSCAPE LEGEND

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 3 LD-03 | SHRUB PLANTING |
| | | LAWN |
| | | SPEA AREA |
| | 5 LD-03 | TREE PROTECTION FENCE |
| | 7 LD-02 | BOLLARD - REMOVABLE RESTRICTION POST |
| | 8 LD-03 | TRAIL SIGN |

Note:
1 All visitor parking stalls to be metal signs mounted on 25mmØ steel poles

VDZ+A

FORT LANGLEY STUDIO, MOUNT PLEASANT STUDIO
102-9141 Church St, Fort Langley, BC V1M 2R8 | 102-355 Kingsway, Vancouver, BC V5T 3J7
www.vdz.ca | 604-882-0024

REVISIONS TABLE FOR DRAWINGS

| No. | By | Description | Date |
|---|---|---|---|
| 10 | PC | Re-Issued for DP | May 14, 2021 |
| 9 | PC | | April 30, 2021 |
| 8 | PC | Issued for Development Permit | Sept 16, 2020 |
| 7 | PC | Issued for Review | Aug 27, 2020 |
| 6 | PC | Issued for Review | Aug 04, 2020 |
| 5 | PC | Issued for Review | July 15, 2020 |
| 4 | PC | | |
| 3 | PC | | |
| 2 | PC | | |
| 1 | PC | | |
| No. | By | Description | Date |

REVISIONS TABLE FOR SHEET

Project
197 Street & 76 Avenue Infinity

Location:
7547 / 7541 / 7575 / 7517 197 Street
Township of Langley BC

T.O.L. Project #: 08-22-0086

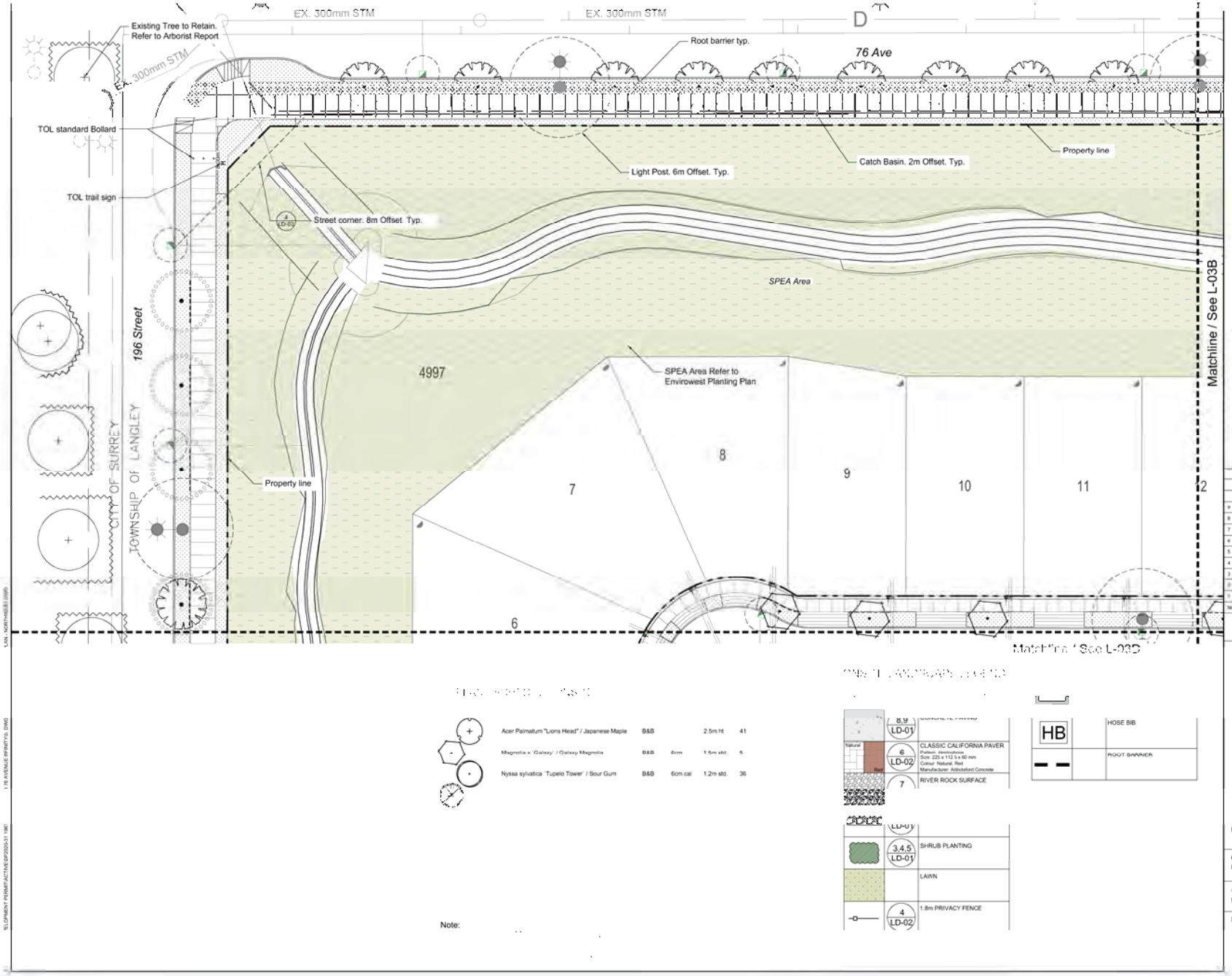
Drawn: PC
Checked: PC
Approved:
Stamp
Original Sheet Size: 24x36

Drawing Title: OVERALL SITE PLAN

VDZ Project #: DP2020-31

L0.1

SCHEDULE B



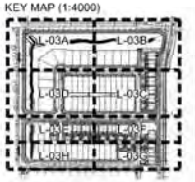

| | | | | | |
|---|---|---|---|---|---|
| Acer Palmatum "Lions Head" / Japanese Maple | B&B | | 2.5m ht | 41 |
| Magnolia x 'Galaxy' / Galaxy Magnolia | B&B | 6cm | 1.5m std. | 5 |
| Nyssa sylvatica 'Tupelo Tower' / Sour Gum | B&B | 6cm cal | 1.2m std. | 36 |

| | | |
|---|---|---|
| 8,9 LD-01 | | |
| 6 LD-02 | CLASSIC CALIFORNIA PAVER<br>Pattern: Herringbone<br>Size: 225 x 112.5 x 60 mm<br>Colour: Natural, Red<br>Manufacturer: Abbotsford Concrete | |
| 7 | RIVER ROCK SURFACE | |
| 3,4,5 LD-01 | SHRUB PLANTING | |
| | LAWN | |
| 4 LD-02 | 1.8m PRIVACY FENCE | |

| | | |
|---|---|---|
| HB | HOSE BIB | |
| | ROOT BARRIER | |

Note:

KEY MAP (1:4000)




| | | | |
|---|---|---|---|
| 9 | PC | Re-issued for DP | May 14, 2021 |
| 8 | PC | Re-issued for DP | April 30, 2021 |
| 7 | PC | Re-issued for DP | Feb 1, 2021 |
| 6 | PC | Re-issued for DP | Dec 22, 2020 |
| 5 | PC | Re-issued for DP | Nov 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
| 3 | PC | Issued for Review | Aug 27, 2020 |
| 2 | RC | Issued for Review | Aug 06, 2020 |
| 1 | RC | Issued for Review | July 17, 2020 |
| No. | By | Description | Date |

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197 Street & 76 Avenue Infinity

Location:
7547 / 7541 / 7575 / 7517 197 Street
Township of Langley. BC

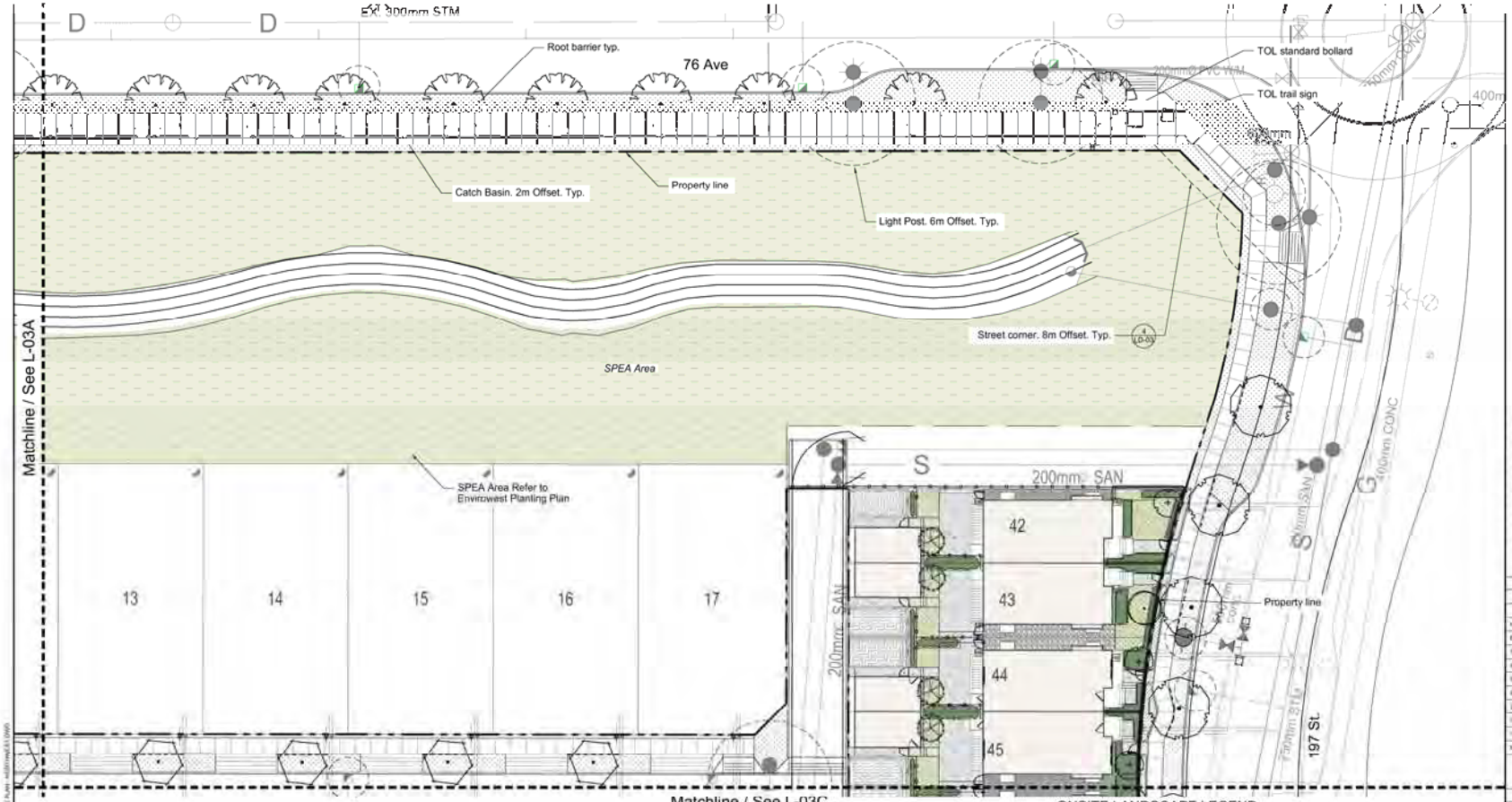
T.O.L. Project #: 08-22-0086

| | |
|---|---|
| PC | |
| Checked: PC | |
| Approved: MVDZ | Original Sheet Size: 24"x36" |
| Scale: | CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT |

Drawing Title: LANDSCAPE PLAN - NORTHWEST

Project #: DP2020-31

Sheet #: L-03A




ONSITE LANDSCAPE LEGEND

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 6 LD-02 | CLASSIC CALIFORNIA PAVER Pattern: Herringbone Size: 225 x 112.5 x 60 mm Colour: Natural, Red Manufacturer: Abbotsford Concrete |
| | 7 LD-01 | RIVER ROCK SURFACE |
| | 3,4,5 LD-01 | SHRUB PLANTING |
| | | LAWN |
| | | 1.8m PRIVACY FENCE |
| | 2 LD-02 | RETAINING WALL - Allan Block Wall |
| HB | | HOSE BIB |

PLANT SCHEDULE ONSITE

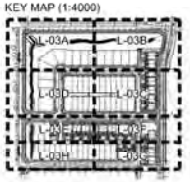
| | | | | | | |
|---|---|---|---|---|---|---|
| + | Acer Palmatum "Lions Head" / Japanese Maple | B&B | | 2.5m ht | 41 |
| | Magnolia x 'Galaxy' / Galaxy Magnolia | B&B | 6cm | 1.5m std. | 5 |
| | Nyssa sylvatica 'Tupelo Tower' / Sour Gum | B&B | 6cm cal | 1.2m std. | 36 |
| | Pinus strobus 'Fastigiata' / Pyramidal White Pine | B&B | | 3m ht | 23 |

VDZ+A

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
102-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC

KEY MAP (1:4000)




REVISIONS TABLE FOR DRAWINGS

| No. | By: | Description | Date |
|---|---|---|---|
| 9 | PC | Re-Issued for DP | May 14, 2021 |
| 8 | PC | Re-Issued for DP | April 01, 2021 |
| 7 | PC | Re-Issued for DP | Feb 1, 2021 |
| 6 | PC | Re-Issued for DP | Nov 09, 2020 |
| 5 | PC | Re-Issued for DP | May 19, 2020 |
| 4 | PC | Issued for Development Permit | May 08, 2020 |
| 3 | PC | Issued for Review | Aug 27, 2020 |
| 2 | PC | Issued for Review | Aug 06, 2020 |
| 1 | PC | Issued for Review | July 15, 2020 |

197 Street & 76 Avenue Infinity

Location:
7547 / 7541 / 7575 / 7517 197 Street
Township of Langley. BC

T.O.L. Project #: 08-22-0086

PC

Checked:
PC

Approved:

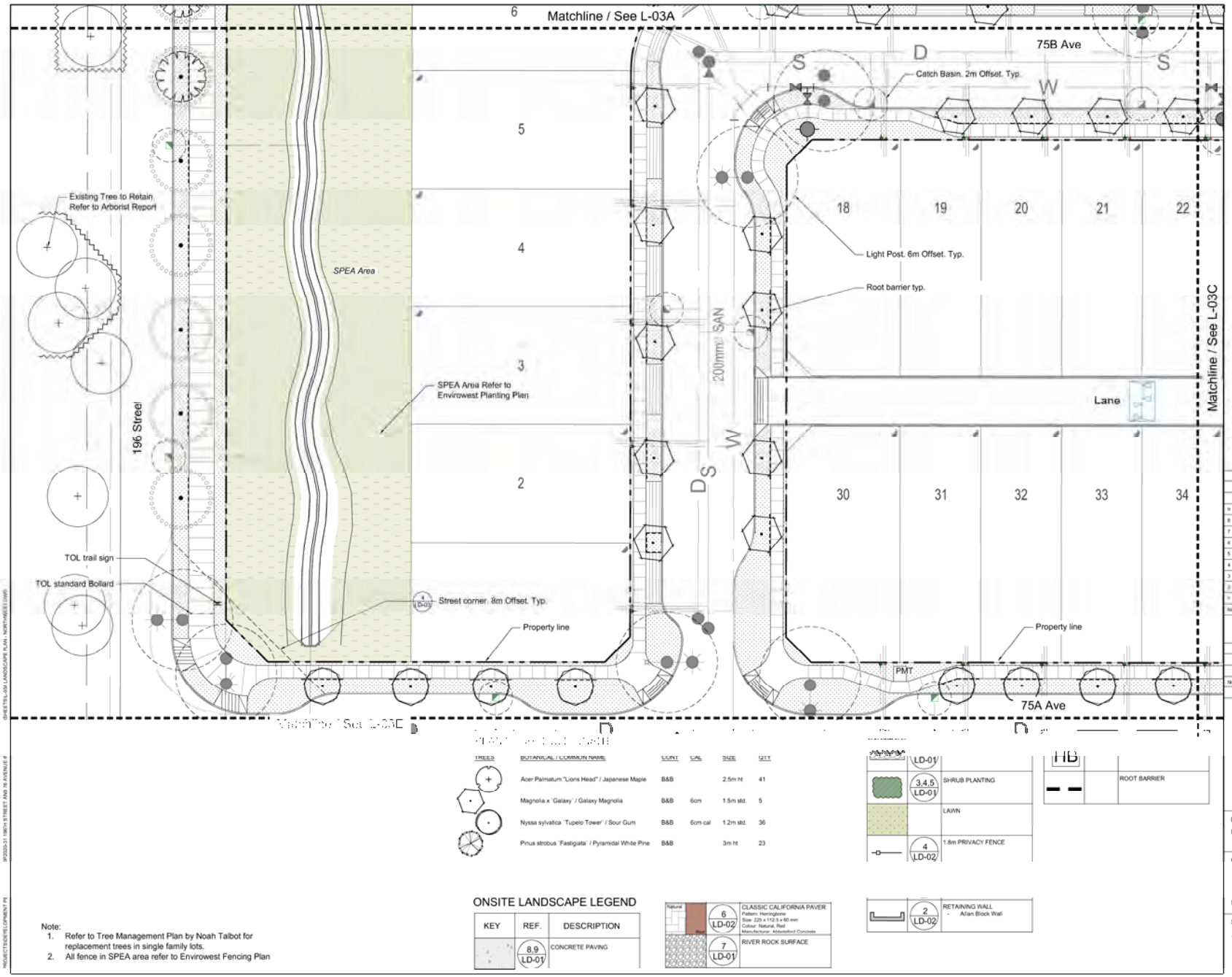
Original Sheet Size:

Drawing Title:
LANDSCAPE PLAN - NORTHEAST

V #: DP2020-31

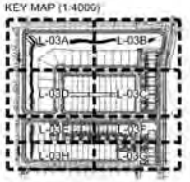
L-03B


Matchline / See L-03B
75B Ave.
200mm SAN
Roof barrier typ.
PMT
Catch Basin. 2m Offset. Typ.
Light Post. 8m Offset. Typ.
23
24
25
26
27
28
29
Matchline / See L-03D
35
36
37
38
39
40
41
Light Post. 8m Offset. Typ.
Property line
PMT
75A Ave.
200mm SAN
Matchline / See L-03F
46
47
48
49
50
51
52
53
54
55
197 St.
Property line
Street corner. 8m Offset. Typ.
Entrance feature
ONSITE LANDSCAPE LEGEND
KEY
REF.
DESCRIPTION
CONCRETE PAVING
CLASSIC CALIFORNIA PAVER
RIVER ROCK SURFACE
SHRUB PLANTING
LAWN
1.8m PRIVACY FENCE
1.8m PRIVACY FENCE
RETAINING WALL
HOSE BIB
ROOT BARRIER
KEY MAP (1:4000)
L-03A
L-03B
L-03D
L-03C
L-03H
REVISIONS TABLE FOR DRAWINGS
REVISIONS TABLE FOR SHEET
Project:
197 Street & 76 Avenue Infinity
Location:
7547 / 7541 / 7575 / 7517 197 Street
Township of Langley, BC
NORTH
Drawing Title:
LANDSCAPE PLAN - NORTHEAST-CENTER
DP2020-31
L-03C
F.3




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KEY MAP (1:4000)




| No. | By: | Description | Date |
|---|---|---|---|
| 9 | PC | Re-issued for DP | May 14, 2021 |
| 8 | PC | Re-issued for DP | April 30, 2021 |
| 7 | PC | Re-issued for DP | Feb 1, 2021 |
| 6 | PC | Re-issued for DP | Dec 22, 2020 |
| 5 | PC | Re-issued for DP | Nov 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
| 3 | PC | Issued for Review | Aug 27, 2020 |
| 2 | RC | Issued for Review | Aug 04, 2020 |
| 1 | RC | Issued for Review | July 15, 2020 |

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| No. | By: | Description | Date |
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REVISIONS TABLE FOR SHEET

Project:

7547 / 7541 / 7575 / 7517 197 Street
Township of Langley. BC

T.O.L. Project #: 08-22-0086

Drawn: PC

Stamp:

Checked: MVDZ

Scale: 1:200

24"x36"

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Drawing Title: LANDSCAPE PLAN - NORTHWEST-CENTER

VDZ Project #: DP2020-31

Drawing #: L-03D

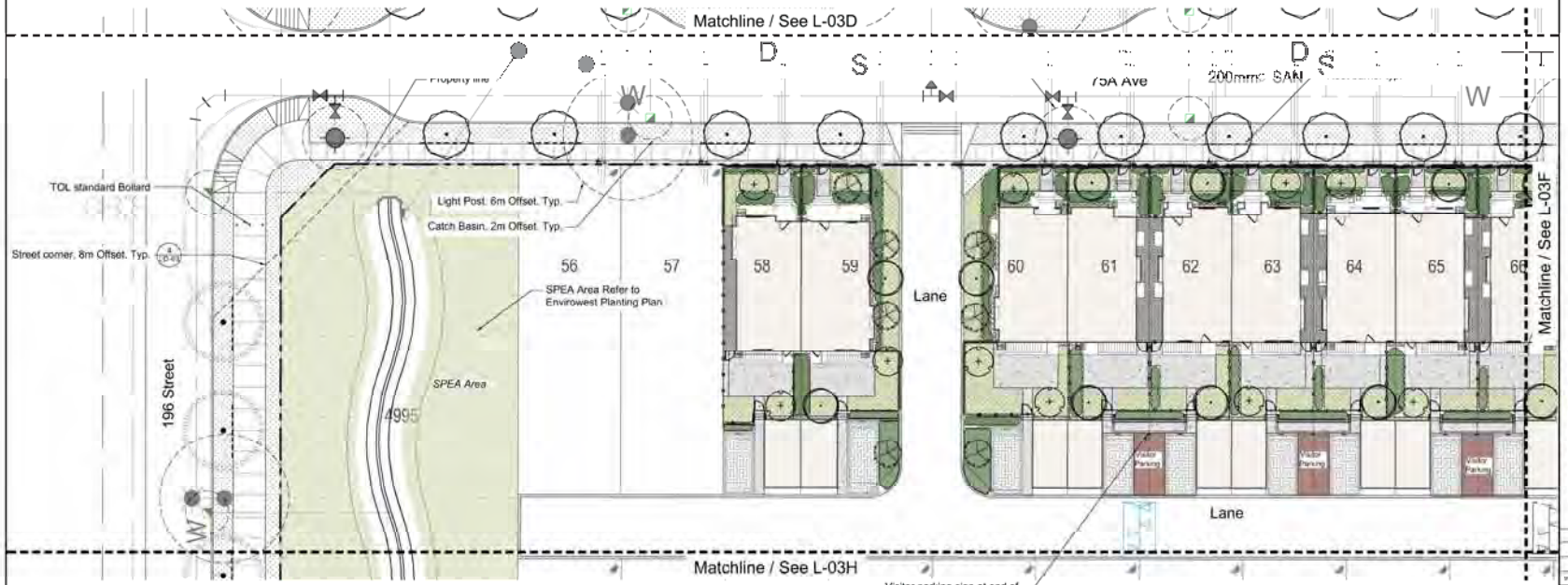
| TREES | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|
| | Acer Palmatum "Lions Head" / Japanese Maple | B&B | | 2.5m ht | 41 |
| | Magnolia x 'Galaxy' / Galaxy Magnolia | B&B | 6cm | 1.5m std. | 5 |
| | Nyssa sylvatica 'Tupelo Tower' / Sour Gum | B&B | 6cm cal | 1.2m std. | 36 |
| | Pinus strobus 'Fastigiata' / Pyramidal White Pine | B&B | | 3m ht | 23 |

| | | |
|---|---|---|
| LD-01 | | |
| 3,4,5 LD-01 | | SHRUB PLANTING |
| | | LAWN |
| 4 LD-02 | | 1.8m PRIVACY FENCE |
| HB | | ROOT BARRIER |

ONSITE LANDSCAPE LEGEND

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 8,9 LD-01 | CONCRETE PAVING |
| | 6 LD-02 | CLASSIC CALIFORNIA PAVER<br>Pattern: Herringbone<br>Size: 225 x 112.5 x 60 mm<br>Colour: Natural, Red<br>Manufacturer: Abbotsford Concrete |
| | 7 LD-01 | RIVER ROCK SURFACE |
| | 2 LD-02 | RETAINING WALL<br>- Allan Block Wall |

Note:
1. Refer to Tree Management Plan by Noah Talbot for replacement trees in single family lots.
2. All fence in SPEA area refer to Envirowest Fencing Plan




| TREES | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|
| | Acer Palmatum 'Lions Head" / Japanese Maple | B&B | | 2.5m ht | 41 |
| | Magnolia x 'Galaxy' / Galaxy Magnolia | B&B | 6cm | 1.5m std. | 5 |
| | Nyssa sylvatica 'Tupelo Tower' / Sour Gum | B&B | 6cm cal | 1.2m std. | 36 |

ONSITE LANDSCAPE LEGEND

| | | |
|---|---|---|
| Natural / Red | 6 LD-02 | CLASSIC CALIFORNIA PAVER<br>Pattern: Hemingbone<br>Size: 225 x 112.5 x 60 mm<br>Colour: Natural, Red<br>Manufacturer: Abbotsford Concrete |
| | 7 LD-01 | RIVER ROCK SURFACE |
| | 3,4,5 LD-01 | SHRUB PLANTING |
| | | LAWN |
| | 4 LD-02 | |

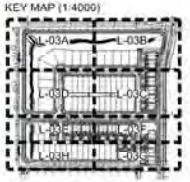
1:B

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
102-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC

KEY MAP (1:4000)




| No. | By: | Description | Date |
|---|---|---|---|
| 9 | PC | Re-Issued for DP | May 14, 2021 |
| 8 | PC | Re-Issued for DP | April 30, 2021 |
| 7 | PC | Re-Issued for DP | Feb 1, 2021 |
| 2 | PC | Issued for Review | Aug 04, 2020 |
| 1 | PC | Issued for Review | July 15, 2020 |

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Location:
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Township of Langley, BC

T.O.L. Project #: 09-22-0086

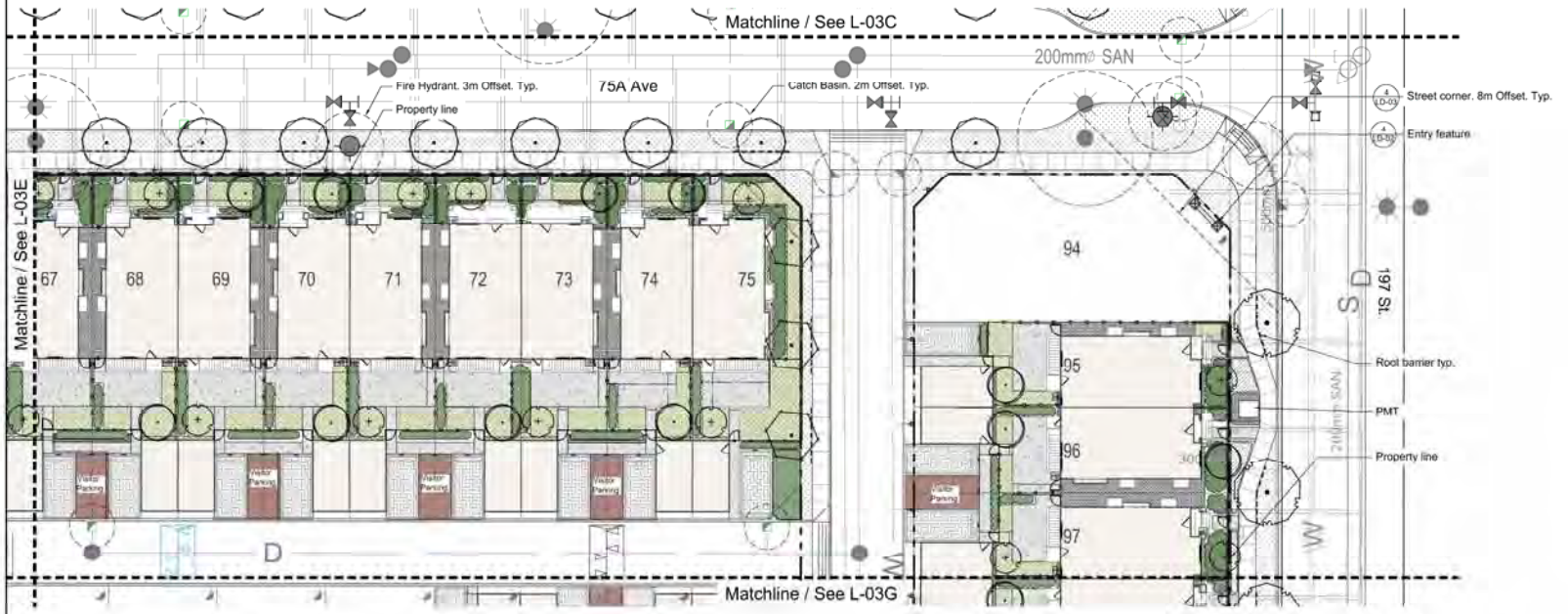
NORTH

Drawing Title:
LANDSCAPE PLAN - SOUTHWEST-CENTER

DP2020-31

L-03

F.3




## ONSITE LANDSCAPE LEGEND

| KEY | REF. | DESCRIPTION |
|---|---|---|
| | 8,9 LD-01 | CONCRETE PAVING |
| Natural Red | 6 LD-02 | CLASSIC CALIFORNIA PAVER<br>Pattern: Herringbone<br>Size: 225 x 112.5 x 60 mm<br>Colour: Natural, Red<br>Manufacturer: Abbotsford Concrete |
| | LD-01 | |
| | 3,4,5 LD-01 | SHRUB PLANTING |
| | | LAWN |
| | 4 | 1.8m PRIVACY FENCE |

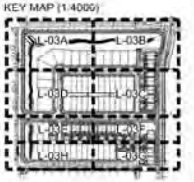
## PLANT SCHEDULE ONSITE

| TREES | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|
| | Acer Palmatum "Lions Head" / Japanese Maple | B&B | | 2.5m ht | 41 |
| | Magnolia x 'Galaxy' / Galaxy Magnolia | B&B | 6cm | 1.5m std. | 5 |
| | Nyssa sylvatica 'Tupelo Tower' / Sour Gum | B&B | 6cm cal | 1.2m std. | 36 |

HB

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KEY MAP (1:4000)




| No. | By: | Description | Date |
|---|---|---|---|
| 8 | MC | Re-Issued for DP | May 14, 2021 |
| 7 | MC | Re-Issued for DP | April 30, 2021 |
| 6 | MC | Re-Issued for DP | Feb 1, 2021 |
| 5 | MC | Re-Issued for DP | Dec 22, 2020 |
| 4 | MC | Re-Issued for DP | Nov 18, 2020 |
| 3 | MC | Issued for Review | Sep 18, 2020 |
| 2 | PC | Issued for Review | Aug 04, 2020 |
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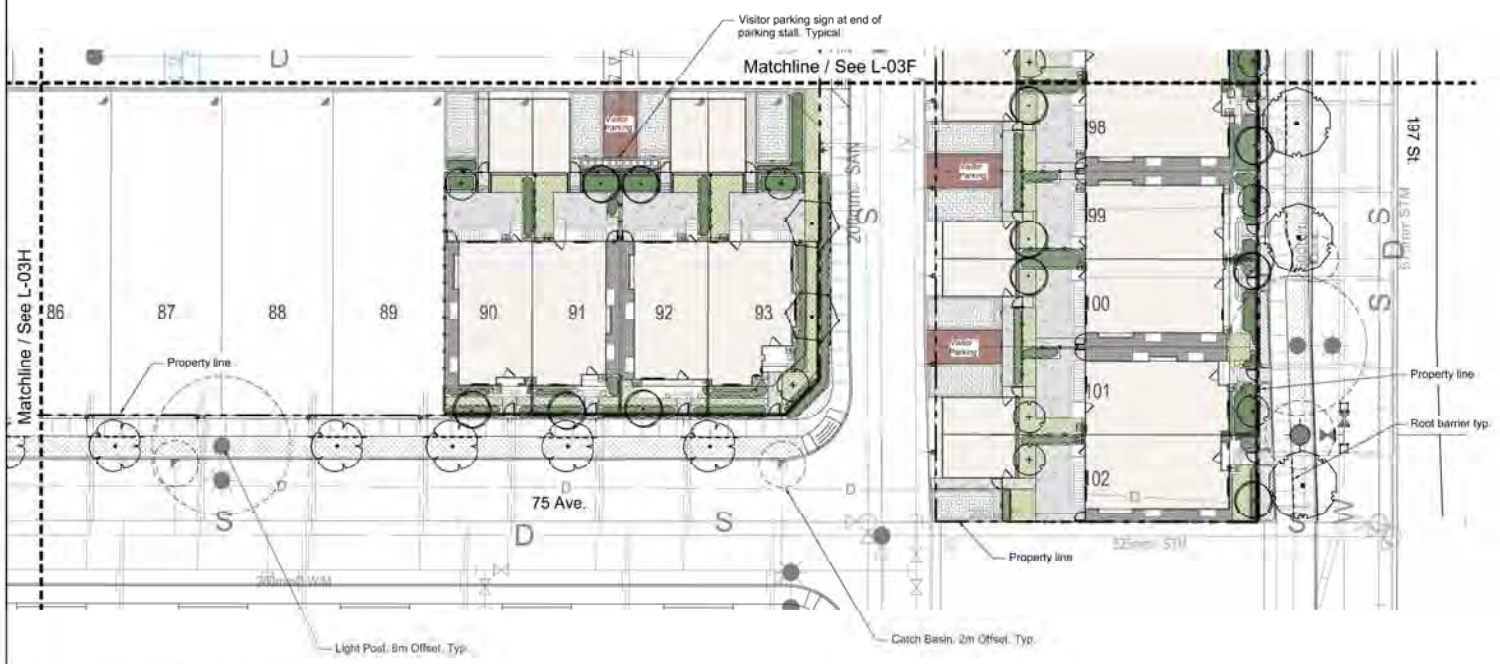
T.O.L. Project #: 08-22-0086

Drawing Title:
LANDSCAPE PLAN - SOUTHEAST-CENTER

#: DP2020-31

L-03F

NORTH




## ONSITE LANDSCAPE LEGEND

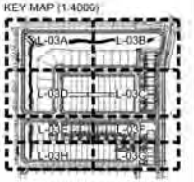
| | | |
|---|---|---|
| 8,9 LD-01 | CONCRETE PAVING | |
| 6 LD-02 | CLASSIC CALIFORNIA PAVER | Pattern: Herringbone<br>Size: 225 x 112.5 x 60 mm<br>Colour: Natural, Red<br>Manufacturer: Abbotsford Concrete |
| 7 | RIVER ROCK SURFACE | |
| LD-01 | | |
| 3,4,5 LD-01 | SHRUB PLANTING | |
| | LAWN | |
| 4 LD-02 | 1.8m PRIVACY FENCE | |

| | | | | | |
|---|---|---|---|---|---|
| | Acer Palmatum "Lions Head" / Japanese Maple | B&B | | 2.5m ht | 41 |
| | Magnolia x 'Galaxy' / Galaxy Magnolia | B&B | 6cm | 1.5m std. | 5 |
| | Nyssa sylvatica 'Tupelo Tower' / Sour Gum | B&B | 6cm cal | 1.2m std. | 36 |

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KEY MAP (1:4000)




| No. | By: | Description | Date |
|---|---|---|---|
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T.O.L. Project #: 08-22-0086

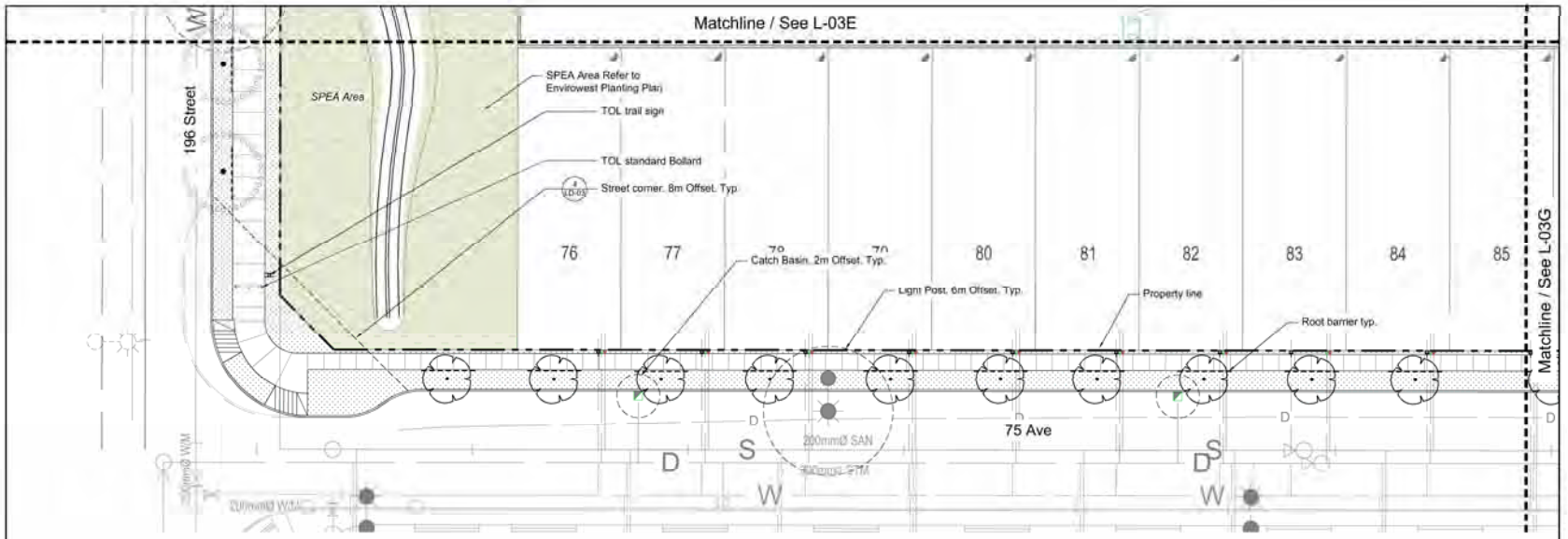
Drawing Title:
LANDSCAPE PLAN - SOUTHEAST

#: DP2020-31

NORTH

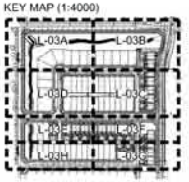
L-03

F.3




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KEY MAP (1:4000)




## PLANT SCHEDULE ONSITE

| | | | | | |
|---|---|---|---|---|---|
| | Magnolia x 'Galaxy' / Galaxy Magnolia | B&B | 6cm | 1.5m std. | 5 |
| | Nyssa sylvatica 'Tupelo Tower' / Sour Gum | B&B | 6cm cal | 1.2m std. | 36 |
| | Pinus strobus 'Fastigata' / Pyramidal White Pine | B&B | | 3m ht | 23 |

## ONSITE LANDSCAPE LEGEND

- 6 LD-02 — CLASSIC CALIFORNIA PAVER — Pattern: Herringbone; Size: 225 x 112.5 x 60 mm; Colour: Natural, Red; Manufacturer: Abbotsford Concrete
- 7 LD-01 — RIVER ROCK SURFACE
- 3,4,5 LD-01 — SHRUB PLANTING
- LAWN
- 5 LD-02 — RETAINING WALL

HB

| No. | By: | Description | Date |
|---|---|---|---|
| 5 | PC | Re-Issued for DP | Nov. 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
| 3 | PC | Issued for Review | Aug 27, 2020 |
| 2 | PC | Issued for Review | Aug 04, 2020 |
| 1 | PC | Issued for Review | July 15, 2020 |
| No. | By: | Description | Date |

REVISIONS TABLE FOR SHEET

Project:

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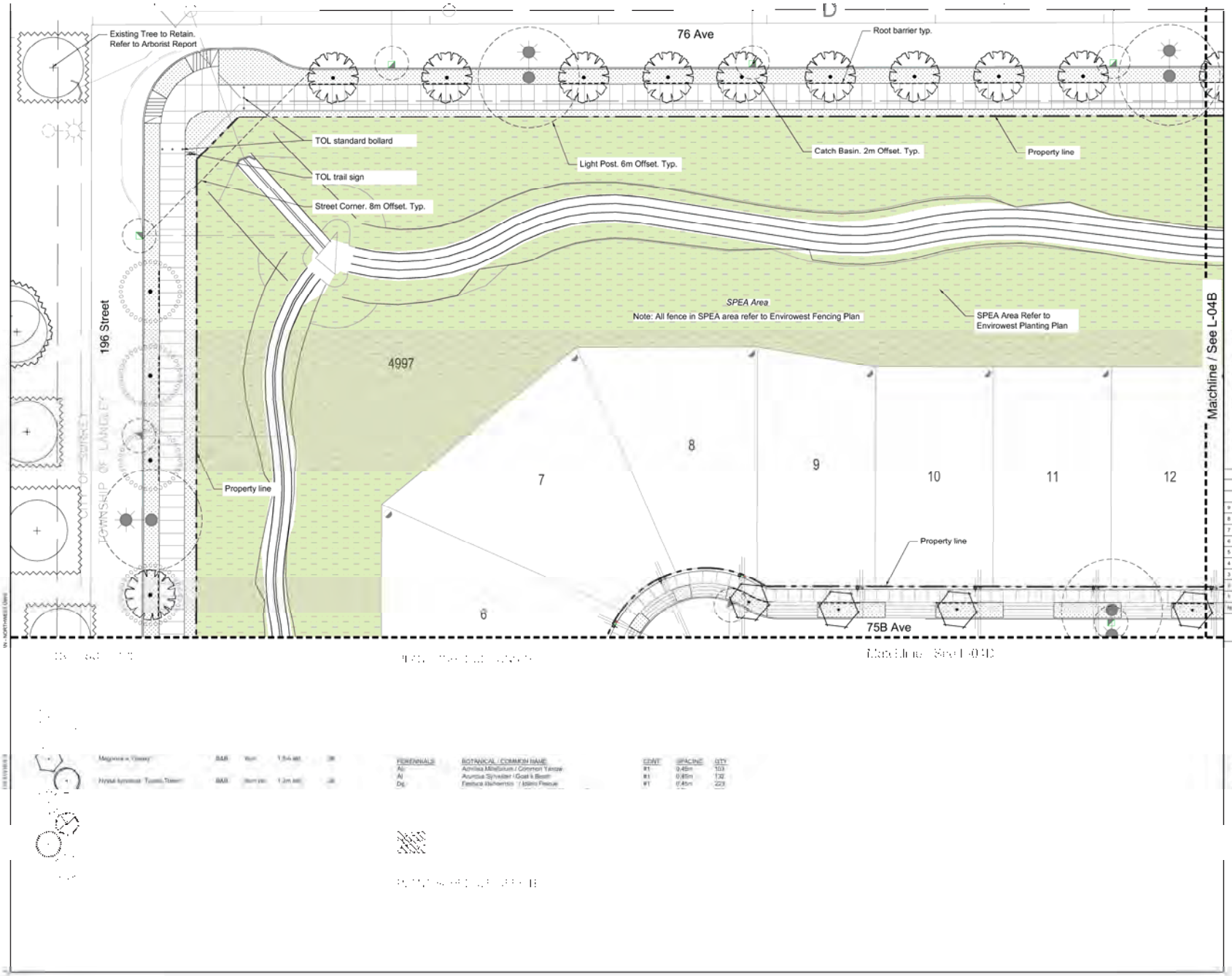
T.O.L. Project #: 08-22-0086

Title: LANDSCAPE PLAN - SOUTHWEST

DP2020-31

L-03H

F.3

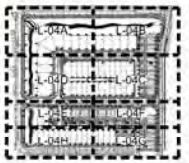



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KEY MAP (1:4000)




| No. | By | Description | Date |
|---|---|---|---|
| 9 | PC | Re-issued for DP | May 14, 2021 |
| 8 | PC | Re-issued for DP | April 30, 2021 |
| 7 | PC | Re-issued for DP | Feb 1, 2021 |
| 6 | PC | Re-issued for DP | Dec 22, 2020 |
| 5 | PC | Re-issued for DP | Nov 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
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| 1 | RC | Issued for Review | July 15, 2020 |

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Drawing Title: PLANTING PLAN - NORTHWEST

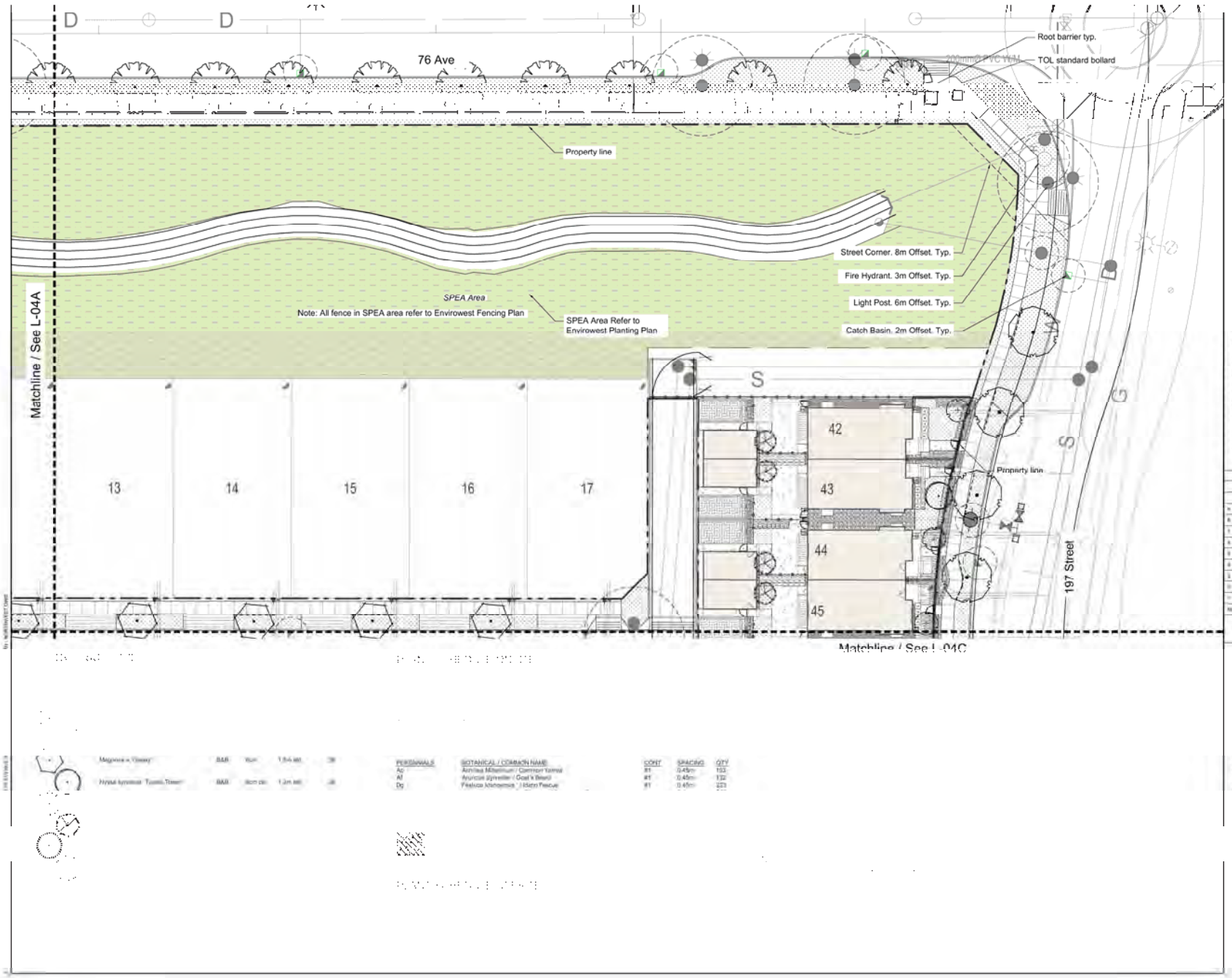
DP2020-31

L-04A

F.3

7547 / 7541 / 7575 / 7517 197 Street
Township of Langley, BC

T.O.L. Project #: 08-20-0086




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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

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KEY MAP (1:4000)

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7547 / 7541 / 7575 / 7517 197 Street
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T.O.L. Project #: 08-20-0086

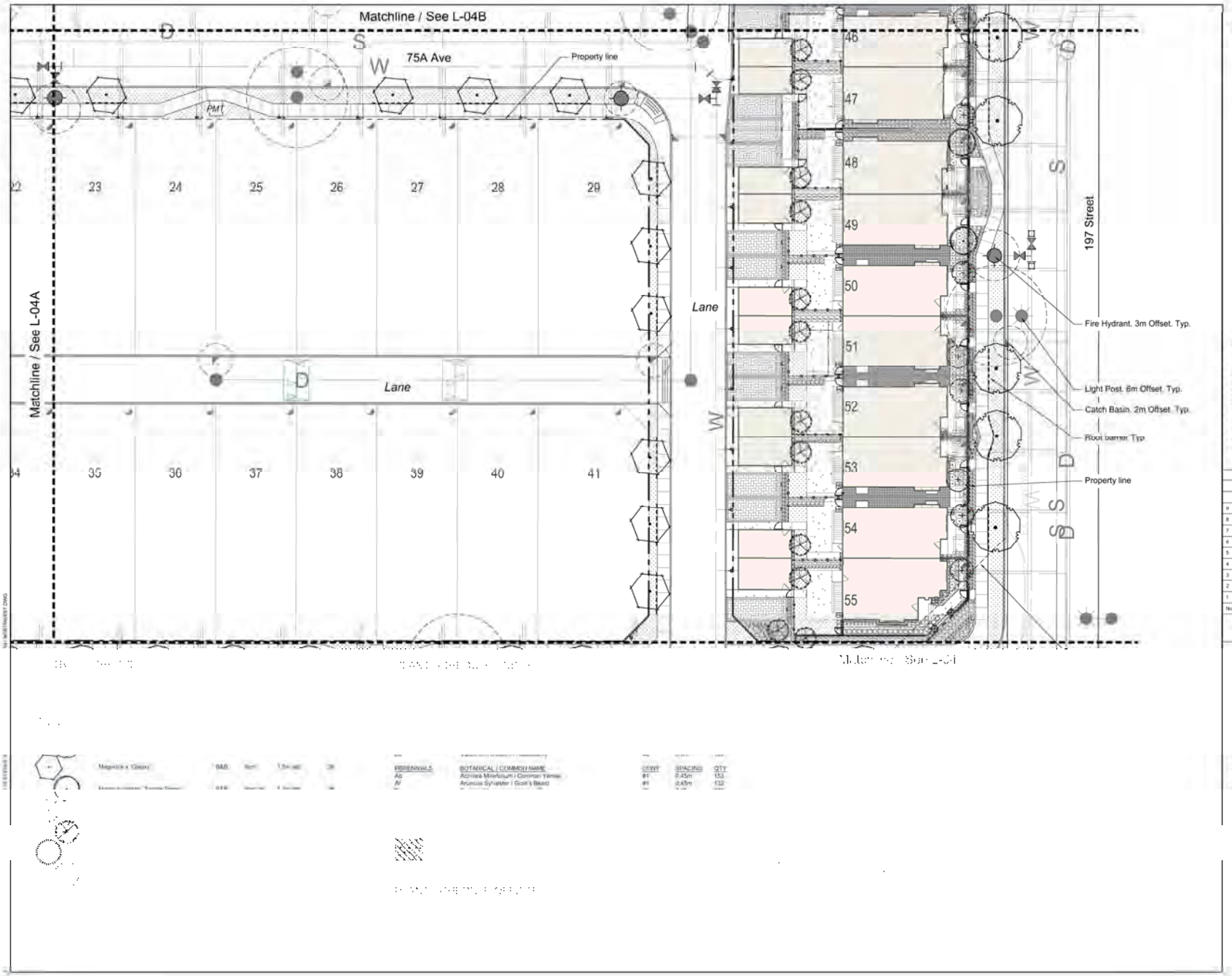
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DP2020-31

L-04B

F.3

F.3 - Page 65




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KEY MAP (1:4000)

| No. | By: | Description | Date |
|---|---|---|---|
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| 8 | PC | Re-issued for DP | April 30, 2021 |
| 7 | PC | Re-issued for DP | Feb 1, 2021 |
| 6 | PC | Re-issued for DP | Dec 22, 2020 |
| 5 | PC | Re-issued for DP | Nov 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
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| 2 | PC | Issued for Review | Aug 04, 2020 |
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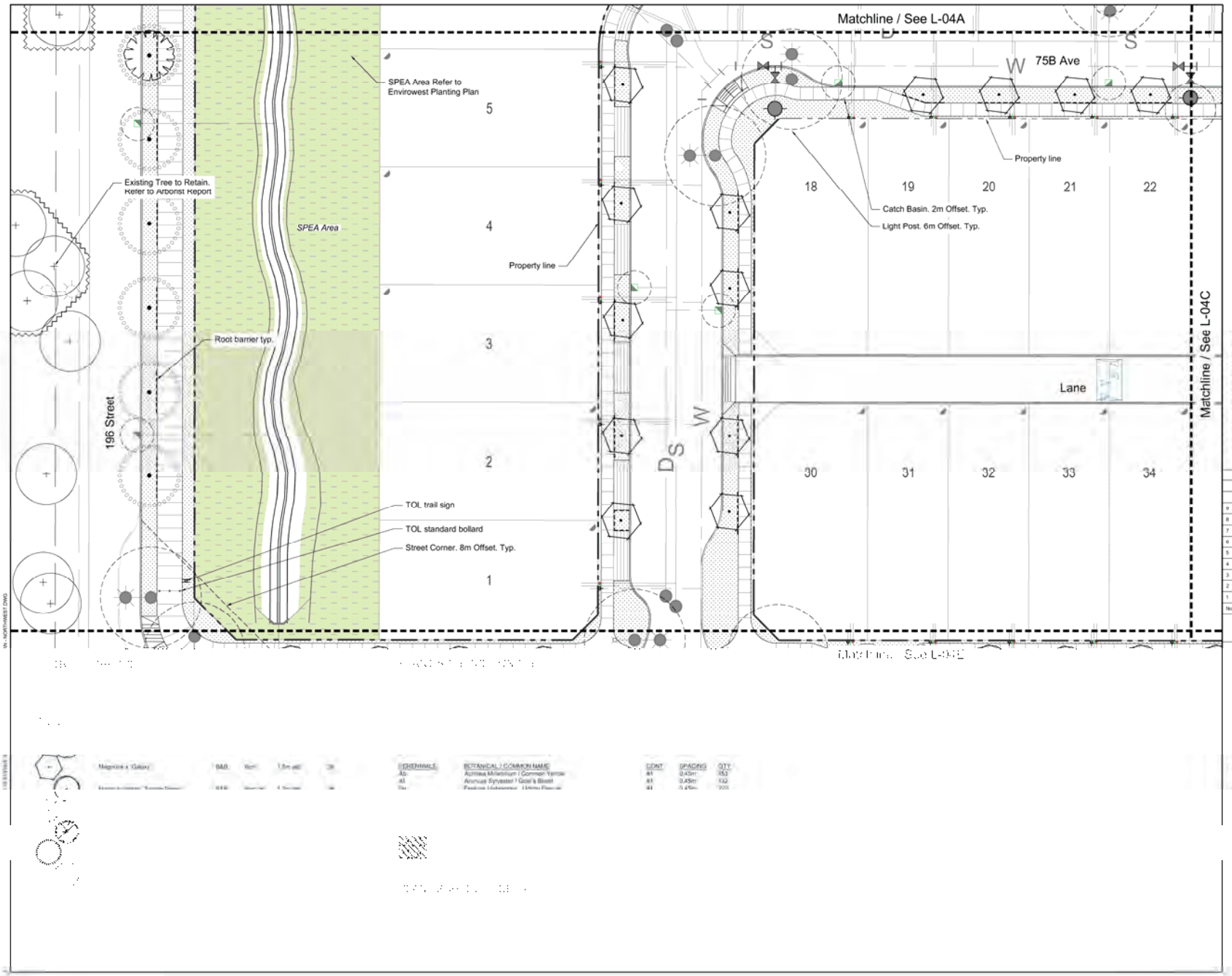
7547 / 7541 / 7575 / 7517 197 Street
Township of Langley, BC

Drawing Title:
PLANTING PLAN - NORTHEAST CENTRE

DP2020-31

L-04

F.3

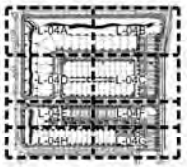



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KEY MAP (1:4000)




| No. | By: | Description | Date |
|---|---|---|---|
| 9 | PC | Re-issued for DP | May 14, 2021 |
| 8 | PC | Re-issued for DP | April 30, 2021 |
| 7 | PC | Re-issued for DP | Feb 1, 2021 |
| 6 | PC | Re-issued for DP | Dec 22, 2020 |
| 5 | PC | Re-issued for DP | Nov 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
| 3 | PC | Issued for Review | Aug 27, 2020 |
| 2 | PC | Issued for Review | Aug 04, 2020 |
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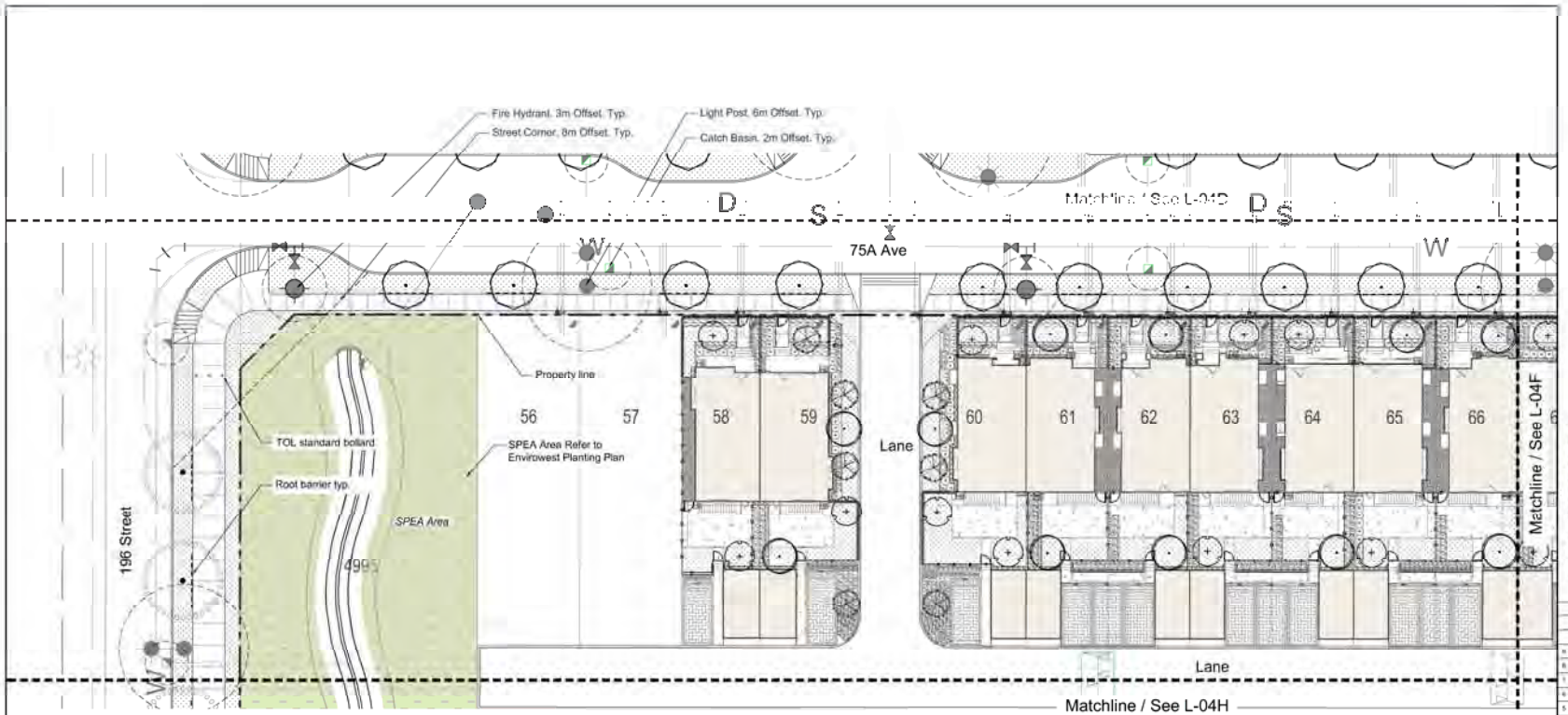
T.O.L. Project #: 08-22-0086

Drawing Title:
# PLANTING PLAN - NORTHWEST CENTRE

DP2020-31

L-04D

F.3




TREE SCHEDULE

| TREES | BOTANICAL NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|

PLANT SCHEDULE ONSITE

| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

KEY MAP (1:4000)

| No. | By | Description | Date |
|---|---|---|---|
| 8 | PC | Re-Issued for DP | May 14, 2021 |
| 7 | PC | Re-Issued for DP | April 30, 2021 |
| 6 | PC | Re-Issued for DP | Feb 1, 2021 |
| 5 | PC | Re-Issued for DP | Dec 08, 2020 |
| 4 | PC | Re-Issued for DP | Nov 18, 2020 |
| 3 | PC | Issued for Development Permit | Sep 04, 2020 |
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| 1 | PC | Issued for Review | Aug 06, 2020 |
| 0 | PC | Issued for Review | July 17, 2020 |

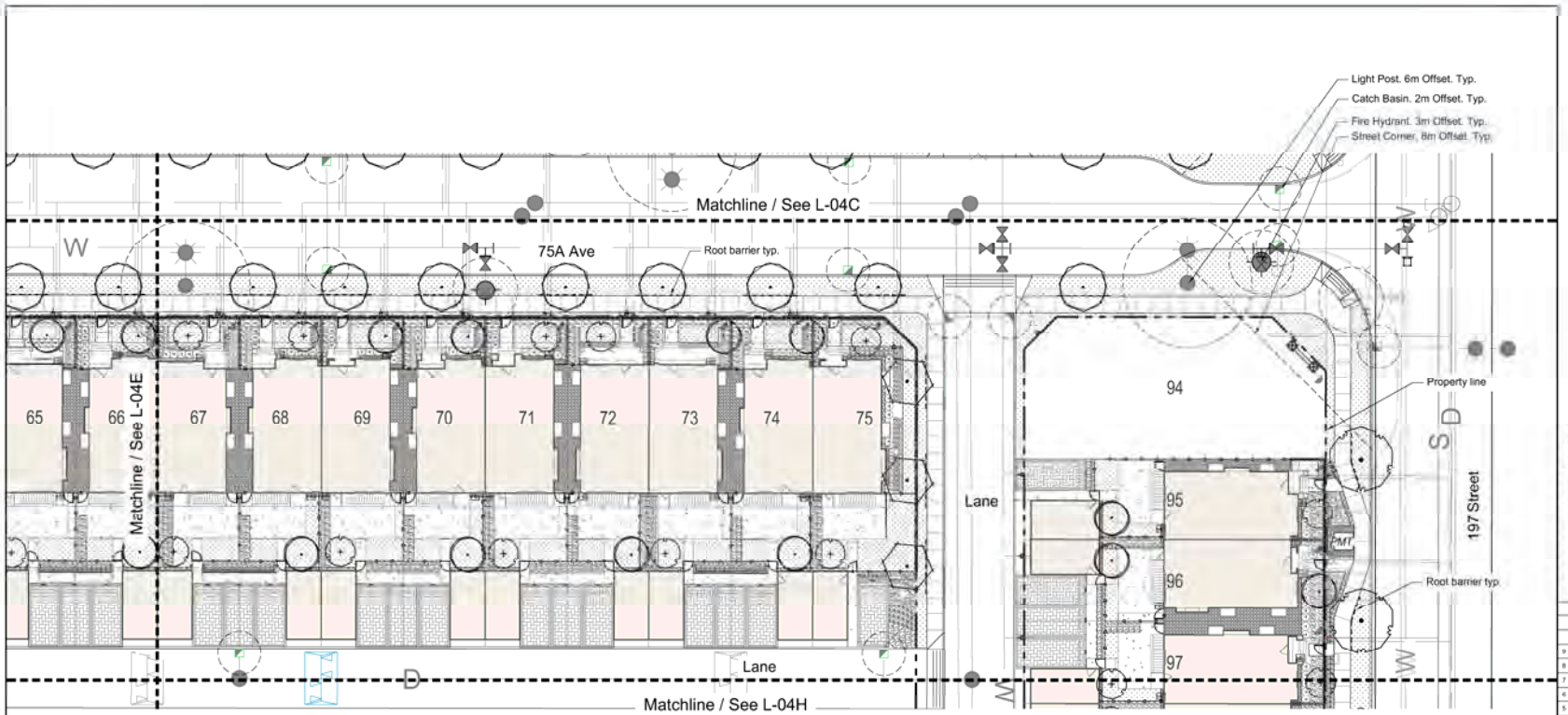
REVISIONS TABLE FOR DRAWINGS

Drawing Title: PLANTING PLAN - SOUTHWEST CENTRE

DP2020-31

L-04E

F.3




TREE SCHEDULE

| TREES | BOTANICAL NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|

PLANT SCHEDULE ONSITE

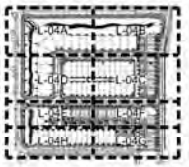
| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| AG | Azalea japonica 'Gumpos Pink' / Dwarf Pink Azalea | #2 | 0.8m | 481 |

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KEY MAP (1:4000)



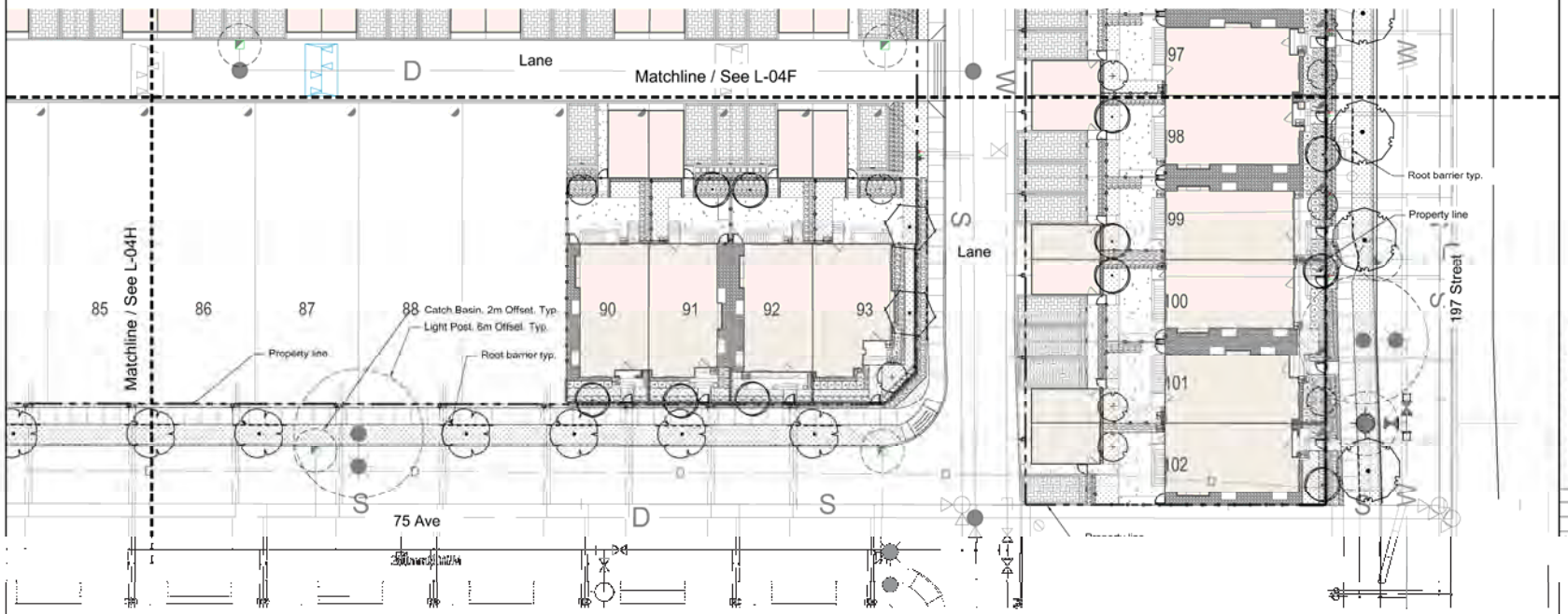

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| 7 | PC | Re-issued for DP | Feb 1, 2021 |
| 6 | PC | Re-issued for DP | Dec 22, 2020 |
| 5 | PC | Re-issued for DP | Nov 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
| 3 | PC | Issued for Review | Aug 27, 2020 |
| 2 | PC | Issued for Review | Aug 06, 2020 |
| 1 | PC | Issued for Review | July 17, 2020 |

REVISIONS TABLE FOR DRAWINGS

Drawing Title:
PLANTING PLAN - NORTHEAST CENTRE

DP2020-31

L-04F




TREE SCHEDULE

| TREES | BOTANICAL NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|

PLANT SCHEDULE ONSITE

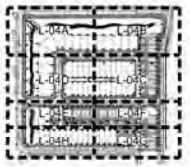
| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|
| As | Azalea japonica 'Compal Pink' / Dwarf Pink Azalea | #2 | 0.8m | 491 |

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KEY MAP (1:4000)




REVISIONS TABLE FOR DRAWINGS

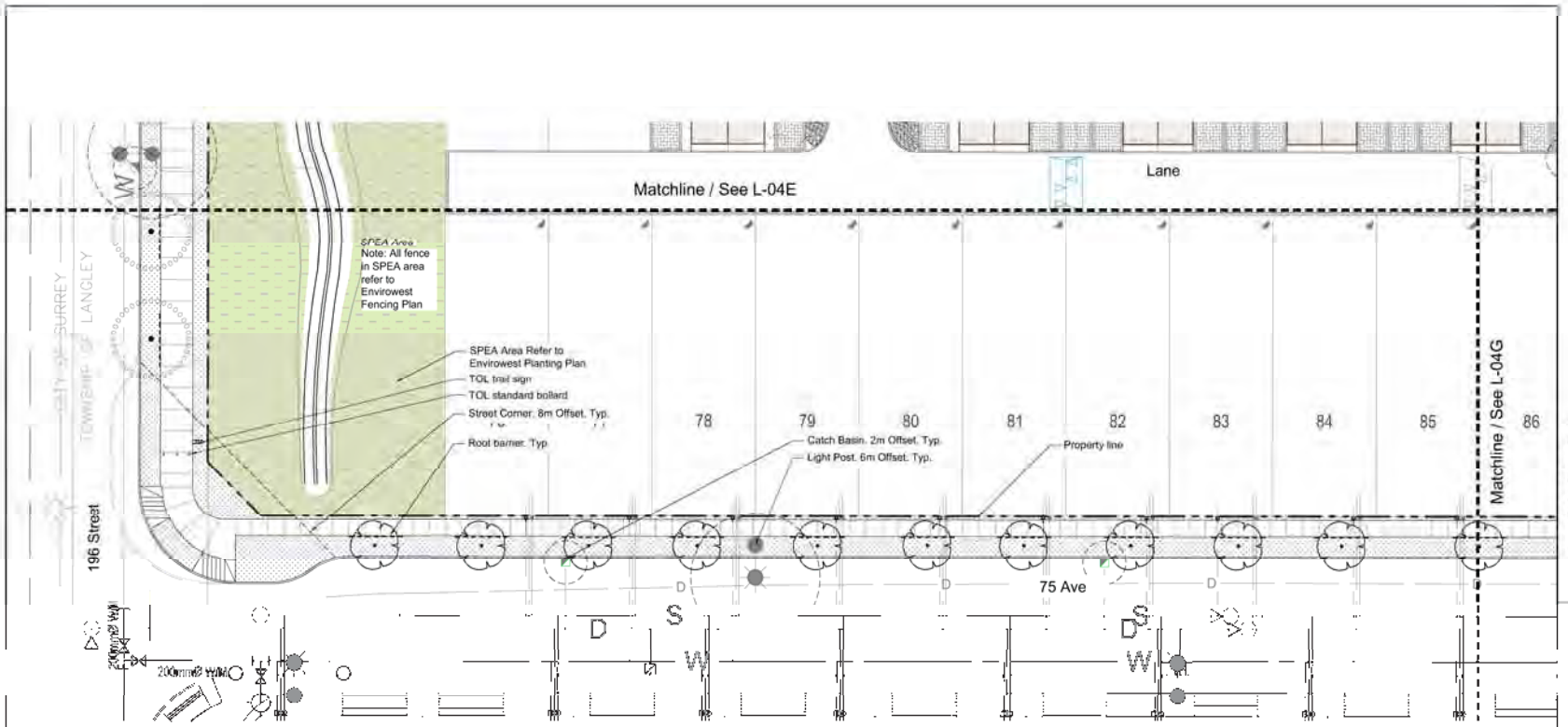
| No. | By: | Description | Date |
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| 3 | RC | Issued for Review | Aug 28, 2020 |
| 2 | RC | Issued for Review | July 14, 2020 |
| 1 | By: | Description | Date |

Drawing Title:
PLANTING PLAN - SOUTHEAST

DP2020-31

L-04G

F.3




TREE SCHEDULE

| TREE | BOTANICAL NAME | CONT | CAL | SIZE | QTY |
|---|---|---|---|---|---|

PLANT SCHEDULE ONSITE

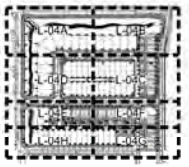
| SHRUBS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY |
|---|---|---|---|---|

VDZ+A

LANDSCAPE ARCHITECTURE · CIVIL ENGINEERING · URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO

KEY MAP (1:4000)



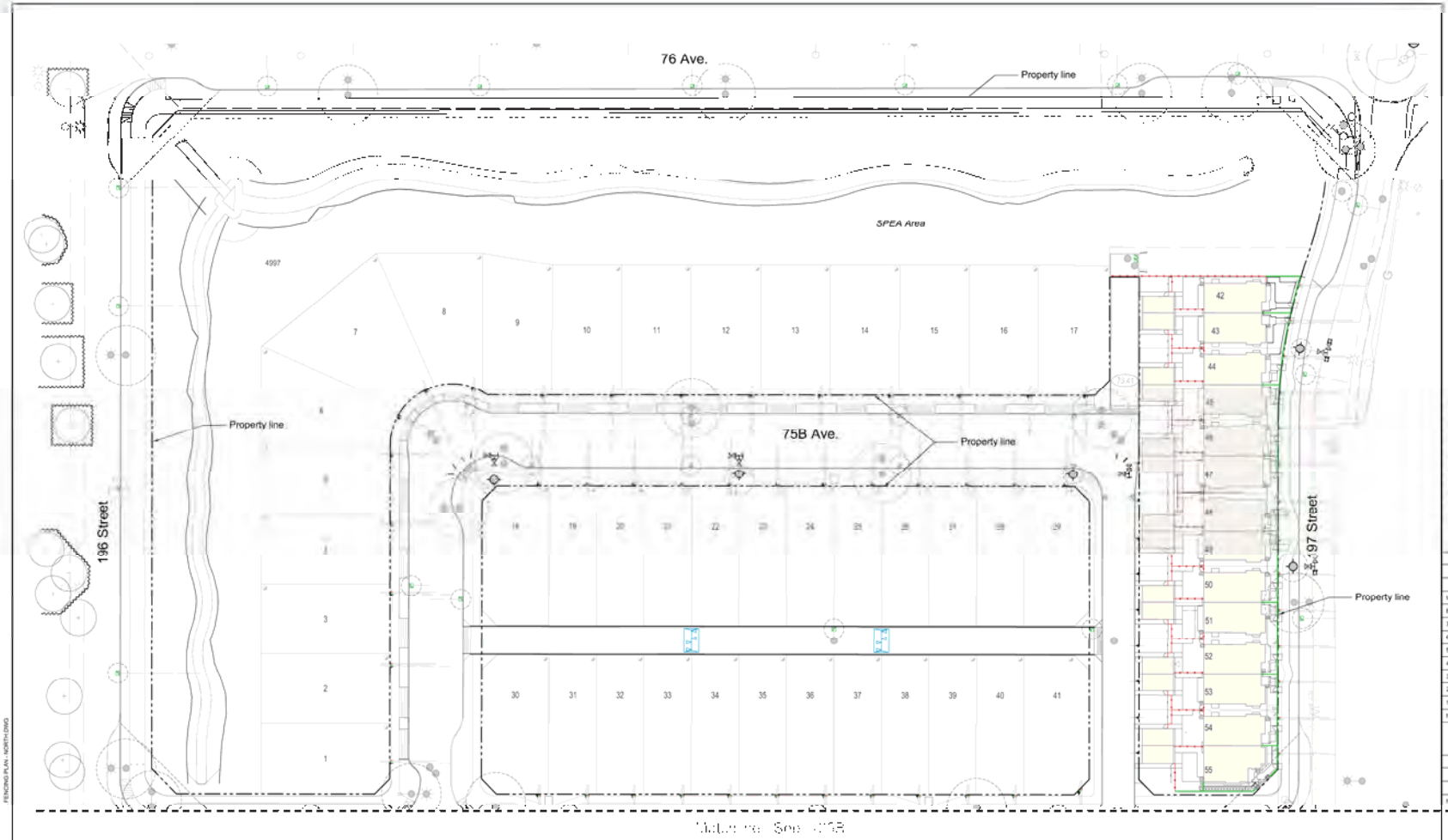

REVISIONS TABLE FOR DRAWINGS

Drawing Title: PLANTING PLAN - SOUTHWEST

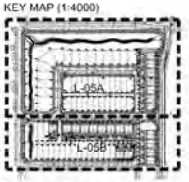
DP2020-31

L-04H

F.3




KEY MAP (1:4000)




| No. | By: | Description | Date |
|---|---|---|---|
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| 8 | PC | Re-issued for DP | April 30, 2021 |
| 7 | PC | Re-issued for DP | Feb 1, 2021 |
| 6 | PC | Re-issued for DP | Dec 22, 2020 |
| 5 | PC | Re-issued for DP | Nov 18, 2020 |
| 4 | PC | Issued for Development Permit | Sep 04, 2020 |
| 3 | PC | Issued for Review | Aug 27, 2020 |
| 2 | PC | Issued for Review | Aug 04, 2020 |
| 1 | PC | Issued for Review | July 15, 2020 |
| No. | By: | Description | Date |

REVISIONS TABLE FOR DRAWINGS

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| No. | By: | Description | Date |
|---|---|---|---|

OFFSITE LANDSCAPE LEGEND

LD-03

ONSITE LANDSCAPE LEGEND

LD-02

5 LD-02 1.2m PICKET FENCE

6 LD-02 PRIVACY FENCE ON WALL maximum combined height of

Permit stage.

7547 / 7541 / 7575 / 7517 197 Street
Township of Langley, BC

PC

Checked:
PC

Approved:

Original Sheet Size:

VDZ+A

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | 102-9181 Church St | Fort Langley, BC

MOUNT PLEASANT STUDIO | 102-355 Kingsway | Vancouver, BC

Drawing Title:
FENCING PLAN - NORTH

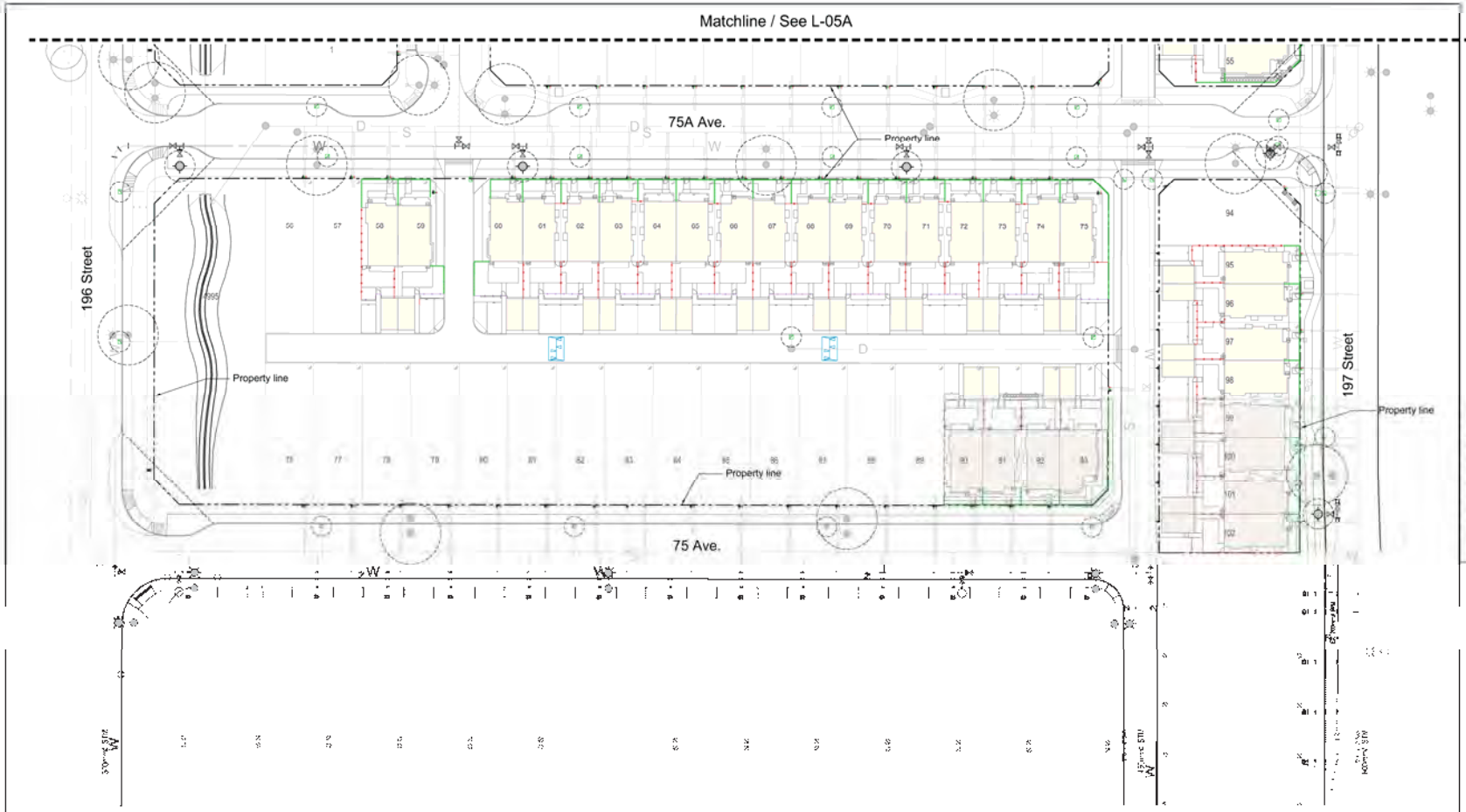
DP2020-31

L-03

F.3

FENCING PLAN - NORTH.DWG

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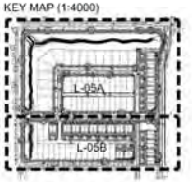



VDZ+A

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
102-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

KEY MAP (1:4000)




OFFSITE LANDSCAPE LEGEND

LD-03

ONSITE LANDSCAPE LEGEND

LD-02

5 LD-02 1.2m PICKET FENCE

6 LD-02 PRIVACY FENCE ON WALL maximum combined height of

Permit stage.

7547 / 7541 / 7575 / 7517 197 Street
Township of Langley, BC

PC

Checked:
PC

Approved:

Original Sheet Size:

DP2020-31

FENCING PLAN - SOUTH

L-05B

F.3

4586
04/02/08

### 4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

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

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

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

Development permit guidelines are as follows:

#### 4.1.2.1 GENERAL

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

#### 4.1.2.2 SINGLE FAMILY DEVELOPMENT

*General*

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

*Architectural Details*

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

*Parking and Traffic/Pedestrian Circulation*

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

*Landscaping*

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

*Building Form*

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

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#### 4.1.2.3 MULTIPLE UNIT DEVELOPMENT

*General*

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

*Site Design*

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

5101
28/09/15

*Building Form*

5101
28/09/15

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

*Exterior Design and Finish*

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

*Landscaping*

5101
28/09/15

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

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

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





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





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



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



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

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28/09/15

*Parking Lot Landscaping*

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

*Parking and Traffic/Pedestrian Circulation*

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





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

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

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28/09/15

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

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### 4.1.2.4 TOWNHOUSES/ROWHOUSE

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

*Site Design*

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

*Landscaping*

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

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### 4.1.2.5 APARTMENTS

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

*Architectural Details*

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

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

*Landscaping*

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

*Parking and Traffic/Pedestrian Circulation*

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

Langley Schools

29 April 2019

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-22-0086 1 Infinity Properties/Latimer Joint Venture

CIVIC: 7517, 7541, 7547 & 7575 - 197 Street

LEGAL: Lots A & B; both of Plan LMP47824 and
Lots 2 & 3; both of Plan LMP36192 Except: Part Dedicated Road on Plan LMP47824; all of Section 22 Township 8 NWD

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** | 58 | 22 | 6 | 12 |
| **Semi-Detached** | 44 | 15 | 6 | 10 |

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

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

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Township of Langley

Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 – REGULAR MEETING | **REPORT:** | 21-58 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 5320-20-SWR21-01 |
| **SUBJECT:** | SANITARY SEWER LOCAL AREA SERVICE 19900 BLOCK OF 36A AVENUE | | |

**RECOMMENDATIONS:**

**That** Council consider the request of property owners and authorize staff to prepare and distribute the official petition to the benefitting properties in the 19900 block of 36A Avenue, as shown in Attachment A, to determine the level of support to proceed with a Local Area Service for provision of municipal sanitary sewerage in accordance with applicable regulations, policies, and procedures;

**That** subject to determination of sufficiency of the petition process, staff be authorized to set the interest rate for the 36A Avenue 19900 block Sanitary Sewer Local Area Service project at 3.27%, which is equivalent to the Municipal Finance Authority of British Columbia's 20 year Capital Financing Rate plus 0.25%; and further

**That** Council authorize funding the project from Local Area Service Reserves, as identified in the Financial Implications section of this report and authorize staff to proceed with the preparation of necessary bylaws subject to completion of a successful petition process.

**EXECUTIVE SUMMARY:**

The Township of Langley is in receipt of a request from property owners in the 19900 block of 36A Avenue requesting initiation of a Local Area Service (LAS) process for expansion of the municipal sanitary sewer system. If the official petition is successful, a bylaw outlining the costs will be prepared for Council's consideration of adoption prior to commencement of construction works.

There are twelve properties benefitting from the proposed LAS, including one (1) property owned by the Township. Nine (9) properties expressed preliminary support of the LAS, representing 75% of the properties within the benefitting area, which exceeds the required minimum 60% threshold for preliminary support prior to commencement of the official process pursuant to Township Policy. The Community Charter provides authorization for local governments to provide local area services for which all the costs may be recovered via local service taxation from benefitting properties.

The preliminary cost estimate of $227,300, which is based on a Class C estimate as no design or survey work has been completed, excludes service connections to the property line and any work on private property. The property owners will be charged their respective appropriate share of costs based on the actual project costs that will be finalized and determined as part of the competitive tender process should the petition be successful. For the official petition to be successful, it must be signed by the owners of at least 50% of the benefitting parcels representing at least 50% of the assessed value of the properties (Land and Improvements) within the defined benefitting area. Property owners will have the option to either pay their portion of the actual costs in one single payment or have it added to their property taxes over 20 years.

**PURPOSE:**

To seek Council's authorization to prepare and distribute a sanitary sewer LAS petition.

**BACKGROUND/HISTORY:**

The Township of Langley is in receipt of a request from property owners in the 19900 block of 36A Avenue submitted by Mrs. Laurie Vnuk, requesting initiation of a Local Area Service (LAS) for the expansion of the municipal sanitary sewer system.

There are twelve properties benefitting from the proposed LAS including one (1) TOL owned property. The TOL owned property is 19899 36 Avenue and is leased to the Brookswood Senior Centre. Nine (9) properties expressed preliminary support of the LAS, representing 75% of the properties within the benefitting area, which exceeds the required minimum 60% threshold for preliminary support pursuant to Township Policy.

As part of the preliminary petition, all benefitting property owners received a letter related to process, scope of work, cost estimate, and funding utilization such that the benefitting property owners may make an informed decision.

**DISCUSSION/ANALYSIS:**

Policy 05-007 Local Area Services and Business Improvement Area Services (the Policy) defines conditions where the Township may undertake certain works as a local area service by petition from property owners or on the initiative of Council.

To ensure the benefitting properties can be serviced by gravity to 200 Street pursuant to Township bylaws and sound engineering principles, the proposed length of the sewer along 36A Avenue is limited based on the existing elevation of the trunk sewer on 200 Street and elevations of the property and homes

Pursuant to the Policy, benefitting property owners shall be 100% liable for the costs of installation for the sanitary sewer works. The preliminary cost estimate to complete this project is $227,300 and excludes service connections to the property line and any work on private property.

| **Cost Estimate Breakdown** | |
|---|---|
| Sanitary Sewer | $161,000 |
| Engineering | $23,000 |
| Contingency (20%) | $32,000 |
| Administration Fee | $11,300 |
| **Total (Rounded)** | **$227,300** |

The preliminary cost estimate is based on a Class C estimate as no design or survey work has been completed. The property owners will be charged their appropriate share of costs based on the actual project costs that will be finalized and determined as part of the competitive tender process should the petition be successful. For the official petition to be successful, it must be signed by the owners of at least 50% of the benefitting parcels and these parcels must represent at least 50% of the assessed value of Land and Improvements. Property owners will have the option to either pay their portion of the actual costs in one single payment or have it added to their property taxes over 20 years, pursuant to applicable regulations.

Property owners will have the opportunity to have service connections installed at the time of mainline construction at their cost. The cost of such a connection is typically less than if the connection is installed after the mainline construction has been completed.

The table below provides additional information and estimated cost based on taxable frontage:

| Number of Parcels | Total Sanitary Sewer Length (m) | Total Taxable Frontage (m) | Cost per Meter of Taxable Frontage | Estimated Project Cost |
|---|---|---|---|---|
| 12 | 190 | 311.92 | $728.72 | $227,300 |

Attachment B contains the estimated commuted costs for the benefitting properties.

All benefitting properties will be forwarded a letter outlining these costs as part of the official petition mailing package. If the official petition is deemed successful in accordance with Sections 211 and 212 of the Community Charter and pursuant to Township Policy, a Local Area Service Bylaw outlining the costs will be prepared for consideration and adoption by Council. Pursuant to Section 5.9 of the LAS Policy, the Township will sign the official petition for the Township owned property if the official petition meets the required threshold.

**Financial Implications:**

The estimated cost of this project is $227,300 and will be recovered from benefitting property owners over 20 years. The Local Area Service Reserve has sufficient funds to complete this project therefore, funding for this local area service project is proposed to come from the Local Area Service Reserve.

It is Township policy that the fixed interest rate to be charged on a new local area service be established at the time an official petition is approved by Council for circulation. The current LAS rate would be 3.27%, which reflects the Municipal Finance Authority of British Columbia's 20 year Capital Financing Rate of 3.02% plus 0.25% as per Policy 05-007.

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

| **CONCURRENCES** | |
|---|---|
| **Division / Department** | **Name** |
| FINANCE DIVISION | S. Ruff |

ATTACHMENT A Map of Benefiting Properties

ATTACHMENT B Estimated Costs for Each Benefitting Property

# ATTACHMENT A

Local Area Service (LAS)
Key Plan
SWR21-01
19900 Blk
36A AVE

Township of Langley Est. 1873

Version Date: Wednesday, March 10, 2021

Disclaimer: The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

**Legend**

- Proposed Sanitary Manhole
- Proposed Sanitary Sewer Main
- Properties Benefiting from LAS (12)
- Township Owned Properties
- Existing Sanitary Manhole
- Existing Sanitary Connection
- Existing Sanitary Main

200 mm Dia. Sanitary Sewer 40 m

200 mm Dia. Sanitary Sewer 150 m

200 ST

36A AVE

37 AVE

36 AVE

20010 20011 20014 20029 20025 3584 3693 3681 3665 19979 19988 19985 19974 19975 3587 19976 19965 19962 19961 19964 19954 19953 19956 19952 19942 19941 19945 19940 19938 19929 19944 19928 19890 19915 19917 19903 19932 19916 19886 19897 19899 19904 19880 19887 19884 19887 19892 19876



Path: P:\Projects\Standard Maps\Engineering\LAS-LocalAreaService_Related\SWR21-19900_36Aave\SWR21-01_19900_36Aave.mxd

## Table 1: SWR21-01 36A Ave Sanitary Sewer LAS

| HOUSE # | STREET | Frontage (m) | Rearage (m) | Perimeter (m) | Preliminary Taxable Frontage (m) | Adjusted Taxable Frontage (m) Min. 15m / Max. 61m | Commuted | Notes |
|---|---|---|---|---|---|---|---|---|
| 19897 | 36A AVE | 24.90 | 24.90 | 128.86 | 23.87 | 23.87 | $17,396.26 | |
| 19899 | 36 AVE | 40.84 | 40.84 | 259.75 | 41.58 | 41.58 | $30,298.70 | TOL property |
| 19915 | 36A AVE | 24.90 | 24.90 | 128.85 | 23.87 | 23.87 | $17,396.15 | |
| 19929 | 36A AVE | 24.90 | 24.90 | 128.86 | 23.87 | 23.87 | $17,396.26 | |
| 19932 | 36A AVE | 27.23 | 27.23 | 121.51 | 25.14 | 25.14 | $18,316.49 | |
| 19941 | 36A AVE | 24.90 | 24.90 | 128.85 | 23.87 | 23.87 | $17,396.15 | |
| 19944 | 36A AVE | 27.23 | 27.23 | 121.52 | 25.14 | 25.14 | $18,318.26 | |
| 19953 | 36A AVE | 24.90 | 24.90 | 128.85 | 23.87 | 23.87 | $17,396.04 | |
| 19956 | 36A AVE | 27.23 | 27.23 | 121.51 | 25.14 | 25.14 | $18,316.49 | |
| 19962 | 36A AVE | 30.48 | 30.48 | 128.02 | 27.74 | 27.74 | $20,212.46 | |
| 19965 | 36A AVE | 24.90 | 24.90 | 128.85 | 23.87 | 23.87 | $17,396.04 | |
| 19974 | 36A AVE | 24.38 | 24.38 | 137.84 | 23.96 | 23.96 | $17,460.68 | |

| | |
|---|---|
| **Total TF (m)** | **311.92** |
| **Cost Estimate** | **$227,300** |
| **Est. $ per TF(m)** | **$728.72** |

TF = [(2F+R)/3)+((4F+TP)/10)]/2

Where:

TF = Taxable Frontage

F = Frontage

R = Rearage

TP = Total Perimeter

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 – REGULAR MEETING | **REPORT:** | 21-63 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-11-0094 |
| **SUBJECT:** | LAND USE CONTRACT DISCHARGE AND REZONING APPLICATION NO. 100651 (MUFFORD INDUSTRIAL PARK LTD. / 20626 MUFFORD CRESCENT) | | |

**PROPOSAL:**

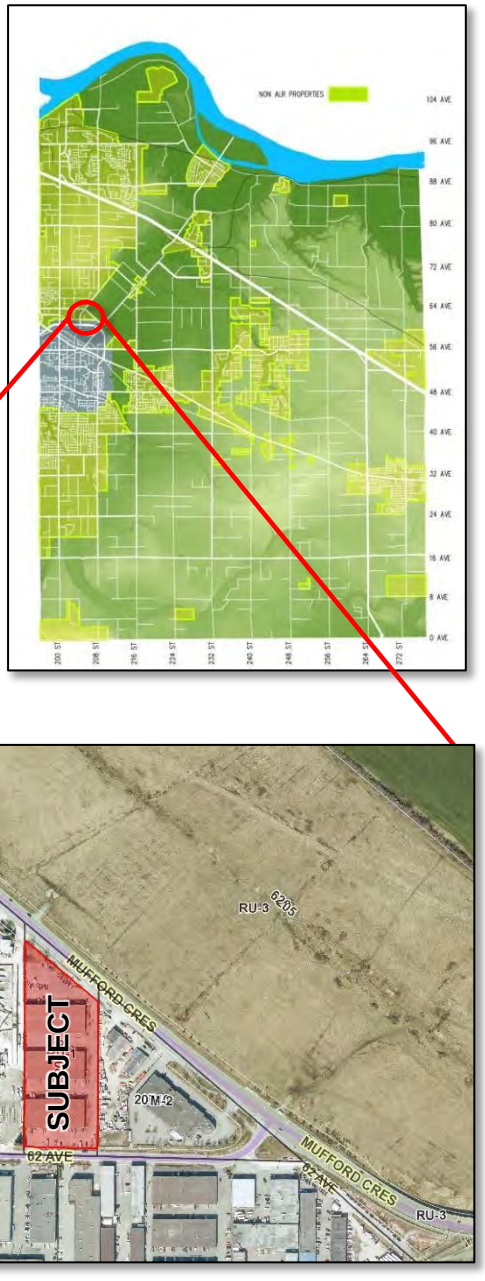
Application to discharge Land Use Contract No. 20 and rezone the subject site located at 20626 Mufford Crescent to General Industrial Zone M-2A.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685, subject to completion of four (4) development prerequisites, and that staff be authorized to schedule the required Public Hearing.

**RATIONALE:**

The proposed land use contract discharge and rezoning are consistent with the land use designation for the site and overall objectives of the Willowbrook Community Plan.



**RECOMMENDATIONS:**

**That** Council give first and second reading to Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684, discharging Land Use Contract No. 20 from the property located at 20626 Mufford Crescent;

**That** Council give first and second reading to the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685 and rezone the property to General Industrial Zone M-2A, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manger of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Dedication of 3.0 m to widen the south side of Mufford Crescent, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Dedication of 1.0 m to widen the north side of 62 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw; and
4. Amending the existing Sanitary Statutory Right of Way BH219149 to be an all purpose Statutory Right of Way; and further

**That** Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.

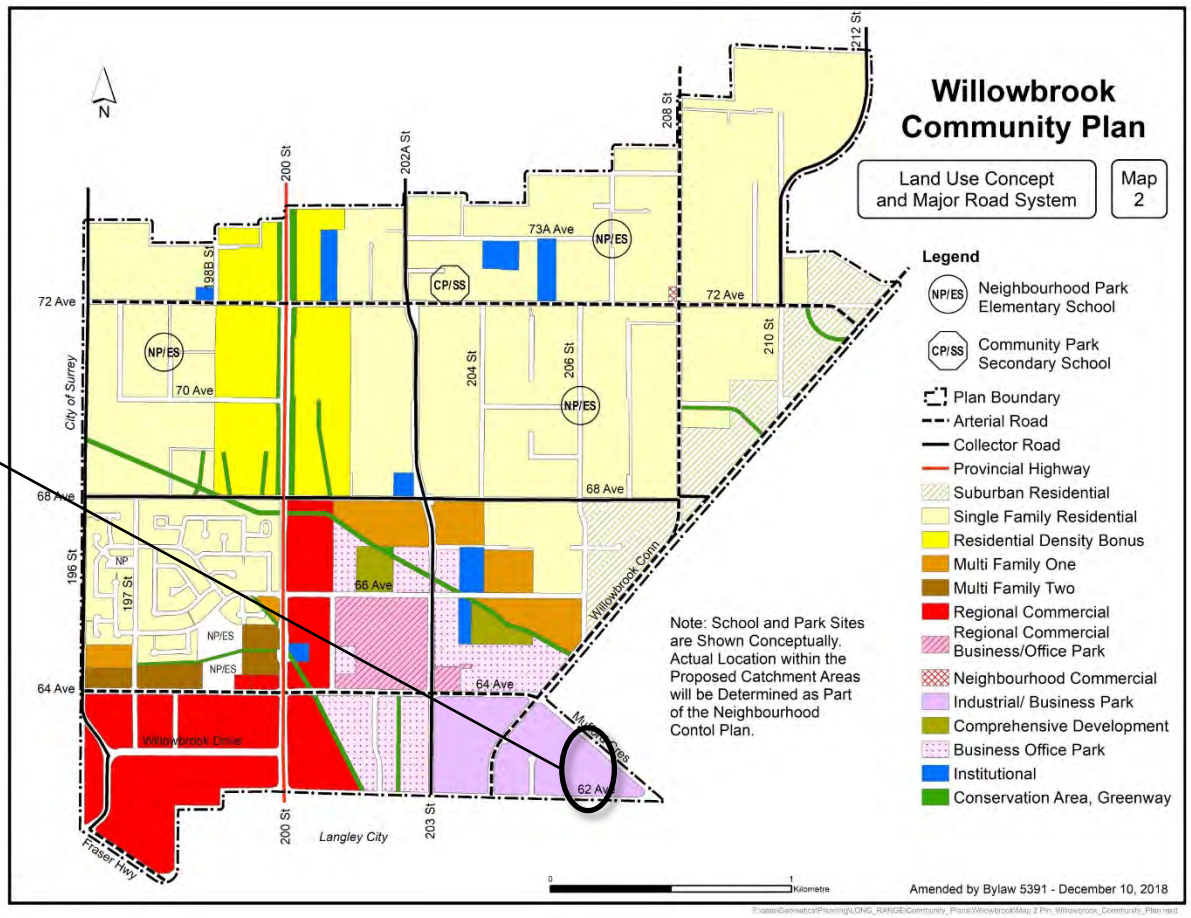
**EXECUTIVE SUMMARY:**

Wesgroup Properties have applied on behalf of Mufford Industrial Park Ltd. to discharge Land Use Contract No. 20 and rezone the subject site to General Industrial Zone M-2A. The proposed rezoning complies with the Willowbrook Community Plan and adjacent land uses in the area. Final reading of Bylaws No. 5684 and 5685 is contingent upon completion of four (4) prerequisites outlined in this report.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.

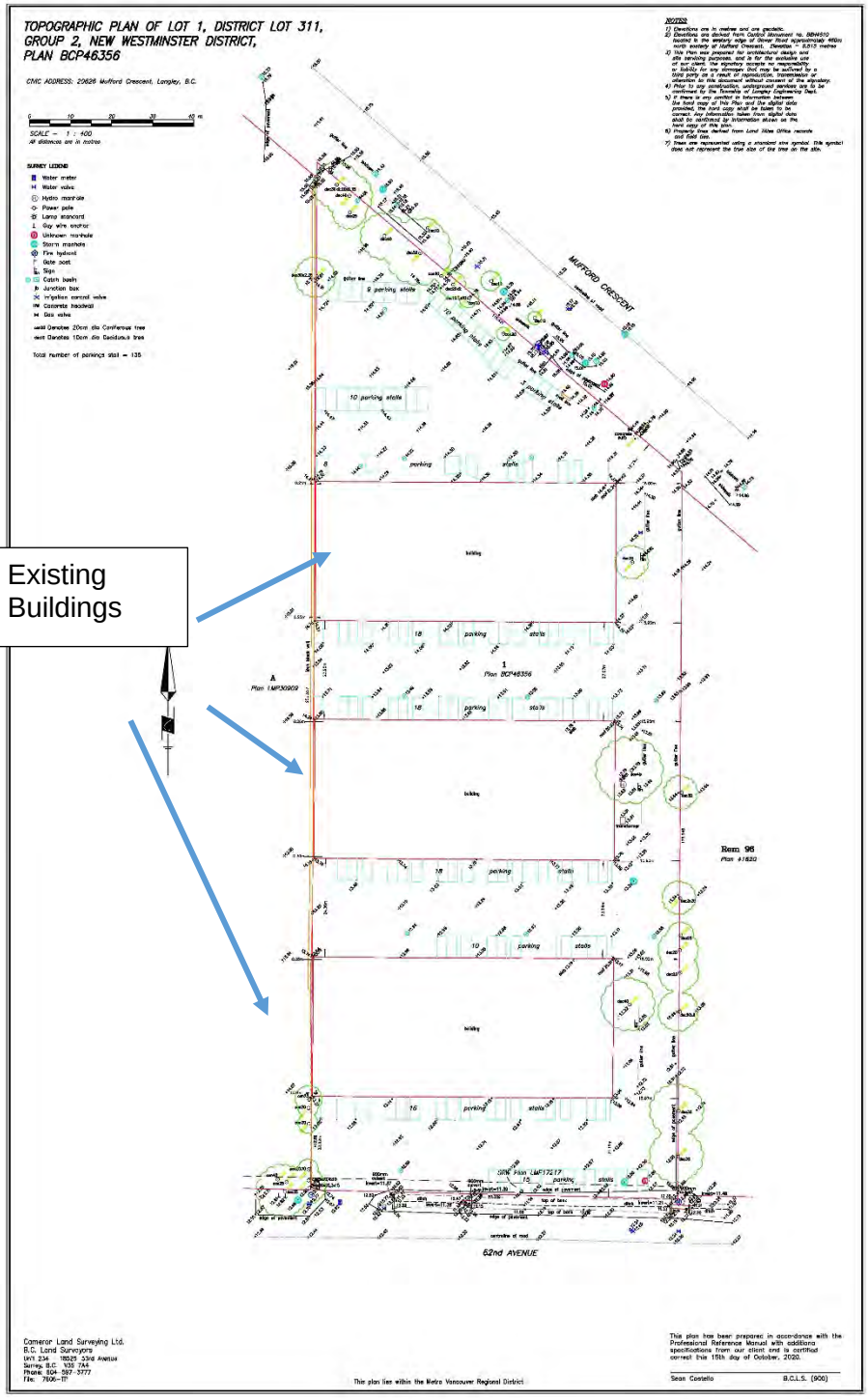
SUBJECT




**WILLOWBROOK COMMUNITY PLAN**




**ZONING BYLAW NO. 2500**




**SITE PLAN – PROVIDED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Owner:** | Mufford Industrial Park Ltd.<br>910, 1055 Dunsmuir Street<br>Vancouver, BC V7X 1L3 |
| **Applicant / Agent:** | Wesgroup Properties<br>910, 1055 Dunsmuir Street<br>Vancouver, BC V7X 1L3 |
| **Legal Description:** | Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356 |
| **Location:** | 20626 Mufford Crescent |
| **Area:** | 1.9 ha / 4.72 ac |
| **Existing Zoning:** | Land Use Contract No. 20 |
| **Underlying Zoning** | Rural Zone RU-1 |
| **Proposed Zoning:** | General Industrial Zone M-2A |
| **Willowbrook Community Plan:** | Industrial / Business Park |

**BACKGROUND / HISTORY:**

The subject site is designated Industrial / Business Park in the Willowbrook Community Plan. Three (3) industrial buildings are currently located on the site, regulated by Land Use Contract No. 20. The existing underlying zone for the subject site is Rural Zone RU-1. A Land Use Contract (LUC) is a mechanism to govern land use matters (as an alternative to a Zoning Bylaw) enabled by the province through the Municipal Act for a limited time period in the mid-1970's. Land Use Contracts regulate items such as permitted uses, lot size, and setbacks in a manner similar to a Zoning Bylaw.

In the late 1970's the province amended the Municipal Act to eliminate the LUC provisions, resulting in all future land use matters being regulated by Zoning Bylaws. In 2014, the province adopted amendments to the Local Government Act, which require the termination of existing LUCs by June 30, 2024. Once a LUC is terminated, the applicable underlying zone comes into effect.

Land Use Contract No. 20 was adopted by Council on May 10, 1976 and allows service and industrial uses such as storage and wholesaling of construction materials, light manufacturing, packaging, light metal work, and wood working. Once Land Use Contract No. 20 lapses, the Rural Zone RU-1 comes into effect. Only permitted uses under the RU-1 Zone will be permitted and all existing industrial land uses would be allowed to continue as legal non-conforming uses, as per the regulations of the Local Government Act.

In order to legitimize the existing land uses, the applicant is proposing to discharge Land Use Contract No. 20 before it lapses and to rezone the subject property to General Industrial Zone M-2A. The applicant indicates that there are no other proposed alterations or development planned for the site.

**DISCUSSION / ANALYSIS:**

Wesgroup Properties has applied to discharge Land Use Contract No. 20 and rezone the subject property to the General Industrial Zone M-2A Zone to allow existing industrial uses at 20626 Mufford Crescent. The land uses currently permitted under Land Use Contract No. 20 include warehousing and cold storage, storage and wholesaling of construction materials, storage of feed and fertilizer, light manufacturing, packing of dry materials, light metal work and wood working, and service trades. These uses are also permitted in the General Industrial M-2A Zone. The General Industrial M-2A Zone also allows land uses such as breweries, restaurants, and dog daycares.

**Adjacent Uses:**

| | |
|---|---|
| North: | Mufford Crescent, beyond which is land in the Agricultural Land Reserve, zoned Rural Zone RU-3, designated Agricultural / Countryside in the Rural Plan; |
| South: | 62 Avenue, beyond which is the City of Langley; |
| East: | Property zoned General Industrial Zone M-2 and designated Industrial / Business Park in the Willowbrook Community Plan; |
| West: | Property zoned Heavy Industrial Zone M-3, designated Industrial / Business Park in the Willowbrook Community Plan. |

**Willowbrook Community Plan:**

The subject site is designated Industrial / Business Park in the Willowbrook Community Plan. This land use designation is intended for warehousing, wholesaling, truck transport, vehicle servicing and repair, contractor shops, general manufacturing, and other similar uses. The proposed rezoning of the subject site to General Industrial Zone M-2A Zone is consistent with the land use designation of the subject site and surrounding land uses in the area.

**LUC Discharge:**

Bylaw No. 5684 proposes to discharge Land Use Contract No. 20.

**Zoning Amendment:**

Rezoning Bylaw No. 5685 proposes to rezone the subject site to General Industrial Zone M-2A.

**Parking:**

No changes to the site are currently proposed. Under the parking requirements of Section 107 of the Township of Langley Zoning Bylaw, the subject site will require 40 parking spaces with 135 parking spaces provided.

**Intergovernmental Implications:**

As the subject site is located within 800 m of a controlled access highway (Highway 10), approval of the Rezoning Bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading. On May 10, the Ministry of Transportation provided preliminary approval to the proposal.

**Public Information Meeting:**

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the

Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

**Servicing:**

Full municipal services currently exist on the site. Prior to final reading, the applicant is required to dedicate road widening of 3 m along the south side of Mufford Crescent and 1 m along the north side of 62 Avenue, to the acceptance of the Township of Langley General Manager of Engineering and Community Development.

**Environmental Considerations:**

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

**Policy Considerations:**

The discharge of Land Use Contract No. 20 and rezoning of the subject site to General Industrial M-2A Zone complies with the Willowbrook Community Plan and adjacent land uses in the area. Accordingly, staff recommend Council give first and second reading to Bylaws No. 5684 and 5685 (subject to four (4) development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 20 DISCHARGE (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5684**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5684 discharges Land Use Contract No. 20 from property located at 20626 Mufford Crescent.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 20 DISCHARGE (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5684**

A Bylaw to discharge Land Use Contract No. 20

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 Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684”.

2. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under N85636 is hereby discharged with respect to the lands described as:

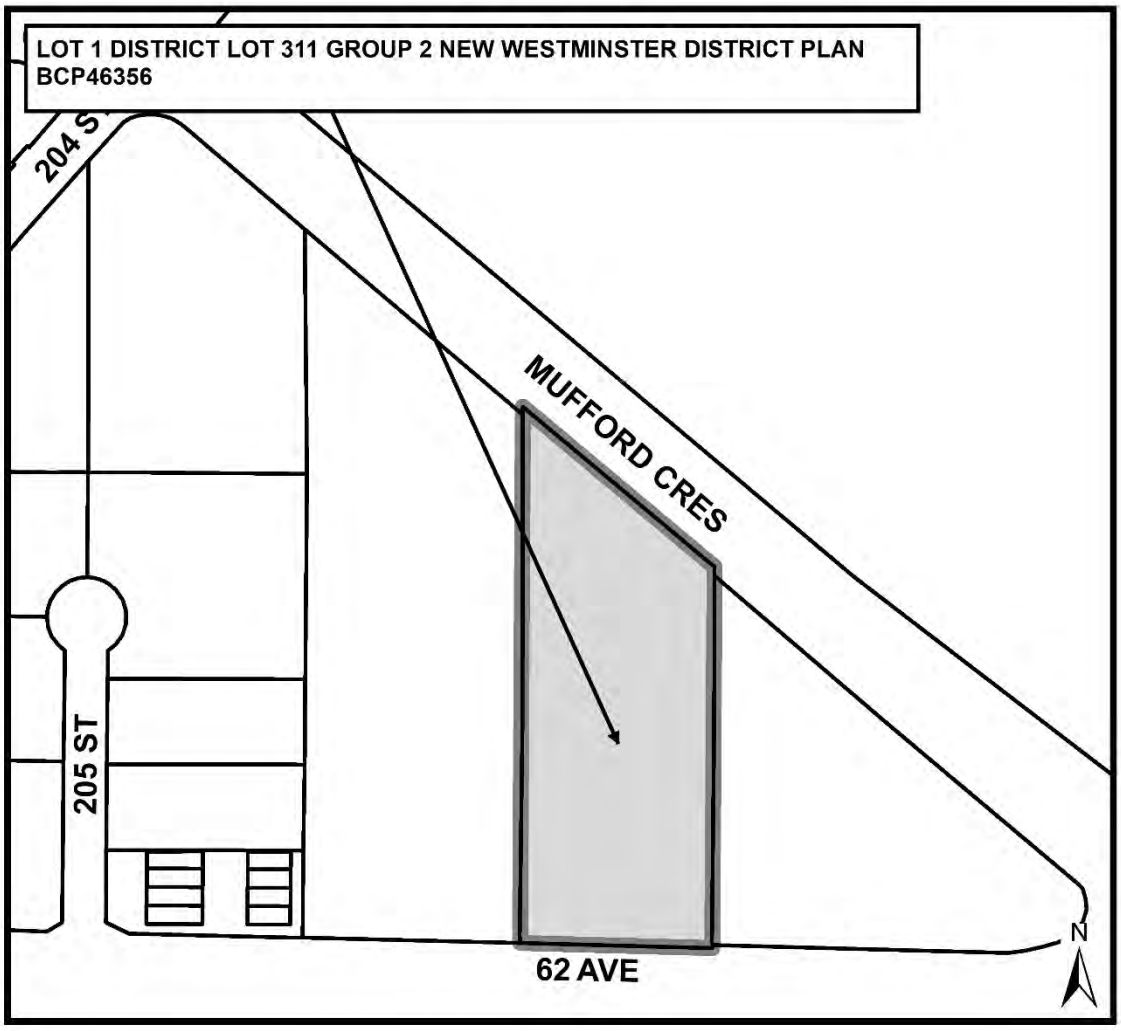
   Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021 |
| READ A SECOND TIME the | day of | , 2021 |
| PUBLIC HEARING HELD the | day of | , 2021 |
| READ A THIRD TIME the | day of | , 2021 |
| RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the | day of | , 2021 |
| ADOPTED the | day of | , 2021 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5684



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5685**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5685 rezones land at 20626 Mufford Crescent to General Industrial Zone M-2A.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (MUFFORD INDUSTRIAL PARK LTD.) BYLAW 2021 NO. 5685**

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 (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685”.

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

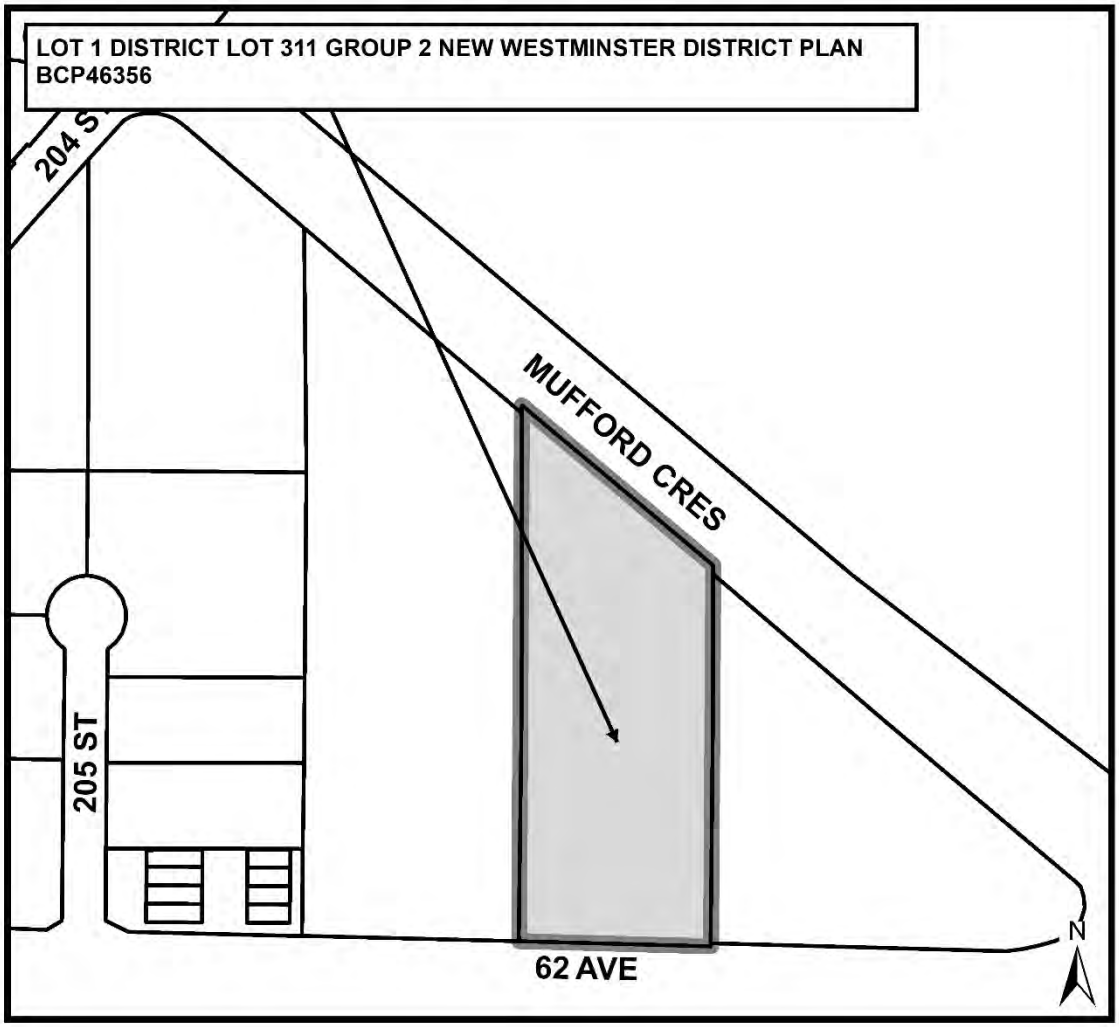
   Lot 1 District Lot 311 Group 2 New Westminster District Plan BCP46356

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2A.

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021. |
| READ A SECOND TIME the | day of | , 2021. |
| PUBLIC HEARING HELD the | day of | , 2021. |
| READ A THIRD TIME the | day of | , 2021. |
| ADOPTED the | day of | , 2021. |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5685



Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 - REGULAR MEETING | **REPORT:** | 21-61 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 10-28-0049 |
| **SUBJECT:** | REZONING APPLICATION NO. 100661 (MCDONALD / 23639 - 36A AVENUE) | | |

**PROPOSAL:**

Application to rezone 0.46 ha (1.15 ac) of land located at 23639 – 36A Avenue to Rural Zone RU-3A to accommodate subdivision of the subject property into two (2) single family lots.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaw No. 5715 subject to two (2) development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

**RATIONALE:**

The proposal complies with the Rural Plan.





**RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715 rezoning a 0.46 ha (1.15 ac) property located at 23639 – 36A Avenue to Rural Zone RU-3A to accommodate a subdivision to create two (2) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Provision of security for a hydrogeological study; and
2. Compliance with the Community Amenity Contributions Policy; and further

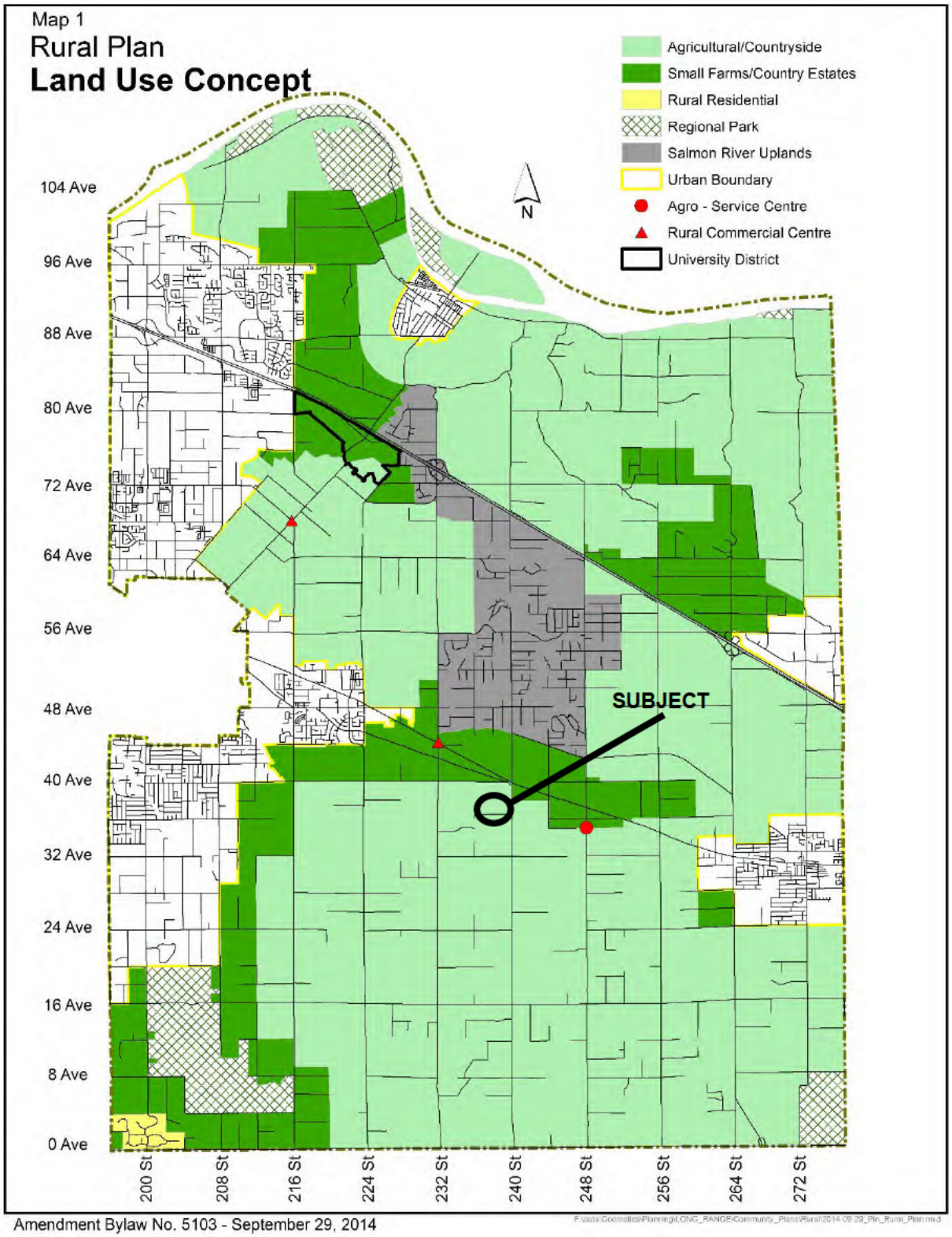
**That** Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5715.

**EXECUTIVE SUMMARY:**

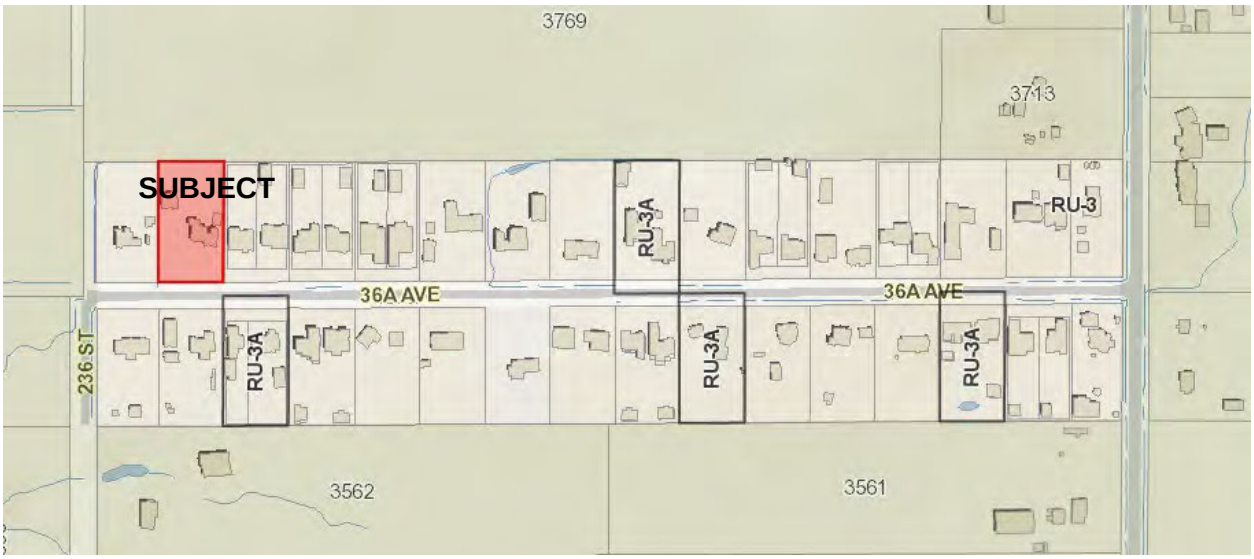
Dean Ganchar has applied on behalf of Peggy McDonald to rezone a 0.46 ha (1.15 ac) property located in south Langley to Rural Zone RU-3A to facilitate a subdivision to create two (2) single family lots. On July 30, 2020 Council granted final reading to Bylaw No. 5526, which amended the Rural Plan to accommodate subdivision of the properties (including the subject property) located on 36A Avenue between 236 Street and 240 Street. The proposal complies with the provisions of the Rural Plan. Final reading of Bylaw No. 5715 is contingent upon completion of the two (2) development prerequisites outlined in this report.

**PURPOSE:**

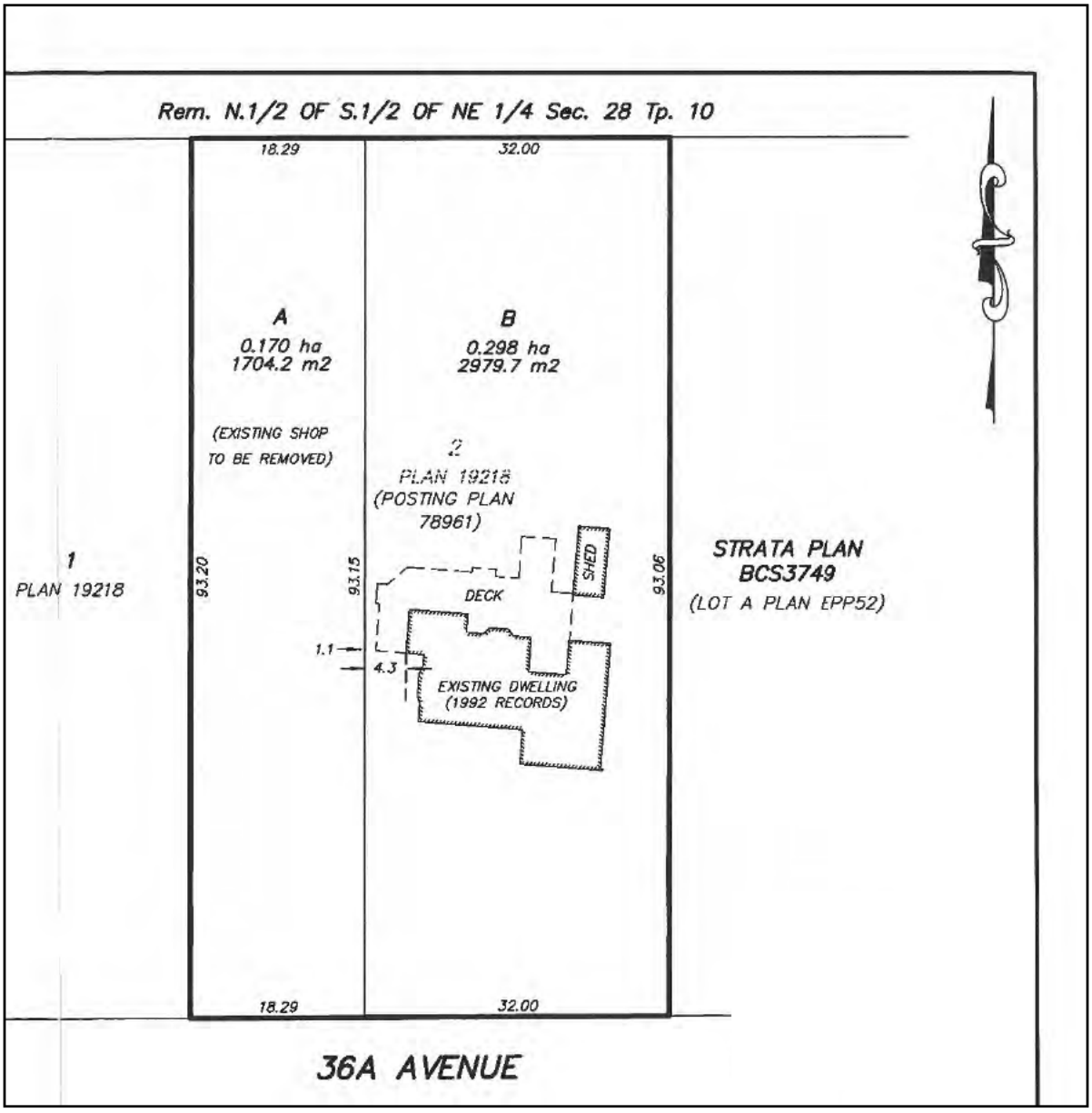
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5715 in the Rural area.


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

**RURAL PLAN**




**ZONING BYLAW NO. 2500**




**Preliminary Subdivision Plan – SUBMITTED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Owner:** | Peggy McDonald<br>23639 – 36A Avenue<br>Langley, BC V2Z 2J6 |
| **Applicant / Agent:** | Dean Ganchar<br>23670 – 36A Avenue<br>Langley, BC V2Z 2J6 |
| **Legal Description:** | Lot 2 Section 28 Township 10 New Westminster District Plan 19218 |
| **Location:** | 23639 - 36A Avenue |
| **Area:** | 0.46 ha (1.15 ac) |
| **Existing Zoning:** | Rural Zone RU-3 |
| **Proposed Zoning:** | Rural Zone RU-3A |
| **Rural Plan:** | Agriculture/Countryside |
| **Agricultural Land Reserve:** | Not in the ALR |

**BACKGROUND / HISTORY:**

The property's current zoning accommodates two single family dwellings per lot. Throughout the rural areas of Langley, there are small enclaves of properties (not located within the ALR) accommodating two single family dwellings per lot, many of which have subdivided through the provisions of the Strata Property Act. The applicant is proposing to rezone this property to RU-3A (accommodating one single family dwelling per lot) in order to enable future fee simple subdivision rather than through a strata configuration as permitted under the current RU-3 zoning.

On July 30, 2020, Council granted final reading to Bylaw No. 5526 which amended the Rural Plan to accommodate fee simple subdivision of the properties located on 36A Avenue (including the subject property) between 236 Street and 240 Street. Council subsequently granted final reading of Bylaw No. 5527, which rezoned six (6) properties to the newly created Rural Zone RU-3A (min. parcel size 0.17 ha) to accommodate future fee simple subdivision. To date, only one (1) property has applied for and completed a fee simple subdivision under the RU-3A zoning (Ganchar/Wheeler).

**DISCUSSION / ANALYSIS:**

Dean Ganchar has applied on behalf of Peggy McDonald to rezone and subdivide a 0.46 ha (1.15 ac) property located at 23639 – 36A Avenue in south Langley to Rural Zone RU-3A to facilitate a residential subdivision creating two (2) fee simple single family lots.

**Adjacent Uses:**

North: A rural residential property 14 ha (35 ac) in size, zoned Rural Zone RU-3 and designated Agriculture/Countryside in the Rural Plan and located in the ALR;

South: 36A Avenue, beyond which is a 0.46 ha (1.13 ac) property zoned Rural Zone RU-3, designated Agriculture/Countryside in the Rural Plan and not located in the ALR;

East: A 0.46 ha (1.15 ac) property accommodating two (2) single family dwellings with a strata plan registered on title, zoned Rural Zone RU-3, designated Agriculture/Countryside in the Rural Plan and not located in the ALR;

West: A 0.45 ha (1.12 ac) property accommodating one (1) single family dwelling, zoned Rural Zone RU-3, designated Agriculture/Countryside in the Rural Plan and not located in the ALR.

**Rural Plan:**

The Rural Plan designates the site Agriculture/Countryside. Section 5.5.6 of the Rural Plan states that:

> *Rezoning of properties to enable fee simple subdivision of lands on 36A Avenue between 236 Street and 240 Street may be considered provided:*
> - *the lots are not located within the Agricultural Land Reserve;*
> - *only one additional lot is created from each existing fee simple lot surveyed on NWD Plan 19218;*
> - *only one single family dwelling per lot is permitted;*
> - *provision of a hydrogeological study to assess the impact of additional demand on local ground water resources, to the acceptance of the General Manager of Engineering and Community Development shall be resolved prior to Council's consideration of a zoning bylaw amendment.*

The proposal satisfies the above requirements of the Rural Plan.

**Zoning Amendment:**

Rezoning Bylaw No. 5715 proposes to rezone the subject lands from Rural Zone RU-3 to Rural Zone RU-3A.

**Subdivision:**

The preliminary subdivision plan submitted in support of the rezoning application proposes subdivision of the subject lot into two (2) fee simple single family lots. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

**Community Amenity Contributions:**

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. A partial exemption for one (1) lot is applicable to the subject rezoning application as indicated below in Section 5.4(b) of the Policy:

> *Where single family residential subdivisions propose fewer than 3 lots, the original lot is exempt, after which the CAC program applies to each new lot;*

According to Section 5.8 of the Policy, the current target contribution amount for each new single family lot is $6,808. Based on the above provision in Section 5.4(b) for a partial exemption, the number of units proposed generate a target contribution amount of $6,808.

The applicant has submitted a request for a full exemption to the CAC Policy included as Attachment B to this report.

On November 18, 2019 Council granted a full exemption to the CAC Policy for six (6) of the neighbouring properties in conjunction with Rezoning Bylaw No. 5527 (TOL Project 10-28-0042 / Ganchar).

Staff also note that the net density of the subject lands remains unchanged as a result of the proposed rezoning given that the current RU-3 zoning accommodates two (2) single family dwellings per lot.

Council may wish to consider granting an exemption to the CAC program requirements, based on the specific circumstances of this proposal similar to the neighbouring properties.

A rezoning prerequisite has been included requiring compliance with the CAC Policy prior to consideration of final reading of the rezoning bylaw. If the exemption is not granted, final reading may not be achieved until the proponent has complied with the Community Amenity Contributions Policy No. 07-166.

**Public Information Meeting:**

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

**Tree Protection / Replacement:**

The applicant indicates there are no significant trees on the property.

**Servicing:**

Servicing will be addressed at time of subdivision.

**Environmental Considerations:**

The subject property draws water from the Hopington aquifer. Section 5.5.6 of the Rural Plan identifies the requirement for the proponent(s) to conduct a hydrogeological study to review and mitigate any potential servicing issues prior to consideration of rezoning. More specifically, the study will provide a baseline to monitor the cumulative effects of development on the aquifer.

The study was secured by TOL Project No: 10-28-0042 / Ganchar in July 2020 as part of the development prerequisites for Rezoning Bylaw No 5527 (in proportion to the number of benefitting properties) for completion of this study by the Township. The applicant will be required to provide their subject portion of the security in the amount of $1,875, noted as a condition of rezoning.

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

**School Sites:**

School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately one (1) new student for Wix Brown Elementary (located approximately 2.5 km south of the site) and one (1) new student for D.W. Poppy Secondary School (located approximately 3 km north of the site).

**Parks:**

Brown Park, which is equipped with playing fields, is located in the 5100 block of 240 Street (approximately 3 km to the north of the subject site).

**Transit:**

Transit is currently available on Fraser Highway (route 503), approximately 1,500 m (4,921 ft) northeast of the subject site.

**Policy Considerations:**

The proposed rezoning to Rural Zone RU-3A would not result in additional density beyond what is currently accommodated by the subject properties' Rural RU-3 zoning. The proposed zoning amendment would however accommodate fee simple subdivision (pursuant to the Land Title Act) of the subject property into two (2) lots as an alternative to subdivision into two (2) strata lots pursuant to the Strata Property Act. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5715 (subject to the two (2) development prerequisites) and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Applicant Letter of Intent |
| ATTACHMENT B | Applicant CAC Exemption Request |
| ATTACHMENT C | School District Comments |

# Letter of Intent

The Corporation of the Township of Langley

March 22, 2021

Development Services Department
20338 65th Ave, Langley, B.C.
V2Y 3J1

To Whom it may Concern.

It is my wish to work with you in my hope to rezone and Subdivide my property at 23639 36 'A' Ave, Langley.

I wish to divide a 0.170 ha lot from my existing 0.468 ha property and retain my home on the remaining 0.298 ha lot.

I've had a plimanary Plot plan done showing my home and adjoining 0.170 lot, that I wish to seperate and eventually sell.

Thank you for your attention to this matter.

If at any time you require any more information, please contact me.

Kind regards, Peggy McDonald

s.22(1)

**ATTACHMENT B**

Dear Mayor Froese and Council,

I am Peggy McDonald and I live at 23639 36A Ave in Langley, B.C. I have been living in the home built by my late husband and myself for almost 33 years. I have submitted an application to have my property rezoned and subdivided before council.

I am requesting that the Community Amenity Contribution be waived. The CAC is an asset to the Township, but in my case, I feel that over the 33 years I have paid property taxes and having the property subdivided will be a much larger asset to the community under the circumstances.

Currently our zoning allows for 2 houses to be built on my property, therefore there is no negative impact or increase in density to our street. There is no net density increase. No new infrastructure is needed and the CAC program doesn't identify a particular benefit to our neighbourhood. Similar projects on 36A have not been subject to the CAC, particularly 10 properties for which the CACs were waived in December of 2019.

Therefore, I feel this fee should be waived. Thank you for considering my request.

If you have any question or concerns, please contact me at s.22(1) or email me at s.22(1)

Gratefully,

Peggy McDonald

Peggy McDonald

Langley Schools

7 May 2021

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

**Re: Development Application Project 10-28-0049 / MCDONALD**

CIVIC: 23639 - 36A Avenue

LEGAL: Lot 2 Section 28 Township 10 NWD Plan 19218

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-7 | Secondary 8-12 |
|---|---|---|---|
| **Rural Residential** | **2** | **1** | **1** |

Given the current school catchments this development would impact Wix Brown Elementary School, and D.W. Poppy 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

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (MCDONALD) BYLAW 2021 NO. 5715**

## EXPLANATORY NOTE

Bylaw 2021 No. 5715 rezones the property located at 23639 – 36A Avenue from Rural Zone RU-3 to Rural Zone RU-3A to accommodate subdivision of the lot into two (2) fee simple single family lots.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (MCDONALD) BYLAW 2021 NO. 5715**

Bylaw to amend the 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 (McDonald) Bylaw 2021 No. 5715”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

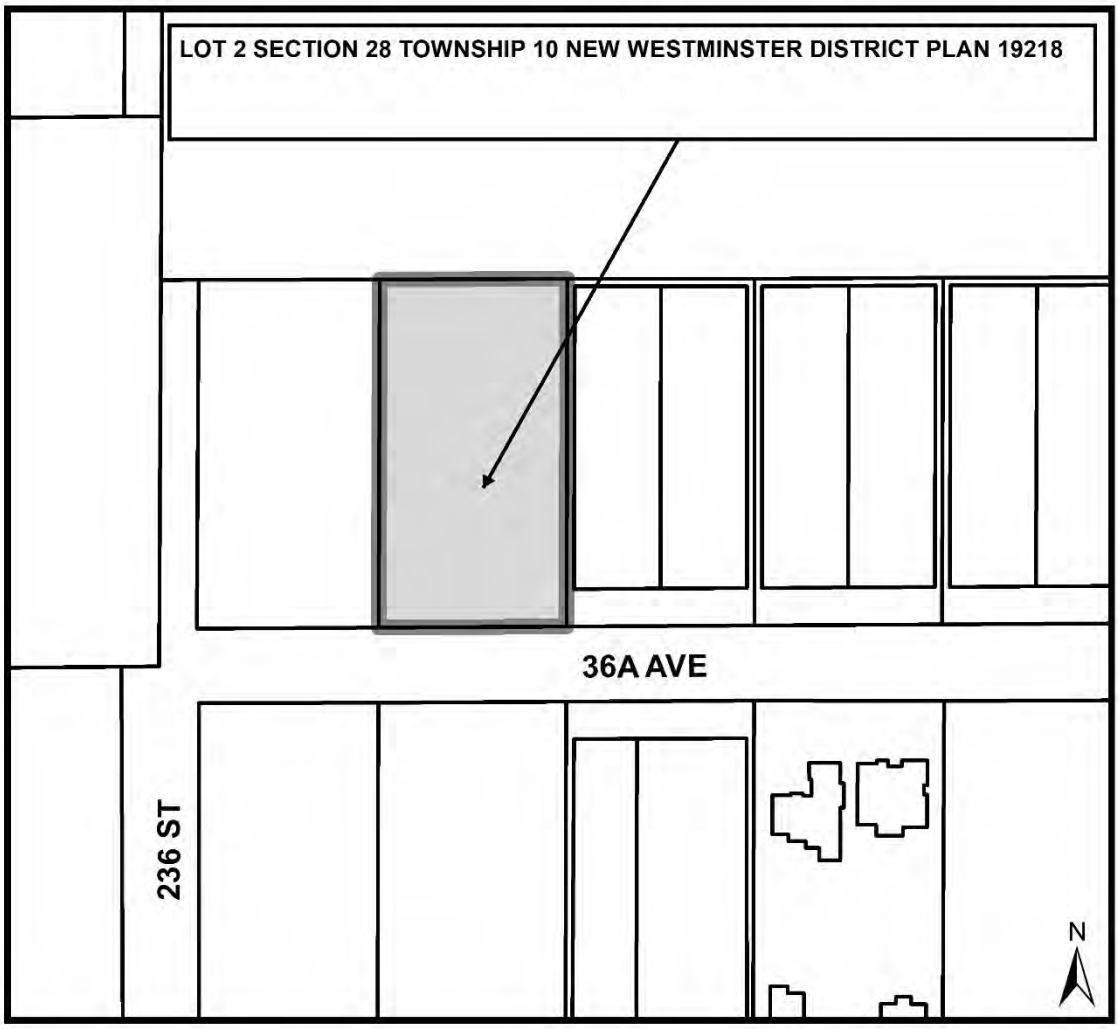
   Lot 2 Section 28 Township 10 New Westminster District Plan 19218

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Rural Zone RU-3A.

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021 |
| READ A SECOND TIME the | day of | , 2021 |
| NOTICE WAS ADVERTISED the | day of | , 2021 |
| READ A THIRD TIME the | day of | , 2021 |
| ADOPTED the | day of | , 2021 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5715



Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 - REGULAR MEETING | **REPORT:** | 21-62 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-22-0078 |
| **SUBJECT:** | REZONING APPLICATION NO. 100543 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101171 AND 101211 (M-3 MANAGEMENT INC. / LUGG / 7400 BLOCK OF 197 STREET) | | |

**PROPOSAL:**

Application to rezone approximately 2.29 ha (5.65 ac) of land located in the 7400 Block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single family lots and 36 semi-detached lots).

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaw No. 5686 subject to nine (9) development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5686) of Development Permit No. 101171 (streamside protection) and Development Permit No. 101211 (single family lots); and that staff be authorized to proceed with the written submission opportunity.

**RATIONALE:**

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.



**RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686 rezoning 2.29 ha (5.65 ac) of land located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of 45 lots (nine (9) single family lots and 36 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
4. Provision of an enhanced sidewalk along the east side of 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
    a. Prohibiting development of the semi-detached lots until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
    b. Prohibiting clearing of the semi-detached R-CL(SD) lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
    c. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for R-CL(SD) zoned lots; and
    d. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and,
9. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

**That** Council at time of final reading of Rezoning Bylaw No. 5686 authorize the issuance of Development Permit No. 101171 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

**That** Council at time of final reading of Rezoning Bylaw No. 5686 authorize issuance of Development Permit No. 101211 (single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
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;
c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit fees prior to issuance.

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; and
d. Payment of building permit administration fees; and further

**That** Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5686 in conjunction with Development Permit Nos. 101171 and 101211.

**EXECUTIVE SUMMARY:**

M-3 Management Inc. / Lugg has applied to rezone a 2.29 ha (5.65 ac) site located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single-family lots and 36 semi-detached lots).

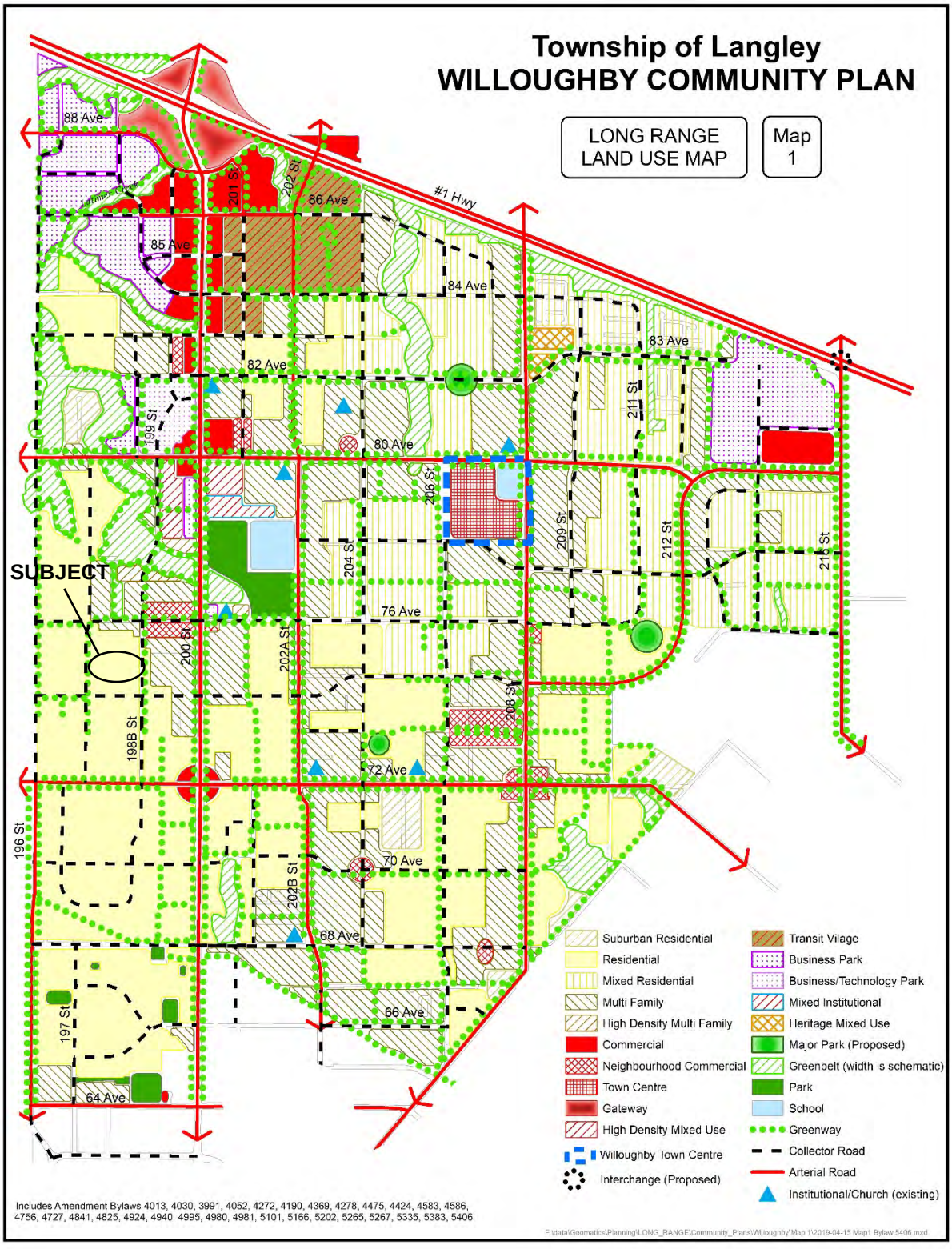
The proponent's application includes a Development Permit for the single-family lots to secure an exterior design control agreement. A second Development Permit is also being processed to address the proposed relocation and reconstruction of watercourses on the site. A future development permit (yet to be applied for) will provide Council with the opportunity to review the form, character, and siting of the 36 semi-detached lots. Typically, development permits are presented to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public to evaluate the

rezoning and the form and character at the same time, however, the applicant has requested to advance the rezoning bylaw for consideration without the accompanying form and character development permit for the semi-detached lots at this time.

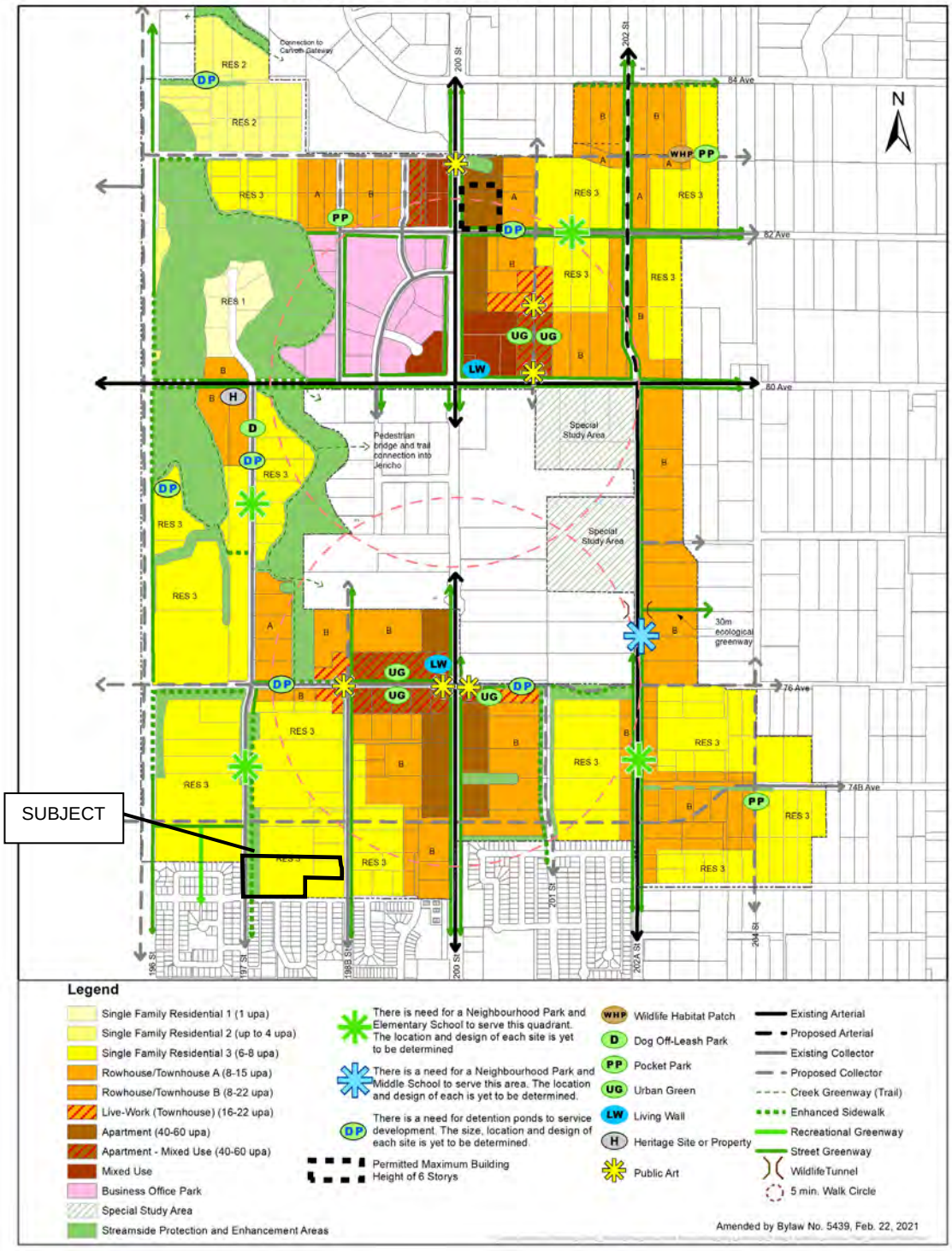
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of nine (9) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5686) of Development Permit No. 101171 (streamside protection) and Development Permit No. 101211 (single-family lots).

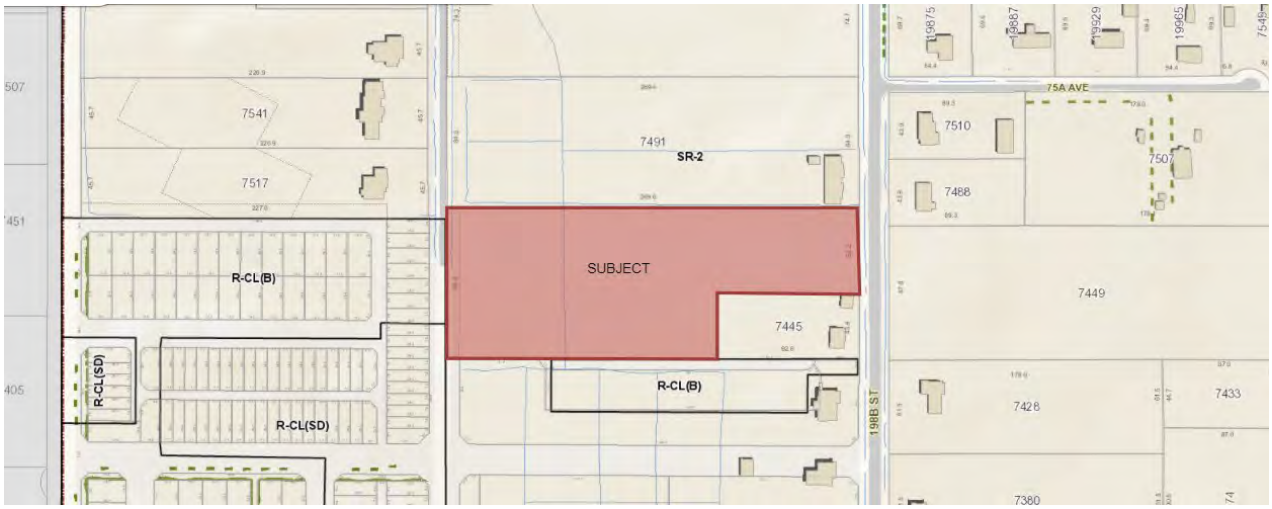
**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5686 and Development Permits No. 101171 and 101211.

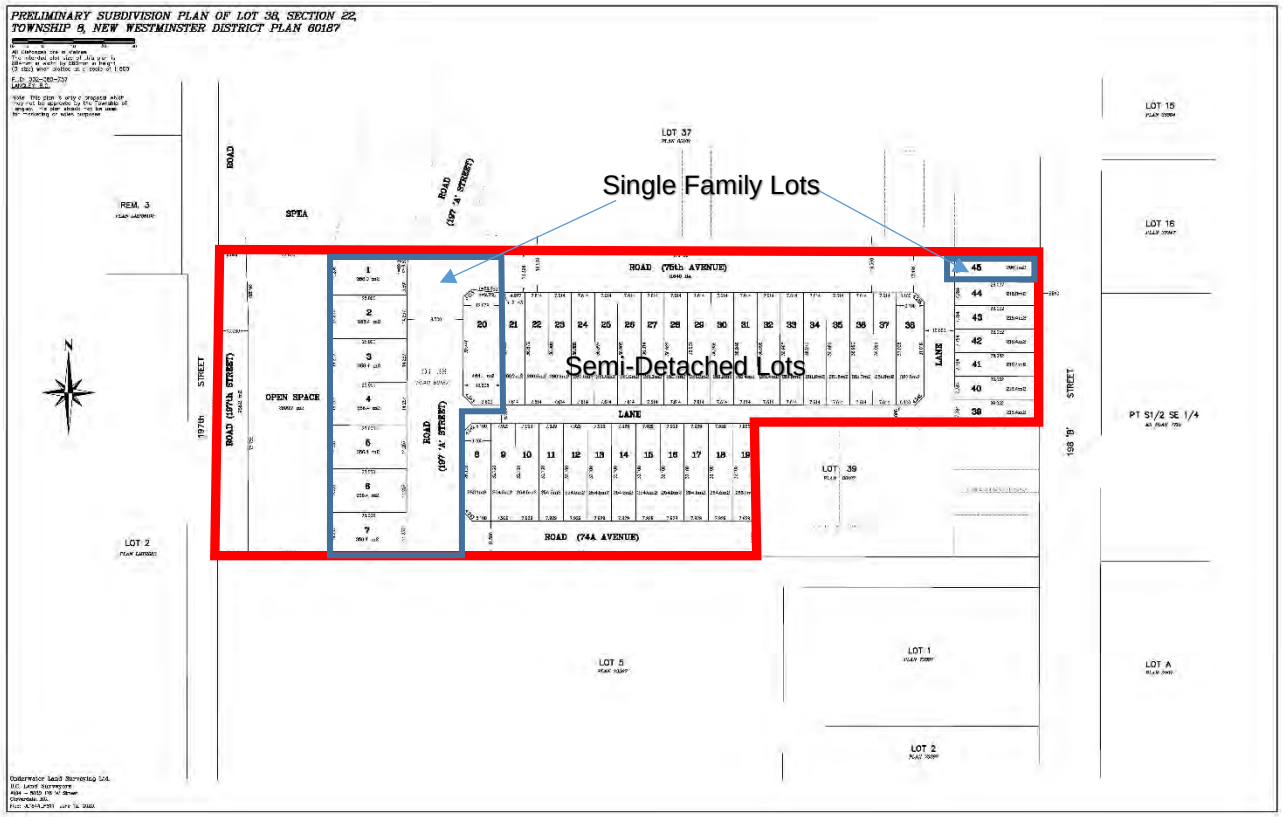

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
Suburban 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

## Map 1 - Latimer Land Use Plan






**ZONING BYLAW NO. 2500**




**SITE PLAN – SUBMITTED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Owner:** | M-3 Management Inc.<br>18484 – 72 Avenue<br>Surrey, BC, V4N 1M9 |
| **Legal Description:** | Lot 38 Section 22 Township 8 New Westminster District Plan 60187 |
| **Location:** | 7400 Block of 197 Street |
| **Area:** | 2.29 ha (5.65 ac) |
| **Existing Zoning:** | Suburban Residential Zone SR-2 |
| **Proposed Zoning:** | Residential Compact Lot Zones R-CL(A) and R-CL(SD) |
| **Latimer Neighbourhood Plan:** | Single Family Residential 3 (6 – 8 upa) |

**BACKGROUND / HISTORY:**

The proposed development site is currently zoned Suburban Residential Zone SR-2 and is designated Single Family 3 (6 – 8 units per ac) in the Latimer Neighbourhood Plan. The site is relatively flat and does not have any buildings on it.

**DISCUSSION / ANALYSIS:**

The applicant has applied to rezone the subject property to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 lots (nine (9) single family lots, 36 semi-detached lots).

A Development Permit for the nine (9) single-family detached lots is being processed in conjunction with the rezoning application. A Streamside Development Permit has also been applied for as part of this application to establish the boundaries of the Streamside Protection and Enhancement Areas to accommodate relocation and reconstruction of existing watercourses on the site. The applicant has elected not to apply for a form and character development permit for the semi-detached lots at this time but would be required prior to development of the semi-detached lots.

**Adjacent Uses:**

North: A lot zoned Suburban Residential Zone SR-2, designated Single Family Residential 3 in the Latimer NP. An application has been submitted on this site for development (TOL Project 08-22-0085) for 47 single-family lots and 36 semi-detached lots, currently at third reading.

South: Three (3) lots, zoned Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL(B). The lots were created as part of TOL Project 08-22-0071 that has received final reading. The R-CL(B) lot is currently being subdivided to create 13 single-family lots (TOL Project 08-22-0096), the subdivision application cannot be completed until access is provided to the site from the subject application. An application is currently being reviewed by staff on the SR-2 zoned lot to the southeast for eight (8) single-family lots (TOL Project 08-22-0097). The remaining SR-2 zoned lot to the southwest has been dedicated to the Township for watercourse protection.

East: 198B Street, beyond which are two (2) lots, zoned Suburban Residential Zone SR-2, that are split designated Rowhouse / Townhouse B (8 – 22 upa) and Single Family 3 (6 – 8 upa).

West: 197 Street, beyond which are ten (10) lots zoned Residential Compact Lot Zones R-CL(B) and R-CL(SD) that are currently under construction. The lots were rezoned as part of TOL Project 08-22-0071.

**Zoning Amendment:**

Bylaw No. 5686 proposes to zone the site Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 45 residential lots (nine (9) single-family lots and 36 semi-detached lots) at a density of 19.7 uph (7.9 upa) consistent with the site's Single Family 3 (6 – 8 upa) designation in the Latimer Neighbourhood Plan. The proposed Streamside Protection and Enhancement Area adjacent to 197 Street will retain its SR-2 zoning.

**Public Consultation:**

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

**Development Permit:**

The site is designated a mandatory Development Permit Area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment C).

The applicant has elected not to submit a Development Permit application for the proposed semi-detached units at this time. A future development permit (yet to be applied for) will provide Council with the opportunity to review the form, character, and siting of the semi-detached lots. Typically, these are presented to Council concurrently with the Rezoning Bylaw for efficiency and to allow Council as well as the public an opportunity to evaluate the rezoning and the form and character at the same time. However, the applicant has requested to advance the Rezoning Bylaw for consideration without the accompanying form and character development permit at this time. Included as a condition of rezoning in this report is a requirement for a covenant to be registered on the proposed R-CL(SD) lots to prohibit development until such time as a development permit for the lots has been submitted and issued by Council.

**Development Permit No. 101211 (Single Family Lots):**

The Development Permit guidelines for the nine (9) proposed single-family residential lots are implemented through the requirement for the proponent to enter into an exterior design control agreement at time of subdivision. The exterior design control agreement addresses the form, character, and siting of individual single-family homes constructed in the development.

**Development Permit No. 101171 (Streamside Protection):**

Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows

the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. Map 2 (Watercourse Setbacks) of the Latimer Neighbourhood Plan depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3 to accommodate the Latimer Neighbourhood Plan.

Three (3) Class B (yellow-coded) constructed watercourses and three (3) Class C (green-coded) drainages are located on and adjacent to the project site. Class B watercourses provide fish habitat and require SPEAs, whereas Class C watercourses provide a drainage function only and do not require a SPEA. Watercourse and drainage information is indicated in Schedule A of Attachment A.

The Latimer Neighbourhood Plan envisions consolidation of watercourses on the site into two (2) corridors, one (1) on the western side of the site and one (1) on the eastern side of the site. The applicant has submitted a proposal to relocate and reconstruct the watercourses and SPEAs on the site into a single SPEA rather than providing two (2) separate SPEAs. As depicted in Schedule B of Attachment A, 2688 $m^2$ (0.27 ha / 0.66 ac) of SPEA is proposed along the western side of the site. Staff are supportive of the proposal as a single corridor will provide improved habitat functions and an additional 18 $m^2$ (193 $ft^2$) of SPEA.

Dedication of SPEAs, acceptance of streamside restoration and enhancement plans and details, streamside fencing and signage, and security have been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff consider the proposal consistent with the Latimer Neighbourhood Plan. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. Proposed Streamside Protection Development Permit No. 101171 is attached to this report (see Attachment A) for Council's consideration.

**Greenhouse Gas (GHG) Development Permit:**

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

**Subdivision:**

The applicant is proposing to subdivide the lands to create 45 residential lots (nine (9) single family lots and 36 semi-detached lots) and a separate lot for the streamside protection area. The subdivision plan is proposed to match the proposed zoning.

**Adaptable Housing:**

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

**Community Amenity Contributions:**

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to contribute the current target contribution amounts specific to this development which are $6,808 per single family lot and $5,776 per semi-detached lot for a total of $269,208. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5 of the CAC Policy. Compliance with the CAC Policy is included in the list of rezoning prerequisites for this application.

**Tree Protection / Replacement:**

Staff note that in accordance with the development prerequisites a restrictive covenant prohibiting tree clearing (with the exception of servicing access areas) until such time as a development permit is issued will be registered on the proposed Residential Compact Lot Zone R-CL(SD) lots. As a result, tree management plans for the semi-detached lots will be reviewed in conjunction with development permit applications on these lands.

The tree management plans submitted by the applicant indicate that no significant trees exist within the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). A total of 134 replacement trees are required and the applicant is proposing to plant 134 replacement trees. In addition, approximately 45 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Approximately 179 trees will be in place post development. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

**Pedestrian Connections:**

As part of the project, the applicant will be required to dedicate and construct an enhanced sidewalk (including a path and landscaping) along the east side of 197 Street as defined in the Latimer Neighbourhood Plan.

**Servicing:**

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

**School and Park Sites:**

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment D) and anticipates that the overall development will generate approximately 18 new students for Willoughby Elementary (located approximately 2.7 km north east of the site), five (5) new students for Peter Ewart Middle

School (located approximately 1.0 km northeast of the site) and nine (9) new students for R.E. Mountain Secondary School (located approximately 0.6 m northeast of the site).

In addition to the future neighbourhood school / park 80 m south of the development, the existing Willoughby Community Park is located 450 m northeast of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

**Transit:**

Transit service is currently provided along 200 Street via the 501 bus route (350 m east of the site).

**Policy Considerations:**

The proposed rezoning and development permits will facilitate the rezoning and subdivision of 45 lots (9 single-family lots and 36 semi-detached lots). The proposed rezoning complies with the land use and density provisions of the Willoughby Community Plan, Latimer Neighbourhood Plan and Residential Compact Lot Zones R-CL(A) and R-CL(SD).

The proposed development is located in an area designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan as the proposal is consistent with the Single Family 3 designation. Staff recommend that Council give first and second reading to Bylaw No. 5686 and authorize issuance (at time of final reading of Bylaw No. 5686) of accompanying Development Permits No. 101171 and 101211 authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

| | |
|---|---|
| ATTACHMENT A | Development Permit No.101171 (streamside protection) |
| ATTACHMENT B | Development Permit No.101211 (single family) |
| ATTACHMENT C | Willoughby Development Permit Area B – Residential Guidelines |
| ATTACHMENT D | School District 35 Comments |

# ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101171

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

1. NAME: M-3 Management Inc.

   ADDRESS: 18484 – 72 Avenue
   Surrey, BC V4N 1M9

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

   | | |
   |---|---|
   | LEGAL DESCRIPTION: | Lot 38 Section 22 Township 8 New Westminster District Plan 60187 |
   | CIVIC ADDRESS: | 7400 Block of 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 A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

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

   This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A Required Streamside Protection and Enhancement Areas
SCHEDULE B Proposed Streamside Protection and Enhancement Areas

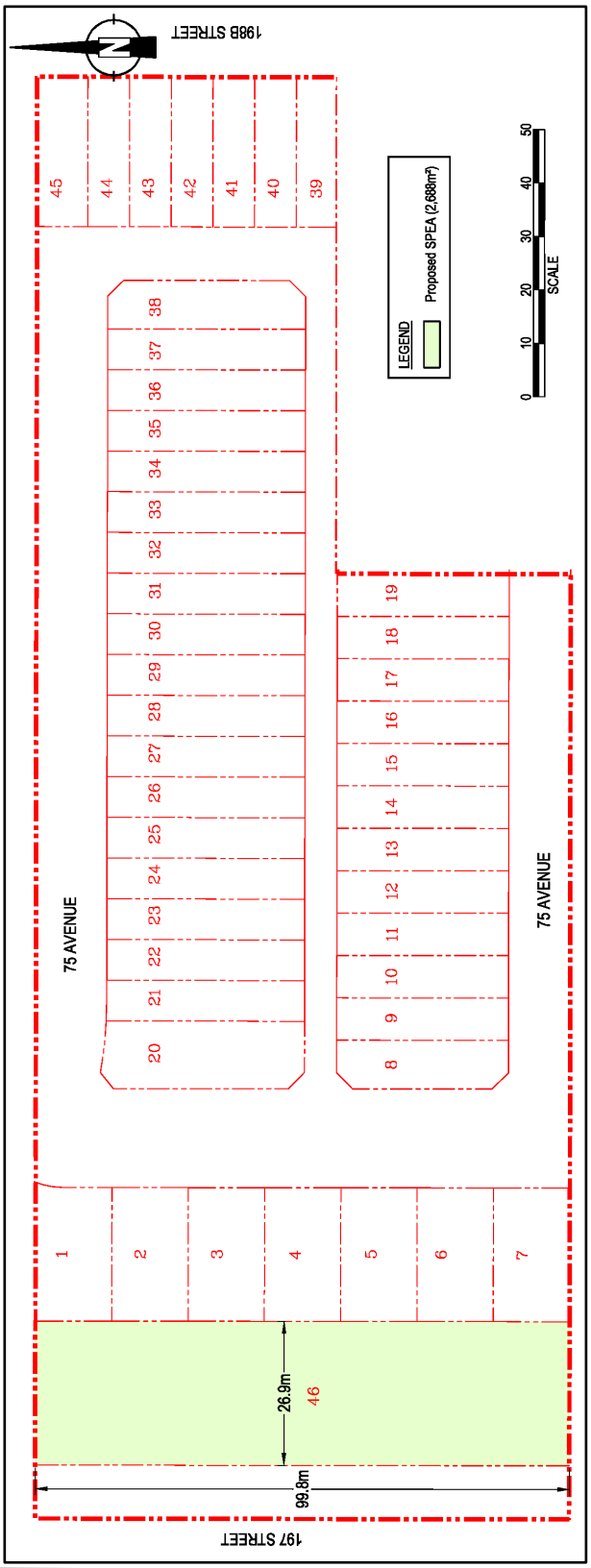
**SCHEDULE A**




Township of Langley
Est. 1873

# REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

**SCHEDULE B**




Township of Langley
Est. 1873

# PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

**ATTACHMENT B**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101211

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

1. NAME: M-3 Management Inc.

   ADDRESS: 18484 - 72 Avenue
   Surrey BC, V4N 1M9

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

   LEGAL DESCRIPTION: Lot 38 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7400 Block of 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 Zones R-CL(A);
   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;
   c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
   d. Payment of supplemental development permit application fees prior to issuance.

   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; and
   d. Payment of 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.

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04/02/08

### 4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

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

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

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

Development permit guidelines are as follows:

#### 4.1.2.1 GENERAL

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

#### 4.1.2.2 SINGLE FAMILY DEVELOPMENT

*General*

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

*Architectural Details*

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

*Parking and Traffic/Pedestrian Circulation*

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

*Landscaping*

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

*Building Form*

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

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#### 4.1.2.3 MULTIPLE UNIT DEVELOPMENT

*General*

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

*Site Design*

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

5101
28/09/15

*Building Form*

5101
28/09/15

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

*Exterior Design and Finish*

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

*Landscaping*

5101
28/09/15

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

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

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





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





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



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



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

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28/09/15

*Parking Lot Landscaping*

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

*Parking and Traffic/Pedestrian Circulation*

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





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

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

5101
28/09/15

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

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### 4.1.2.4 TOWNHOUSES/ROWHOUSE

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

*Site Design*

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

*Landscaping*

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

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### 4.1.2.5 APARTMENTS

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

*Architectural Details*

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

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

*Landscaping*

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

*Parking and Traffic/Pedestrian Circulation*

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

29 April 2019

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0078 1 M-3 MANAGEMENT/LUGG

CIVIC: 7400 Block of 198B Street

LEGAL: Lot 38 Section 22 Township 8 NWD Plan 60187

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** | **45** | **18** | **5** | **9** |

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686**

## EXPLANATORY NOTE

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (M-3 MANAGEMENT INC. / LUGG) BYLAW 2021 NO. 5686**

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 (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686”.

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

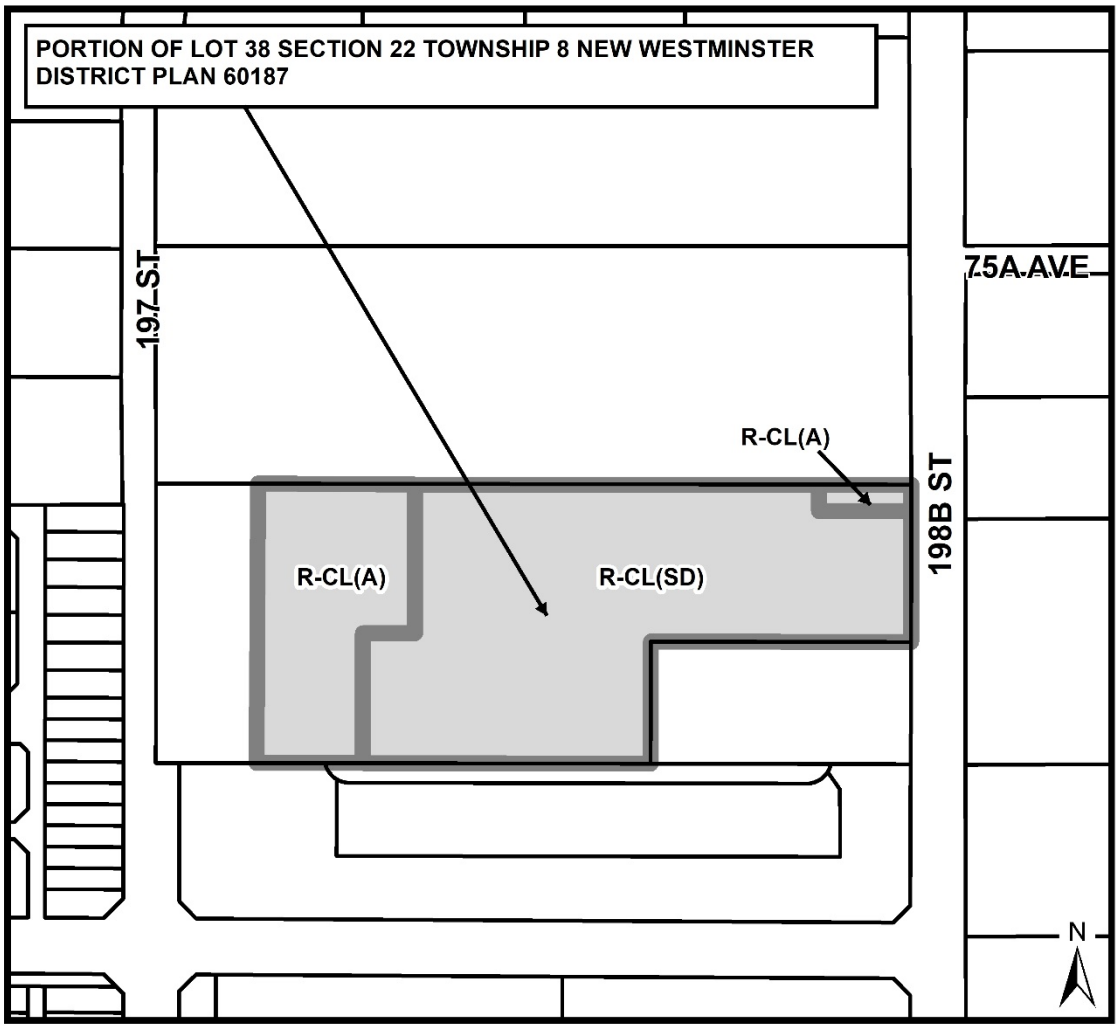
   Portion of Lot 38 Section 22 Township 8 New Westminster District Plan 60187

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

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021. |
| READ A SECOND TIME the | day of | , 2021. |
| NOTICE WAS ADVERTISED the | day of | , 2021. |
| READ A THIRD TIME the | day of | , 2021. |
| ADOPTED the | day of | , 2021. |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5686



Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 31, 2021 – REGULAR MEETING | **REPORT:** | 21-65 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 08-27-0070 |
| **SUBJECT:** | REZONING APPLICATION NO. 100612 AND DEVELOPMENT PERMIT APPLICATION NO. 101166 (ZENTERRA DEVELOPMENTS LTD. / 19781 - 80 AVENUE) | | |

**PROPOSAL:**

Application to rezone a 1.0 ha (2.5 ac) site located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 and to issue a Development Permit to facilitate development of a four (4) storey multi-tenant office building.



**RECOMMENTATION SUMMARY:**

That Council give first and second reading to Bylaw No. 5709, subject to ten (10) development prerequisites being completed prior to final reading, and authorize issuance of Development Permit No. 101166; and that staff be authorized to proceed with the written submission opportunity.

**RATIONALE:**

Staff are supportive of the development proposal as it is consistent with the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-157.



**RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709 rezoning 1.0 ha (2.5 ac) of land located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a four (4) storey multi-tenant office building, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township's Subdivision and Development Servicing Bylaw and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site and on-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final streamside enhancement plans, fencing, signage and security for the Streamside Protection and Enhancement Areas;
6. Registration of the following restrictive covenants:
    a. Prohibiting access from 80 Avenue once the access easement over 8045 – 198A Street is functional; and
    b. Non-disturbance restrictive covenant over watercourse area setbacks.
7. Registration of an access easement securing access to 198A Street for 19881 – 80 Avenue over the property to the east (8045 – 198A Street);
8. Registration of a public access statutory right of way for a future trail connection;
9. Compliance with the Willoughby Arterial Road Completion Amenity Program and the Latimer Amenity Policies; and,
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

**That** Council, at the time of final reading of Bylaw No. 5709 authorize issuance of Development Permit No. 101166 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
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. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

**That** Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading for the Rezoning Bylaw No. 5709 in conjunction with proposed Development Permit No. 101166.

**EXECUTIVE SUMMARY:**

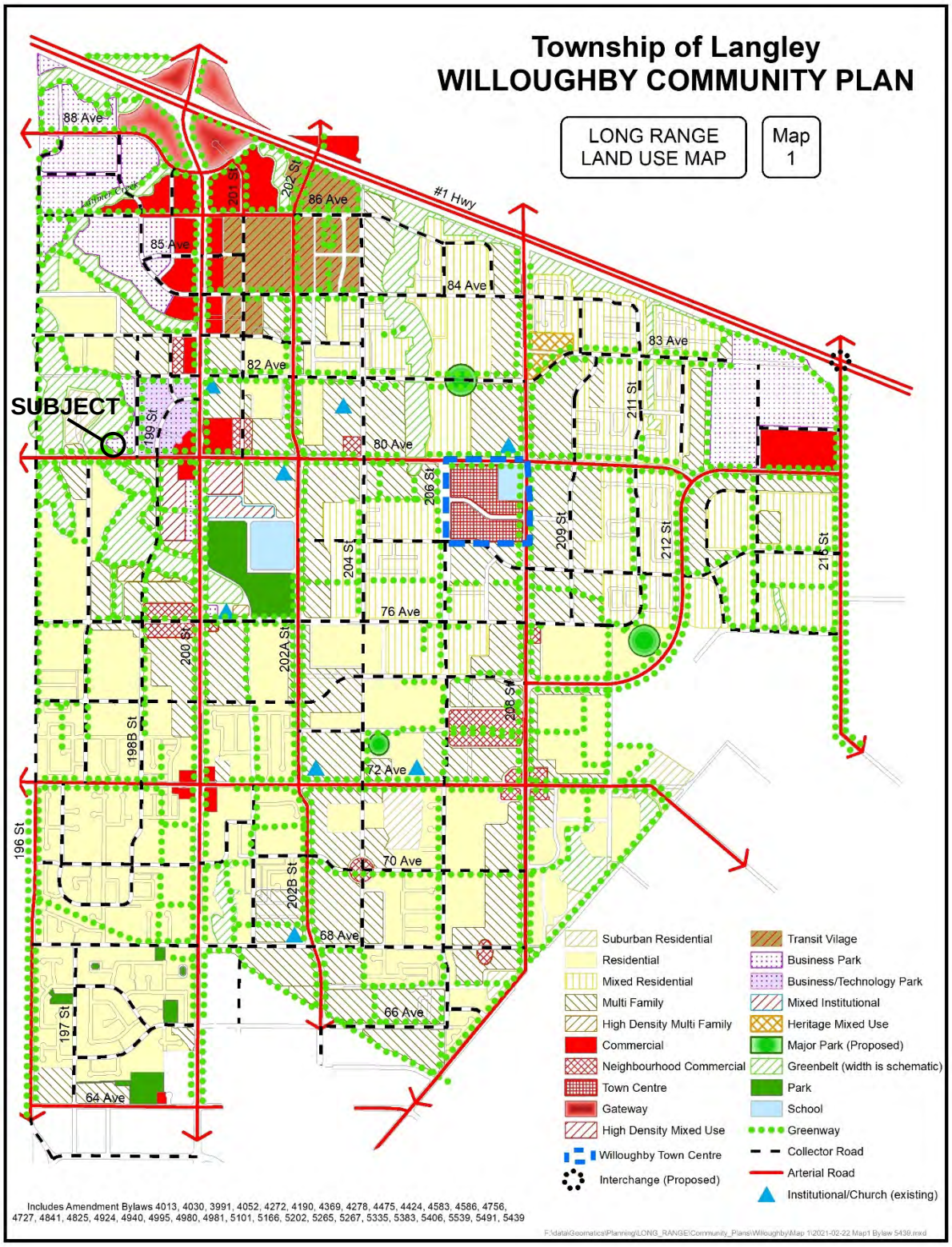
Zenterra Developments Ltd. has applied on behalf of the owners to rezone a 1.0 ha (2.5 ac) site located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

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

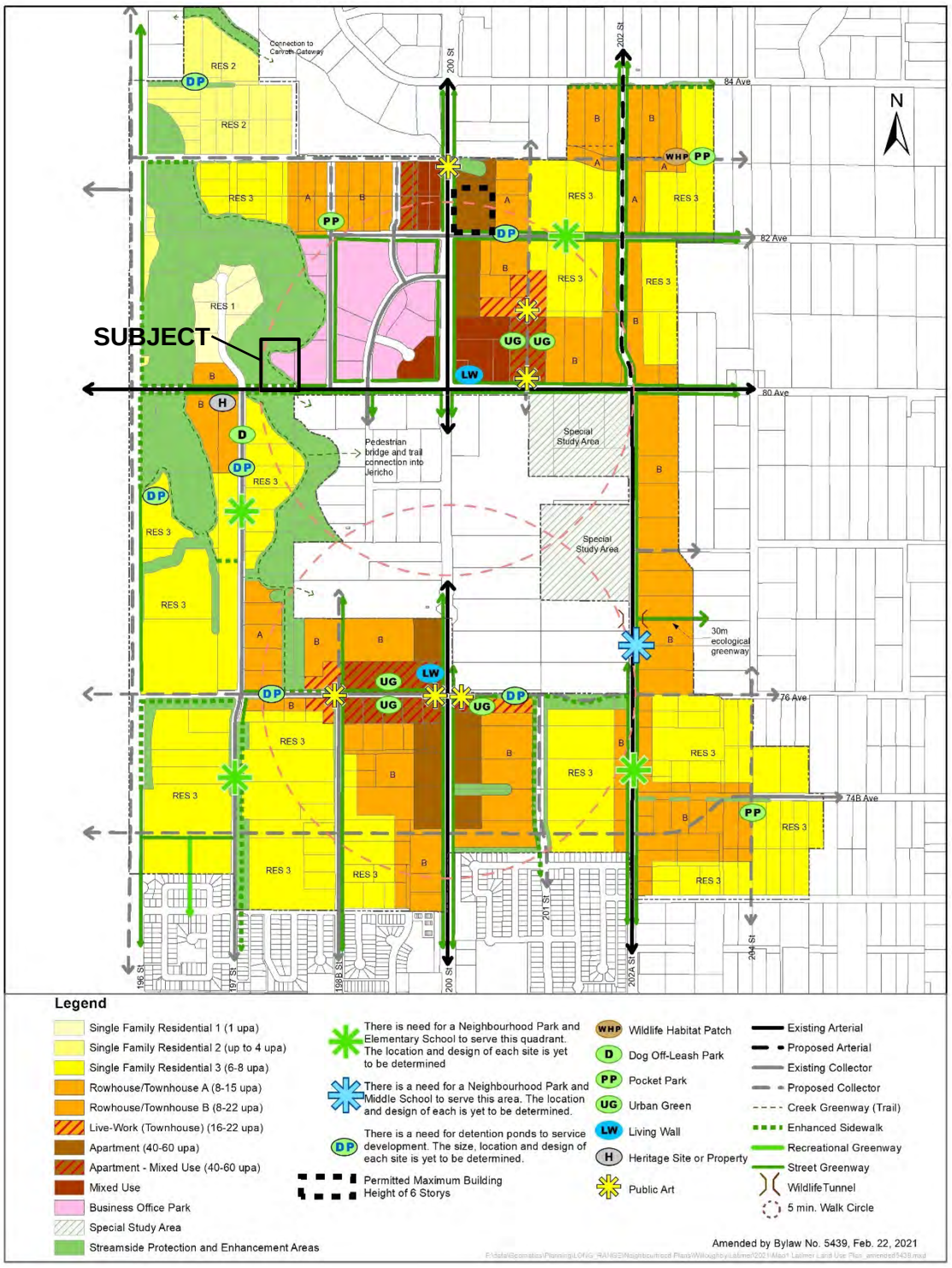
The proposal is consistent with the overall objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-157. Staff recommend that Council consider the rezoning request, subject to the completion of ten (10) development prerequisites, and issue Development Permit No.101166 at time of final reading, subject to six (6) conditions and noting seven (7) additional conditions to be completed prior to issuance of a building permit.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5709 and Development Permit No. 101166.


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
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
198B St
196 St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit 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, 5439

## Map 1 - Latimer Land Use Plan

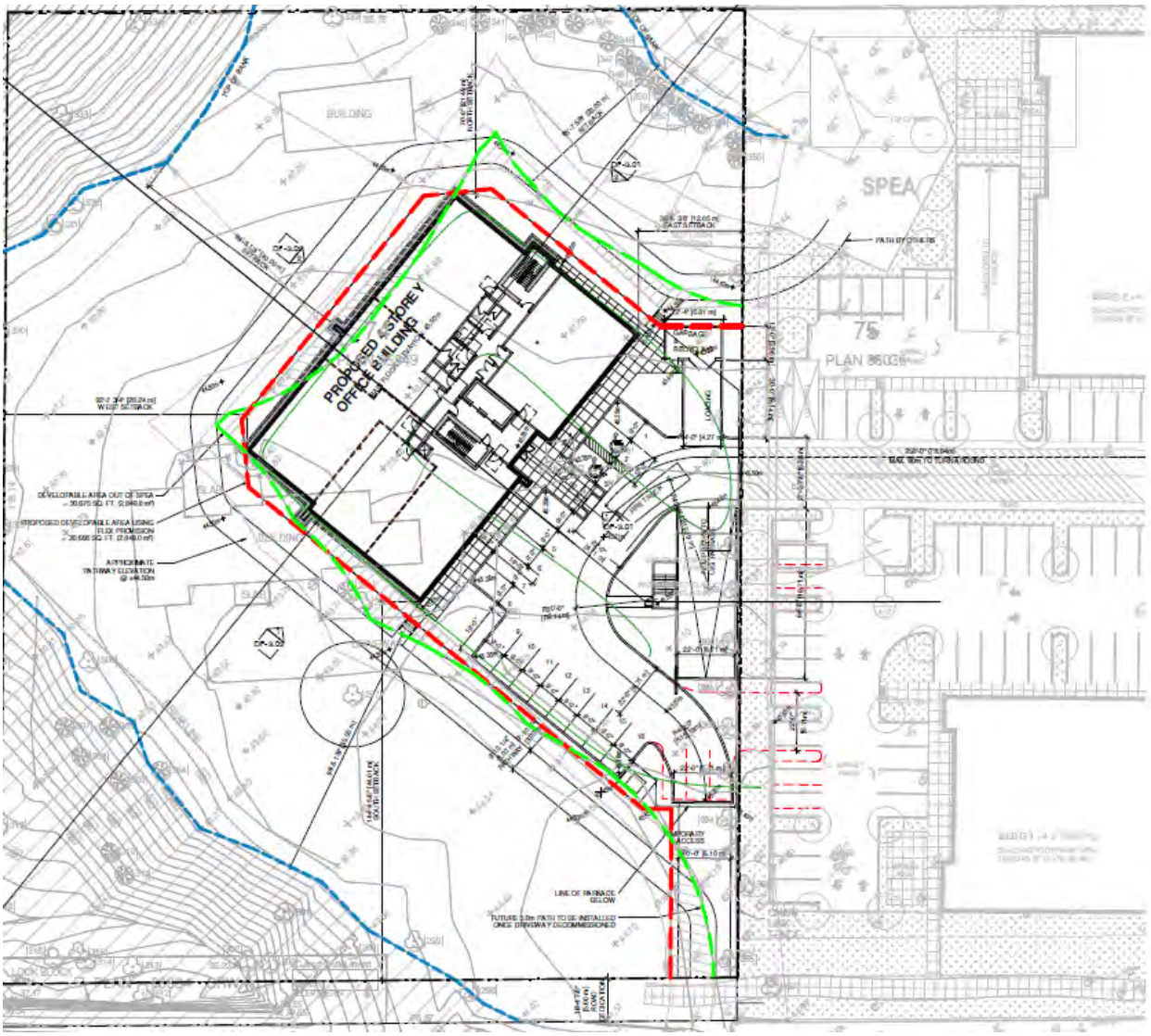





**ZONING BYLAW NO. 2500**




**CONTEXT PLAN – SUBMITTED BY APPLICANT**




**SITE PLAN – SUBMITTED BY APPLICANT**



**Eastern Corner**



**Southern Corner**



**Northern Corner**

**RENDERINGS – SUBMITTED BY APPLICANT**

**REFERENCE**:

| | |
|---|---|
| **Owners:** | RSJ Properties Ltd.<br>216, 2630 Croydon Drive<br>Surrey, BC V3Z 6T3<br><br>Gills Commercial Ltd.<br>216, 2630 Croydon Drive<br>Surrey, BC V3Z 6T3<br><br>1215013 BC Ltd.<br>7337 – 181 Street<br>Surrey, BC V4N 6B1<br><br>1220102 BC LTD.<br>3605, 1328 Pender Street W<br>Vancouver, BC V6E 4T1 |
| **Applicant / Agent:** | Zenterra Developments Ltd.<br>216, 2630 Croydon Drive<br>Surrey, BC V3Z 6T3 |
| **Legal Description:** | Lot 74 Section 27 Township 8 New Westminster District Plan 35849 |
| **Location:** | 19781 – 80 Avenue |
| **Area:** | 1.0 ha (2.5 ac) |
| **Existing Zoning:** | Suburban Residential Zone SR-2 |
| **Proposed Zoning:** | Comprehensive Development Zone CD-157 |
| **Willoughby Community Plan:** | Business / Technology Park and Greenbelt |
| **Latimer Neighbourhood Plan:** | Business Office Park and Streamside Protection and Enhancement Areas |

**BACKGROUND/HISTORY:**

The subject site is zoned Suburban Residential Zone SR-2 and designated for Business / Technology Park and Greenbelt in the Willoughby Community Plan. The Latimer Neighbourhood Plan designates the site as Business Office Park, Streamside Protection and Enhancement Areas.

**DISCUSSION/ANALYSIS:**

The developable portion of the subject site is designated Business Office Park in the Latimer Neighbourhood Plan which contemplates large format employment generating uses. Consistent with the designation, the proponent has applied to rezone the site to Comprehensive

Development Zone CD-157 to facilitate the development of a four (4) storey multi-tenant office building. To accommodate the development, the proponent has applied for a Development Permit.

Two watercourses and associated SPEAs are located on the project site. Latimer Creek, a Class A (red-coded) watercourse, flows through the southwest corner of the site and a Class B (yellow-coded) watercourse flows through the northeast corner of the site. The streamside protection setback area associated with the watercourse is designated as Greenbelt in the Willoughby Community Plan and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. Protection of the watercourse is listed as a development prerequisite as a condition of rezoning, along with a statutory right of way secured for a future trail along the outer edge of the streamside area.

**Adjacent Uses:**

North: A property zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan;

East: A property zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan currently under application to zone the property CD-157 (ToL Project 08-27-0068), which is currently at third reading;

South: A property zoned Suburban Residential Zone SR-2, designated Residential 3 and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan;

West: A property containing a single-family dwelling zoned Suburban Residential Zone SR-2, designated Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

**Zoning Amendment:**

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5709 proposes to rezone the site to Comprehensive Development Zone CD-157 to accommodate the proposed development. The proposed zone is consistent with the Business Office Park land use designation and Comprehensive Development Zone CD-157 utilized by nearby developments under the same designation. The project complies with the provisions of the site's proposed CD-157 zoning in terms of siting, lot coverage (12%), parking, use and density.

**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 and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

**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 Permit Area "H" – Business Technology Park, with guidelines contained in the Willoughby Community Plan (Attachment B).

The development proposes a four (4) storey multi-tenant office building, with vehicular access provided from 198A Street via a cross access easement from the neighbouring property to the east. Provision of the easement is a development prerequisite for the adjacent property, which is currently at third reading. Given the extent and configuration of the SPEA, orientation of the building towards 80 Avenue could not be achieved and the building has been sited on the northeastern portion of the property. The 4,304 $m^2$ (46,331 $ft^2$) multi-tenant building is four (4) storeys and orients internally towards the east and the surface parking area.

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

> *The lot consists of 1 office-use building with a total 4,304 $m^2$ gross floor area and 4 storeys. Approximately 24 office-use units are provided. There is 1 access point located off the adjacent property. Parking is primarily provided in an underground parkade with two levels of parking. An additional 16 stalls and a loading area are located on the surface with a total of 170 stalls provided on site. Encircling the office is a proposed pathway that connects to adjacent developments and runs parallel to a Class A watercourse.*
>
> *Portions of the top floor are stepped back and the roof heights vary to create visual interest and reduce the scale of the building. The lobby has the tallest portion of roof to create a strong entrance feature. A combination of masonry cladding, vertical metal panels, acm panels, as well as storefront and curtainwall glazing are used to provided variation along each building facade. The color palette is muted with varying shades of grey and a bronze stone brick color to complement the grey tones.*

The project proposes the use of brick and metal paneling complemented by corrugated metal siding. The building also uses differing complimentary colour schemes with glass and spandrel glass to accentuate the visual interest of the design.

The proposal complies with the Development Permit Guidelines of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-157 provisions concerning use, site coverage, building height, and building setbacks. Conditions have been included in the Development Permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

**GHG Development Permit:**

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101166.

**Signage:**

Proposed signage will be required to comply with the Township's Sign Bylaw.

**Access and Parking:**

Ultimate access to the site will be provided from 198A Street via a cross access easement from the neighbouring eastern property. However, temporary access to 80 Avenue is proposed for construction purposes and in the interim until the easement from the neighbouring site has been constructed and is functional. A total of 170 parking spots are provided in the underground and surface parking areas on the site, above the Zoning Bylaw requirement of 154 parking spaces. The Comprehensive Development Zone CD-157 also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces either underground or wholly enclosed within the building.

| | **Parking Spaces Required** | **Parking Spaces Provided** |
|---|---|---|
| Office Space<br>(1 space per 28 $m^2$) | 154 | 170 |
| **Total** | **154** | **170** |
| Enclosed Parking spaces | 50% | 90% (154) |
| Outdoor Parking spaces | 50% | 10% (16) |

**Landscaping:**

Proposed landscape plantings are provided along the perimeter of the SPEA boundary and around the parking lot. Proposed plantings include 46 replacement trees and landscape screen along all lot lines and include a variety of deciduous and evergreen trees.

**Tree Protection/Replacement:**

Seven (7) significant trees were identified on the subject site (outside of the streamside protection area) with none proposed for retention. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 25 replacement trees (46 proposed). Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

**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.

**Transit:**

TransLink operates bus route 501 (Surrey Central / Langley Centre) along 200 Street approximately 400 m east of the subject site.

**Servicing:**

A Servicing Agreement will be required prior to final reading of the Rezoning Bylaw to secure required road and utility upgrades and extensions including an enhanced sidewalk on 80 Avenue, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw. In accordance with the Latimer and Carvolth Engineering Servicing Plan, onsite storm water detention is required. Additionally, an Erosion and Sediment Control Permit will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

**Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Official Community Plan (OCP), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I-Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

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

Two watercourses and their associated SPEAs are located on the project site. Latimer Creek, a Class A (red-coded) watercourse, flows through the southwest corner of the site and a Class B (yellow-coded) watercourse flows through the northeast corner of the site. Staff note the Class B watercourse was reclassified from Class A (red-coded) in 2019 and an update to the Township watercourse classification map is pending.

OCP Schedule 3 designates a 30 m wide SPEA (measured from watercourse top-of-bank) adjacent to a Class A watercourse and a 20 m wide SPEA adjacent to a Class B watercourse. Section 4.15 of OCP Schedule 3 allows for modification, or "flex," of the SPEA width to accommodate a proposed site plan. OCP SPEA flex guidelines require a SPEA modification to be offset through an equivalent SPEA increase elsewhere on the project site and SPEA enhancements to be completed over an area that is two times the area of SPEA modification. To accommodate the proposal, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 131 $m^2$ (1,410 $ft^2$), a portion of SPEA being increased by 247 $m^2$ (2,659 $ft^2$), and completion of 262 $m^2$ (2,820 $ft^2$) of SPEA enhancements (i.e. native riparian plantings). Staff note that an additional 1,874 $m^2$ (20,172 $ft^2$) of on-site SPEA enhancements is proposed to offset SPEA impacts associated with off-site road (80 Avenue) improvements.

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

**Policy Considerations:**

The proposed development is located in an area designated for Business / Technology Park uses and Greenbelt in the Willoughby Community Plan and Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. The proposed development complies with the land use designations and provisions of the proposed

Comprehensive Development Zone CD-157. In staff's opinion, accompanying Development Permit No. 101166 complies with the Development Permit Area "H" Business / Technology Park guidelines of the Willoughby Community Plan.

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5709 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Development Permit No. 101166 (to be issued at time of final reading of the Rezoning Bylaw), and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Chris Jarvie
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101166

ATTACHMENT B Willoughby Community Plan Development Permit Guidelines

**ATTACHMENT A**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101166

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

1. Name: RSJ Properties Ltd.
   Gills Commercial Ltd.
   Address: 216, 2630 Croydon Drive
   Surrey, BC V3Z 6T3

   Name: 1215013 BC Ltd.
   Address: 7337 – 181 Street
   Surrey, BC V4N 6B1

   Name: 1220102 BC Ltd.
   Address: 3605, 1328 Pender Street West
   Vancouver, BC V6E 4T1

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 74 Section 27 Township 8 New Westminster District Plan 35849

   CIVIC ADDRESS: 19781 – 80 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

   a. Building plans being 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;
   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. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Onsite landscaping being secured by a letter of credit at the building permit stage;

c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. 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 Plans |
| SCHEDULE B | Landscape Plans |

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# ZENTERRA OFFICE
## COMMERCIAL DEVELOPMENT
**LANGLEY, BRITISH COLUMBIA**

| | | |
|---|---|---|
| 4 | 2020- 3.11 | PA ROOM |
| 3 | 2019-10-25 | DP REVISIONS - CITY COMMENTS |
| 2 | 2019-05-24 | PA PACKAGE REVISION |
| 1 | 2019-01-16 | AS PCR 02 / DP |

## PROJECT CONTACT LIST

### OWNER
**ZENTERRA DEVELOPMENTS LTD.**

CONTACT: DEREK FENTON

216 - 2630 CROYDON DRIVE
SURREY, BC V3Z 6T3

O. (778) 945 2050
EMAIL: DEREK@ZENTERRA.CA

### ARCHITECTURAL
**FOCUS ARCHITECTURE INCORPORATED**

CONTACT: COLIN HOGAN

310 - 1848 MCCALLUM ROAD
ABBOTSFORD, BC V2S 0H9

T. (604) 853 5222
F. (604) 853 5442
EMAIL: CHOGAN@FOCUSAI.CA

### LANDSCAPE
**PMG LANDSCAPE ARCHITECTS**

CONTACT: PATRICIA CAMPBELL

C100 - 4185 STILL CREEK DRIVE
BURNABY, BC V5C 6G9

O. (604) 294 0011 EXT. 106
EMAIL: PAT@PMGLANDSCAPE.COM

### CIVIL
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### SURVEY
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O. (604) 596 0391
EMAIL: PBARTLETT@MCELHANNEY.COM

**ZENTERRA DEVELOPMENTS LTD.**

PROJECT
**ZENTERRA OFFICE**
19761 80 AVE. LANGLEY, BC

**COVER SHEET**

DATE: 10/23/19 FILE NO.
DR: AE:
CK: CH: **1904**

ARCHITECTURAL DRAWING INDEX

| | Sheet Number | DRAWING TITLE |
|---|---|---|
| | DP-0.00 | COVER SHEET |
| | DP-0.01 | 3D VIEWS |
| | DP-0.02 | 3D VIEWS |
| | DP-1.01 | SITE PLAN |
| | DP-1.02 | SURVEY PLAN |
| | DP-1.03 | ENLARGED SITE PLAN |
| SITE SECTIONS | DP-1.04 | |
| | DP-1.05 | SITE DETAIL |
| FLOOR PLAN LEVEL P2 | DP-2.01 | |
| FLOOR PLAN LEVEL P1 | DP-2.02 | |
| | DP-2.03 | FLOOR PLAN LEVEL 1 |
| DP-2.04 | | FLOOR PLAN LEVEL 2 |
| DP-2.05 | | FLOOR PLAN LEVEL 3 |
| | DP-2.06 | FLOOR PLAN LEVEL 4 |
| DP-2.07 ROOF DECK | | |
| DP-3.01 NORTH & EAST ELEVATIONS | | |
| | DP-3.02 | SOUTH & WEST ELEVATIONS |

SCHEDULE A

G.4
DP-0.00



**3D VIEW 1 - EASTERN CORNER**



**3D VIEW 2 - SOUTHERN CORNER**

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| NO. | DATE | DESCRIPTION |
|---|---|---|
| 4 | 2020-12-11 | PARKADE STORAGE ROOM REVISIONS |
| 3 | 2020-10-26 | DP REVISIONS - CITY COMMENTS |
| 2 | 2020-03-24 | PARKADE REVISION |
| 1 | 2020-01-16 | ISSUED FOR RZ / DP |

REVISIONS

CONSULTANT

CLIENT
**ZENTERRA DEVELOPMENTS LTD.**

PROJECT
**ZENTERRA OFFICE**

**19781 80 AVE. LANGLEY, BC**

DRAWING TITLE
**3D VIEWS**

DATE: 10/23/19
DWN: AL
CHK: CH
FILE NO. 1904

SEAL

SHEET NO.
**G.4**
**DP-0.01**



**3D VIEW 3 - NORTHERN CORNER**



**3D VIEW 4 - WESTERN CORNER**

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| # | DATE | DESCRIPTION |
|---|---|---|
| 4 | 2020-12-11 | PARKADE STORAGE ROOM REVISIONS |
| 3 | 2020-10-26 | DP REVISIONS - CITY COMMENTS |
| 2 | 2020-03-24 | PARKADE REVISION |
| 1 | 2020-01-16 | ISSUED FOR RZ / DP |

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PROJECT
**ZENTERRA OFFICE**

**19781 80 AVE. LANGLEY, BC**

DRAWING TITLE
**3D VIEWS**

DATE: 10/23/19 | FILE NO. 1904
DWN: AL
CHK: CH

SEAL

SHEET NO.
**G.4**
**DP-0.02**

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| 4 | 2020-11-11 | PARKING STORAGE ROOM |
| 3 | 2020-10-26 | DP REVISIONS - CITY COMMENTS |
| 2 | 2020-08-31 | ADDITIONAL INFORMATION |
| 1 | 2020-05-12 | ISSUED FOR DP |

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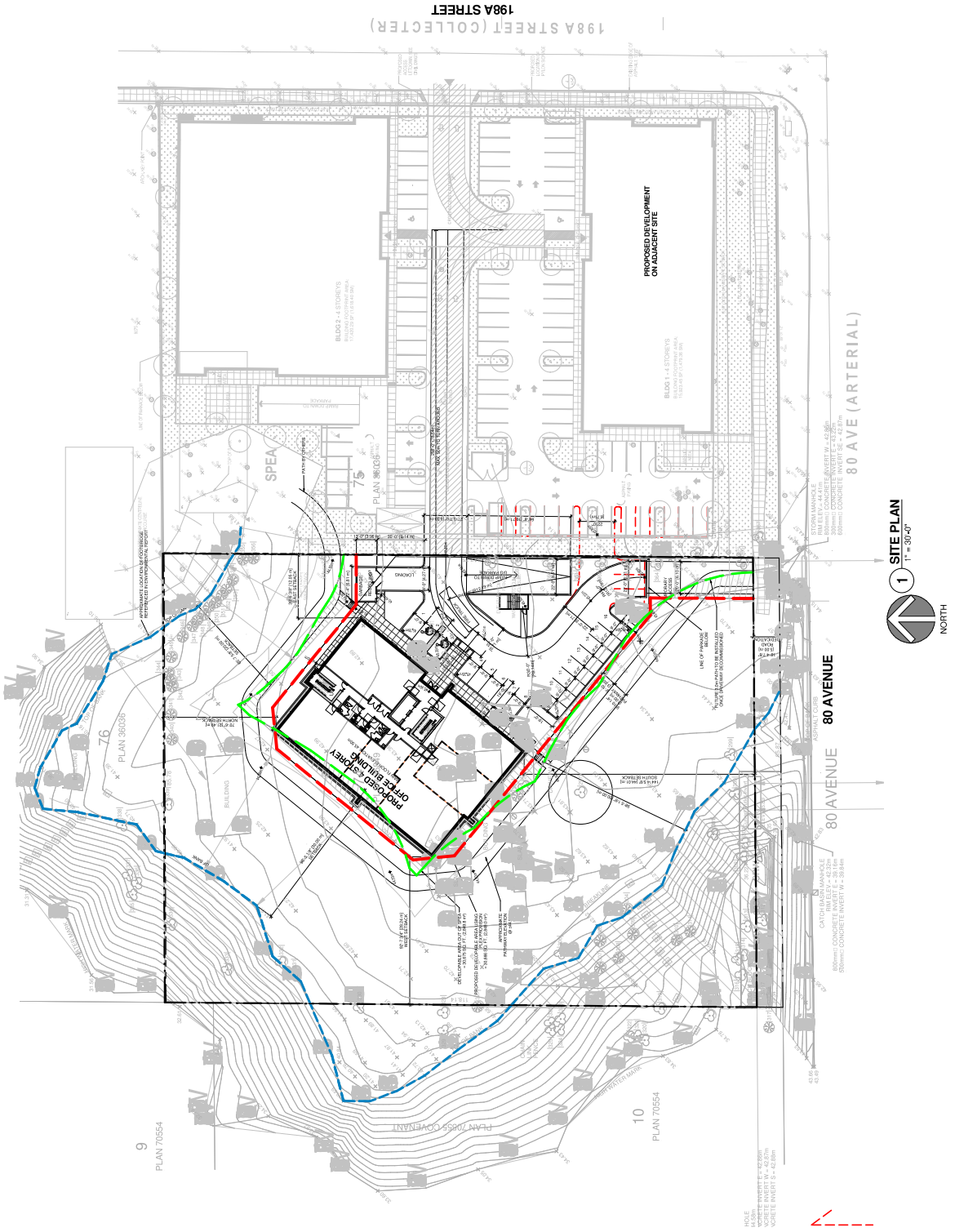
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**SITE PLAN**

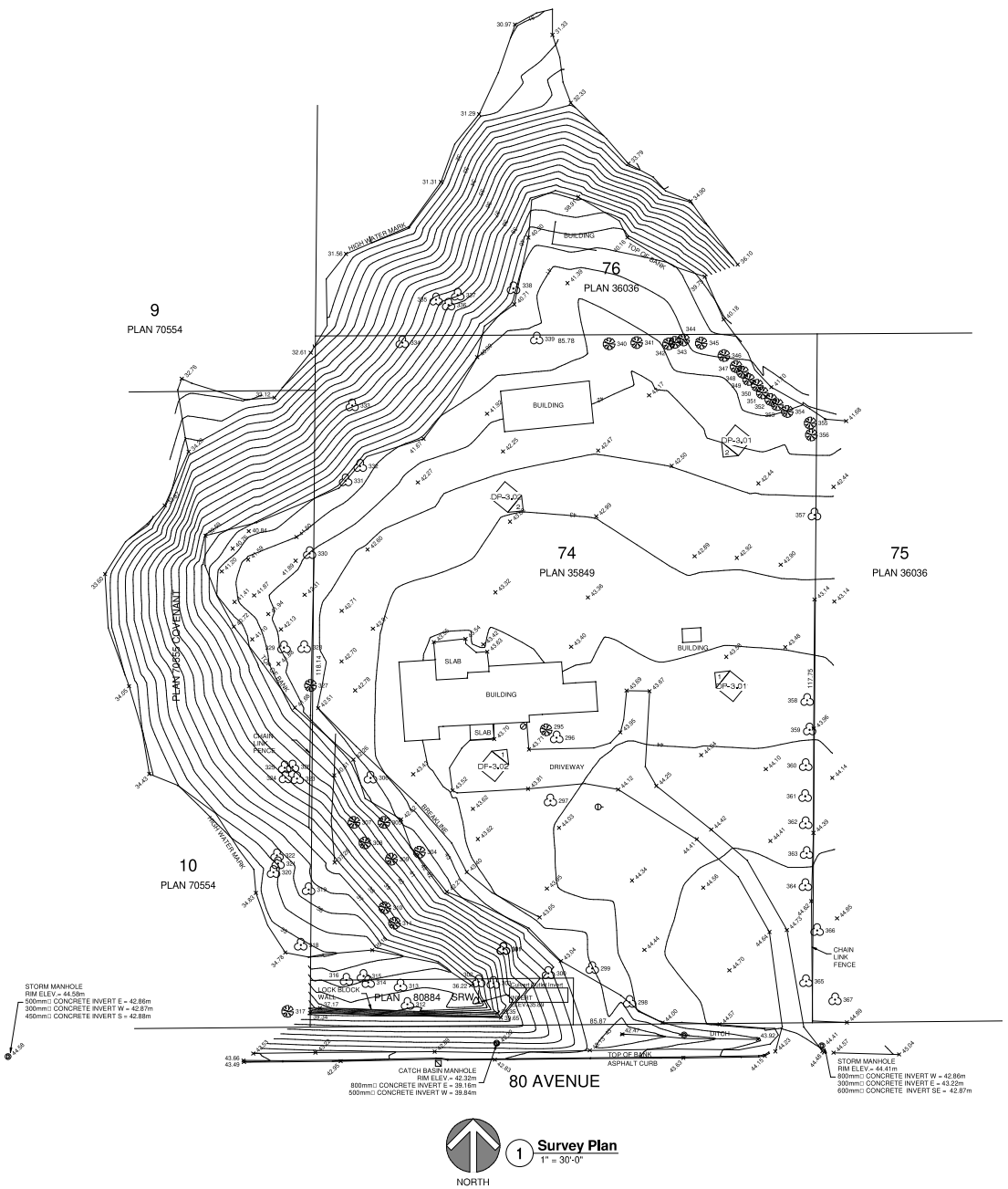
DATE: 10/23/19
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CHK:

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SHEET NO. **G.4** **DP-1.01**






1 **Survey Plan**
1" = 30'-0"

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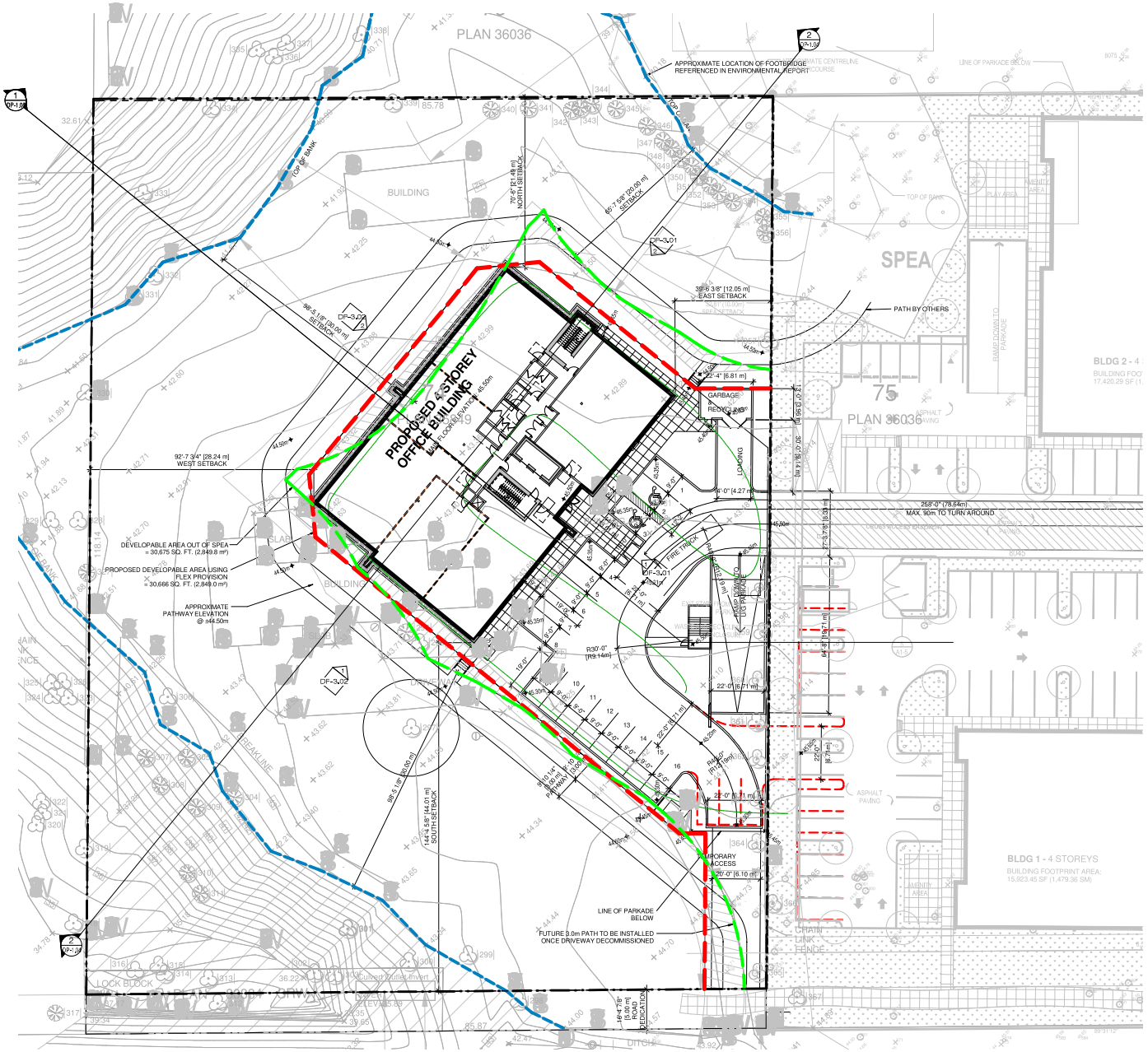
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DRAWING TITLE
**SURVEY PLAN**

DATE: 10/23/19
DWN: Author
CHK: Checker
FILE NO. 1904

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SHEET NO.
**G.4**
**DP-1.02**




## SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 74, PLAN 35849
SECTION 26, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:
19781 80 AVENUE
LANGLEY, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
**PROPOSED: CD-57**

LOT AREA:

| | | |
|---|---|---|
| GROSS SITE AREA | = | 108,949.35sq.ft. / 10,121.73 m² / 2.50 Ac. / 1.012 Ha. |
| ROAD DEDICATION | = | 4,625.71 sq.ft. / 429.56 m² / 0.11 Ac. / 0.043 Ha. |
| NET SITE AREA | = | 104,325.64sq.ft. / 9,692.17 m² / 2.39 Ac. / 0.969 Ha. |
| DEVELOPABLE AREA OUTSIDE OF SPEA | = | 30,675 sq.ft. / 2,849.8 m² |
| PROPOSED DEVELOPABLE AREA USING FLEX PROVISION | = | 30,666 sq.ft. / 2,849.0 m² |
| NET DEV. AREA ADDED TO SPEA | = | 9 sq.ft. / 0.8 m² |

SETBACKS:

| | PROPOSED: | |
|---|---|---|
| | NORTH | 21.49 m |
| | SOUTH | 44.01 m |
| | EAST | 12.05 m |
| | WEST | 28.24 m |

LOT COVERAGE:
MAXIMUM: 67% (as per subzone 3.1)
PROPOSED: **1,128.7 m² / 9,692.17 m² = 11.6%**

BUILDING HEIGHT:
MAXIMUM: LESSER OF 18m OR 4 STOREYS (as per subzone 3.1)
PROPOSED: **4 STOREYS- 21.3m (VARIANCE REQUIRED)**

PARKING:

| | | |
|---|---|---|
| REQUIRED : | 4,304 m² / 28 m² PER SPACE = 153.7 = 154 STALLS | |
| PROVIDED: | U/G LEVEL 1 | = 76 STALLS (incl. 12 small cars) |
| | U/G LEVEL 2 | = 78 STALLS (incl. 12 small cars) |
| | SURFACE | = 16 STALLS |
| | | = 170 STALLS (incl. 3 HC) |

*SMALL CAR STALLS
170 STALLS x 20% = 34 STALLS (ALLOWED)
24 STALLS (PROVIDED)

*MINIMUM 50% OF PARKING REQUIRED TO BE UNDERGROUND
152 STALLS x 50% = 76 STALLS (REQ'D U/G)
154 STALLS (PROVIDE U/G)

LOADING:
REQUIRED : 1 SPACE PER BLDG. W/ GROSS FLOOR AREA OF 500 m² OR MORE
PROVIDED: **1 SPACE**

GROSS FLOOR AREAS

| Name | Area |
|---|---|
| LEVEL 1 | 11,505 SF |
| LEVEL 2 | 12,149 SF |
| LEVEL 3 | 11,441 SF |
| LEVEL 4 | 10,175 SF |
| ROOF DECK (LOBBY & STAIR 1) | 814 SF |
| ROOF DECK (STAIR 2) | 248 SF |
| TOTAL | 46,331 SF |

1 ENLARGED SITE PLAN
1" = 20'-0"

NORTH

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DRAWING TITLE
**ENLARGED SITE PLAN**

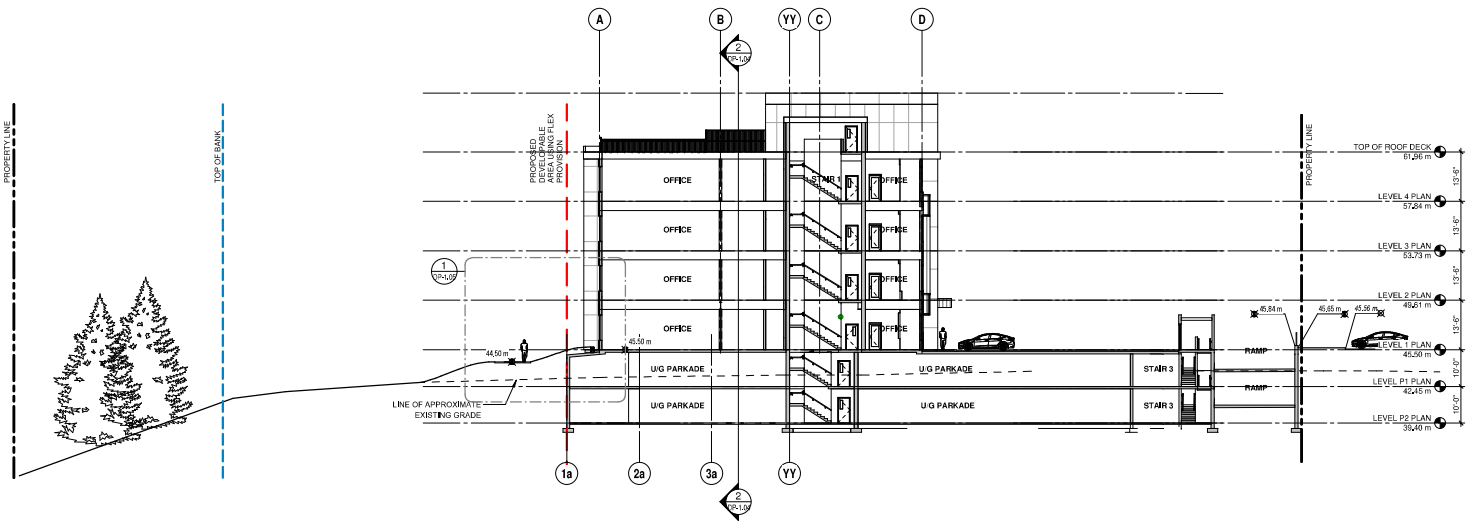
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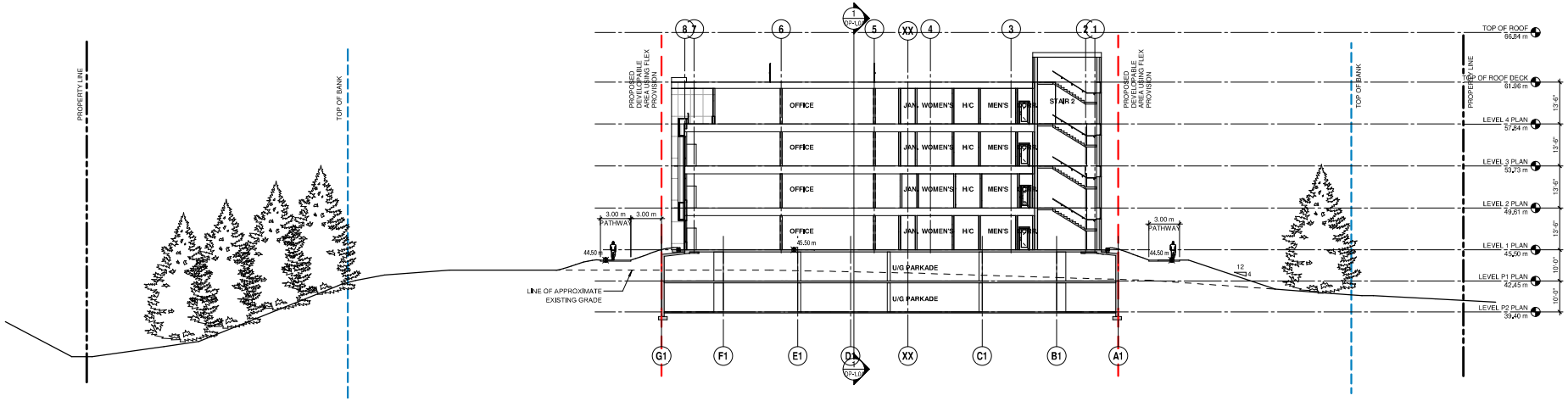
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**DP-1.03**

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1 **SITE SECTION**
1/16" = 1'-0"




2 **SITE SECTION.**
1/16" = 1'-0"

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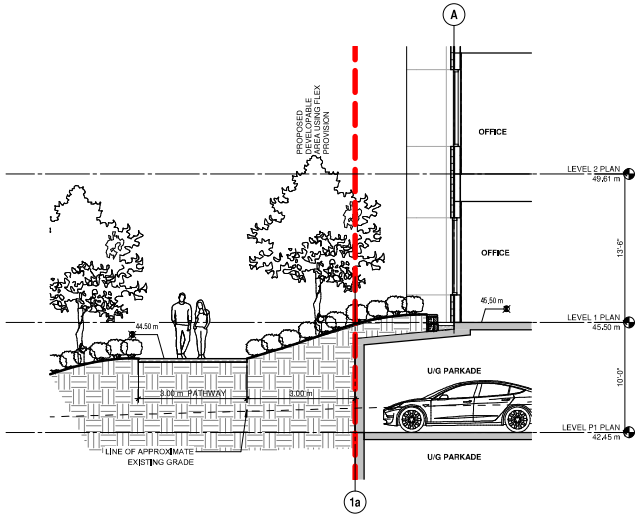
19781 80 AVE, LANGLEY, BC

DRAWING TITLE
**SITE SECTIONS**

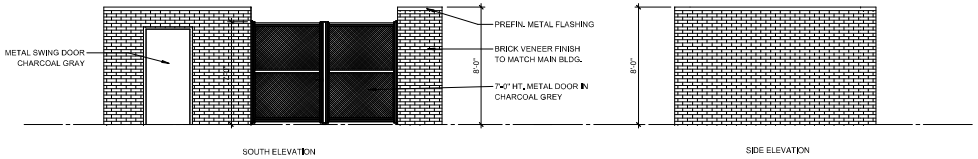
DATE: 10/23/19
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FILE NO. 1904

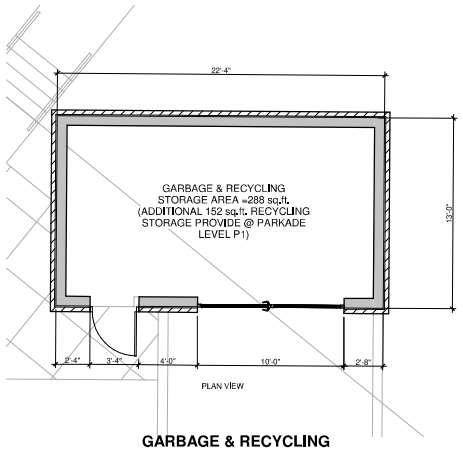
SEAL

SHEET NO.
**G.4**
**DP-1.04**




1 **SITE SECTION DETAIL**
3/16" = 1'-0"




2 **GARBAGE & RECYCLING STORAGE DETAIL**
1/4" = 1'-0"

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DRAWING TITLE
**SITE DETAIL**

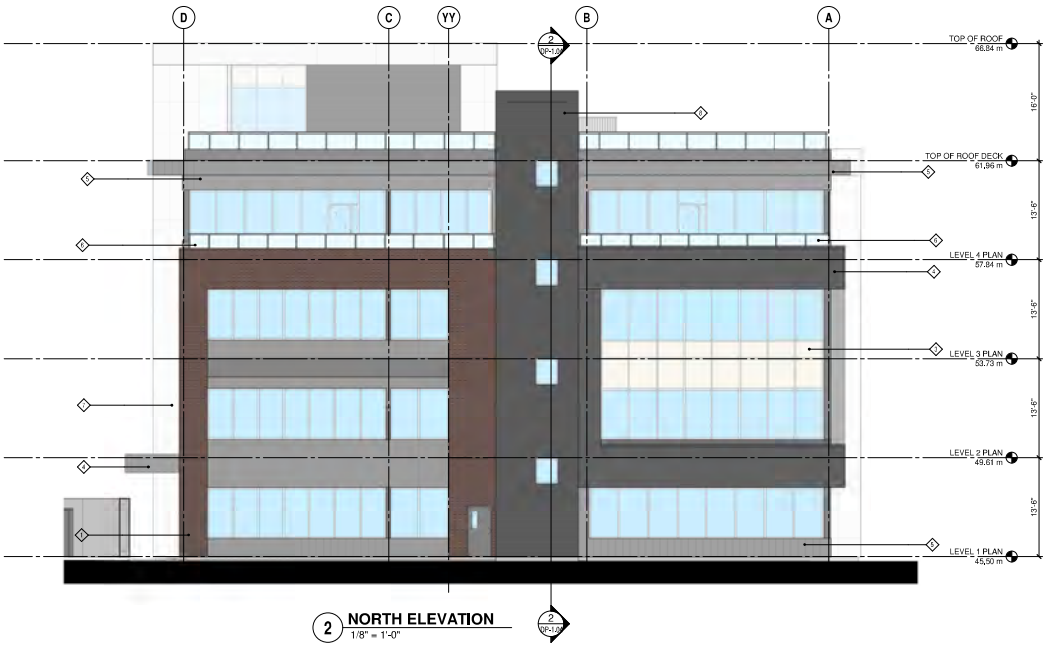
DATE: 10/23/19
DWN: AL
CHK: CH
FILE NO. 1904

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SHEET NO.
**G.4**
**DP-1.05**




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




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

**ELEVATION LEGEND**

| NO. | DESCRIPTION |
|---|---|
| 1 | 4" THICK MASONRY CLADDING, IXL INTERSTATE BRICK, BRONZESTONE, MATTE |
| 2 | STOREFRONT WINDOW SYSTEM, ANODIZED ALUMINUM |
| 3 | CURTAIN WALL SYSTEM, ANODIZED ALUMINUM, c/w CLEAR & WHITE SPANDREL GLASS |
| 4 | 12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, CHARCOAL GREY |
| 5 | 12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, REGENT GREY |
| 6 | 42" HT. ALUMINUM GUARDRAIL c/w GLAZING |
| 7 | ACM PANEL c/w INTERGRATED QUICKPANEL RAINSCREEN SYSTEM OR EQUAL, LARSON BY ALUCOIL, RVW WHITE S-327 |
| 8 | CORRUGATED METAL SIDING - CHARCOAL |
| 9 | 6'-0" HT. ALUMINUM SCREEN FOR MECH. EQUIPMENT, CHARCOAL |

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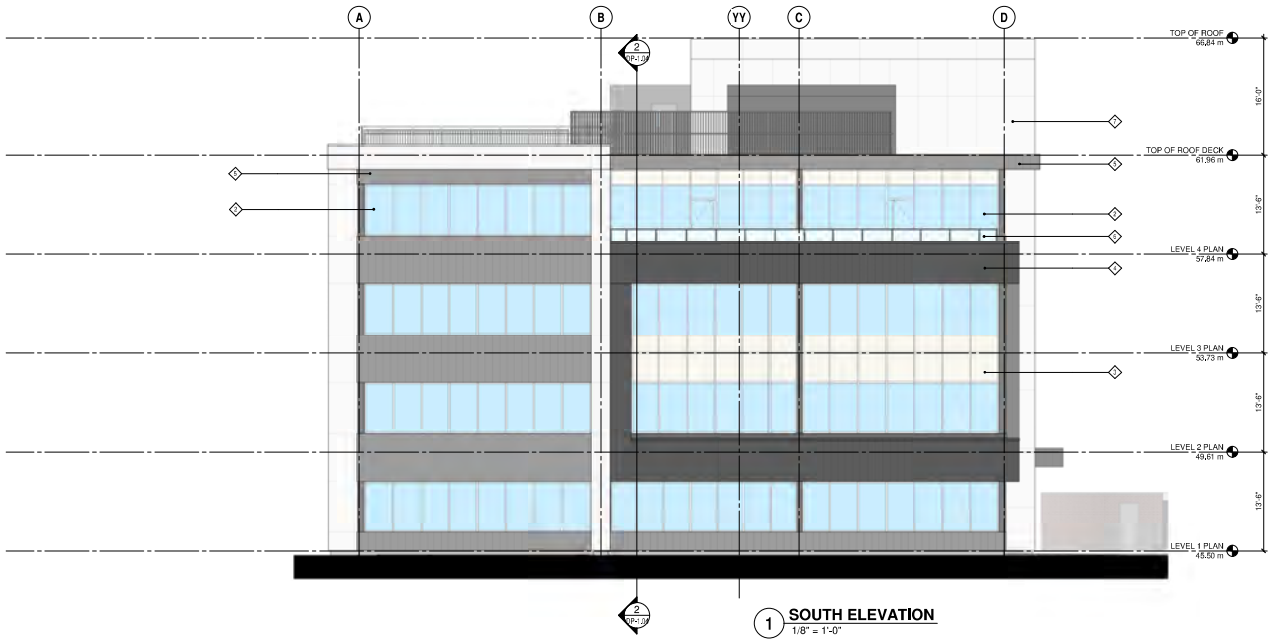
**19781 80 AVE. LANGLEY, BC**

DRAWING TITLE
**NORTH & EAST ELEVATIONS**

DATE: 10/23/19 | FILE NO. 1904
DWN: AL
CHK: CH

SEAL

SHEET NO.
**G.4**
**DP-3.01**




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

| ELEVATION LEGEND | |
|---|---|
| NO. | DESCRIPTION |
| 1 | 4" THICK MASONRY CLADDING, IXL INTERSTATE BRICK, BRONZESTONE, MATTE |
| 2 | STOREFRONT WINDOW SYSTEM, ANODIZED ALUMINUM |
| 3 | CURTAIN WALL SYSTEM, ANODIZED ALUMINUM, c/w CLEAR & WHITE SPANDREL GLASS |
| 4 | 12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, CHARCOAL GREY |
| 5 | 12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, REGENT GREY |
| 6 | 42" HT. ALUMINUM GUARDRAIL c/w GLAZING |
| 7 | ACM PANEL c/w INTERGRATED QUICKPANEL RAINSCREEN SYSTEM OR EQUAL, LARSON BY ALUCOIL, RVW WHITE S-327 |
| 8 | CORRUGATED METAL SIDING - CHARCOAL |
| 9 | 6'-0" HT. ALUMINUM SCREEN FOR MECH. EQUIPMENT, CHARCOAL |




2 WEST ELEVATION
1/8" = 1'-0"

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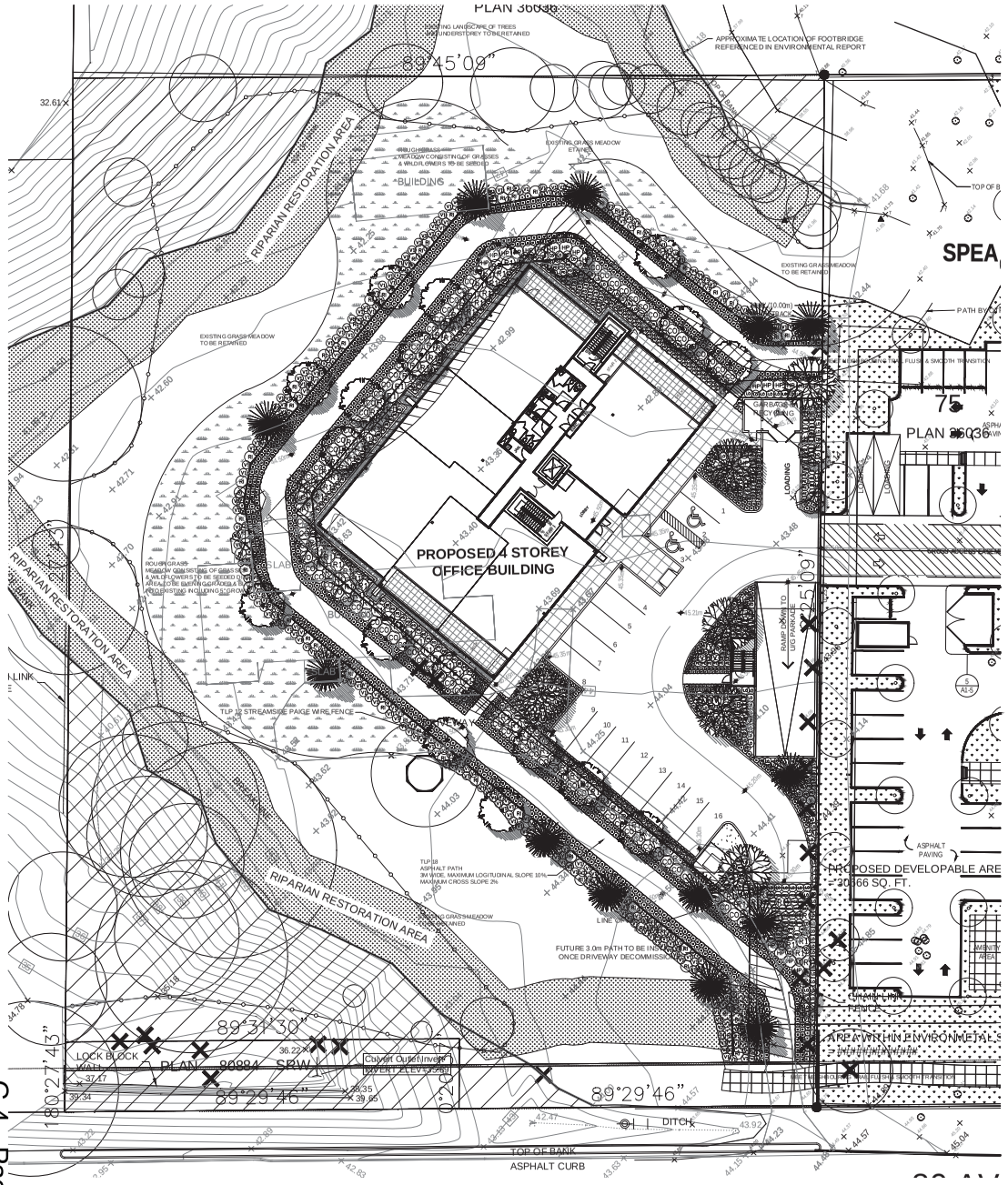
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DRAWING TITLE
**SOUTH & WEST ELEVATIONS**

DATE: 10/23/19 | FILE NO. 1904
DWN: AL
CHK: CH

SEAL

SHEET NO.
**G.4**
**DP-3.02**




## TREE SCHEDULE

PMG PROJECT NUMBER: 19-175

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 6 | AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 5CM CAL; 1.2M STD; B&B |
| | 19 | CORNUS EDDIE'S 'WHITE WONDER' | EDDIES WHITE WONDER DOGWOOD | 5CM CAL; STD FORM; B&B |
| | 6 | PRUNUS SERRULATA 'SHIROFUGEN' | WHITE GODDESS FLOWERING CHERRY | 6CM CAL; 1.9M STD; B&B |
| | 13 | PSEUDOTSUGA MENZIESII | DOUGLAS FIR | 3M HT; B&B |
| | 2 | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | 6CM CAL; 1.9M STD; B&B |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED 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.

## REPLACEMENT TREES:

OF THE ABOVE TOTALS THE FOLLOWING ARE REPLACEMENT TREES BASED ON 30 TREES PER DEVELOPABLE AREA- TOTAL 25 PER NOAH TALBOT ARBORIST, MCELHANNEY ENGINEERING

13 PSEUDOTSUGA MENZIESII
6 AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'
6 PRUNUS SERRULATA 'SHIROFUGEN'

## SHRUB SCHEDULE

PMG PROJECT NUMBER: 19-175

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| SHRUB | | | | |
| CS | 87 | CORNUS STOLONIFERA 'ARCTIC FIRE' | RED OSIER DOGWOOD | #3 POT; 80CM |
| S | 103 | GAULTHERIA SHALLON | SALAL | #1 POT; 20CM |
| HP | 37 | HYDRANGEA PANICULATA 'BIG BEN' | BIG BEN HYDRANGEA | #3 POT; 80CM |
| IC | 33 | ILEX CRENATA 'GREEN THUMB' | HOLLY; COMPACT | #3 POT; 50CM |
| MN | 1233 | MAHONIA NERVOSA | DWARF OREGON GRAPE | #1 POT; 20CM |
| RS | 104 | RIBES SANGUINEUM | RED FLOWERING CURRANT | #3 POT; 80CM |
| RI | 134 | ROSA MEIDILAND 'RIPENS' | CREEPING MEIDILAND ROSE; WHITE | #2 POT; 40CM |
| TM | 16 | TAXUS X MEDIA 'HILLII' | HILLII YEW | 1.5M B&B |
| VO | 332 | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | #2 POT; 50CM |
| VD | 13 | VIBURNUM TINUS 'DWARF' | SPRING BOUQUET | #3 POT; 50CM |
| GRASS | | | | |
| C | 80 | CAREX 'OSHIMENSIS EVERGOLD' | SILVER VARIEGATED SEDGE | #1 POT |
| PA | 124 | PENNISETUM ALOPECUROIDES | FOUNTAIN GRASS | #1 POT |
| PERENNIAL | | | | |
| A | 88 | ACHILLEA 'THE PEARL' | DOUBLE WHITE YARROW | 15CM POT |
| N | 118 | NEPETA x JR WALKER | BLUE CATMINT | 15CM POT |
| GC | | | | |
| LO | 163 | LONICERA PILEATA | PRIVET HONEYSUCKLE | #1 POT; 25CM |
| PM | 214 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT; 25CM |

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

## PLANTING NOTES IN RIPARIAN AREA

**SPECIES & QUANTITY BY BED TYPE**

| BED TYPE | A: Riparian Forest | Total Area |
|---|---|---|
| AREA (sq.m) | 2134.0 | 2134.0 |

| BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | % | No. |
|---|---|---|---|---|---|
| **Trees** | | | | | |
| *Acer macrophyllum* | bigleaf maple | 1 gal pot | 2 m spacing | 6% | 64 |
| *Malus fusca* | Pacific crabapple | 1 gal pot | 2 m spacing | 6% | 64 |
| *Prunus emarginata* | Bitter cherry | 1 gal pot | 2 m spacing | 4% | 43 |
| *Pseudotsuga menziesii* | Douglas-fir | 1 gal pot | 2 m spacing | 16% | 172 |
| *Thuja plicata* | Western redcedar | 1 gal pot | 2 m spacing | 8% | 85 |
| | | | TREES COVERAGE TOTAL | 40% | 428 |
| **Shrubs & Herbs** | | | | | |
| *Rubus spectabilis* | Salmonberry | plug 415D 1+0 | 1 m spacing | 13% | 222 |
| *Symphoricarpus albus* | Snowberry | plug 415D 1+0 | 1 m spacing | 8% | 136 |
| *Polystichum munium* | Sword fern | 4 inch pot | 1 m spacing | 10% | 171 |
| *Physocarpus capitatus* | Pacific ninebark | plug 415D 1+0 | 1 m spacing | 6% | 102 |
| *Oemleria cerasiformis* | Indian plum | plug 415D 1+0 | 1 m spacing | 15% | 256 |
| *Rhamnus purshiana* | Baldhip rose | plug 415D 1+0 | 1 m spacing | 8% | 136 |
| | | | SHRUBS COVERAGE TOTAL | 60% | 1024 |
| | | | **COMBINED COVERAGE TOTAL** | **100%** | **1452** |

**Prescription Details:**

1. No heavy machinery shall enter the driplines of existing trees, to preserve the root systems of retained trees/shrubs and existing topsoil with native seed bed of herbaceous species.
2. Invasive vegetation removal: existing Himalayan blackberry (Rubus armeniacus), periwinkle (Vinca minor) and/or English ivy (Hedera helix) shall be removed using hand excavation methods within driplines of existing trees, and by machine excavation in areas outside the driplines of existing trees. The root ball shall be extracted from the soil, and all plant parts shall be removed from the site and disposed of at an offsite facility. Existing topsoil shall remain in place to the extent possible.
3. Existing shrubs should be retained to the extent possible. If shrubs must be cut to allow removal of invasive vegetation, the shrubs shall be cut above ground and their root system shall be left intact. New plantings shall maintain 1 m spacing from existing shrubs (including cut shrubs).
6. Topsoil and fertilizer (16-32-6 or similar) shall be pre-mixed and applied after invasive vegetation removal, across the site in disturbed areas only, to a depth of 45 cm. Topsoil mixture shall be finished to an uneven surface, and depth shall vary by up to 10 cm due to complexing of the topsoil mixture. Topsoil/fertilizer mixture shall NOT be applied within the driplines of retained trees except where invasive vegetation was removed. Mixture shall meet the criteria prescribed by the Township of Langley, and shall be certified to be free of invasive species.
4. Trees shall be planted in suitable microsites. Trees shall NOT be planted in depressions or on top of mounds, beneath existing shrubs or other organic debris, or within 2 m of existing trees. Maintain 2 m spacing between trees and from shrub plantings. Follow planting detail TLP 23 for trees; TLP 21 for shrubs.
5. Composted mulch shall be applied after topsoil application and planting, throughout the area except within the driplines of retained trees, to a depth of 10 cm. Mulch shall meet the criteria prescribed by the Township of Langley.
7. Timing of planting: all planting shall occur immediately following invasive vegetation removal and topsoil/fertilizer application, and timing shall be either in fall between September 15th and October 15th or in spring between March 15th to April 30th.

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SEAL:

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|---|---|---|---|
| 4 | 21.MAR.31 | ADD RIPARIAN PLANTING NOTES | YR |
| 3 | 20.DEC.07 | NEW SITE PLAN | JR |
| 2 | 20.DEC.02 | PLANTING PLAN/ADD DETAILS | JR/PC |
| 1 | 20.OCT.28 | ROOF DECK PLAN | JR/PC |

CLIENT:

**ZENTERRA DEVEOPMENTS**

PROJECT:

**OFFICES**

**19781 80TH AVENUE**
**TOWNSHIP OF LANGLEY**

**TOL FILE NO: 08.27.070**

DRAWING TITLE:

**LANDSCAPE PLAN**

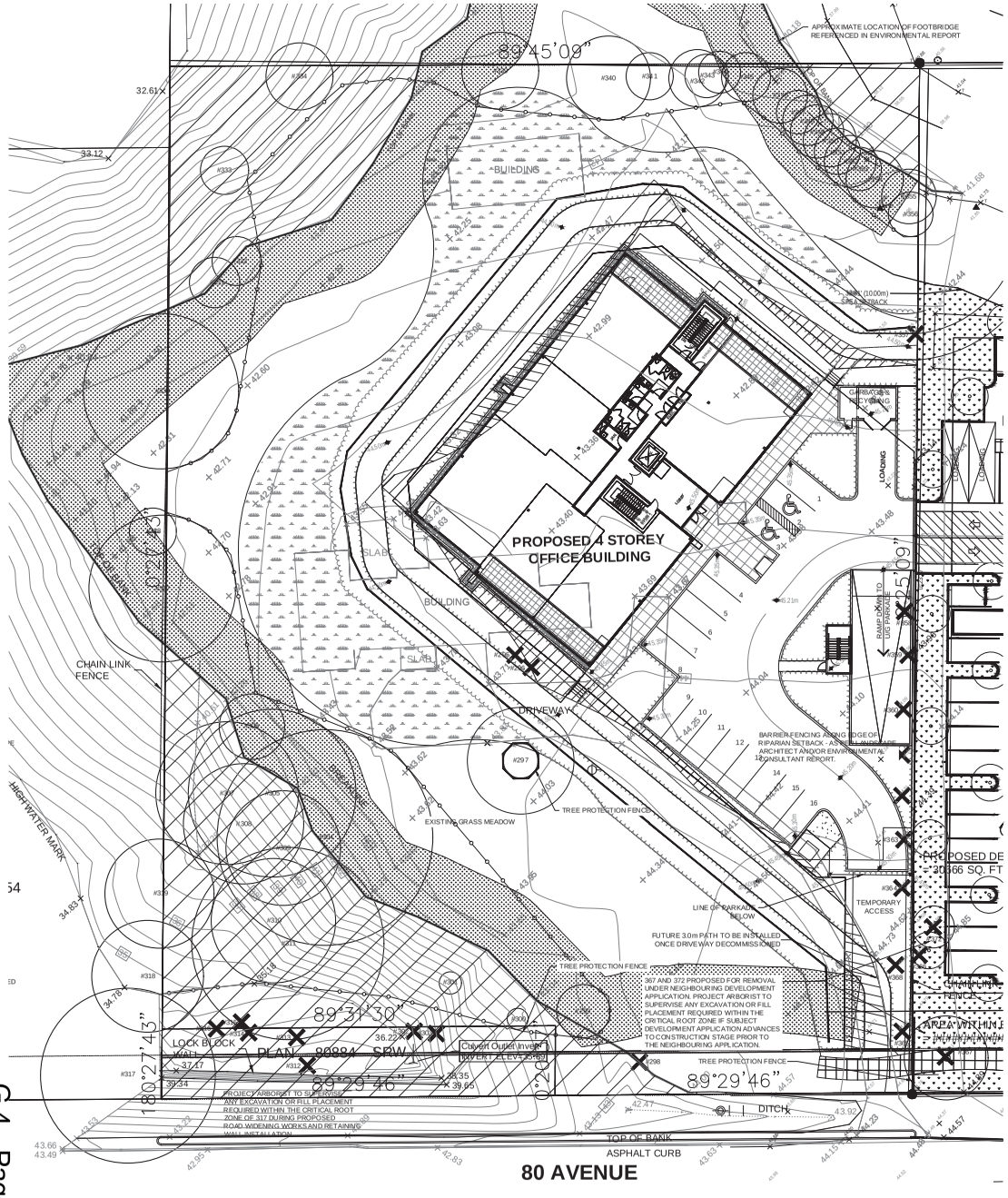
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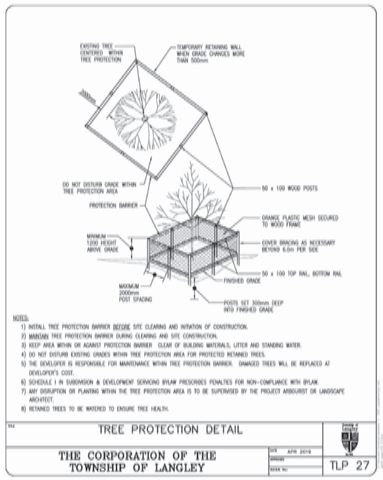
19175-5.ZIP

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TREE TO BE RETAINED

TREE TO BE REMOVED




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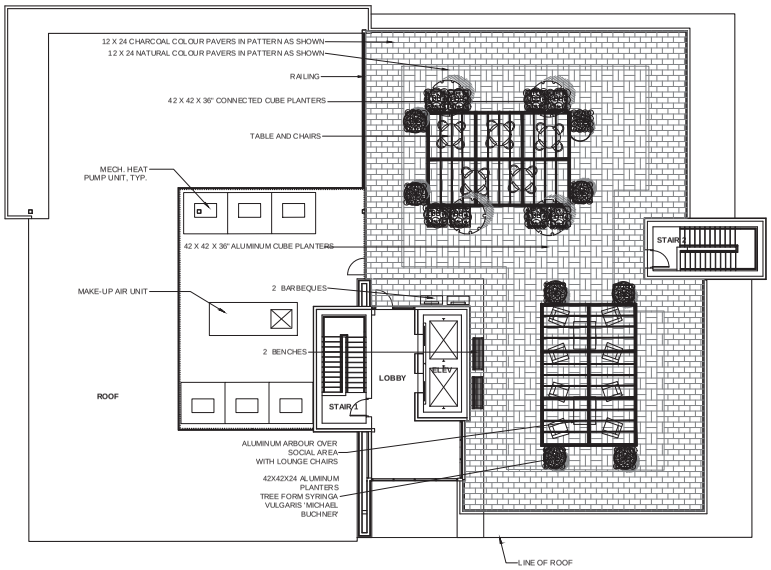
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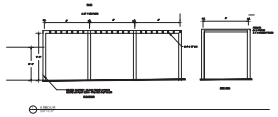
# EXISTING TREE MANAGEMENT PLAN

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19175-5.ZIP

PMG PROJECT NUMBER: **19-175**





ALUMINUM PLANTER CUBES



WISHBONE BAYVIEW PARK BENCH



HAUSER OUTDOOR LOUNGE SEATING



MAGLIN BATTERY TABLE & CHAIRS- COLOUR TO BE CONFIRMED

## PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 4 | AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY | 5CM CAL, 1.3M STD |
| SHRUB | 8 | SYRINGA VULGARIS 'MICHAEL BUCHNER' | BLUE FLOWER LILAC- TREE FORM | #10 POT, 1.2M STD |
| F | 48 | FRAGARIA - EVERBLOOMING | STRAWBERRY | 9CM POT |
| (W) | 8 | VACCINIUM - POLLINATING PAIRS | 2 VARS DWARF BLUEBERRY | #2 POT; 50CM |
| GRASS | | | | |
| (I) | 24 | CAREX 'OSHIMENSIS EVERGOLD' | SILVER VARIEGATED SEDGE | #1 POT |
| (N) | 48 | PENNISETUM ALOPECUROIDES 'HAMELIN' | DWARF FOUNTAIN GRASS | #1 POT |
| VINE | | | | |
| (C) | 8 | CLEMATIS x 'DUCHESS OF EDINBURGH' | CLEMATIS; DOUBLE WHITE | #2 POT; 60CM STAKED |
| PERENNIAL | | | | |
| (A) | 48 | ALLIUM - CHIVES | CHIVES | 9CM POT |
| (M) | 32 | CORE OPSIS V. 'MOONBEAM' | MOONBEAM TICKSEED | #1 POT |
| (E) | 64 | EUPHORBIA MYRTENSIS | DONKEYTAIL SPURGE | 15CM POT |
| (SM) | 24 | SEDUM TELEPHIUM 'HERBSTFREUDE' | AUTUMN JOY STONECROP | 15 CM POT |

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

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CLIENT:

**ZENTERRA DEVEOPMENTS**

PROJECT:

**OFFICES**

**19781 80TH AVENUE**
**TOWNSHIP OF LANGLEY**

**TOL FILE NO: 08.27.070**

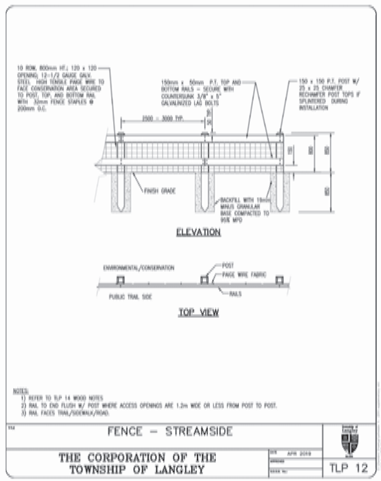
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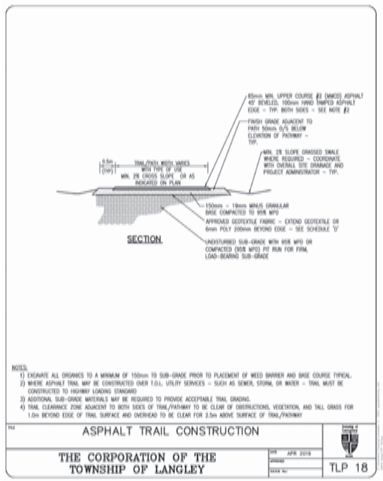
PMG PROJECT NUMBER: **19-175**




FENCE – STREAMSIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

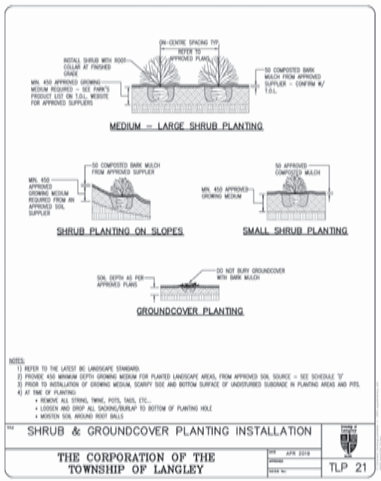
TLP 12




ASPHALT TRAIL CONSTRUCTION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 18




SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 21




TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 22

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CLIENT:

**ZENTERRA DEVEOPMENTS**

PROJECT:

**OFFICES**

**19781 80TH AVENUE**
**TOWNSHIP OF LANGLEY**

**TOL FILE NO: 08.27.070**

DRAWING TITLE:

# LANDSCAPE DETAILS

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OF 4

19175-5.ZIP

PMG PROJECT NUMBER: **19-175**

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### 4.3.4 DEVELOPMENT PERMIT AREA "H" – BUSINESS/TECHNOLOGY PARK

4109
16/08/04

Lands identified as "Development Permit Area "H" – Business/Technology Park" on Map 4, Development Permit Areas, are hereby designated as Development Permit Areas under Section 488(1)(f) of the Local Government act to establish objectives and provide guidelines for the form and character of development.

The intent of these Design Development Guidelines is to establish a diversity of uses in the form of development, a consistent level of quality throughout the development as a whole and to enhance the public perception of the Business Technology Park developments in the community. These guidelines outline the desired objectives and give design recommendations. They are not intended to be prescriptive as to building character but rather describe orientation and configuration (for buildings and parking), access and circulation, setbacks and landscape treatments.

The site is divided into four zones to ensure that the form of development reflects the unique orientation and location of each individual subzone. Zone 1 fronts 198A Street and backs onto Latimer Creek. Zone 2 is located north-south along the eastern interior spine road, with a substantial drop in grade from east to west and contains Subzones 2.1 to 2.3. Buildings will be situated so as to maintain the existing contours and avoid excessive cut & fill. Zone 3, the parcel to the west of the spine road, lies on the flattest portion of this site and contains Subzones 3.1 to 3.6. Prominent, level entries help contain the street wall along the western edge of the spine road. Along its western and northern edge of Zone 3, a plush green area undulates along 198A Street and 82 Avenue, creating a landscape buffer between the campus and the residential lots to the north and west. Contemplative amenity opportunities abound through this zone

The central Zone 4, Subzone 4.1, is the heart of the campus. The potential for a small conference commercial centre will create a strong central focus to the built form and the pedestrian circulation. The Conference Centre is also a neighborhood amenity, which would be available to the community at large as well as Tech Campus tenants.

To optimize the flexibility required to accommodate the broad range of anticipated users, the cohesiveness of the development will be emphasized in the landscape treatment as well as through the architectural guidelines. The character of the development will be apparent throughout the public zones of the site (streets, squares, parks, pathways, lighting, paving, street furniture, etc.).

**ZONE / SUBZONE MAP**



**SITE AND BUILDING REQUIREMENTS**

SITE PLANNING

The principal concept for the Business Technology Park is the orientation of all buildings along a main vehicle and pedestrian artery. Due to the north and south orientation of the site the Zone 2 buildings are oriented parallel to the main spine road. The westerly buildings in Zone 1 & 3 are oriented east and west and perpendicular to the road.

Secondary to this concept is the placement of buildings along the existing topography of the site. The site drops approximately 20 m from the southeast corner to the northwest corner, with the majority of the grade change occurring within zone 2 and the corner of 80 Avenue and 200 Street. Buildings are orientated such that they follow the existing contours of the site, thus minimizing the need for cut and fill and expensive foundation systems.

To encourage a more urban, coherent development, principal buildings should face the primary street and the entries should be located on or near the front setback line. Building configuration should reflect orientation. Principal building faces (in Zone 2) and entries (in Zone 1 & 3) should parallel the principal street and buildings should increase in mass toward principal streets and/or corners.

Entrances are a key component in a building and should be the major focus. Building entries should be clearly legible and address the primary street and/or corner. Public functions - including any service uses - should be located at the front of the building and may be used to enhance and emphasize the building entry. Only limited parking/vehicle circulation should occur within the front yard setback. It is intended that the majority of surface parking occur at the sides and rear of the buildings. Service and loading functions should similarly be located at the sides or rear of the buildings.

Large, unfenestrated, undifferentiated architectural volumes, typical for light impact industrial, warehousing uses, should be located to the rear of the site. These volumes should be screened from view with landscaping (refer to the Landscape Design section). Office, public and entry functions should occur adjacent to the principal street




Building Entry

*Access and Circulation*

To avoid conflict between vehicular and pedestrian traffic, a minimum number of entry points to each site are encouraged. A maximum of two crossings will typically be permitted on the principal streets subject to Township approval. These entries should typically be located away from the intersections of roadways and away from pedestrian nodes. On secondary streets, one additional entry will be permitted as the primary access point to the parking area(s). All access points should conform to good engineering practice and satisfy relevant Township standards.

Pedestrian access within as well as between sites should be well designed and clearly legible. Pedestrian movement between sites should enhance the overall development concept and encourage movement on foot as opposed to by car. There should be a high standard of landscape architectural treatment to further these objectives. Whenever possible pedestrian circulation should be designed so as not to conflict with vehicle circulation. Where pedestrian crossings are required, they should be conveniently located, well lit and highly visible.



*Parking and Loading*

These guidelines supplement the Township standards for off-street parking and loading as found in the Township of Langley Zoning Bylaw as amended from time to time. The majority of parking should be located in the side and rear yards of each property and below grade. A small amount (typically visitor and short-term parking) shall be permitted in the front yard. Parking stalls, planting islands, median planting islands shall be sited in accordance with the Township's Zoning Bylaw as amended from time to time.

Median planting islands are required between parallel rows of parking stalls. These planting islands shall be 2.5 m (8 ft) from inside curb to inside curb. The trees shall be located centred on the stall paint line so as not to impede the stall overhang zone.

Loading areas should be located to the side or rear of the property and separated from the general parking areas. Loading is not permitted in front of the buildings. Where loading areas are served by a separate access point, efforts should be made to minimize the degree to which vehicles accessing the loading area traverse parking areas. Using architectural and landscape architectural devices, screening should be employed which minimizes views of the loading area.

Parking and loading areas should be paved, well drained and well illuminated. Pedestrian routes from the parking areas to the buildings should be clearly legible and accessible.

*Corner Sites*

For corner lots where more than one side abuts a street, the setback from the property line at each street should be the minimum front yard setback as prescribed by the Township of Langley Zoning Bylaw as amended from time to time. Buildings on corner sites must address both streets and both facades must be detailed accordingly. Building entries may be duplicated or the major entry may be placed on the corner.



*Setbacks*

Setbacks from property lines will be established to provide cohesion to the overall development and to acknowledge the proximity of the Business Technology Park to adjacent developments and uses. The setbacks in each case vary to reflect the unique orientation of each zone.

LANDSCAPE DESIGN

*Overall Landscape Character*

The appearance of the landscape for the Business Technology Park will generally reflect two characters.

Campus Zone: The remainder of the site responds to the image a campus green. The landscape treatment should be integrated with the parking lot locations, building placement and design. The character should respect the overall high quality, maintained campus image.

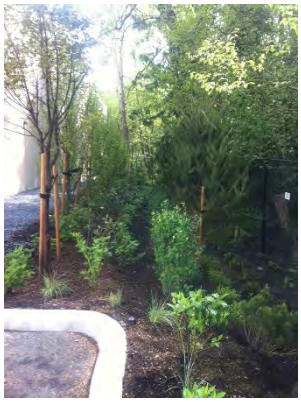
Buffer Zone: The Buffer Zone extends the full length of 198A Street and 82 Avenue. The landscape should respond to the concept of a naturalized area made up of a strong tree buffer, native shrub massing, naturalized pond with deck overlook, covered shelter, riparian and water plants, municipal trail (within 4.5 m Green Way Dedication) and low maintenance meadow/ grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

*Landscape Components – Campus Zone*

- Landscape – Typical Development Parcel

  General landscape character responds to the image of business and technology. The elements of design are clean lines, and a refined landscape image.

- Planting Areas



  Generally shrub material should be primarily ornamental broad leaf evergreen in nature with accents of deciduous material. Shrub planting should utilize mass plantings of individual species of not less than 1.8 m wide with plant spacing such that plant material will completely cover exposed mulch in two full growing seasons. The use of groundcover planting is encouraged. A minimum depth of 50 mm of well, composted mulch should be used in all plant beds. Wood chips, gravel or plastic cover will be not be accepted in plant beds. Lawn areas should be sodded.

  Tree cover should be predominantly deciduous with groupings of evergreen trees that provide interest and screening. Consideration should be given to the selection of deciduous tree species with growth characteristics of canopied shade tree. Branch height from finished grade to the underside of the crown at time of planting shall be dictated by the Township's Zoning Bylaw and Subdivision and Development Servicing Bylaw as amended from time to time.

  All plant material should conform to the latest edition of BCSLA/BCNLA Landscape Standard.

  Planting design should be integrated with the building architecture with consideration of building entries, access to each building lobby, building detail and massing, screening requirements and general principles of CPTED.

- Streetscape

  Unless required otherwise by the Township of Langley and pursuant to the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time and Boulevard Treatment and Street Tree policy the following shall apply:

  200 Street

  The landscape streetscape treatment along 200 Street shall conform to the Willoughby Community Plan cross section with the exception that the overall width of the streetscape greenway is 15 m.

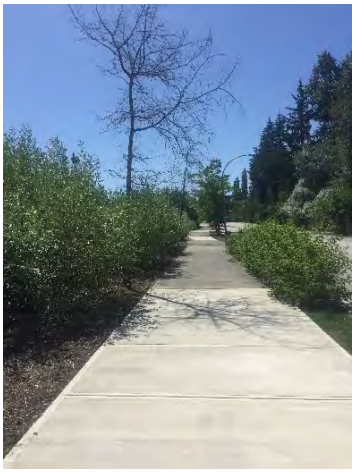
80 Avenue

The landscape streetscape treatment along 80 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

82 Avenue

The landscape treatment along 82 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

198A Street



The landscape streetscape treatment along 198A Street shall include a 3 m concrete sidewalk with a 2 m boulevard of grass turf and street trees. There shall be a 4.5 m greenway behind the minimum 4 m boulevard with plantings consistent with the east side of 198A Street.

Internal Campus Streets

The landscape streetscape for the internal streets shall include a concrete sidewalk. A sod lawn boulevard between back face of curb and sidewalk shall be provided. Deciduous street trees shall be planted between 8 m to 10 m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.

- Surface Parking Lots

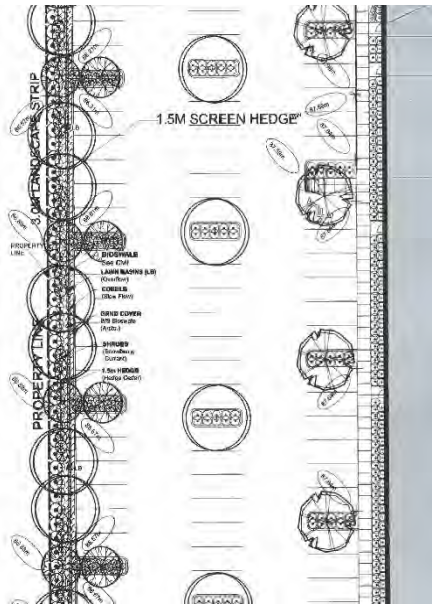
Landscaping and Screening



As a significant amount of open space has been dedicated to surface parking, considerable care must be taken in their design and detailing so that their visual impact is minimized.

Parking lots should incorporate landscape islands with a minimum width of 2.5 m to ensure proper plant and tree growth. Parking lot islands should be placed in accordance with the Township's Zoning Bylaw as amended time to time within the lot and be planted with deciduous shade trees and an under storey of low growing shrub planting suitable for the urban environment.

The perimeter of all parking lots should be screened with broadleaf evergreen plants to minimize the impact of views from within the campus. The ends of parking lots adjacent to the Buffer Zone should be planted with a mixture of evergreen trees and broad leaf evergreen shrubs to minimize view impacts. The planting in these areas should be designed to reflect a naturalistic look with the emphasis on informal mass plantings. Views from 80 Avenue, 82 Avenue, and 200 Street to the surface parking lots should be screened with evergreen or broad leaf evergreen shrub and tree massing. The height of screening material should respond to the principles of CPTED and requirements of the Township's Zoning Bylaw.




Service, storage areas and entries to underground parking incorporated within surface parking lots should be enclosed and screened from view.

Surface Materials and Walkways

Pedestrian walkways should be provided from the parking areas to the building entries and where appropriate to other amenity areas. The walkway material should be scored cast in place concrete with a minimum clear 1.2 m width and maximum width of 1.5 m. Walkways through and along parking areas should be safe and secure for pedestrian movement.

The surface paving material for all parking areas with the development parcels should be large aggregate asphalt. Alternative materials of a higher quality material are allowed and encouraged to provide distinctively designed parcels.

The use of precast concrete wheel stops is prohibited. A 450 mm wide exposed aggregate concrete strip should be incorporated at the back face of the parking lot curb edge to accommodate car overhang. At the discretion of the Township of Langley, the length of the parking space may be reduced 450 mm.

Handicap parking stalls shall be provided in all parking lots and located in close proximity to the main building entrance.

Parking Lot Lighting

The parking areas should be lit with luminaires mounted on mid-level (4.2 m high) poles. Luminaires should incorporate cut off shields integral with the luminaire housing, light levels should respond to the need for security lighting. The use of large-scale light standards are not recommended and /or prohibited. The lighting standards for each development parcel should be distinct and integrated with the architectural building design. Display lighting is prohibited.





- Pedestrian Walkway Pavement

A hierarchy of pavement materials should be incorporated within each development parcel to respond to the primary building entry zone and secondary site pedestrian walkways.

The primary building entry zone should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the primary building entry paving zone.



The secondary pedestrian walkway material should be scored cast in place concrete with a minimum width of 1.2 m and maximum width of 1.5 m clear width/unobstructed.

- Campus Building – Main Entries

All of the campus buildings main entries are oriented to and within close proximity of the internal campus streets. These areas will become important nodes and should be integrated with the streetscape design. The campus building main entries should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the design. T he integration of seating areas and locations for bike racks is encouraged in these areas.

The planting design at the main entry to the campus buildings should respond to the urban setting. Plant massings and organization should be formal in nature using medium sized flowering trees under planted with predominantly broadleaf evergreen shrubs. Plant design should add character and compliment the detailed architectural treatment of the building entries. Plant beds within paved areas, at the main entries to campus buildings should be contained by a 150 mm high by 150 mm wide concrete curb edge.

- Fencing

  In keeping with the nature of the campus look fencing in the Campus Zone is limited to areas where fences are integrated into the landscape design as character elements to define the structure of landscape areas. Fences should be metal and not exceed 1 m in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

- Garbage Enclosures

  The complete screening all trash, recycling and waste containers is required. Split face concrete block, or brick that responds to the esthetic of the adjacent building are to be used to create screen enclosures. Wood, wire mesh fence or plastic fencing is not permitted. Gates shall be 1.8 m high, predominantly opaque with colour selected from palette to be used for adjacent building. Enclosures for one parcel must not visually impact any other development parcel.

- Landscape Walls and Grading

  Landscape walls required to accommodate grade change should be of high quality materials such as modular concrete pre-cast blocks with a textured face. All walls must be capped with a complementary material. Large-scale blocks, lock- block, and timber, are not permitted.

  Slopes in landscape areas should not exceed 4:1 for both lawn and planting areas. Grading in the Buffer Zone should accommodate gentle, undulating appearance. Positive drainage should be accommodated away from buildings.

- Irrigation

  Campus Zone: All lawn and planting areas within the Campus Zone are to be irrigated with an automatic irrigation system. Each development parcel's irrigation system is to be individually controlled.

  Buffer Zone: Irrigation in the buffer zone is encouraged to ensure an overall healthy appearance of plant material at all times of the year.

*Campus Zone Character Areas*

- Conference Centre

  The character of the landscape directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. Planting areas should be incorporated to separate the outdoor patio areas from the internal street edges. Plant material should be predominantly broadleaf evergreen. Plant material should be chosen to accommodate the desire for clear site lines from the street and sidewalk to the patio space (maximum mature height of 0.9 – 1 m). Plant beds in this character zone

should be contained by a 150 mm high by 150 mm wide concrete curb edge. Tree planting within shrub plant beds should incorporate medium scale flowering trees. The character of the paved surfaces directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. A pavement material with a higher degree of esthetic appeal such as concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be used in this area

*Landscape Components – Buffer Zone*

- Landscape

  A significant forest buffer exists on the northern and western property lines. This buffer zone is comprised of predominantly alder with some poplar and an understorey of scrub. The southern portion of the forest buffer on the west properly line has been diminished over time and will require additional planting to restore the character.

  The selection of trees and shrubs will be limited to native or native like species. Plant massing should be designed to appear as naturally occurring and resident to the particular bio zone.

  The landscape will be low maintenance in nature and should provide a number of passive landscape experiences and open spaces for the staff of the companies that make up the Business Technology Park.

- Planting Areas

  The internal edges of the buffer zone should be augmented with a mixture of long lived coniferous and deciduous trees of varying sizes. The trees should be massed to respond to the naturalistic design intent. Native or native like under story planting should be incorporated at the edge of the buffer to provide a natural transition to the meadow zone.



  Beyond the tree and shrub zone, a low maintenance grass zone comprised of a mixture of grasses and BC native wild flowers should be established. The low maintenance grass zone should open up to an activity area adjacent to the pond and wetland. This activity area should support informal active recreation and include picnic tables and trash cans.

- Pond and Wetland

  A pond and wetland provide an interesting focal area within the Buffer Zone. The intent of this feature is to provide the needed storm water detention as well as a diverse habitat and visual amenity feature.

  Planting around the pond should be located such that riparian zones and aquatic plants are utilized to create an esthetically pleasing naturalistic feature

ARCHITECTURAL TREATMENT

*Building Zones*

The Business Technology Park has four zones with varying degrees of prominence.

- Zone 1 (Subzone 1.1)

  Zone 1 is located on the west side of 198A Street between 82 Avenue and 80 Avenue. The orientation of buildings in this zone are to be predominantly east / west with the exception of buildings located adjacent to 82 Avenue and 80 Avenue whose facades should address each fronting street. Main entrances should be located on or near these street-facing facades.

  The topography in this zone slopes downward east to west and is bounded on the westerly edge by Latimer Creek. Where underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

- Zone 2 (Subzones 2.1 to 2.3)

  Zone 2 is located north-south along the spine road, starting at 80th Avenue to the south and ending at 200 Street to the north. Focus should be made on the building facades at both of the main entries to the site. The buildings located at the 200 Street and 80 Avenue entries will be massed so as to form a 'gateway' to the site. Buildings should increase in mass, stepping upwards towards the road.

  Due to sloping topography found in this zone, buildings will need to be positioned in such a way as to avoid excessive cut and fill. Buildings should be oriented lengthwise along the contour lines, requiring a different level of entry on either side of the building. Such positioning would allow for level entries to the underground parking level at the low side of the building, while at the high side of the building the parking level is below grade. In such cases where the underground parking level is above grade and protrudes from the main mass of the building, podiums are created. These podiums would be used as outdoor terraces, accessible from the main floor of the building. Consideration should be given to the sloping of the grade and landscaping along the edge of the podium where it meets the grade.

- Zone 3 (Subzones 3.1 to 3.6)

  Zone 3 is located along the westerly side of the site, bounded by 198 Avenue on the west and 80 Avenue to the south.

  The orientation of the buildings in this zone is predominantly east/west, with the exception of the northernmost buildings (3.5, 3.6) which run north/south. The end facades of the buildings follow the western and northern edges of the internal spine. Main entries should be located on or near these facades so as to address the internal spine road.

  The topography found in zone 3 is fairly flat, with minimal sloping, except towards the north/east end. Main entries of the buildings should be at or near the same elevation as the internal spine road. Underground parking is permitted although, as in zone 2, where the underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge

- Zone 4 (Subzone 4.1)

  The fourth zone is located at the centre of the site. This zone is the preferred location for a Conference Centre use, the heart of the campus. This would be a 1 1/2 level building of about 20,000 square feet in total floor area. A Conference centre use could potentially

include conference rooms, kitchen and storage facilities and a small commercial/retail component, serving both the Business Technology Park and the neighboring community.

The topography of this zone is similar to Zone 2, with the grade sloping down several metres from east to west. The building will be oriented lengthwise along the existing contours. Two main entries to Building 4.1 are possible; one on the upper/east side of the building; the other on the lower/west side. Pedestrian circulation through and around the building will be incorporated with the form of the building. Outdoor terraces/patios will be located in certain areas around the building. These outdoor spaces will serve as further links between the Campus and the Building 4.1.

*Building Articulation*



The objective is to ensure a high quality streetscape throughout the Business Technology Park. Front facades of buildings must establish scale and identity particularly emphasizing the importance of the primary entrance through building offsets. Buildings should avoid the use of large undifferentiated wall areas that are visible from the street. Due to the permitted light industrial use, there is a potential for large building masses. Any large, unfenestrated and undifferentiated volumes will be located towards the rear of the site and screened from view. It is most appropriate that building walls visible from the street have the facade broken through offsets. Other vertical and surface articulation of the building facade are encouraged, particularly protrusions marquees) or recesses at building entries.

Articulation should be achieved with detailing of entrances and windows and not simply surface treatments such as paint color and decoration. Openings should be designed to suggest the thickness of walls, with doors and windows recessed away from the surface.

*Materials, Finishes and Colour*



Materials must have long-term durability and be able to retain a high quality appearance over the lifespan of the building. Pre-fabricated metal buildings are not acceptable.

Awnings are acceptable if they are intermittently broken so the scale is in keeping with the building. Standard awnings are not acceptable. Awnings should be custom designed to fit the individual architectural character of the building design.

A general guideline for exterior color schemes is to use muted colours on large areas. Stronger colors can be used for accent or to strengthen the three-dimensional effect at entry areas. Garish colors are not appropriate. Avoid colors, not tones that contrast strongly with each other.

*Rooflines and Mechanical Equipment*

Surface mounted roof equipment can often result in a chaotic and cluttered appearance because of the haphazard placement of vents, stacks and equipment. Roof vents and air handling units should be grouped and placed to minimize their visual impact from the street or from neighbouring sites. All roof top equipment should not be visible or should be screened from view. It is prefer- able that the screening of roof equipment be incorporated into the overall design of the building.

To conceal the view of the mechanical equipment from the street and neighbouring sites, buildings will require the use of a parapet and/or enclosure and/or roofed enclosure depending on the design and height of the building.

SIGNAGE

The intent of these guidelines is to assist tenants and their consultants to define signage requirements within the context of the Township's Sign Bylaw (as amended from time to time) and the Business Technology Park character. Discussion should occur at the preliminary design stages between the tenant/leaseholder and the owner/developer with respect to design direction.

There are three basic types of signage - Project Identification Signs, Direction Signs and Business Identification Signs. All signs must comply with the Township's Sign Bylaw as amended from time to time.

*Project Identification Signs*

It is proposed that three large scale signs be provided to identify and locate the Business Technology Park. These signs will be landmark elements located near each main entry into the Business Technology Park. It is intended that such signs be part of an overall theme and signage package and contain artistic as well as advertising elements.

*Direction Signs*

The purpose of directional signs is to provide operational direction to the public, customers and visitors. These signs are to be graphically coordinated and reflect the character of the Business Technology Park.

*Business Identification Signs*




The function of identification signs is to inform and direct the public to commercial enterprises. An effective sign will reflect the business image and respect the building style, while adding variety and vitality to the streetscape. Signs should therefore be compatible with the scale, form, materials, color and general character of the building.

Signs shall be constructed of materials with long-term durability, and must be able to retain a high quality appearance over the lifespan of the building.

a) No advertising placards, blow up signs, banners, pennants or signs shall be affixed upon facades of the buildings.
b) No large-scale signage is allowed on building awnings.
c) No animated, flashing or audible signs will be permitted.

LIGHTING

Site lighting should enhance the visual appearance of the building at night yet meet the owner's security needs. Site lighting of parking areas should be discrete using local area lighting. A maximum mounting height of lighting fixtures should be at 5 m (17 ft). Tall "freeway type" fixtures will not be acceptable.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (ZENTERRA DEVELOPMENTS LTD.) BYLAW 2020 NO. 5709**

**EXPLANATORY NOTE**

Bylaw 2020 No. 5709 rezones a 1.0 ha (2.5 ac) site located at 19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (ZENTERRA DEVELOPMENTS LTD.) BYLAW 2021 NO. 5709**

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

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709".

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

    a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 157" after the words "Comprehensive Development Zone CD-156"
    b. Adding to Section 110 after the words "CD-157" the words "CD-156 – 9,000 $m^2$"
    c. By adding after Section 1056 "Comprehensive Zone CD-156" the following as Section 1057 "Comprehensive Development Zone CD-157"

1057 **COMPREHENSIVE DEVELOPMENT ZONE CD-157**

**Uses Permitted**

1057.1 In the CD-157 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) accessory *buildings* and *uses*
2) accessory *residential uses* subject to Section 1057.2
3) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 1057.3
4) business service *uses* (mail order, mailbox, photocopying, personnel support services) subject to business services *uses* not exceeding 450 $m^2$ in *gross floor area*
5) computer and computer accessory sales, service, rental and repair *uses* not exceeding 450 $m^2$ in *gross floor area*
6) conference centres and facilities
7) educational *uses* involving a post-secondary or technical curriculum
8) financial institutions
9) fitness centres
10) *group children's day care*
11) light manufacture, assembly, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3
12) *restaurants* subject to Section 1057.4

13) warehouse and wholesale distribution where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3

**Accessory Residential Uses**

1057.2 Accessory *residential uses* shall be limited to one *single family dwelling unit* per *lot* for occupancy of the owner, manager, or caretaker and immediate *family*, provided that the *dwelling unit*:

a) does not constitute a singular *use* on a site;
b) is contained within a *building* containing a principal permitted *use*; and
c) has a maximum floor area the lesser of:
   i) 140 $m^2$, or
   ii) 33% of the total area of the building within which the dwelling unit is contained.

**Outside Uses**

1057.3 All *uses* permitted in a CD-157 zone shall be conducted within a completely enclosed *building* except for parking of non-*commercial vehicles* (where permitted in compliance with Section 1057.1), loading, display, eating areas and seasonal *uses*, *group children's day care* outdoor play areas, where accessory to a permitted *use*.

**Restaurants**

1057.4 *Restaurant uses* are only permitted where incorporated into a *building* containing a principal *use* listed in Section(s) 1057.1 3), 4), 6), 7), 9), 11), 13) and are limited to a maximum of one (1) per *building*. Drive-thru *restaurants* are not permitted.

**Lot Coverage**

1057.5 *Buildings* shall not cover more than 50% of the lot area.

**Height of Buildings and Structures**

1057.6 The maximum *height* shall be the lesser of 22 *metres* or 4 *storeys*

**Siting of Buildings and Structures**

1057.7 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit

**Parking and Loading**

1057.8 Parking and loading shall be provided in accordance with Section 107 except that where more than 50 parking spaces are required for any *building* or *structure*, a

minimum of 50% of the total required parking spaces shall be provided underground or wholly enclosed within the said *building*.

**Subdivision Requirements**

1057.9 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

**Landscaping, Screening and Fencing**

1057.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit

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

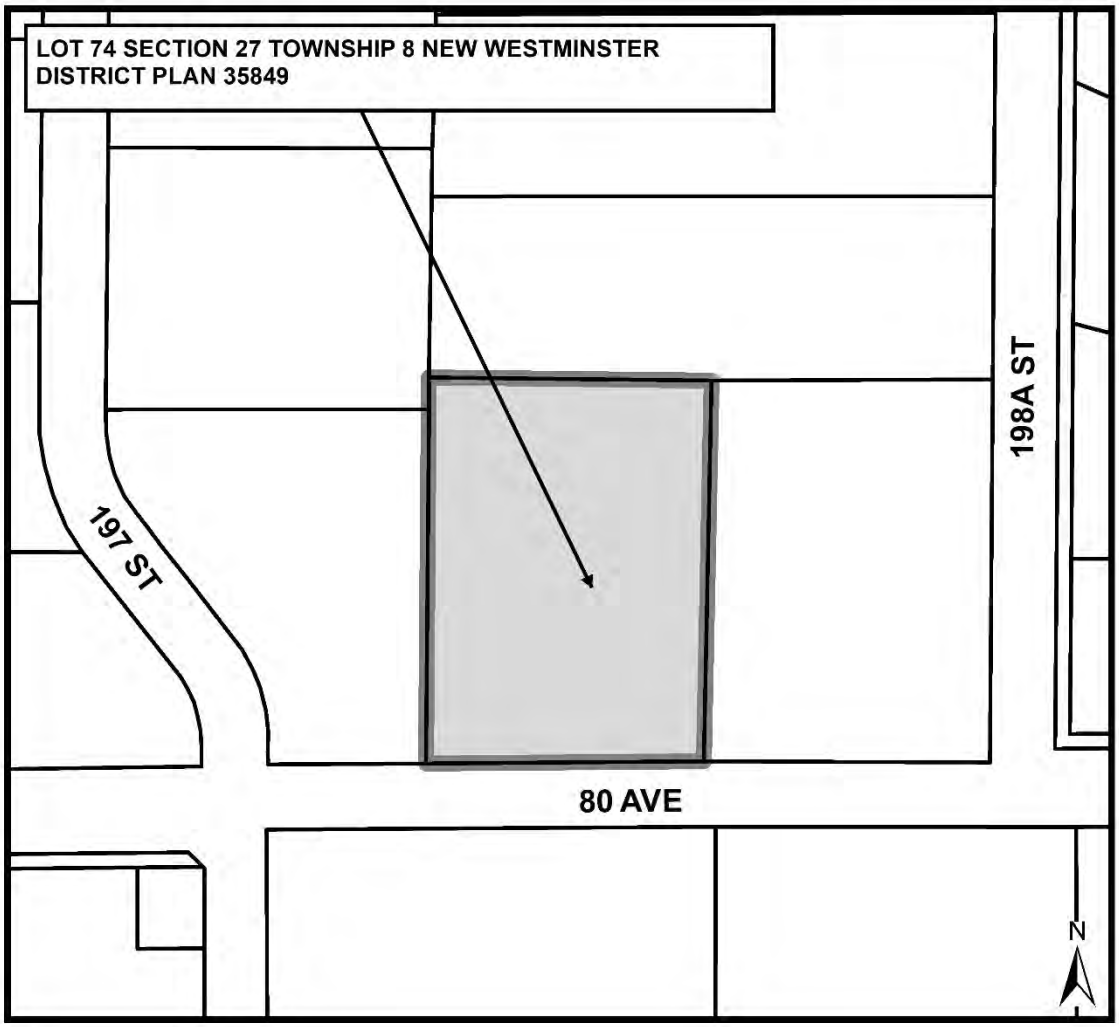
Lot 74 Section 27 Township 8 New Westminster District Plan 35849

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-157.

| | | |
|---|---|---|
| READ A FIRST TIME the | day of | , 2021 |
| READ A SECOND TIME the | day of | , 2021 |
| NOTICE WAS ADVERTISED the | day of | , 2021. |
| and the | day of | , 2021. |
| READ A THIRD TIME the | day of | , 2021 |
| ADOPTED the | day of | , 2021 |

_____ Mayor _____ Township Clerk

# SCHEDULE 'A'
# BYLAW NO. 5709



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**
**AMENDMENT (AGRITEKS INDUSTRIES LTD.) BYLAW 2021 NO. 5704**

**EXPLANATORY NOTE**

Bylaw 2021 No. 5704 amends the zoning of a property located at 6, 27250 – 58 Crescent to accommodate federally licensed cannabis processing uses on a site specific basis for a 415 square metres (4,470 square feet) strata lot in an existing industrial building located on the property.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (AGRITEKS INDUSTRIES LTD.) BYLAW 2021 NO. 5704**

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 (Agriteks Industries Ltd.) Bylaw 2021 No. 5704".

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

   (1) By amending "Section 703 – Heavy Industrial Zone M-3" by adding as section 703.1(10) after Section 703.1(9) the following:

   "*cannabis processing* on Strata Lot 6 Section 8 Township 14 New Westminster District Strata Plan BCS262, subject to:

   a) issuance of valid and subsisting licenses for analytical testing of cannabis on Strata Lot 6 Section 8 Township 14 New Westminster District Strata Plan BCS262; and
   b) compliance with all applicable requirements of any authority having jurisdiction"

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 10 | day of | May | , 2021 |
| READ A SECOND TIME the | 10 | day of | May | , 2021 |
| NOTICE WAS ADVERTISED the | 20, 27 | day of | May | , 2021 |
| READ A THIRD TIME the | | day of | | , 2021 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

# REPORT TO
# MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | MAY 10, 2021 – REGULAR MEETING | **REPORT:** | 21-53 |
| **FROM:** | COMMUNITY DEVELOPMENT DIVISION | **FILE:** | 14-08-0053 |
| **SUBJECT:** | REZONING APPLICATION NO. 100636 (AGRITEKS INDUSTRIES LTD. / 6, 27250 – 58 CRESCENT) | | |

**PROPOSAL:**

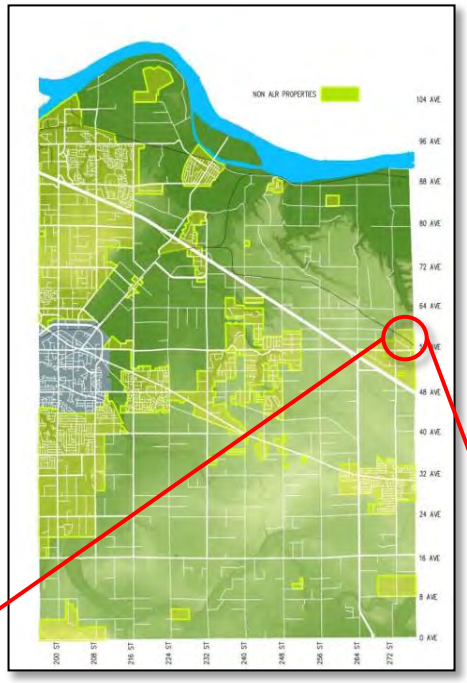
Application to amend the Heavy Industrial Zone M-3 for a 0.5 ha (1.1 ac) property located at 6, 27250 – 58 Crescent to provide for analytical testing of cannabis as a permitted use within a 415 square metres (4,470 square feet) strata lot in an existing industrial building located on the property.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Rezoning Bylaw No. 5704 and that staff be authorized to proceed with the written submission opportunity.

**RATIONALE:**

The proposed rezoning is compatible with the objectives of the Gloucester Industrial Park Community Plan.






**RECOMMENDATIONS:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704 to amend Heavy Industrial Zone M-3 to accommodate federally licensed analytical cannabis testing uses on a site specific basis for property located within a 415 square metres (4,470 square feet) strata lot located at 6, 27250 – 58 Crescent; and further

**That** Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5704.

**EXECUTIVE SUMMARY:**

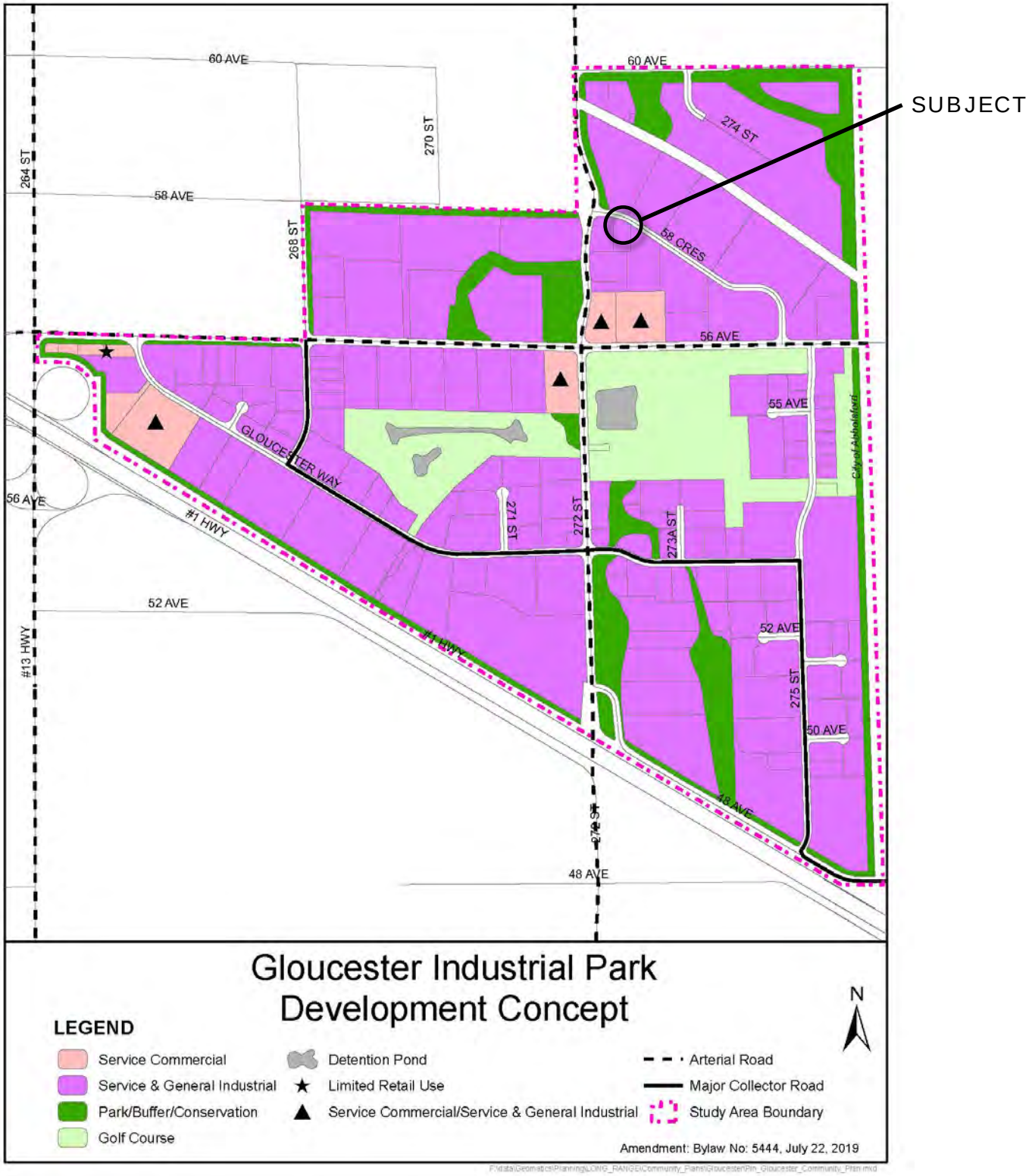
Northern Scientific Inc. (on behalf of Agriteks Industries Ltd.) has applied to amend the Heavy Industrial Zone M-3 on a site-specific basis for a property, located at 6, 27250 – 58 Crescent to accommodate federally licensed analytical cannabis testing uses. The rezoning is required to permit the use and allow the proposed business to operate on the subject site.

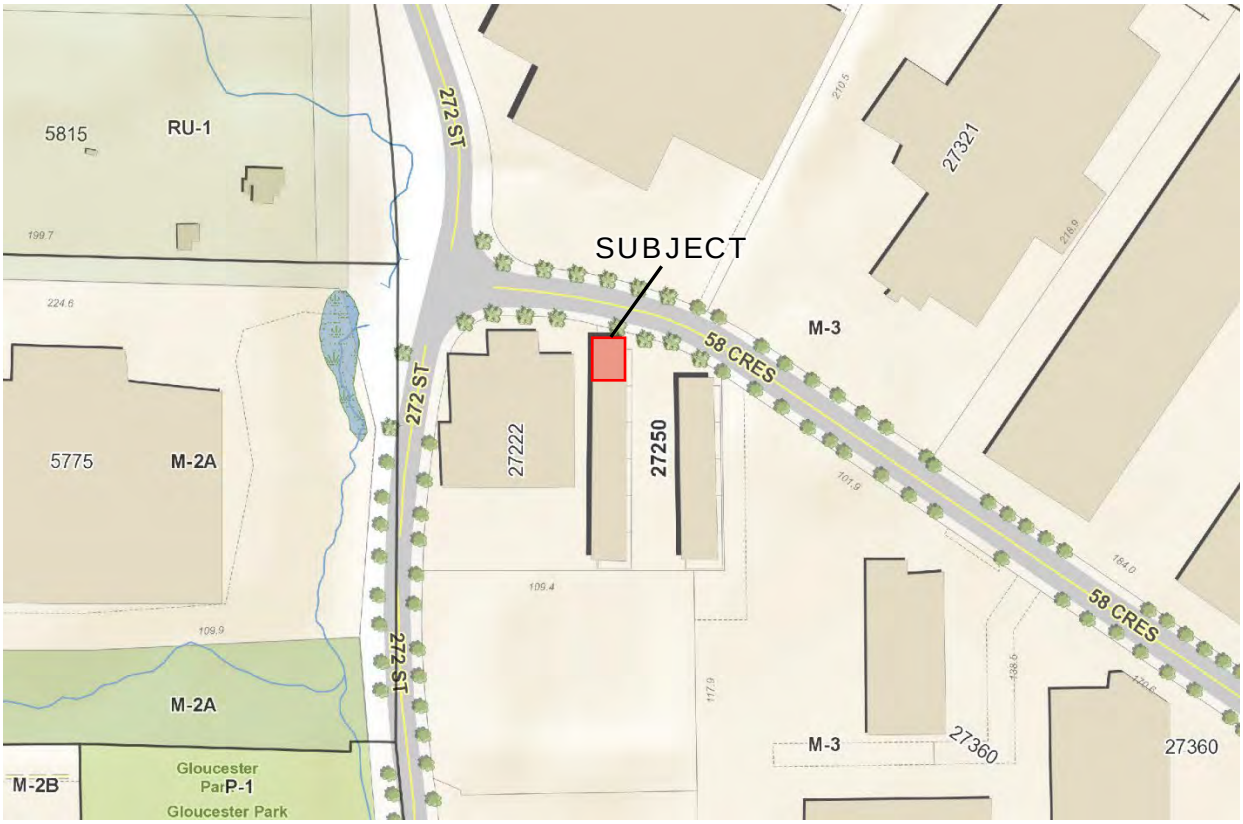
The proposal is compatible with surrounding land uses and the provisions of the Gloucester Industrial Park Community Plan.

The proposed use, subject to Council's approval, will include an odour abatement program in accordance with federal Cannabis Regulations and regional Metro Vancouver air quality requirements. In addition, proposed system upgrades will include zoned and filtered HVAC systems with activated charcoal filtration systems to filter exhaust and interior plenum air and remove any potential odours.

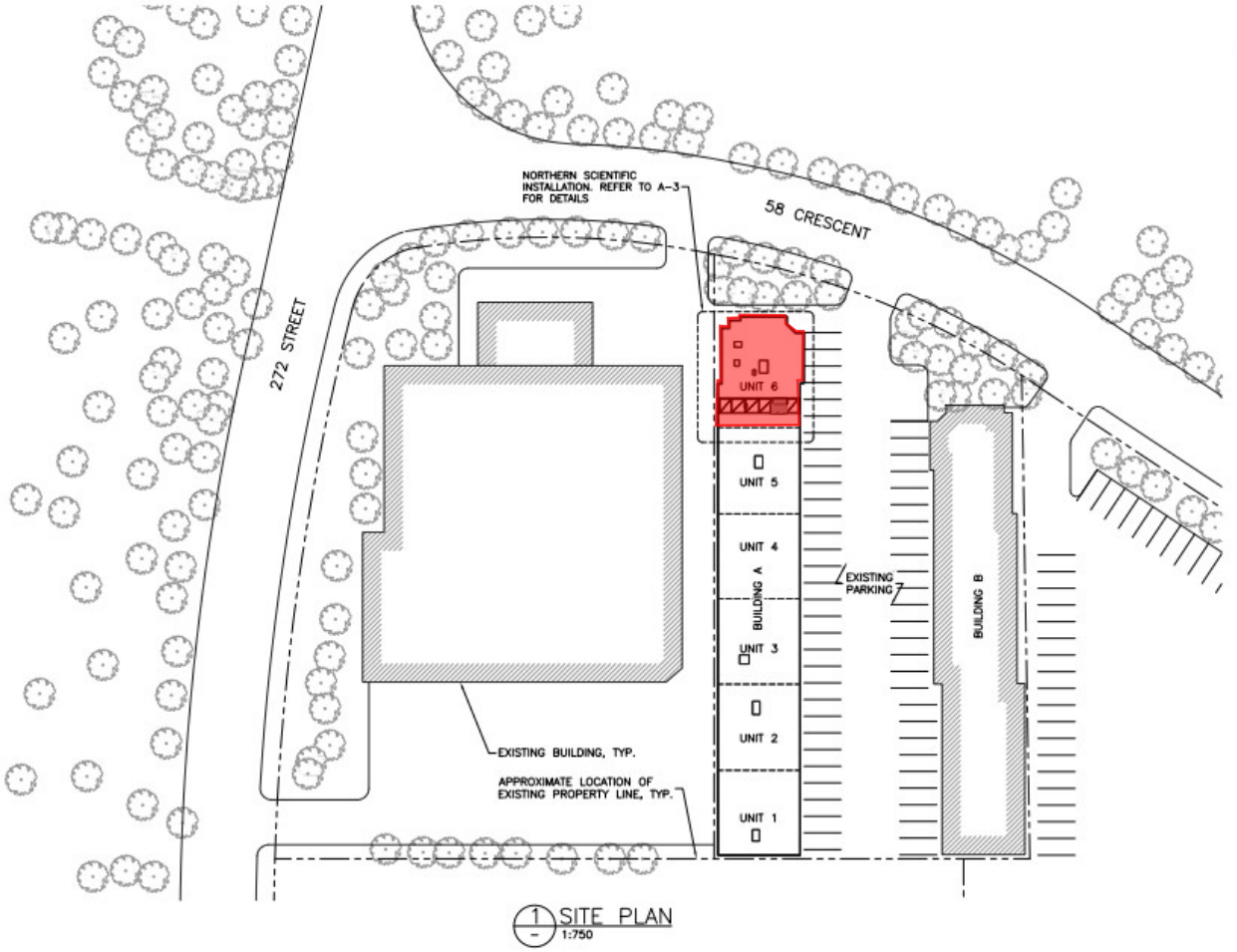
**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5704.


SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
56 AVE
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
48 AVE
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019




**ZONING BYLAW NO. 2500**




**SITE PLAN – SUBMITTED BY APPLICANT**

**REFERENCE:**

| | |
|---|---|
| **Applicant:** | Northern Scientific<br>6, 27250 – 58 Crescent<br>Langley, BC V4W 3W7 |
| **Owner:** | Agriteks Industries Ltd.<br>11, 27250 – 58 Crescent<br>Langley, BC V4W 3W7 |
| **Legal Description:** | Strata Lot 6 Section 8 Township 14 New Westminster District Strata Plan BCS262 |
| **Location:** | 6, 27250 – 58 Crescent |
| **Floor Area:** | 415 $m^2$ (4,470 $ft^2$) |
| **Lot Area:** | 0.46 ha (1.1 ac) |
| **Existing Zoning:** | Heavy Industrial Zone M-3 |
| **Proposed Zoning:** | No Change |
| **Official Community Plan:** | Industrial |
| **Gloucester Industrial Park Community Plan:** | Service and General Industrial |

**BACKGROUND / HISTORY:**

The property currently accommodates two (2) existing multiple tenant industrial buildings consisting of 11 strata lots. The site's Heavy Industrial M-3 zoning permits a range of industrial uses, including service and general industrial activities. The proposed cannabis processing use is not permitted, as cannabis related uses are not accommodated within the site's M-3 zoning. Accordingly, the subject rezoning application has been submitted to accommodate the proposed use on a site-specific basis.

The applicant indicates Northern Scientific has applied for an analytical testing license and will specialize in qualitative regulatory analytical testing in the areas of pharmaceutical and recreational cannabis (see Attachment A).

**DISCUSSION / ANALYSIS:**

Northern Scientific has applied to amend the text of the Heavy Industrial M-3 Zone, to permit federally licensed cannabis processing uses on a site specific basis for property located at 6, 27250 – 58 Crescent (subject to issuance of federal licenses). The applicant proposes to conduct cannabis related uses that require issuance of separate federal licenses (see Attachment B). The applicant indicates no cultivation nor direct-to-consumer sales are proposed to occur on site. Health Canada regulations prohibit federally licensed producers from selling products in person from a store, and the Provincial Cannabis Control and Licensing Act (Section 26.4(b)) prohibits issuance of non-medical retail licenses to federally licensed producers.

The applicant states that odour is not expected as there will be no grow operations and the site will utilize an odour abatement program in accordance with federal Cannabis Regulations and Metro Vancouver air quality requirements. The applicant further indicates that renovations will include zoned and filtered HVAC systems with activated charcoal filtration systems to filter exhaust and interior plenum air and remove any potential odours.

Five (5) parking stalls are provided in compliance with bylaw requirements. No changes to the exterior of the building or landscaping are proposed at this time.

Federal, Provincial, and Local Governments have distinct roles with respect to regulation of cannabis. Cannabis production is federally licensed through Health Canada and regulated by the Controlled Drug and Substances Act, Food and Drugs Act, Cannabis Act, and Cannabis Regulations (SOR (Statutory Orders and Regulations)/2018-144). Retail sale of cannabis is licensed and regulated provincially by the Liquor and Cannabis Regulation Branch. The Local Government, through its zoning powers, may restrict cannabis related activities (including lands located in the ALR subject to a provincially approved farm bylaw).

The federal Cannabis Regulations SOR/2018-144 provide for several classifications of cannabis licenses, as noted below:

***Classes of licences***

***8 (1)*** *The following, among others, are established as classes of licences that authorize activities in relation to cannabis:*

***(a)*** *a licence for cultivation;*

***(b)*** *a licence for processing;*

***(c)*** *a licence for analytical testing;*

***(d)*** *a licence for sale;*

***(e)*** *a licence for research; and*

***(f)*** *a cannabis drug licence.*

The applicant indicates they have applied to Health Canada for a license for analytical testing. The proposed text amendment to the M-3 Zone will accommodate the proposed land use subject to issuance of respective federal cannabis licenses. The federal Cannabis Regulations SOR/2018-144 specifies the various activities permitted under each class of license (as detailed in Attachment B).

The proposed class of license is, in staff's opinion, compatible with the surrounding land uses and other permitted uses of the M-3 Zone.

**Surrounding Uses:**

| | |
|---|---|
| North: | 58 Crescent, beyond which are two (2) properties zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan; |
| South: | Two (2) properties zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan; |
| East: | A property zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan; and |

West: A property zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan.

**Gloucester Industrial Park Community Plan:**

The subject site is designated Service and General Industrial in the Gloucester Industrial Park Community Plan. Section 2.0 Land Use Concept outlines the following policy for development:

> *2.0 The type of industrial uses envisaged for the service and general industrial areas include warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods.*

The proposed amendment to accommodate federally licensed cannabis processing uses on a site specific basis in the General Industrial M-3 Zone is, in staff's opinion, consistent with "technical uses" envisaged for the Service and General Industrial land use designation.

**Public Information Meeting:**

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

**Servicing:**

Full municipal services exist to the subject site.

**Landscaping / Tree Protection / Replacement:**

As no modification to the existing landscape is proposed in conjunction with this application, in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), no replacement trees are required.

**Policy Considerations:**

The proposed amendment to the Heavy Industrial Zone M-3 is consistent with the Gloucester Industrial Park Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5704, and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale

ATTACHMENT B Excerpt from Federal Cannabis Regulations SOR/2018-144

# ATTACHMENT A

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

Attention: Daniel Graham, Development Planning & Community Development

Dear Sir: LOI for a Zoning Bylaw Text Amendment to allow Cannabis Analytical Testing) at #6 - 27250, 58th Crescent Langley.

PROPOSAL: Application to amend Heavy Industrial Zone M-3 to permit cannabis testing on a strata unit located at #6-27250 58th Crescent Langley subject to the issuance of a valid analytical testing license.

RECOMMENDATION SUMMARY: That Council gives first and second reading to rezoning #6 - 27250, 58th Crescent Langley to allow the analytical testing of Cannabis.

RATIONALE: The proposed rezoning is compatible with the objectives of the Gloucester Industrial Park Community Plan. The township has previously approved text amendments to businesses with M2 zoning for the extraction and processing of Cannabis.

EXECUTIVE SUMMARY: Northern Scientific Inc. is applying to amend the zoning of a 4,470 sq. ft Strata unit located at # 6 - 27250, 58th Crescent Langley to add cannabis testing on a site specific basis to the list of uses permitted in the General Industrial M-3 Zone. The rezoning is required to allow the proposed business to operate on the subject site. The strata unit was constructed in 1993 and is proposed to be retrofitted to accommodate cannabis testing excluding cultivation and retail sales. The proposal is compatible with surrounding land uses and the provisions of the Gloucester Industrial Park Community Plan.

PROJECT OVERVIEW

Northern Scientific is applying for a Zoning Bylaw text amendment to the M-3 zone to permit a Cannabis analytical testing facility at # 6 - 27250, 58th Crescent Langley. The purpose of this letter is to provide a comprehensive overview of intentions, interests, impacts and technical considerations for the proposed building. The subject property is a 4,470 sq. ft Strata unit that fronts on 58th Crescent. The property is currently zoned M-3 (Heavy Industrial) in the Gloucester Community Plan.

Civic Address: # 6 - 27250, 58th Crescent Langley BC V4W 3W7

- PID: 025-602-918
- Legal Description: BCS262 LT 6 LD 36 SEC 8 TWP 14, New Westminster Land District
- Lot Area: 1.14 Acres
- Registered Owner: AGRITEKS INDUSTRIES LTD.
- Owner's Address: #11 – 27250 58th CRESCENT LANGLEY, BC V4W 3W7
- Zoning: M-3 (Heavy Industrial)
- NP: Service & General Industrial (Gloucester Industrial Park)

The unit was occupied by a single user, Real Estate Investment Network, until recent purchase by AGRITEKS INDUSTRIES LTD. in April 2020. The building and landscaping are proposed to be maintained as per the original development permit. The proposed cannabis testing is considered 'processing' by the Township of Langley Zoning Bylaw, and therefore a text amendment to the M-3 zone has been triggered.

THE APPLICANT

Northern Scientific Inc. (Northern) is a Canadian company registered with the province of British Columbia. Northern has applied for an analytical testing license and specialize in qualitative regulatory analytical testing in the areas of pharmaceutical and recreational cannabis. With the procurement of an analytical testing license, Northern Scientific will be entrusted by the Canadian government and several regulatory bodies to serve as the gatekeepers to the emerging industry as we are the buffer between producers and consumers. We are responsible for ensuring that manufacturers are producing safe and consistent products for the Canadian and global markets.

THE OPERATION

Northern Scientific Inc. has designed its lab to operate to pharmaceutical GMP and ISO standards. The lab will occupy 900 sq. ft of the 4470 sq. ft unit.

State-of-the-art instrumentation for complete cannabis release testing, potency, pesticides, metals, solvents, microbial contaminants, terpenes, loss on drying.

Product specific methods (flower, oils, resins, etc.); in-licensed technology to ensure accuracy and efficiency of results and reporting.

Automated data capture & reporting; plan to automate generation requisitions and reporting of results to clients with real-time monitoring.

POLICY AND PLAN COMPLIANCE

Zoning Bylaw Compliance

The subject site is zoned M-3. It is our understanding that cannabis testing has been classified by the Township's legal representation, Norton Rose Fulbright, as 'processing' and therefore the proposed use is non-compliant with the M3 zone (October 9, 2018). This application seeks amendment to the M3 zone to permit the analytical testing of Cannabis.

Neighbourhood Plan Compliance

Gloucester Industrial Park Community Plan permits service and general industrial areas include warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office, business uses, private utilities, processing and manufacturing of goods. The cannabis analytical testing of Northern Scientific can be categorized as technical uses. The proposed uses are fully compliant with the Gloucester Industrial Park Community Plan.

TRANSPORTATION DEMANDS

The subject site is well situated in the Township of Langley transportation network, just north of Highway 1 and the 264th Street Off-Ramp. Cannabis analytical testing is unlikely to impact traffic along 275th Street and will be comparable to the traffic that was produced by the previous tenant the Real Estate Investment Network.

Minimum traffic generated from employees is anticipated; and employees will remain onsite during working hours. There will be 24-hour staff presence onsite for either two shift operations or a continuous security presence. Laboratory and office use necessitate approximately 5 parking spaces. The site has enough parking spaces required with 5 spaces. Deliveries are anticipated 2-3 times per week.

AIR, WATER & SEWERAGE

Although no odours are expected because there is no cultivation of cannabis by Northern Scientific at the site, an odour abatement program will be implemented in accordance with the Canadian Cannabis Regulations requirements. The site renovation design will include a filtered HVAC system with an activated charcoal filtration system to filter exhaust air and remove any odours. A similar air filtration system will also be used to control odour inside the building. No negative impacts on ground or surface water will be produced from analytical testing operations on the subject site. No interaction between rainwater runoff and testing operations will occur, which will maintain the water quality of any water infiltrating into the groundwater system or discharging from the site into existing drainage systems. Only domestic water will enter Township of Langley's wastewater system from the facility. The existing site has an extensive trade waste drainage system that will allow Northern Scientific to ensure no drainage from analytical testing enters the sewage system without being able to be assessed.

SURVEILLANCE

As part of the Health Canada licensing requirements, Northern Scientific has developed a comprehensive organizational security plan and master security plan based on a Threat and Risk Assessment (TRA) conducted. This TRA used Observation Theory, combined Target Theory and Rings of Protection Theory when developing the study which relied upon Crime Prevention through Environmental Design (CPTED) concepts to tailor a comprehensive security solution for the site. An extensive security system including, bollard barricades, folding security gates, layered measures, 24/7/365 monitored video surveillance, and fob access systems are just some of the measures to be put in place. The security assessments are being reviewed by the Federal Government and are available to the Township of Langley Fire Department and RCMP.

BENEFIT TO THE TOWNSHIP OF LANGLEY

Northern Scientific is confident it will provide the Township of Langley with social and economic benefits. Northern Scientific has the business, financial and operational expertise to grow a business and bring increased revenue to the Township of Langley.

Northern Scientific is actively engaged with Licensed producers in the Lower Mainland to establish testing services for their local cannabis products. As Northern Scientific operations grow, the Company anticipates that the required workforce will grow from five to 10-15 employees within the first two years which may require Northern Scientific to lease or purchase additional space in the township of Langley.

It is the intention of Northern Scientific to offer full-time and part-time positions to the local market furthering the benefits to the local community. Northern Scientific is making a long-term commitment to building a sustainable business in the Township.

PROJECT TIMING & NEXT STEPS

Northern Scientific has submitted a license application for an Analytical Testing License from Health Canada. It is anticipated that the license will be issued in six months. We look forward to working with the Township and request municipal approval to occur concurrently with the issuance of our federal license.

Licence for Analytical Testing

**Authorized activities**

**22 (1)** Subject to the other provisions of these Regulations, a holder of a licence for analytical testing is authorized, for the purpose of testing, to conduct those of the following activities that are authorized by the licence:

- **(a)** to possess cannabis; and
- **(b)** to obtain cannabis by altering its chemical or physical properties by any means.

**Offer**

**(2)** A holder of a licence for analytical testing that is authorized to conduct the activity referred to in paragraph (1)(b) is also authorized to offer to conduct that activity.

**Use of organic solvent**

**(3)** A holder of a licence for analytical testing that is authorized to conduct the activity referred to in paragraph (1)(b) is also authorized to alter or offer to alter the chemical or physical properties of cannabis by the use of an organic solvent when conducting that activity.

**Distribution**

**(4)** A holder of a licence for analytical testing is also authorized, for the purpose of testing, to distribute cannabis to another holder of a licence for analytical testing or the individuals referred to in section 4.

SOR/2019-206, s. 11

**From:** Rob Nordrum
**To:** CD Agenda Bylaw
**Subject:** May 31, 2021 - Public Input Opportunity for Bylaw 5704 (Agriteks Industries)
**Date:** Wednesday, May 26, 2021 8:58:57 AM
**Attachments:** image001.png
image005.png

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As the above-noted bylaw does not have prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw.

**Rob Nordrum | Planning Technician**
Development Planning | Community Development Division
20338 – 65 Avenue, Langley, BC V2Y 3J1
Web | Facebook | Twitter | YouTube

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200**

**AMENDMENT BYLAW 2021 NO. 5467**

## EXPLANATORY NOTE

Bylaw 2021 No. 5467 provides updated definitions and incorporates language related to separation of recycling items into new streams because of changes to Metro Vancouver regulations. Further housekeeping amendments are intended to provide clarity through updates to identification of route schedules based on collection type, transition guidelines from private collection to municipal, the initial date of service related to fees, the ability to update the collection map by removing it from the bylaw, the number and types of carts permitted, and maximum cart gross weight allowances.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200**

**AMENDMENT BYLAW 2021 NO. 5467**

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 “Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467”.

2. The “Solid Waste Management Bylaw 2016 No. 5200” as amended is further amended:

   (1) By amending ‘Section 1.2 Definitions’ as follows:

   a. by replacing the definition of APARTMENT with the words ‘means a residential building that is not a Townhouse or Duplex Dwelling, containing two or more separated dwelling units, each of which is intended as residential accommodation for one family. This excludes any commercial-use space in the building.’

   b. by deleting the definition of BLUE BAG in its entirety

   c. in the definition of COLLECTION FEE, part (a)
      i. by adding the words ‘comprised of a base Eligible Property collection fee plus an annual fee for Municipal Garbage Collection Service,’ after the words ‘Eligible Property’; and
      ii. by changing the section reference from Schedule ‘B’ to ‘A’

   d. in the definition of ELIGIBLE PROPERTY,
      i. by deleting clauses (a) and (b) and replacing them with the words ‘(a) any residential property within the Solid Waste Collection Area, or any property where the Owner of that property has entered into an agreement with the Municipality’; and
      ii. renumbering existing clause (c) to (b)

   e. by updating the section reference in the definition of LARGE ITEMS from Schedule ‘F’ to ‘D’

   f. by updating the section reference in the definition of MIXED CONTAINER ITEMS from Schedule ‘E’ to ‘C’

   g. by updating the section reference in the definition of MIXED PAPER from ‘1.2’ to ‘1.3’ and from Schedule ‘E’ to ‘C’

h. by adding the words ‘legally permitted’ after the words ‘MULTI FAMILY DWELLING means a’

i. by deleting the definition of NEWSPAPER in its entirety

j. by updating the section reference for ORGANICS from Schedule ‘D’ to ‘B’

k. by replacing the definition of PROHIBITED MATERIAL with ‘means those materials referenced in Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017, as amended or replaced from time to time’

l. by updating the section reference for RECYCLABLE MATERIAL from Schedule ‘E’ to ‘C’

m. by replacing the definition of RECYCING RECEPTACLE with the words:
   (a) a Blue Box, a Grey Box, or a Yellow Bag; and
   (b) a cart provided by the Municipality to properties with Centralized Collection to hold Containers, Mixed Paper, or Glass’

n. by amending the definition of SINGLE FAMILY DWELLING by;
   i. adding the words ‘legally permitted’ after the words ‘SINGLE FAMILY DWELLING means a’; and
   ii. adding the words ‘or coach home’ to the end of the last sentence

o. by amending the definition of SOLID WASTE COLLECTION AREA by:
   i. deleting the words ‘on the map shown in Schedule A “Solid Waste Collection Areas” attached to this Bylaw; and
   ii. following the words ‘RECYCLING & ORGANICS’ adding the words ‘and included as a separate layer on the Township of Langley mapping system ‘Geosource’ which may be updated or replaced from time to time at the discretion of the Engineer’,

p. by amending the TOWNHOUSE definition by adding the sentence ‘This includes fourplexes.’ to the end of the definition.

q. by adding to Section 1.2 the following definitions, inserted alphabetically:
   ‘GLASS ITEMS means those items listed in paragraph 1.2 of Schedule C ‘Recyclable Material’ attached to this Bylaw.’
   ‘GREY BOX means a receptacle supplied by the Municipality to contain Glass Items for collection under the Municipal Recycling Collection Service.’
   ‘MOBILE HOME means a manufactured dwelling unit without wheels intended as a residential accommodation for one family.’
   ‘MOBILE HOME PARK means a land parcel containing five or more mobile homes.’
   ‘REQUEST means a change to the size or number of Garbage Carts or Organics Carts at an Eligible Property to be completed by the Collector on a single day.’

(2) By deleting clause 1.3.2 in its entirety.

(3) By amending Section 2.0 GENERAL as follows:

a. by replacing Section 2.1.1 a. with the following words:
   a. by an applicable Collection Service, where:
      i. Single Family Dwellings, Duplexes, Mobile Homes, and Multi Family Dwellings receive curbside collection by default; and
      ii. Apartments receive centralized collection by default unless otherwise indicated by the Engineer

b. by amending clause 2.1.2 by:
   i. adding the words, 'including industrial, commercial, and institutional property Owners,' after the words 'every Owner in the Municipality'; and
   ii. adding at the end of clause, after the words 'in accordance with this Bylaw' the words 'unless exempted from this provision by the Engineer.'

c. by adding the words, 'including industrial, commercial, and institutional property Owners,' in clause 2.1.3 after the words 'in a Solid Waste Collection Area'

d. by adding the words, 'including industrial, commercial, and institutional property Owners,' in clause 2.1.4 after the words 'Every Owner in the Municipality'

e. by adding to Section 2.1 new clauses as follows:
   2.1.6 No person shall remove a cover from a receptacle, or remove or disturb any Garbage, Organics, and/or Recyclable material other than the Owner, the Municipality, the Collector, or a person designated by the Engineer.'
   2.1.7 Every Owner in the municipality where new construction of an Apartment or Multi-Family Dwelling with centralized service is proposed is required to:
      a. ensure new building design accommodates adequate space and locations for storage and pick up of garbage, organics, and recycling according to Metro Vancouver's *Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments*, and;
      b. provide separated areas for residential and commercial waste unless otherwise authorized by the Engineer
   2.1.8 During the demolition of a Single Family Dwelling, the Owner shall make reasonable attempts to recycle or re-use materials from the demolished structure.

f. by renumbering subsequent clauses in Section 2.1 to follow 2.1.8

g. by adding, after renumbered section 2.1.9 the following:
   2.1.10 Every Owner in the Municipality shall comply with the provisions of this Bylaw.

h. by amending clause 2.4.1 by:
   i. replacing the word ‘Engineer’ with the word ‘Municipality’; and
   ii. deleting the words ‘for any reason’ after the words ‘agreement under this Section’.

(4) By amending Section 3.0 MUNICIPAL GARBAGE COLLECTION SERVICE as follows:

a. by replacing the words in their entirety in clause 3.2.1 with the following words:

   3.2.1 Collection of Garbage from Eligible Properties under the Municipal Garbage Collection Service shall be:
      a. for curbside collection, an every-other-week service performed on days other than Saturdays, Sundays or holidays, as approved by the Engineer, subject to weather, road access and other matters that cause an interruption in the service; or
      b. for properties receiving centralized collection, a weekly service on a day and schedule approved by the Engineer, unless storage space restrictions require more frequent collection as agreed between the Engineer and the Collector.

b. by replacing the words in clause 3.3.1 with the following words:
   3.3.1 The Municipality shall make one standard sized Garbage Cart, as described in Schedule E ‘Cart Sizes’, available to each Eligible Property, except if:
      a. the Owner of an Eligible Property has requested an alternate size before delivery, or;
      b. the Eligible Property has Centralized Collection, in which event the Municipality shall make available a number of Garbage Carts as the Engineer may, in their absolute discretion, decide.

c. by replacing clause 3.3.3 a. with the following words:
      a. maintain the Garbage Cart in a clean and sanitary condition, without modification and free of paint or graffiti, or pay:
         i. the Cart Administration Fee described in Schedule A to have the cart cleaned, or;
         ii. if the Engineer deems the Garbage Cart is no longer able to be used for the Municipal Garbage Collection Service due to contamination, or for any other reason, pay the Damaged Cart Replacement Fee described in Schedule A.

d. by replacing clause 3.3.3 e. ii. with the following words:
         ii. if the Municipality determines that the damage, loss or theft was due to the acts, errors or omissions of the Owner, including for certainty if the Owner has failed to comply with Section 6.1.1 h., pay the Damaged Cart Replacement Fee, as set out in Schedule A;

e. by inserting a new clause 3.3.3 f. with the following words:
   f. leave all Garbage Carts on the premises upon sale of an Eligible Property; and

f. by renumbering existing clause 3.3.3 f. to 3.3.3 g.

g. by adding a new clause 3.3.4 as follows:
   3.3.4 If an Eligible Property refuses to accept the Garbage Cart or participate in the Municipal Garbage Collection Service without an exemption as per Sections 11.1.1 or 11.1.2, the Base Eligible Property Fee and Collection Service Fee for the standard cart size will be applied.

h. By adding a new clause 3.3.5 as follows:
   3.3.5 No property shall be in possession of a Garbage Cart that has not been made available to the property by the Municipality in accordance with the terms of this Bylaw.

i. by updating the section reference in clause 3.5.1 from '0' to '3.0'

j. by updating the section reference in clause 3.5.2 from 'Part 2 of Schedule B' to 'Schedule A'

k. by updating the section reference in clause 3.5.3 a. from Section 'a' to '3.4.2 a'

l. by replacing the Table in clause 3.7.1 a. iii. with the following:

| Size of Garbage Cart | Maximum gross tare weight |
|---|---|
| 120 litres | 59 kg (130 lbs) |
| 240 litres | 109 kg (240 lbs) |
| 360 litres | 152 kg (335 lbs) |

; or

(5) By amending Section 4.0 MUNICIPAL ORGANICS COLLECTION SERVICE as follows:

a. by replacing clause 4.2.1 with the following:
   4.2.1 Collection of Organics from Eligible Properties under the Municipal Organics Collection service shall be:
      a. a weekly service performed on days other than Saturdays, Sundays, or statutory holidays, subject to weather, road access, and other matters that cause an interruption in the service; or,
      b. for properties receiving Centralized Collection, a weekly service on a day and schedule approved by the Engineer, unless receptacle storage space restrictions require more frequent collection, as agreed between the Engineer and the Collector.

b. by replacing clause 4.3.1 with the following:

4.3.1 The Municipality shall make one standard sized Organics Cart, as described in Schedule E “Cart Sizes”, available to each Eligible Property, except if:

a. the Owner of an Eligible Property has requested an alternate size before delivery; or
b. the Eligible Property has Centralized Collection, in which event the Municipality shall make available a number of Organics Carts as the Engineer may, in his or her absolute discretion, decide.

c. by replacing clause 4.3.3 a. with the following:

a. maintain the Organics Cart in a clean and sanitary condition, without modification and free of paint or graffiti or pay:
i. the Cart Administration Fee described in Schedule A to have the cart cleaned, or;
ii. if the Engineer deems the Organics Cart is unable to be used for the Municipal Organics Collection Service due to contamination, or for any other reason, the Damaged Cart Replacement Fee described in Schedule A.

d. by replacing clause 4.3.3 d. with the following:

e. if the Organics Cart is damaged, lost or stolen:
i. cooperate with the Municipality’s investigation of the damage, loss or theft; and
ii. if the Municipality determines that the damage, loss or theft was due to the acts, errors or omissions of the Owner, including for certainty if the Owner has failed to comply with Section 6.1.1h, pay the Damage Cart Replacement Fee as set out in Part 2 of Schedule A “Collection Fees”;

e. by inserting a new clause 4.3.3 e. with the following:

f. leave all Organics Carts on the premises upon sale of an Eligible Property; and

f. by renumber existing clause 4.3.3 e. to 4.3.3 f.

g. by adding a new clause 4.3.4 as follows:

4.3.4 No property shall be in possession of an Organics Cart that has not been made available to the property by the Municipality in accordance with the terms of this Bylaw.

h. by amending clause 4.4.2 a. ii.:

i. by adding a new (F) as follows:
(F) is a can free of wheels or locking devices, and
ii. by renumbering existing clause (F) ‘has a volume of 80 litres’ to (G)

i. by amending clause 4.5.1 by adding the words ‘residential type materials and quantities, and’ after the words ‘provided that the Organics are’

j. by replacing the Table in clause 4.7.1 a. iii. with the following:

| Size of Organics Cart | Maximum gross tare weight | |
|---|---|---|
| 80 litres | 36.3 kg (80 lbs) | |
| 120 litres | 59 kg (130 lbs) | |
| 240 litres | 109 kg (240 lbs) | ; or |

(6) By amending Section 5.0 MUNICIPAL RECYCLING COLLECTION SERVICE as follows:

a. by deleting the words 'that is not located within a Solid Waste Collection Area' from the end of clause 5.1.1 a. ii.

b. by replacing clause 5.2.1 with the following:
5.2.1 Collection of Recyclable Material under the Municipal Recycling Collection service shall be:
   a. a weekly service performed on days other than Saturdays, Sundays ,or statutory holidays, subject to weather, road access and other matters that cause an interruption in the service; or
   b. for properties receiving Centralized Collection, a weekly service on a day and schedule specified by the Collector, unless receptacle storage space restrictions require more frequent collection, as agreed between the Engineer and the Collector.

c. by amending clause 5.4.2 as follows:

   i. by adding the words 'made available to the Owner under this Bylaw' after the words 'Recycling Receptacles', and
   ii. by adding the word 'in' before the words 'bundles as follows'

d. by deleting the list in clause 5.4.2 a. and replacing with the following:
   i. for Mixed Container Items, a Blue Box;
   ii. for Glass Items, a Grey Box;
   iii. for Mixed Paper:
      (A) a Yellow Bag; or
      (B) If the volume of corrugated cardboard is such that it cannot be contained in a Yellow Bag, then in bundles of not more than 78cm in length by 78cm in width by 15cm thick, provided that the corrugated cardboard is flattened, stacked, and securely tied; and;

e. by deleting clause 5.4.2 b. and replacing with the following:
for collection of Recyclable Material under the Municipal Recycling Collection Service from a Centralized Collection location or from a property in the Municipality that is not accessible by the Municipal Recycling Collection Service vehicle:
   i. for Mixed Container Items, a cart supplied by the Municipality for the purpose of collecting Mixed Container Items for collection under the Municipal Recycling Collection Service;
   ii. for Glass Items, a cart supplied by the Municipality for the purpose of collecting Glass Items for collection under the Municipal Recycling Collection Service;

iii. for Mixed Paper, a cart supplied by the Municipality for the purpose of collecting Mixed Paper for collection under the Municipal Recycling Collection Service.

f. by updating the section reference in Section 5.4.3 from Section '5.4.2b.i through Section 5.4.2b.iii' to '5.4.2'.

g. by adding the words 'residential type materials and quantities, and are' after the words 'Recyclable Materials are' in clause 5.5.1.

h. by adding the words 'or Grey Box' after the words 'Blue Box' in clause 5.7.1 a. iii.

i. by replacing the table in 5.7.1 a. iv. with the following:

| Size of Cart | Maximum gross tare weight | |
|---|---|---|
| 120 litres | 59 kg (130 lbs) | |
| 360 litres | 152 kg (335 lbs) | or; |

(7) By amending Section 6.0 GENERAL PROVISIONS FOR COLLECTION SERVICES as follows:

a. by amending the reference in Section 6.3.2 a. i. from 'Part 2 of Schedule B "Collection Fees" to "Schedule A"

b. by replacing the Section 6.3.2 a. ii. with the following:
ii. with respect to each Cart, the cart administration fee set out in Schedule A.; and

c. by replacing clause 6.4.1 in its entirety with the following:
6.4.1 Upon application to the Engineer by an Owner other than a tenant, the number of Garbage Carts available to an Owner may be changed as follows:
   a. the Municipality shall make up to two additional Garbage Carts available to an Owner of an Eligible Property that has no Centralized Collection, and the Owner shall pay:
      i. with respect to each Garbage Cart, the additional annual fee for the Municipal Garbage Collection Service, as set out in Schedule A ; and
      ii. with respect to each additional Garbage Cart, pay the cart administration fee as set out in Schedule A
      The first additional annual fee for the Municipal Garbage Collection Service shall be the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year, commencing on the date of cart delivery.
   b. an Owner may return additional Garbage Carts made available by the Engineer pursuant to Section 6.4.1, and the Owner shall, with respect to each Garbage Cart returned, pay the cart administration fee, as set out in Schedule A. If the Engineer, in his or her discretion, allows the application, and:

i. if at the time of the application the additional annual fee for the Municipal Garbage Collection Service has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made until the date the additional cart is removed; and

ii. if at the time of the application the additional annual fee for the Municipal Garbage Collection Service has already been paid by the Owner, then the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the tax folio of the Eligible Property.

d. by replacing clause 6.4.2 in its entirety and replacing with the following:
6.4.2 Upon application to the Engineer by an Owner, the number of Organics Carts available to an Owner may be changed as follows:
   a. the Municipality shall make one additional Organics Cart available to an Owner of an Eligible Property that has no Centralized Collection for use by the occupant(s) of a licensed secondary suite or coach house, and the Owner shall pay the cart administration fee, as set out Schedule A, payable on the date of application; and
   b. The Municipality shall make additional Organics Carts available to an Owner of an Eligible Property with more than one legally permitted Single Family Dwelling, up to a total number of Organics Carts equivalent to the number of legally permitted Single Family Dwellings present at the Eligible Property. With respect to each Cart, the Owner shall pay the cart administration fee as set out in Schedule A, payable on the date of application; and,
   c. an Owner may return an additional Organics Cart made available by the Engineer pursuant to Section 6.4.2a. and 6.4.2 b., at no cost.

e. by adding a new Section 6.5 as follows:
6.5 Cart Removal During Demolition and Construction

6.5.1 Upon issuance of a Demolition Permit for a residential structure on an Eligible Property, the Owner shall:

   a. return all Garbage Carts and Organics Carts associated with the structure being demolished; and,
   b. pay the Cart Administration fee as set out in Schedule A.

6.5.2 The annual fee for the Municipal Garbage Collection Service listed in Schedule A will be adjusted to reflect the removal of the Garbage Cart during demolition and construction as follows:

a. if at the time of the cart removal the annual fee that corresponds for the Municipal Garbage Collection Service has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the annual fee for the Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made, until the date the additional cart is removed; and
b. if at the time of the application the additional annual fee for the Municipal Garbage Collection Service has already been paid by the Owner, then the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the tax folio of the Eligible Property.

f. by adding a new Section 6.6 as follows:
6.6 Waiving of Administration Fees

6.6.1 The Engineer, at their discretion, may waive the cart administration fee set out in Schedule A if:
a. an Owner received cart sizes or numbers that do not correspond to the initial request; or
b. the Engineer determines an exchange must be completed to ensure efficient operation of the Collection Services.

(8) By amending Section 7.0 MUNICIPAL LARGE ITEM COLLECTION SERVICE as follows:

a. by amending clause 7.2.1 by:
i. replacing the word ‘Engineer’ with the word ‘Collector’; and
ii. adding the words ‘, as listed in Schedule D’, after the words ‘four Large Items’

b. by adding a new clause 7.2.2 as follows:
7.2.2 An Owner of an Eligible Property may submit a request to the Collector for the collection of up to a maximum of two mattresses or box springs, or combination thereof, per calendar year as part of their annual four Large Item entitlement set out in Section 7.2.1.

c. by renumbering subsequent clauses in section 7.2 to follow sequential order.

d. by amending newly renumbered clause 7.2.3 as follows:
i. by replacing the words ‘is in a building with more than four dwelling units and’ with the words ‘receives Centralized Collection’;
ii. by adding the words ‘or legal designate ‘ after the word “Owner’’; and
iii. by adding the words ‘and mark the item for pick up with a decal provided by the Municipality, identifying the item for collection.’ after the words ‘through such entity’.

e. by amending clause 7.3.2 as follows:
   i. by adding the words ‘or legal designate (strata manager/property manager)’ after the words ‘Owner’; and
   ii. by replacing the word ‘Engineering’ with the word ‘Collector’.

(9) By amending Section 8.0 COLLECTION FEE as follows:

a. by deleting all clauses in Section 8.1 in their entirety and replacing them with the following:

8.1.1 Every Owner of an Eligible Property shall pay one annual base collection fee, as set out in Schedule A, per tax folio. The first annual base collection fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage and Organics Cart(s) are delivered. The annual base collection fee set out in Schedule A applies to all Eligible Properties except:
   a. an Owner exempt from the Collection Services pursuant to Section 11.1.1; or 11.2.1; or
   b. an Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of collection services.

8.1.2 Every Owner of an Eligible Property shall pay an annual Garbage Cart Fee that corresponds to the size and number of Garbage Carts at the Eligible Property, as set out in Schedule A. The first annual Garbage Cart fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage Cart is delivered. The annual Garbage Cart fee applies to all properties in possession of a Garbage Cart, except if:
   a. an Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of Collection Services.

8.1.3 Subject to Section 8.1.1 and Section 8.1.2, the Collection Fee shall be payable annually with the billing statement for property taxes with the same due date and penalty provisions as property taxes, and effective for the calendar year.

8.1.4 With respect to each Owner that enters into an agreement with the Engineer pursuant to Section 2.4.1, the Collection Fee shall be payable as per the agreement.

(10) By amending Section 9.0 PARTICIPATION IN COLLECTION SERVICES as follows:

a. by updating clause 9.1.1 as follows:
   i. by revising the section reference from ‘Section 9.2.1 or Section 11.1.1’ to ‘Section 11.1.1 or Section 11.2.1.

b. by updating clause 9.1.2 by deleting the words ‘under Section ii’, and the words ‘unless exempted pursuant to Section 9.2.1’.

c. by deleting Section 9.2 in its entirety

(11) By amending Section 11.0 TRANSITION as follows:

a. by updating the section reference in 11.1 by replacing Section ‘9.2.1’ to ‘2.1.1’.

b. by deleting Section 11.2 in its entirety and replacing with the following:
11.2 Transition for Vacant Eligible Property

11.2.1. An Owner of an Eligible Property that has no improvements, or activities being undertaken on the property, that creates Garbage, Organics, Recyclable Material or Large Items that require removal and disposal under this Bylaw is granted an exemption from the Municipal Garbage Collection Service, the Municipal Recycling Collection Service, the Municipal Organics Collection Service, the Municipal Large Item Collection Service, and any associated Collection Fees pursuant to Section 2.1.1, effective until the date that the property is developed, or is subject to Section 2.1.1, at the discretion of the Engineer.

.

(12) By amending Section 12.0 MISCELLANEOUS as follows:

a. by adding the words ‘or replaced’ after the words ‘as amended’ in clause 12.3.1b.

b. by adding a new clause 12.4 as follows:
12.4 Program Assessment and Development

The Engineer may, at any time and from time to time, at their own discretion, and for the purposes of assessing existing Municipal Garbage Collection Service, Municipal Organics Collection Service, and the Municipal Recycling Collection Service programs, or for the purpose of research in the development of a new program, conduct small scale pilot projects or studies which may include the use of different containers, alternate collection process, material audits, or the separate removal of materials set out for collection.

(13) By deleting Schedule A – Solid Waste Collection Areas and Schedule B1 – Collection Fees.

(14) By replacing and renaming Schedule B2 as follows and updating all references within the bylaw:

**'THE CORPORATION OF THE TOWNSHIP OF LANGLEY**
**TOWNSHIP OF LANGLEY SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200**
**SCHEDULE A – COLLECTION FEES**

Part 1 – Base Collection Fees

The base Eligible Property fee shall be payable by the Owner of all Eligible Properties . The rate shall be calculated based on the type of service provided to the Eligible Property, and collected with the annual property tax notice and shall be subject to the same terms, conditions and penalties as are applicable to the collection of the annual property taxes. (See Section 8.1)

| Eligible Property Fees | Amount |
|---|---|
| Base Eligible Property Fee (curbside collection) | $170 |
| Base Eligible Property Fee (centralized collection – all services) | $125 |
| Base Eligible Property Fee (centralized collection – organics only) | $45 |

Part 2 – Cart Size and Rates

| Annual Collection Fees | Amount |
|---|---|
| Annual Fee for Municipal Garbage Collection Service: | |
| • 120L Garbage Cart Fee | $80 |
| • 240L Garbage Cart Fee | $160 |
| Annual Fee for Municipal Organics Collection Service | Included in Base Eligible Property Fee |
| Annual Fee for Municipal Large Item Collection Service | Included in Base Eligible Property Fee |
| **Other Charges** | **Amount** |
| • Extra Garbage Sticker | $3 (plus GST) |
| Cart Administration Fee Per Cart (Non-refundable) | $50 |
| Damaged Cart Replacement Fee | $110 |

(15) By deleting Schedule C – Prohibited Material in its entirety

(16) By renaming 'Schedule D – Organics Material', 'Schedule B – Organics Material' and updating all references within the bylaw.

(17) By renaming ‘Schedule E – Recyclable Material’, ‘Schedule C – Recyclable Material’ and updating all references within the bylaw.

(18) By replacing the text in renamed Schedule C – Recyclable Material with the following:

1. For the purpose of this Bylaw, Recyclable Material shall include household quantities of the following materials, or any other such list as amended or replaced by RecycleBC from time to time:

1.1 Mixed Container Items including:
- Aluminum and tin cans
- Empty aerosol cans (non-paint)
- Spiral wound containers (paper and metal)
- Any kind of foil plates
- Beverage containers
- Paper cups (no sleeves)
- Microwavable bowls and cups
- Frozen desert boxes

1.2 Glass containers, including:
- Bottles
- Jars

1.3 Mixed Paper, including:
- Newsprint
- Boxboard
- Cardboard
- Envelopes
- Glossy flyers, brochures, and catalogues
- Magazines
- Office / school paper and folders (no metal)
- Paper bags
- Molded boxboard
- Phone books
- Tissue paper
- Sleeves (from paper cups)
- Shredded paper (contained in a paper bag or boxboard type box)’

(19) By renaming ‘Schedule F – Large Item Pick Up Material, ‘Schedule D – Large Item Pick Up Material’ and updating all references within the bylaw**.**

(20) By replacing the text in renamed Schedule D – Large Item Pick Up Material with the following:

1. For the purpose of this Bylaw, Large Items do not include renovation or construction type items previously attached to a structure, items that have been misrepresented, or any product within a “product category” as defined under the *Recycling Regulation*, B.C. Reg. 449/2004, as amended or replaced from time to time. but does include:

1.1 Furniture, including:

- Sofas
- Chairs
- Desks
- Tables
- Recliners
- Bed frames
- Dressers
- Car seats
- Bookshelves

1.2 Large appliances, including:

- Washers
- Dryers
- Refrigerators
- Dishwashers
- Freezers
- Stoves
- Barbecues

1.3 Large metal goods, including:

- Lawnmowers (does not include ride-on lawnmowers)
- Metal bed frames
- Patio swings
- Hot water tanks
- Wheelbarrows
- Exercise bikes
- Patio chair

1.4 Furnishings, including:

- Mattresses
- Box springs
- Area rugs (maximum size 1.52m by 2.44m/5 ft by 8 ft)

(21) By renaming ‘Schedule G – Cart Sizes, ‘Schedule E – Cart Sizes’ and updating all references within the bylaw.

(22) By adding the words ‘# of carts per formula based on number of units’ after the Garbage Cart and Organics Cart sizes in the 2nd and 3rd columns of the row titled “Multiple Family Dwelling or Apartment with Centralized Collection’ table of the newly renamed Schedule E.

(23) Updating the Table of Contents to reflect the changes made through adoption of Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2019 No. 5456.

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 10 | day of | May | , 2021 |
| READ A SECOND TIME the | 10 | day of | May | , 2021 |
| READ A THIRD TIME the | 10 | day of | May | , 2021 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703**

**AMENDMENT BYLAW 2021 NO. 5705**

## EXPLANATORY NOTE

Bylaw 2021 No. 5705 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating fine amounts and offences in relation to the Solid Waste Management Bylaw 2016 No. 5200, Amendment Bylaw 2021 No. 5467.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703**

**AMENDMENT BYLAW 2021 NO. 5705**

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 "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705".

2. The "Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended, is further amended by replacing the table under Township of Langley Solid Waste Management Bylaw 2016 No. 5200 in Schedule 'A' with the following:

| Column 1<br>Offence | Column 2<br>Bylaw Section | Column 3<br>Fine |
|---|---|---|
| • Failure to separate Garbage, Organics, Recyclable Material and Large Items prior to removal and disposal | 2.1.2 | $250.00 |
| • Failure of Owner in a Solid Waste Collection Area to arrange for removal or disposal of Garbage, Organics, Recyclable Material or Large Items by an applicable Collection Service or by private collection | 2.1.3 | $500.00 |
| • Removal of a cover, by a person other than the Owner, Municipality, Collector, or a person designated by the Engineer, from a receptacle or disturb Garbage, Organics, or Recyclable Material set out for collection | 2.1.6 | $250.00 |
| • Failure of an Owner to comply with any provision of Township of Langley Solid Waste Management Bylaw 2016, No. 5200, as amended | 2.1.10 | $250.00 |
| • Possess a Garbage Cart or Organics Cart that was not made available to the Owner of an Eligible Property | 3.3.5, 4.3.4 | $250.00 |

| | | |
|---|---|---|
| • Deposit Organics, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Garbage Collection Service | 3.6.1.a.vi | $50.00 |
| • Contaminate a receptacle used for collection under the Municipal Garbage Collection Service or the Municipal Organics Collection Service, or contaminate a Recycling Receptacle | 3.6.1.b, 4.6.1.b and 5.6.1.b | $50.00 |
| • Deposit Garbage, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Organics Collection Service | 4.6.1.a | $50.00 |
| • Deposit Garbage, Organics or Prohibited Material in a Recycling Receptacle | 5.6.1.a.ii | $50.00 |
| • Failure to place receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection adjacent to the Eligible Property from which it came | 6.1.1.a | $50.00 |
| • Placement of receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection that interferes with public vehicular, bicycle or pedestrian traffic | 6.1.1.f | $50.00 |
| • Failure to remove receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection from collection location before the end of the Collection Day | 6.1.1.h | $50.00 |
| • Failure of an Owner to return cart due to demolition | 6.5 | $110.00 |
| • Placement for collection under the Municipal Large Item Collection | 7.3.1.b | $250.00 |

| | | |
|---|---|---|
| Service of refrigerators, iceboxes, or other containers with locking devices still attached | | |
| • Failure to remove Large Item from the collection location before the end of the Collection Day | 7.4.1.g | $50.00 |
| • Failure to manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard | 10.1.1.a | $50.00 |
| • Failure to store all Solid Waste Receptacles and Large Items out of public view, except when set out for collection | 10.1.1.b | $200.00 |
| • Habitual or repeated failure to (a) manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard; or (b) store all Solid Waste Receptacles and Large Items out of public view, except when set out for collection | 10.1.2 | $500.00 |
| • Discard any Garbage, Organics, Recyclable Material, Large Items or Prohibited Material in a public place or highway, including in a receptacle, if | 10.2.1 | $500.00 |

any, provided by the Municipality at the public place which is designated for the collection of litter from the general public

| | | | | |
|---|---|---|---|---|
| READ A FIRST TIME the | 10 | day of | May | , 2021 |
| READ A SECOND TIME the | 10 | day of | May | , 2021 |
| READ A THIRD TIME the | 10 | day of | May | , 2021 |
| ADOPTED the | | day of | | , 2021 |

_____ Mayor _____ Township Clerk

**From:** Zosia Ettenberg
**To:** Suzanne Little
**Subject:** [EXTERNAL] Request for presentation to council on June 14th
**Date:** Tuesday, May 25, 2021 5:44:42 PM
**Attachments:** image001.png

Hello Suzanne,

We would like to make a presentation to the Langley Township council on June 14th regarding two topics. First, we have noticed a need for increased accessibility at the Brookwood plaza. In response to this, we started a petition. We would like to highlight this accessibility issue and share the results of our petition. Second, we have received funding from the federal government to develop an online accessibility map for Langley, BC. This map will greatly increase the freedom for those challenged by disabilities. We hope to share the purpose and scope of this project, in addition to requesting some funding to increase the robustness of the app. To cover these issues succinctly, we would like to make a short 10 minute presentation to council. Looking forward to seeing you all again (virtually).

Best Regards,

Langley Pos-Abilities Society "changing disabilities into possibilities"

**Zosia Ettenberg**
Executive Director
Langley Pos-Abilities Society
#80 - 2270 - 196 St., Langley BC V2Z 1N6
604 354-1722 Direct 604 961-0117
zosia@pos-abilities.org
www.pos-abilities.org
facebook | instagram | Linkedin

CANADA
A ROCHA
Environmental Stewardship

Inspiring Hope.
Caring for Creation.

Township of Langley
20338 65 Ave
Langley, BC
V2Y 3J1

A Rocha Canada
1620 192 Street
Surrey, BC
V3Z 9V2

May 10, 2021

**RE: Shared Waters Alliance request for invited delegation to Council**

Dear Mayor Froese and Council,

On behalf of the Shared Waters Alliance, I would like to respectfully request the opportunity for myself and Semiahmoo First Nation Chief Harley Chappell to appear as an invited delegation before Township of Langley Mayor and Council at a Council meeting in the near future.

Following our discussions during the last Roundtable meeting in November 2020, which was attended by Clr. Bob Long, we recognize that the Township of Langley is doing excellent work to support the health of Boundary Bay. We have also found areas of alignment between Shared Waters Alliance activities and Township of Langley priorities and projects including water quality protection and enhancement and reconciliation with Indigenous people.

An invited delegation is a timely opportunity for Chief Chappell and myself to present current activities of Shared Waters Alliance, our areas of alignment with the Township of Langley and opportunities to join together with others to enhance collaboration towards better water quality and improved ecosystem health of Boundary Bay and tributaries flowing into it while also advancing reconciliation. We would also like to invite elected officials of the Township to participate with other local elected officials and Indigenous leaders in an inaugural South of Fraser Gathering and also request a modest level of staff engagement in the work of the Shared Waters Alliance.

Thank you for your consideration,

Christy Juteau, RPBio
Conservation Science Director, A Rocha Canada &
Core Team, Shared Waters Alliance

Township of Langley
Est. 1873

# HERITAGE ADVISORY COMMITTEE

Wednesday, May 5, 2021 at 7:00pm
via Zoom

## MINUTES

**Present:**
Councillor B. Long, Council Co-Chair

T. Annandale, K. Gan, R. Genberg, F. Pepin, and H. Whittell

**Staff:**
E. Horricks, Heritage Planner
A. Ruhl, Manager, Engineering Operations
R. Seifi, General Manager, Engineering and Community Development
P. Tulumello, Director, Arts, Culture, and Community Initiatives
K. Stepto, Recording Secretary

**APPOINTMENT OF ALTERNATE CO-CHAIR**
T. Annandale was appointed as the alternate Community Co-Chair for the May 5, 2021 meeting by unanimous consent.

## A. APPROVAL AND RECEIPT OF AGENDA ITEMS

**1. Heritage Advisory Committee**
**May 5, 2021**

Moved by H. Whittell,
Seconded by T. Annandale,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the May 5, 2021 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES

**1. Heritage Advisory Committee**
**March 3, 2021**

Moved by H. Whittell,
Seconded by F. Pepin,
That the Heritage Advisory Committee adopt the minutes of the March 3, 2021 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Presentation on the Murrayville Pumphouse Well Options

A. Ruhl provided a presentation on the engineers' findings regarding the current condition and water quality of the Murrayville Pumphouse well, along with options as to how these issues could be addressed, in response to questions that arose at the March meeting. The following information was provided:

- Professional engineers were hired to study the water quality of the well in the spring/summer of 2020.
- The test results revealed that arsenic and manganese were present in the water.
- As an interim measure, Township staff redirected the outflow to restrict public access to the water and updated the signage on the pumphouse to advise the public of its current status.
- Recommendations from the engineers regarding the water quality and the well included:
    - Restrict access to the current well water due to arsenic levels;
    - If public access to water is required, treat the well water for arsenic at a cost of $115,000, or alternatively provide a connection for the pumphouse to the municipal water system at a cost of $15,000;
    - Decommission the existing well at a cost of $10,000; and
    - If a well is required, develop a new well at a cost of $60,000.
- Based on the engineering report, staff identified four possible options for the well:
    1. Status Quo – decommission the well and eliminate the water feature ($10,000);
    2. Maintain Water Feature – decommission the well and provide a connection to the municipal system to provide access to potable water and maintain a water feature at the pumphouse ($25,000);
    3. Treat Well Water – treat the existing well water recognizing that there is a cost and liability with a casing failure ($125,000); or
    4. Treat Well Water and Install New Well – decommission the existing well and drill a new well with treatment ($185,000).

He added that staff recommend Option 2, which maintains a water feature for the pumphouse and connects it to a potable water source through the municipal water system for a reasonable cost.

Discussion ensued and the following topics were discussed further:

- Current provincial water regulations,
- Water flow control valves and whether the water can run freely in low quantities,
- The limited areas in which special permits are granted for continuous water flow,
- Conservation considerations and implications for the pumphouse in either maintaining or alternatively not having a water feature, and
- The need to inform the public if the water source is changed from artesian well water to municipal water.

## C. DELEGATIONS AND PRESENTATIONS

**COUNCIL**
Moved by T. Annandale,
Seconded by F. Pepin,
That the Heritage Advisory Committee supports the staff recommendation of maintaining a water feature at the pumphouse by decommissioning the existing well and connecting the pumphouse to municipal water (Option 2), with interpretive signage added to the site to explain the change.
**CARRIED**

## D. REPORTS

### 1. Co-Chairs' Reports

T. Annandale commented that the UNDRIP Workshop held in April was excellent, along with the preparatory course which was very informative.

### 2. Heritage Planner's Report

E. Horricks provided the following update:

- The participants who responded to the course survey for the April workshop rated it as a positive and beneficial experience.
- The next deadline for the Heritage Building Incentive Grant Program is May 28 at 4:30pm.
- The designated Blair Sugar Maple Tree in Milner sustained some damage during a recent windstorm. The approach to be taken to its repair will be to remove the damaged limbs and undertake some light pruning and trimming to assist with the overall health of the tree in the long term.
- A conservation plan for the landmark Berry General Store (built in the 1930s) is currently being finalized to convert the store to a bakery, and will be referred to the Heritage Review Panel shortly for comment. The exterior aspect of the restoration will include removal of the vinyl siding and restoration of the original wood siding underneath, repair and restoration of the wood windows and storefront, the installation of a new asphalt roof, new signage, exterior lighting, and the addition of an outdoor patio adjacent to the building on the west side for outdoor eating. The building will be re-painted to reflect its historic colours. This restoration includes a Heritage Revitalization Agreement and its addition to the Community Heritage Register.
- The Monahan Residence (built c.1902), which received a site review by the Heritage Review Panel in 2019, is still being considered for retention in its current location as part of an expanded residence within a six-lot subdivision within the Murrayville Heritage Conservation Area. As it stands, it is a very small building so its re-adaptation in this way will contribute to making it more functional as a residence.
- The Rizun Residence has now been completed and photographed for the Community Heritage Register. The residence will be used temporarily as

## D. REPORTS

a sales center for the Foundry Project, and then converted to its final layout as a residence once the project sales are completed.

- The Discover Fort Langley Sign has now been updated and re-installed on Glover Road in Fort Langley in time for the upcoming tourist season.

### 3. Museum Manager's Report

P. Tulumello commented that he is filling in for J. Aldag while he is on a leave of absence. He reported that construction is set to begin in June on the new museum and that an indigenous blessing will take place on May 8. A video will be available of the ceremony following the event. Staff have met with First Nations groups to discuss indigenous exhibits for the museum and will continue discussions with other community groups regarding future programs and exhibits.

### 4. Heritage Review Panel

No report.

### 5. Douglas Day 2021 Planning Committee Report

No report.

### 6. Museum Advisory Group Report

F. Pepin reported that the MAG has recently finished the review of existing museum policies.

## E. CORRESPONDENCE

### 1. Correspondence re: Sellers Road Pioneer Marker

A formal request was received from M. O'Brien regarding re-locating the Sellers Road marker currently located on the south side of 88 Avenue between 216 and 217A Street to the section of 88 Avenue that was historically known as Sellers Road that ran between Glover Road and 223A Street.

Staff provided further background on the road marker program and made the following observations:

- The road markers were originally installed as part of a program in the early 1990s, and the work that has been done on them since that time has been primarily maintenance related.
- There were a limited number of markers installed for each road name at very long distances apart, allowing one marker to cover a long span of road.
- The markers were generally installed at mid-road sections, as they could not be accommodated at or near intersections for safety reasons. As a result, the roads were never marked in a way that indicated the beginning and end point of a historic road.

## E. CORRESPONDENCE

- The Sellers road marker is slightly different in colour and design from the others installed in the early 1990s, and may have been installed after the initial program was completed. Its design therefore unique and cannot be replicated by any existing templates.
- Re-locating the existing road marker approximately 1.9 kilometres to the east would mark the mid-point of where Sellers Road existed.
- This location coincides with the location of the historic Sellers farm after whom the road was named. The Sellers Residence located at 22822 – 88 Avenue remains today and is on the Township's Heritage Inventory.
- This location additionally offers an area where the marker can be easily seen and not obstructed by road side landscaping.
- Respecting how the marker program was originally implemented, relocating the existing marker to this location would be consistent with how these signs were originally installed throughout the Township and can be done at minimal cost.

P. Tulumello commented that there is some sensitivity in the indigenous communities to the word "pioneer" and suggested that the name on these signs, which are called 'pioneer markers' be renamed 'heritage markers', or something equivalent. E. Horricks noted that this is a request to relocate an existing marker, but if requests for new signs are received in future the terminology could be revisited.

**MOTION**
Moved by H. Whittell,
Seconded by T. Annandale,
That the Heritage Advisory Committee endorses relocating the existing Sellers Road marker from its current location on the south side of 88 Avenue between 216 Street and 217A Street, to a location on the south side of 88 Avenue adjacent to the historic Sellers farm located at 22822 – 88 Avenue.
**CARRIED**

## F. 2021 WORK PROGRAM

### 1. Great Northern Railway Interpretive Project

E. Horricks reported that retired surveyor J. Foulkes will be attending the June meeting to provide the committee with a presentation on the discoveries he made when he walked the Great North Railway right-of-way from Surrey to Abbotsford some years ago.

## G. COUNCIL REFERRALS

At the February 22, 2021 Regular Meeting, Council referred the following motion to the Heritage Advisory Committee:

## G. COUNCIL REFERRALS

### 1. Murrayville Heritage Pumphouse Well Options

*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***

**Clerk's Note**: This matter was discussed under item C.1.

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. Heritage BC Annual Conference 2021

Provided in package for information.

### 2. National Trust – Opportunities for Heritage Places in the Federal Budget 2021

Provided in package for information.

### 3. Langley Heritage Society Update

F. Pepin reported that the new roof project at the Wark-Dumais Residence will be completed soon, and that work continues at the CN Station with the hopes of having a partial re-opening this summer. He also added that the society is currently making plans for its next virtual meeting next week.

### 4. Alder Grove Heritage Society Update

H. Whittell reported that the society recently held a successful fundraiser at a garden centre on 264 Street, where $5 from every flower basket sold was donated to the Alder Grove Heritage Society. The society has also developed a Facebook page that has received a lot of interest on its historical posts.

## I. NEXT MEETING

**Date**: Wednesday, June 2, 2021
**Location**: via Zoom
**Time**: 7:00pm

**J. TERMINATE**

Moved by F. Pepin,
That the meeting terminate at 8:25pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

# RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

May 12, 2021 at 7:12pm
Via Zoom

## MINUTES

**Present:**
E. Erickson (Community Co-Chair)
Councillor K. Richter (Council Co-Chair)
Councillor E. Woodward (Council Co-Chair)

D. Gendron, M. Jackstien, D. Kang, K. Ludlam, M. Pratt, and J. Wilkins

**School Board Representative:**
D. Tod

**Staff:**
R. Stare, Deputy Director, Parks and Recreation
K. Stepto, Recording Secretary

### A. APPROVAL AND RECEIPT OF AGENDA ITEMS

**1. Recreation, Culture, and Parks Advisory Committee – May 12, 2021**

Moved by M. Pratt,
Seconded by D. Kang,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the May 12, 2021 meeting, as amended.
**CARRIED**

Clerk's Note: "Your Local Community" was added to the agenda.

### B. ADOPTION OF MINUTES

**1. Recreation, Culture, and Parks Advisory Committee – April 14, 2021**

Moved by J. Wilkins,
Seconded by M. Jackstien,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the April 14, 2021 meeting.
**CARRIED**

### C. DELEGATIONS AND PRESENTATIONS

## D. REPORTS

### 1. Council Co-Chairperson's Report

E. Erickson reported that the Volunteer Appreciation Task Force has completed its duties and thanked D. Kang, D. Todd, and J. Wilkins for their participation. The successful nominees will receive their awards at the end of June. He further reported that he attended the virtual BCRPA Annual Symposium where they discussed the impact of COVID-19 on recreation services and facilities. He will provide a full report at a future meeting. He thanked Council for planting a tree on Arbour Day in remembrance of R. and D. Wenman, his sister and brother-in-law.

Councillor Richter provided the following update:

- Council has referred an application from Metro Vancouver for a new washroom facility at Derby Reach Park to the ALC for their approval.
- Council has referred a subdivision application submitted by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, on behalf of the owner of the property located at 8011 – 240 Street to the ALC. The Province wants to separate this forested area to protect rare birds.
- The Fees and Charges Bylaw has received final reading.
- Council passed a motion to confirm its commitment to restarting Active Beyond the Bell when it is safe to do so. They would like this program to have a full cost recovery within two years which will result in raising the fees. Council has also sent a letter to the local MLA's to inquire as to when $10 per day Child Care will commence in the province.
- A virtual Open House took place for the Community Forest Management Strategy with over 120 participants. A public survey is available on the Township website.
- Council has approved the rezoning and disposal of the Alder Inn lands. The Public Plaza proposed at the site has been referred back to staff for more detail on how to reduce the cost of this temporary plaza.
- A new RCMP Superintendent has been hired – Inspector Adrian Marsden. Council has requested a report on the recent gang shootings in Langley.
- Metro Vancouver Parks Board received a presentation from Pacific Parkland Fundraising. As part of Earth Day, the BC Film Industry and Pacific Parkland have developed the "Reel Green" challenge to encourage filmmakers to reduce their environmental footprint. $164,284 has been raised to date which will be put back into MV Parks.
- The MV Parks Report is now complete and will be presented at the end of the month to the Parks Board.
- In October 2019, Grouse Mountain was having trouble with a group of rock climbers cutting down trees and drilling holes into the rock to install climbing bolts. Two individuals have been charged and given a $5,000 fine and are prohibited from park use for 12 months.

## E. CORRESPONDENCE

### 1. Metro Vancouver Parks Committee – Derby Reach

The committee discussed the email received from S. Summers regarding Township of Langley park amenities, mainly the need for more dog parks. She noted that Walnut Grove has much need for more dog parks as there is currently only one. It was suggested that the committee discuss this further and send a motion to Council asking for dog parks to be fast tracked in the 2021 budget in areas that are lacking.

**Action:** Staff to provide the number of dog licenses issued in the Township over the past few years to the committee at the June meeting.

**Action:** The June Virtual Parks Tour to highlight the current and proposed dog parks in the Township.

## F. WORK PROGRAM

### 1. Seniors Programs and Services

R. Stare reported that Seniors Week will take place from June 6-12, 2021 and that free swims will be offered at each of the pools. He further noted that seniors have been participating in the water walking programs at WC Blair and that plans are in place to offer more fitness classes and activities when the current COVID-19 restrictions are lifted.

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. "Your Local Community"

In response to the delegation from B. Miller at the April meeting regarding solutions for combatting litter and graffiti, J. Wilkins reported that there has been increased vandalism in Fort Langley by the river. Boats are being tagged along with Township signs and other structures. He encouraged staff to follow up with B. Miller and his ideas to address this problem.

### 2. Museum Advisory Group Update

D. Gendron reported that the new museum will receive a First Nation blessing and that construction will start in June. Fundraising projects are now underway.

### 3. Community Arts Groups Update

D. Gendron reported that the Surrey Little Theatre has completed the necessary steps to sell their building, which the proceeds will go towards renovating the

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

Langley Playhouse. The two theatre companies have been working with an architect to create plans for transforming the stage and increasing backstage space. They hope to have a production in 2022 in the renovated theatre.

### 4. Langley Volunteer Awards

E. Erickson reported that the successful nominees have been chosen and will receive their awards at the end of June.

## I. NEXT MEETING

**Date**: June 9, 2021
**Location**: via Zoom
**Time**: 7:00 pm

## J. TERMINATE

Moved by J. Wilkins,
Seconded by D. Gendron
That the meeting terminate at 8:13pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

# COUNCIL PROCESS COMMITTEE

Monday, May 17, 2021 at 10:00am
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

## MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Ministerial Order 192/2020.

**CHAIR:** Councillor B. Long

**PRESENT:** Mayor J. Froese and Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, R. Seifi, and J. Winslade

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

### A. ADOPTION AND RECEIPT OF AGENDA ITEMS

#### 1. Council Process Committee Agenda – May 17, 2021

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That the Council Process Committee approve the agenda and receive the agenda items of the May 17, 2021 meeting.
**CARRIED**

### B. ITEMS FOR DISCUSSION

#### 1. Amendments to the Election and Political Sign Bylaw
**Bylaw No. 5411**
**Bylaw No. 5443**
**Report 19-06**
File ADM 3900-25

W. Bauer provided an overview of the actions to date undertaken by staff and Council regarding amending the Election and Political Sign Bylaw.

Discussion ensued and the following comments were provided:

- The City of Surrey has a complete ban on placing campaign signs on City property. This would be a good example to follow.
- Signs are unnecessary in this digital age.
- Our bylaw also governs Provincial and Federal elections.

## B. ITEMS FOR DISCUSSION

- There is still a need for signs as many older people do not use social media as their primary source of information.
- Would it be helpful to have a committee to look at this bylaw? Is Council in a conflict of interest and is this Council compromising the next candidates?
- There are too many signs on Township streets. Sign should not be on rural streets at all.
- Reducing the length of time campaign signs can be in place to 21 days was a good change.
- Restricting the number of signs would be appropriate. Enforcement is essential. Sign theft is a real issue.
- Campaign signs generate interest in the election. Not everyone is on social media. Clumps of signs are not effective and are unattractive.
- Vandalism and moving of signs are an issue. Collecting a sign fee could be prohibitive for some candidates who have small campaign funds.
- Enforcing the bylaw takes staff time and resources.
- Education is key to following the rules.
- 21 days is the average length of time across the country.
- Many in the public find the signs unattractive, especially on Township streets and boulevards.
- Limiting the number of signs would be cumbersome for staff to count, store the excess signs etc.
- Newspaper ads, phone calls, door knocking etc. are other methods of campaigning instead of signs.
- It is too late for a committee to discuss this topic. A committee should have been struck immediately after the 2018 election.

**COUNCIL**
Moved by Mayor Froese,
Seconded by Councillor Ferguson,
That the Council Process Committee recommends that Council amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of days campaign signs can be erected to 21 days prior to the election.
**MOTION WITHDRAWN**

Clerk's Note: This motion was withdrawn as the current Bylaw already indicates 21 days.

**COUNCIL**
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the Council Process Committee recommends that Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to include the 21 days and follow the Surrey bylaw that only permits signs on private property.
**DEFEATED**

## B. ITEMS FOR DISCUSSION

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

**COUNCIL**
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the Council Process Committee recommends that Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to restrict signs to one designated public street only in each of the six communities in the Township of Langley.
**DEFEATED**

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

**COUNCIL**
Moved by Councillor Ferguson,
Seconded by Councillor Long,
That the Council Process Committee recommends that Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of signs to 300 per candidate.

**AMENDMENT**
Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That the motion be amended to include 300 signs per candidate, as well as elector organization.
**DEFEATED**

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

**MEETING EXTENDED**
Moved by Councillor Richter,
Seconded by Councillor Davis,
That the meeting be extended to 1:00pm
**CARRIED**

Councillor Whitmarsh opposed

**AMENDMENT**
Moved by Councillor Long,
Seconded by Councillor Davis,
That the motion be amended to limit the number of signs that include the candidate's name to 100 signs.
**CARRIED**

Mayor Froese and Councillors Kunst and Whitmarsh opposed

## B. ITEMS FOR DISCUSSION

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

Mayor Froese and Councillors Kunst, Whitmarsh and Woodward opposed

**COUNCIL**
Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That the Council Process Committee recommends that Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the size of campaign signs to a maximum of 4 feet x 4 feet.

**AMENDMENT**
Moved by Mayor Froese,
Seconded by Councillor Whitmarsh,
That the motion be amended to changed “4 feet x 4 feet” to “16sq feet”.
**CARRIED**

Councillors Arnason, Ferguson and Richter opposed

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

Mayor Froese and Councillors Ferguson, Kunst, and Woodward opposed

**COUNCIL**
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the Council Process Committee recommends that Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to require a $500 refundable deposit fee for the placement of signs, and a $50 fee to be deducted for each sign that has to be removed by staff due to violation.
**DEFEATED**

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

**COUNCIL**
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the Council Process Committee recommends that Council direct staff to enforce the placement and size of political signs pro-actively, not complaint driven.
**CARRIED**

Mayor Froese and Councillors Kunst and Whitmarsh opposed

## C. OTHER BUSINESS

## D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate 12:57pm.
**CARRIED**

CERTIFIED CORRECT:

Mayor

Township Clerk

Township of Langley
Est. 1873

# TREE PROTECTION ADVISORY COMMITTEE

Tuesday, May 18, 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
E. Woodward, Councillor

C. Bishop, J. Evanochko, A. Neufeld, H. Sakurai, T. Smith, A. Stewart, and J. Turner

**Staff:**
T. Buckner, Manager, Parks Operations
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 – May 18, 2021

Moved by A. Neufeld,
Seconded by C. Grey,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the May 18, 2021 meeting, as amended.
**CARRIED**

Clerk's Note: TPAC Terms of Reference was added to the agenda.

### B. ADOPTION OF MINUTES

#### 1. Tree Protection Advisory Committee – April 20, 2021

Moved by A. Stewart,
Seconded by C. Grey,
That the Tree Protection Advisory Committee adopt the minutes of the April 20, 2021 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Presentation by C. Bishop

C. Bishop provided a presentation on several recent tree removal permits in South Langley and the environmental affects in the area. She commented on the following issues that are relevant to the Tree Protection Bylaw revision:

- A bylaw should have a flag for scrutiny when permit request is for >=10 trees: to support staff in these cases a referral to a citizens' advisory committee for review could be helpful.
- Review building permit application before/in conjunction with tree removal proposal and ask for building situation to change to preserve trees.
- Forest context: keeping a record of how many trees in a forest complex have been cut in the past and whether permit means more incremental loss.
- There is a need for a Natural Area Inventory.
- Dead trees have very high wildlife value.
- In the revised bylaw, include in the preamble statements from policy documents such as the Climate Action Strategy and Community Forest Management Strategy.
- Many people in the community do not understand the bylaw.

## D. REPORTS

## E. CORRESPONDENCE

## F. WORK PROGRAM

### 1. Proposed Walking Tour in Willoughby

J. Chu reported that the Walking Tour will be organized when the Public Health Orders allow for more people to gather outside. This may take place in July or August.

### 2. Terms of Reference

Councillor Whitmarsh reported that a request has been received from C. Olsson-Chang, a member of the Lower Fraser Valley Aboriginal Society, to be a member on the committee. Discussion ensued and the committee was in support of adding a member from First Nations community.

## F. WORK PROGRAM

**MOTION**
Moved by C. Grey,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee endorses amending the Terms of Reference to include a member from the Lower Fraser Valley Aboriginal Society or the Kwantlen First Nation group as a voting member on the committee.

**AMENDMENT**
Moved by C. Grey,
Seconded by A. Neufeld,
That the motion be amended to read the Lower Fraser Valley Aboriginal Society AND the Kwantlen First Nation Group as voting members on the committee.
**CARRIED**

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

**COUNCIL**
Moved by C. Grey,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee recommends that Council approve amending the TPAC Terms of Reference to include a member from the Lower Fraser Aboriginal Society AND the Kwantlen First Nation as voting members on the committee.
**CARRIED**

### 3. Detailed Review of the Tree Protection Bylaw

The committee reviewed the revised Tree Protection Bylaw with the incorporated direction and comments from committee members and staff which have been provided over the past several months. It was agreed in principal that the committee supports a tighter bylaw so that staff have a greater ability to preserve and protect trees.

The following comments and suggestions were further provided:

- Add a new Schedule that specifies planting requirements – a schematic.
- Refer to the other strategies such as the Climate Action Strategy and Community Forest Management Strategy.

"Purpose":
- Line A – change "Township-owned properties" to "Land owned by the municipality". Make these changes throughout the bylaw.
- Line B – remove "without a permit".

"Definitions":
- "Arborist Report" is too vague
- Add "Imminent Failure" – a clause for emergency removal and for trees that are hazardous.

## F. WORK PROGRAM

- "Hedge" – should this be revised to 6 metres?
- "Protected Trees" – a clearer definition of multi-stemmed trees is needed.
- Protection of trees on development sites post-development. Could this be added to "protected tree"?
- C and D should be deleted for now and revisited after the Community Forest Management Strategy is complete.
- B – "a replacement tree planted under the subdivision bylaw section…..". More detailed wording is needed.
- Potentially remove F – do not list the species.
- Support lowering the DBH to 20cm.
- Add a statement to protect trees located within a stream.
- Would prefer to leave C and F in. Add a statement "(To be reviewed after the Community Forest Management Strategy is finalized)".
- Definition for "Significant tree" is not critical at this time.
- Heritage Trees are protected by the Province.
- Remove D only, not C and F.
- E – remove the words "or use".
- Put the words that are in the definition in bold throughout the bylaw.

**MOTION**
Moved by J. Evanochko,
Seconded by C. Bishop,
That the Diameter Breast Height (DBH) be lowered from 30 cm to 20cm.
**CARRIED**

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

## I. NEXT MEETING

**Date**: Thursday, May 27, 2021
**Location**: via Zoom
**Time**: 7:00 pm

## J. TERMINATE

Moved by Catherine
Seconded by Trevor
That the meeting terminate at 9:02pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

# REPORT TO MAYOR AND COUNCIL

| | | | |
|---|---|---|---|
| **PRESENTED:** | OCTOBER 5, 2020 - REGULAR MEETING | **REPORT:** | 20-125 |
| **FROM:** | ENGINEERING DIVISION | **FILE:** | 5330-27-82 |
| **SUBJECT:** | MURRAYVILLE AND BROOKSWOOD WATER QUALITY IMPROVEMENTS | | |

**RECOMMENDATIONS:**

**That** Council direct staff to include funding in the amount of $6,000,000 in the 2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.

**EXECUTIVE SUMMARY:**

At its meeting of November 18, 2019, Council directed staff to implement the conversion of the municipal water supply in the Murrayville and Brookswood areas to Metro Vancouver sources as soon as practical, as a short-term measure, to address aesthetic issues due to iron and manganese in the groundwater. Subsequently, all five Township wells in Murrayville and Brookswood were disconnected from the municipal water supply system.

Staff retained the services of independent qualified professionals to study options for removing iron and manganese from the affected wells, as a long-term solution. After a comprehensive review of the available options, the consultant made a recommendation involving three localized treatment plants utilizing oxidization and filtration.

The proposed approach is similar to the treatment that has been successfully applied in the Township with the Aldergrove Water Treatment Plant since 1999, but on a much smaller scale. The consultant also provided high-level capital and operational costs to determine the estimated payback period in comparison to purchasing Metro Vancouver water. The capital cost to design and construct the three treatment plants is estimated at $6,400,000, with a projected payback period of approximately five years, based on current regional bulk water purchase costs.

Staff recommend proceeding with detailed design of the treatment plants as soon as possible, utilizing available water utility funding, and for construction to commence in 2021, subject to budget approval process. Alternatively, the following options are available for Council's consideration:

1. Phase construction over three years to distribute the required capital funding: this would be subject to additional potential risks, cost implications, and longer payback period;
2. Abandon existing local sources of water supply on a permanent basis and purchase Metro Vancouver water: this would reduce system resiliency and increase costs in the Water Utility, estimated at approximately $1.5M annually based on current regional bulk purchase rates; or
3. Utilize existing ground water resources without any treatment: this is not recommended as the water exceeds established water quality parameters, and is likely not accepted by the residents.

**PURPOSE:**

To provide Council with information on the water treatment options for the Murrayville and Brookswood areas and request authorization to proceed with the recommended option.

**BACKGROUND/HISTORY:**

At its Regular Afternoon Meeting on November 18, 2019, Council passed the following resolution:

> *"That Council direct staff to implement a conversion of the municipal water supply in the Murrayville and Brookswood areas to Metro Vancouver sources as soon as practical, as a short-term measure to address aesthetic issues, while maintaining the existing ground water supply facilities as reserve for emergencies and potential peak demand periods, until such time as other potential measures, such as centralized or localized treatment options and related cost implications have been fully explored; with costs related to the purchase of additional water from Metro Vancouver and connecting the Brawn pump station included in the 2020 budget."*

Subsequently, based on Council direction, staff implemented a temporarily shut-off of the five Township of Langley groundwater wells supplying the Murrayville and Brookswood neighborhoods, thereby providing for the water supply needs of the affected areas being met utilizing regional sources only. There are five wells affected; namely: Murrayville Wells #1 and #2, and Brookswood Wells #7, #9, and #10. Please refer to Attachment A for a context map of the affected wells.

Also, as directed by Council, following a Request for Proposals (RFP) process, retained the services of a qualified professional engineering firm, Kerr Wood Leidal Associates Ltd (KWL), to study the feasibility of implementing water treatment for the five wells in the Murrayville and Brookswood systems and to recommend treatment options as well as budgetary estimates.

**DISCUSSION/ANALYSIS:**

Water treatment is required for the five groundwater wells to meet the most current requirements of the Guidelines for Canadian Drinking Water Quality (GCDWQ). Water quality results from the Brookswood and Murrayville wells have typically reported iron and manganese levels exceeding the Aesthetic Objectives stated in the GCDWQ. In May 2019, Health Canada established a health-based Maximum Acceptable Concentration (MAC) value for manganese in drinking water and Brookswood Well #10 exceeds this new MAC.

KWL compared three common treatment options used for smaller facilities, required for the Brookswood and Murrayville wells. These options include:

1. Oxidation and Filtration using Catalytic Media:

   Most iron and manganese removal processes require oxidation as the first step of treatment to precipitate the iron and manganese dissolved in the water. Once oxidized, the precipitates can be settled or filtered out. Filtration with catalytic media is an effective and proven means for reducing both precipitated iron and dissolved or precipitated manganese in well water. The media acts as a catalyst for the manganese oxidation process and as water passes through the filter bed, the media retains the oxidized iron and manganese and their concentration reduces as the water progresses through the treatment system. The media requires periodic backwashing to remove the accumulated iron and manganese.

2. Oxidation and Media Filtration:

   Similar to the first option, this system incorporates oxidation to precipitate the iron and manganese dissolved in the water. Following oxidization, the water passes through sand media filter beds to reduce the iron and manganese. The sand media requires periodic backwashing to remove the accumulated iron and manganese. However this option requires an additional chemical to be added to fully oxidize the dissolved manganese.

3. Sequestration:

   This process is a form of treatment in which a sequestering agent, such as blended phosphates, is added to the well water. The agent forms a bond with the iron and manganese ions and prevents precipitation. The treatment process requires close monitoring of the well water source and continuous changes to the dosing amounts.

The catalytic filtration process is similar to the oxidation and filtration using sand media. Although both processes require oxidation as a pre-treatment prior to filtration, this is achieved with different chemicals, and both require backwashing to remove accumulated iron and manganese precipitate. The catalytic media filtration has proven more effective in the removal of iron and manganese and is more operationally simple.

The installation of sequestration equipment has a lower capital cost than the other options, but comes with increased operation and maintenance requirements. The sequestration agent can breakdown in the outer reaches of the water distribution system resulting in the iron and manganese precipitating out which could lead to dirty water complaints from residents.

Of the three available treatment options, oxidation and filtration using catalytic media, is the preferred process, due to its effective removal of iron and manganese and relatively simple operation and maintenance requirements.

This type of treatment is similar to the treatment applied at the Aldergrove Water Treatment Plant. The Aldergrove plant uses chlorine to oxidize the raw well water and large tanks of media to filter out the iron and manganese. This process has been successfully removing iron and manganese from the Aldergrove groundwater sources since 1999. The proposed treatment plants for the Brookswood and Murrayville wells would accomplish this, albeit at a smaller scale.

Based on the geographic locations of the five wells, it has been determined that the construction of three (3) localized treatment plants would be the most feasible option. The treatment plants would be strategically located to address the treatment needs of the Murrayville Wells #1 and #2, Brookswood Wells #7 and #9, and Brookswood Well #10 respectively.

It is recommended that the treatment plants be contained within prefabricated shipping containers, based on the following identified advantages/benefits:

- lower capital cost for the project;
- less disruption to the site;
- shorter construction period;
- less generated waste during construction; and
- the ability to relocate the building should a new groundwater source become available or a well relocation is needed in the future.

The treatment plant structures should be located within the parcels of the existing wells. The exact configuration and locations will be finalized during detailed design.

The Murrayville Water Quality Improvement Feasibility Study has been included as Attachment B.

**Financial Implications:**

The average volume of water produced between 2015 and 2019 by the Brookswood and Murrayville wells is estimated at approximately 1,867,000 $m^3$/year. Metro Vancouver conveys water to the Township at a cost of \$0.7836/$m^3$ (2020), projected to increase to 1.0953/$m^3$ in 2024.

With the temporary closure of the Brookswood and Murrayville wells, an additional annual water purchase from Metro Vancouver in the amount of approximately \$1,425,000 was anticipated for 2020 in the November 18, 2019 Report to Council. As of September 1, 2020, water consumption is within 5% of what was estimated year to date. The cost of this additional purchase of Metro Vancouver water is expected to increase yearly due regular projected increases in water rates.

The consultant has estimated the cost for all three proposed water treatment plants at approximately \$6,362,000. Note that these are high-level costs as no survey or design work has been completed. The total operational and maintenance costs for all three proposed treatment plants is estimated at \$333,500 per year. When considering the cost to purchase Metro Vancouver supplied water, it would take approximately five years to payback the initial capital investment of all three proposed treatment plants as shown in the table below.

Simple Payback Analysis – combined for all three proposed localized water treatment plants

| Year | GVRD Water Rate ($/$m^3$) | Average Volume per Year ($m^3$) | Savings per Year ($) | O&M Cost per Year ($) | Cumulative Savings ($) | Cumulative Cash Flow [1] ($) | Return on Investment Met |
|---|---|---|---|---|---|---|---|
| 2020 | 0.7836 | - | - | - | - | -6,362,000 [2] | - |
| 2021 | 0.8315 | 933,694 [3] | 776,000 | 167,000 | 609,000 | -5,753,000 | No |
| 2022 | 0.9049 | 1,867,387 | 1,690,000 | 340,000 | 1,959,000 | -4,403,000 | No |
| 2023 | 0.9949 | 1,867,387 | 1,858,000 | 347,000 | 3,470,000 | -2,892,000 | No |
| 2024 | 1.0953 | 1,867,387 | 2,045,000 | 354,000 | 5,161,000 | -1,201,000 | No |
| 2025 | 1.0953 | 1,867,387 | 2,045,000 | 361,000 | 6,845,000 | 483,000 | Yes |

1. This column subtracts yearly savings from the estimated capital cost of the proposed WTP.
2. Estimated capital cost of the three proposed WTP.
3. Accounts for half of the average annual water consumption.

The above analysis assumes the treatment plants are all operational mid-way through 2021. The 'O&M Cost per Year' column includes a 2% increase per annum to reflect wage and other cost increases. Additionally, it should be noted that the interest costs of borrowing and lost interest revenue were not included in the simple payback calculations.

Currently there is approximately \$360,000 of capital funding available, in *project WTR1002 – Water Quality Alternatives,* to proceed with design, if authorized by Council. The remaining funding required for construction is proposed to be included in the 2021 budget approval process.

**Optional Recommendations/Alternatives:**

Staff have also considered the following alternatives:

1. Construct the recommended treatment plants in a phased approach between 2021 and 2023. This would allow the \$6,000,000 in required capital for construction to be funded over three years. However, a phased approach would result in inefficiencies with tendering and construction, increased costs of purchasing additional water from Metro Vancouver, and increased payback periods.

2. Leave the wells off and continue with supplying only Metro Vancouver purchased water to Murrayville and Brookswood. This option has an increased cost to the Township water utility of approximately \$1,552,000 in 2021. This would need to be offset by increases in Township water utility rates and is set to increase yearly due to rising Metro Vancouver rates. Relying solely on Metro Vancouver also puts the Township at higher risk of water

shortages during periods of high demand and a lessened ability to provide alternate water supply during maintenance, repair, and emergency interruptions to the Metro Vancouver water system.

3. Turn the wells back on without treating the groundwater for iron and manganese. This option would have the least financial impact to the water utility. However, it is not recommended as the well water regularly exceeds the Aesthetic Objectives stated in the GCDWQ, which would result in further complaints from residents regarding discoloured or dirty water. Furthermore, water from Brookswood Well #10 would be unusable, without treatment, as it exceeds Health Canada's MAC value for manganese in drinking water.

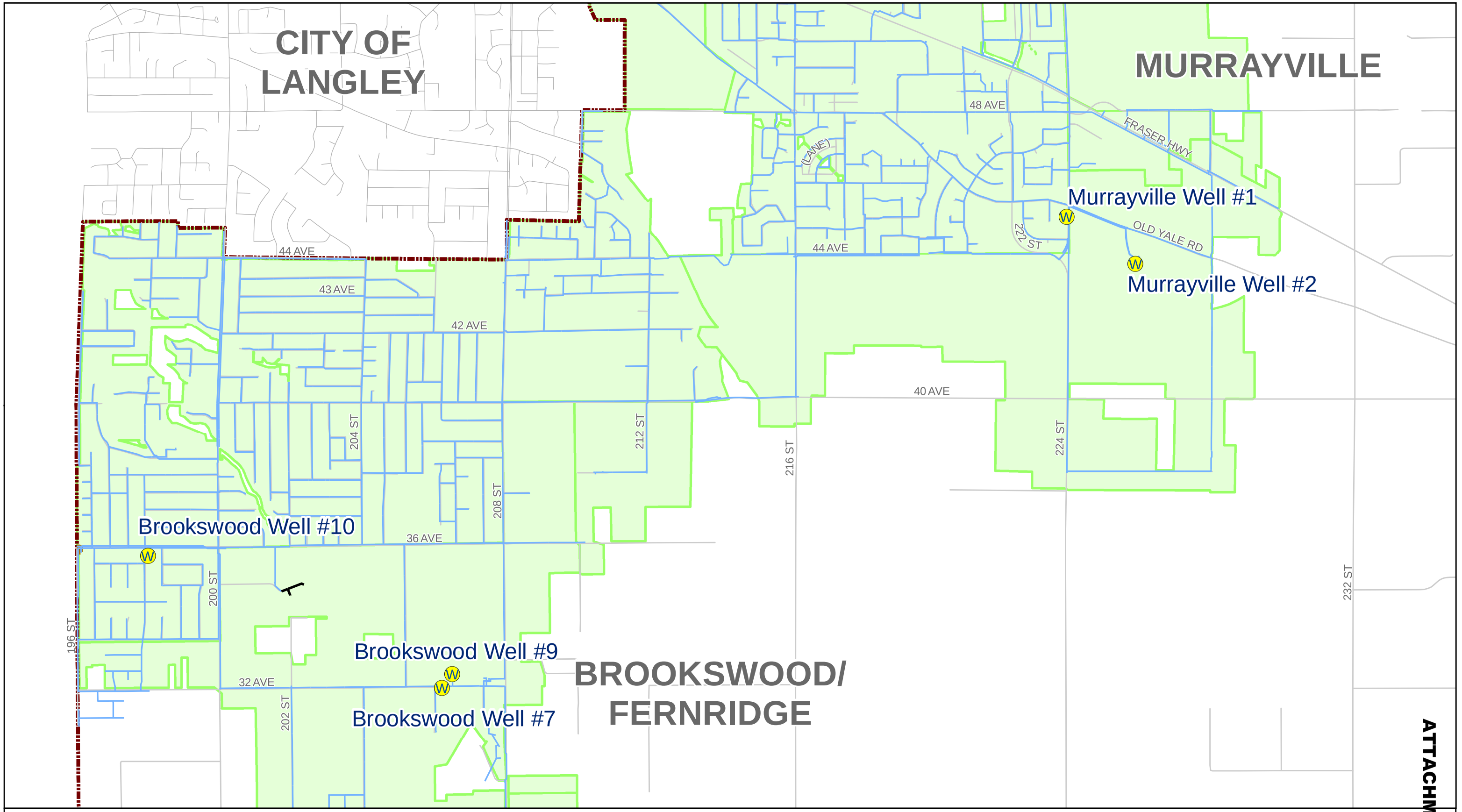
Respectfully submitted,

Roeland Zwaag
DIRECTOR, PUBLIC WORKS
for
ENGINEERING DIVISION

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

| **CONCURRENCES** | |
|---|---|
| **Division / Department** | **Name** |
| FINANCE DIVISION | S. Ruff |

ATTACHMENT A Map - Murrayville and Brookswood Well Locations
ATTACHMENT B Murrayville Water Quality Improvement Feasibility Study




Township of Langley
Est. 1873

# Murrayville and Brookswood Wells

Printed Date: 21 September 2020

Municipal Well

Parcels on Municipal Water

GVWD Metro Vancouver Water Main

**Water Mains**

Township of Langley

Private

Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.

N W E S

0 250 500 1,000 Meters

ATTACHMENT O.1

**ATTACHMENT B**

KERR WOOD LEIDAL
consulting engineers

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# Technical Memorandum

**DATE:** September 24, 2020

**TO:** Alexandru Almasan
Acting Utilities Operations Superintendent
Township of Langley

**FROM:** Irfan Gehlen, P.Eng.

**RE:** **TOWNSHIP OF LANGLEY**
**Murrayville Water Quality Improvement Feasibility Study**
**Final Revision 2**
**Our File 0647.148-300**

## Introduction

This technical memorandum has been prepared for the Township of Langley (Township) to summarize the feasibility findings to treat water from five (5) groundwater wells that supply water to the Murrayville and Brookswood areas. Water quality data collected during 2018 and 2019 indicate that iron and manganese levels in the well water exceed the acceptable guidelines.

The purpose of the feasibility study is to investigate available options to treat the water to enable the Township to ultimately provide the residents with potable water that meets the *Guidelines for Canadian Drinking Water Quality* (GCDWQ). This technical memorandum will address the following items:

1. Investigate three potential treatment options to address water quality concerns in the Brookswood and Murrayville water system;
2. Evaluate and recommend a treatment option and provide more in-depth analysis of this option;
3. Provide Capital and Operation and Maintenance (O&M) cost opinion for the recommended option; and
4. Complete a payback period comparison of the recommended option to purchasing Metro Vancouver Water.

## Background

Water quality results from the Brookswood and Murrayville supply wells report iron and manganese levels exceeding the Aesthetic Objectives (AO) of 0.3 mg/L for iron and 0.02 mg/L for manganese stated in the GCDWQ. At the Brookswood system manganese levels also exceed the Maximum Allowable Concentration (MAC) of 0.12 mg/L stated in the GCDWQ.

Currently, Metro Vancouver provides water to the Brookswood and Murrayville areas at a rate of $\$0.7836/m^3$ to the Township, with annual increases to $\$1.0953/m^3$ by 2024.

# Existing Distribution System

The existing groundwater system is made up of five (5) wells that provide water to the southwest communities of Brookswood and Murrayville. The existing system provides chlorine injection to each of the groundwater sources, but no other treatment processes are in place with respect to reduction of iron or manganese in the raw water.

Water from each well source is blended with Metro Vancouver water that is provided from nearby Greater Vancouver Regional District (GVRD) transmission mains. [1]

The Brookswood system has two above ground reservoirs located at 20679 32nd Avenue. The Murrayville system has one above ground reservoir located at 22566 Old Yale Road. The Brookswood Pump Station located near the GVRD sources provides additional system pressure by adjusting the reservoir water levels at the Brookswood and Murrayville reservoirs. The Brookswood Pump Station operates when the GVRD source is unable to maintain the pressure. Both reservoirs were lasted cleaned in June 2019.

The Brookswood and Murrayville wells are currently shut off due to issues related to colour and stains caused by water due to the presence of iron and manganese in it.

## Brookswood Well System

The Brookswood well systems consist of three groundwater wells identified as Brookswood Well #7, #9 and #10. Table 1 summarizes the location, well depths, pump design flows and head for each of the groundwater wells, as well as the approximate distance between each well to the Brookswood Reservoirs.

**Table 1: Brookswood Well Information**

| Well | Location | Well ID | Design Flow [1] (L/s) | Design Head [1] (m) | Well Depth [1] (m) | Distance to Reservoir (m) |
|---|---|---|---|---|---|---|
| Brookswood Well 7 | 20650 32nd Ave | Well-12 | 30 | 90 | 57 | 280 |
| Brookswood Well 9 | 20679 32nd Ave | Well-14 | 39 | 83 | 42 | 275 |
| Brookswood Well 10 | 19840 36th Ave | Well-15 | 30 | 72 | 31 | 2,730 |

1. As per Pump Set Records prepared by Precision Service and Pumps Inc, provided by the Township on March 23, 2020.

[1] 2018 Annual Water Quality Report, prepared by Township of Langley, July 11, 2019.

## Murrayville Well System

The Murrayville well systems consist of two groundwater wells identified as Murrayville Wells #1 and #2. Table 2 provides the location, well depths, pump design flows and head for each of the groundwater wells, as well as the approximate distance between each well to the Murrayville Reservoir.

**Table 2: Murrayville Well Information**

| Well | Location | Well ID | Design Flow [1] (L/s) | Design Head [1] (m) | Well Depth [1] (m) | Distance to Reservoir (m) |
|---|---|---|---|---|---|---|
| Murrayville Well 1 | 4505 244th St | Well-16 | 13 | 213 | 114 | 600 |
| Murrayville Well 2 | 22566 Old Yale Rd | Well-17 | 38 | 58 | <48[2] | 30 |

1. As per Pump Set Records prepared by Precision Service and Pumps Inc, provided by the Township on March 23,2020.
2. Well depth was not provided in well pump report for Murrayville Well#2. 48 m is the total height from the well casing to the bottom of the well pump motor.

# Well Water Quality

## Water Analysis Data

Table 3 and Table 4 summarize the manganese and iron levels in the water samples collected during the period between August 30, 2018 and December 18, 2019.

**Table 3: Manganese Concentration Levels Between August 2018 and December 2019**

| Well | # of Samples | Minimum | Maximum | Average | # of Samples above GCDWQ MAC < 0.12 mg/L | # of Samples above GCDWQ AO < 0.02 mg/L |
|---|---|---|---|---|---|---|
| Brookswood Well 7 | 4 | 0.0501 | 0.0587 | 0.0536 | 0 | 4 |
| Brookswood Well 9 | 4 | 0.0878 | 0.1590[1] | 0.1100 | 1 | 4 |
| Brookswood Well 10 | 4 | 0.1050 | 0.2060[1] | 0.1443 | 1 | 4 |
| Murrayville Well 1 | 4 | 0.0988 | 0.1030 | 0.1007 | 0 | 4 |
| Murrayville Well 2 | 4 | 0.0908 | 0.109 | 0.0962 | 0 | 4 |

1. Readings above MAC occurred on December 18, 2019

Water quality readings show that the groundwater from the source wells exceed manganese AO in all samples collected between the specified time period. In December 2019, water quality samples were above the MAC for manganese at Brookswood Well #9 and Murrayville #2.

**Table 4: Iron Concentration Levels Between August 2018 and December 2019**

| Well | # of Samples | Minimum | Maximum | Average | # of Samples above GCDWQ AO < 0.3 mg/L |
|---|---|---|---|---|---|
| Brookswood Well 7 | 4 | 0.099 | 0.176 | 0.140 | 0 |
| Brookswood Well 9 | 4 | 0.046 | 0.714[1] | 0.215 | 1 |
| Brookswood Well 10 | 4 | 0.030 | 0.067 | 0.039 | 0 |
| Murrayville Well 1 | 4 | 0.030 | 0.046 | 0.034 | 0 |
| Murrayville Well 2 | 4 | 0.172 | 0.531[1] | 0.267 | 1 |

1. Readings above AO occurred on December 18,2019

## Groundwater at Risk of Containing Pathogens (GARP)

Based on the report titled Hazard Screening and Preliminary Assessment of Potential Groundwater at Risk of containing Pathogens (GARP), 14 Production Wells, prepared by Golder Associates Ltd., dated April 3, 2019, indicates all Brookswood and Murrayville wells are considered groundwater at risk of containing pathogens. From this report, a summary of identified hazards for the Brookswood and Murrayville wells, as well as their respective hazard category numbers as per the Guidance Document for Determining GARP (Version 3, September 2017) are provided below:

1. Wells located within 30 m setback from sources of contaminations (B1);
2. Wells located near sources of viruses (B4);
3. Presence of surface seals unable to be identified (C1);
4. Potential of standing water to drain back into the well pits (C3);
5. Well not meeting minimum case stick-up requirement of 0.3 m (C4);
6. Comprised well head protection as a result of integrity and grading of the concrete floor in well pit (C4);
7. Water quality tests detecting microbiological results and higher levels of turbidity (A1 and A2); and
8. Wells connected to a vulnerable aquifer indicating a high vulnerability to contamination (D2).

It is recommended that the Township address the identified hazards listed above, as some of the existing hazards may influence the overall water quality to a degree where the proposed treatment plant may not be able to adequately treat the water to potable standards.

## Well Water Demand

Table 5 summarizes annual water demands between 2015 and 2019. Discussion with Township staff indicates that each well (except Murrayville Well # 1) generally operates at 20 L/s.

**Table 5: Summary of water demand ($m^3$) between 2015 and 2019**

| Wells | Well Yield (L/s) | 2015 | 2016 | 2017 | 2018 | 2019 | Average |
|---|---|---|---|---|---|---|---|
| Brookswood Well 7 | 32 | 420,419 | 401,700 | 433,744 | 415,558 | 359,945 | 406,273 |
| Brookswood Well 9 | 30 | 462,363 | 363,841 | 332,667 | 357,000 | 317,000 | 366,574 |
| Brookswood Well 10 | 27 | 300,099 | 389,853 | 397,500 | 395,509 | 304,125 | 357,417 |
| Murrayville Well 1 | 14 | 193,356 | 183,008 | 174,247 | 119,538 | 160,365 | 166,103 |
| Murrayville Well 2 | 38 | 645,816 | 563,486 | 544,185 | 602,615 | 498,994 | 571,019 |
| **Total** | **-** | **2,022,053** | **1,901,888** | **1,882,343** | **1,890,220** | **1,640,429** | **1,867,387** |

Based on the total average amount of pumped water at each well and typical operating well pump flow of 20 L/s, the well pumps are estimated to operate on average from 6 to 22 hours per day.

## Regulatory Requirements

Potable water systems such as the Township of Langley Water System are required to comply with the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*. The Regulation stipulates potable water be free of total coliforms and *E. coli*. The Act requires that all potable water systems hold a valid Operating Permit at all times and a valid Construction Permit when making changes to a potable water. In the Act and Regulation, the Drinking Water Officer is given the authority to grant and enforce the regulations in water systems. The Drinking Water Officer is an agent of the Regional Health Authority, which for the Township is the Fraser Health Authority's Drinking Water Officer.

The Drinking Water Treatment Objectives (Microbiological) for Ground Water Supplies in British Columbia (November 2015) are a province-wide guideline adopted by all health authorities, requires groundwater sources at risk of containing pathogens, at a minimum be disinfected to meet requirements equivalent to surface water supplies. The requirements of these objectives are as follows and are formally known as the '4-3-2-1-0 Requirements':

- 4-log reduction or inactivation of viruses;
- 3-log inactivation or inactivation of *Giardia* and *Cryptosporidium*;
- at least 2 treatment processes;
- Less than or equal to 1 NTU turbidity in finished water at all times; and
- No detectable *E. coli*, fecal coliforms, and total coliforms in treated water.

The Drinking Water Treatment Objectives above are explicitly for surface water sources. For GARP source water like the ones at Brookswood and Murrayville, disinfection for bacteria and viruses are generally required as a minimum treatment process to meet the regulatory requirements.

# Well Water Treatment

The treatment objectives should include treating the well water to meet with the quality requirements stated in the GCDWQ and the GARP water treatment guidelines. The existing chlorination will be used as part of the treatment. In addition, treatment is required for reducing the iron and manganese in the water.

The following three water treatment processes were considered for treating the water to reduce the iron and manganese.

## Option 1: Oxidation and Filtration using Catalytic Media

Most iron and manganese removal treatment processes require oxidation as the first step of treatment to precipitate the iron and manganese dissolved in the water. Normally this is done by injecting the source water with chlorine or potassium permanganate. Once oxidized, the precipitates can be settled or filtered out.

Media filtration with GreenSandPlus™ media is an effective and proven means for reducing both precipitated iron and dissolved or precipitated manganese in raw water. In a GreenSandPlus™ media filter the media acts as a catalyst for the manganese oxidation process. As water passes through the filter bed, the oxidized iron and manganese are retained by the filter media and their concentration in the water reduces as water progresses downward through the filter. GreenSandPlus™ media will require periodic backwashing to remove accumulated precipitate.

GreenSandPlus™ media can remove both iron and manganese but removal efficiency of each parameter varies depending on the pH of the water as well as the concentrations of other constituents in the water. Pilot testing is usually completed to establish the removal efficiency of iron and manganese in a specific water. As a minimum, bench scale testing with the actual water should be completed prior to full-scale implementation.

## Option 2: Oxidation and Media Filtration

This treatment process incorporates oxidation of iron and manganese in the water to convert the dissolved forms of the metals to a solid. Normally air, ozone and other oxidizing agents are used in the oxidation process. Following the oxidation process, water passes through sand media filters for filtering out the precipitate formed.

Sand media filters are either gravity or pressure type. The filters are backwashed periodically for removing the precipitated material on the surface of the filters.

## Option 3: Sequestration

Sequestration is a form of treatment in which a sequestering agent (i.e., blended phosphates, sodium silicate, and sodium polyphosphate), is added to groundwater source. The sequestering agent forms a bond with iron and manganese ions and inhibit precipitation.

During the sequestration process, the dosing amounts of the sequestering agent need to be adjusted based on metal ion levels, water temperature and pH levels of the groundwater. This will require close monitoring of each well source and continuous changes to the dosing amounts by operator staff.

# Discussion on Treatment Technologies

Table 6 lists the advantages and disadvantages of the treatment options for the existing groundwater source.

**Table 6: Comparison of Technologies to Treat Existing Groundwater Source**

| Water Treatment Technology | Advantages | Disadvantages | O&M Requirements |
|---|---|---|---|
| Oxidation and Catalytic Media Filtration | • Can effectively remove both iron and manganese in combination with oxidation.<br>• Relatively simple operation. | • Generation of backwash wastewater.<br>• Process efficiency depends on many variables | • Periodic backwashing or replacement of catalytic media.<br>• Oxidant chemical usage. |
| Oxidation and Media Filtration | • Relatively simple operation. | • Not as effective at filtering out manganese compared to catalytic media.<br>• Generation of backwash wastewater. | • Periodic backwashing or replacement of adsorption media.<br>• Oxidant chemical usage |
| Sequestration | • Potentially lower capital costs. | • Significantly increased O&M complexity and requirements.<br>• Release of iron and manganese in the outer portions of the distribution systems.<br>• Negative interaction with chlorine.<br>• Complex chemistry prone to risk of localized water quality issues in the distribution system. | • Periodic water quality monitoring at wells and at outer edges of distribution.<br>• Continuous adjustments to sequestration dosing rate.<br>• Upkeep of metering pumps. |

## Recommended Water Treatment Process

Oxidation and catalytic media (GreenSandPlus™) filtration for the specific removal of iron and manganese is the preferred treatment option for the existing source based on the information summarized in Table 6.

The installation of sequestration equipment would have a lower capital cost than the other options but would require more O&M requirements. Concerns also arise when aged water in outer sections of the distribution release iron and manganese due to the breakdown of the sequestration agent.

The sequestration process can also be affected by iron and manganese that have been oxidized by chlorine prior to the sequestration process resulting in precipitates formation in the distribution system. This early oxidation process will require operators and Township staff to complete more flushing of water mains if precipitation forms before sequestration can occur.

The catalytic filtration process is similar to the oxidation and filtration using sand media filters. Both filtration processes will require some form of oxidation as pre-treatment prior to the filtration process and will require periodic backwash to remove accumulated iron and manganese precipitate. However, the catalytic media filtration has proven more effective in the removal of iron and manganese.

The chlorine injection followed by catalytic media (GreenSandPlus™) filtration to remove iron and manganese from the source water is recommended due to its relatively simple operation, lower chemical requirements, and more effective capture efficiency of iron and manganese compared to other available technologies.

# Water Treatment Plant Facility

Based on the current situation at each site, location, and recommended treatment option, KWL proposes a total of three (3) separate prefabricated water treatment plants (WTP) be built to treat all groundwater sources at the Brookswood and Murrayville systems. The following sections provides an in-depth analysis of the recommended option.

## Proposed Water Treatment Building

WTPs can be contained within custom prefabricated buildings, shipping containers, or standard concrete buildings. Standard concrete buildings would provide a more aesthetic look and provide an opportunity to customize the building layout to suit site and treatment conditions as well as any operator preferences. Where a prefabricated building would generally consist of a shipping container 2.4 m (8 ft) in width and 6.1 to 12.2 m (20 to 40 ft) in length or a steel frame building complying to CSA A660 and A277 standards.

The benefits of installing the prefabricated shipping container over a standard concrete plant include:

- lower capital cost for the project;
- less disruption to the site;
- shorter construction period;
- less generated waste during construction; and
- the ability to relocate the building should a new groundwater source become available in the future.

In addition to this, the prefabricated shipping container could be hidden by modified landscape or by installing the container in a Township maintained property near the reservoir.

The Township can also install a prefabricated building instead of a shipping container to gain additional space compared to shipping containers. The prefabricated building will have similar benefits like those of a shipping container as listed above.

Based on benefits noted above and discussion with Township, it is proposed the WTP be installed in a prefabricated building.

## Dedicated Lines to WTPs

In order to reduce the need to have a WTP for each groundwater well, it is recommended to combine wells that are in close proximity and treat the water in a combined WTP. The dedicated watermains will need to bring the well water to the WTP prior to entering the distribution system.

There are two potential methods to combine wells to a single WTP. First, by closing existing valves on the pipe network to generate a dedicated line to the proposed WTP. Second, to construct a new dedicated line from the specific well to the proposed WTP location. Construction of new dedicated mains would be more expensive and would require road closures and rerouting of traffic routes. Anticipated costs of dedicated lines are provided at the end of this section. If costs to construct a dedicated main are considered too substantial by the Township, the Township could instead investigate drilling of a new well closer to the proposed WTP site.

Based on discussion with the Township, it was determined closing existing valves to produce dedicated lines would affect the distribution system.

For planning purposes, a newly constructed 150 mm diameter dedicated main from Murrayville Well#1 to the proposed WTP locations approximately 600 m away is anticipated to cost approximately $300,000.

A newly dedicated 200 mm main approximately 275 m long constructed along 32nd Avenue for Brookswood Wells #7 and #9 is anticipated to cost approximately $165,000. These items have been included as part of the Class D capital cost opinion.

The Township has also indicted a capital works project to replace the existing 300 mm pipe with a 450 mm pipe on 32nd Avenue between 205 Street and Brookswood Well#9 is scheduled to be installed in 2021. This could potentially provide an opportunity to reduce capital cost of the dedicated line should the capital works project and dedicated line be completed at the same time.

## Infrastructure Requirements

### Electrical

Proposed water treatments will require a minimum of 110 and 220-volt single phase power.

Based on site visits, 3-phase power is available near Brookswood and Murrayville Reservoirs, as well as the area near Brookswood Well#10. Building service electrical requirements and any additional services will need to be evaluated in a subsequent detail design phase.

### Sanitary Systems

There are no existing sanitary mains near any of the proposed WTP locations that would be able to accept any wastewater from the proposed WTPs. Therefore, wastewater generated from backwashing of media filters, instrumentation, or any maintenance procedures will need to be captured and collected in tanks for disposal.

To reduce the overall trucking and associated disposal costs, the proposed WTPs would include a backwash collection tank with submersible pumps that recycle decanted water back to the front of the plant for treatment. A separate, sludge collection tank will also be used, to collected solids that have settled in the backwash collection tank. A sludge pump will be installed to transfer the solids to the sludge collection tank for storage and disposal.

It should be noted, the proposed WTP that treats both the Murrayville wells could include an approximate 600 m new watermain that connects to the sanitary line at Old Yale Road and 224th Street. This would eliminate the need for the backwash settling, recycle, and sludge collections tanks and reduce operational costs associated with disposal at the proposed WTP but would require additional cost for construction. This option should be further evaluated in preliminary design phase.

It is assumed a washroom will not be included at any of the proposed WTP so that domestic waste disposal is not required.

### Chlorine Disinfection and Chlorine Contact

Chlorine disinfection will provide primary treatment for bacteria and viruses. It will also provide a lasting residual to the services for secondary disinfection. Furthermore, chlorine injection will provide oxidation to the iron and manganese to form precipitates and removal in filters as well as the necessary regeneration requirement to the filter media.

It is proposed chlorine injection locations remain in their existing locations (i.e., near well discharge) to meet the required chlorine contact time for treatment. Where chlorine contact time is expressed as the product of the free chlorine residual (in mg/L) and the contact time between the chlorine and water (in minutes).

All wells except for the Brookswood Well#10 will meet required chlorine contact time to meet 4-log inactivation of bacteria and viruses. To achieve adequate primary disinfection of viruses, the WTP at Brookswood Well#10 will need a clearwell tank with baffles or be tied into the 600 mm steel main located north of the property to provide

the necessary effective contact time to reach 4-log inactivation of viruses. Based on cost and available space at Brookswood Well#10, it is proposed connecting into the 600 mm is the preferred option of the two.

Detailed calculations will be required during the subsequent future detailed design process.

## Potential Well Pump Upgrades and Domestic Booster Pumps

It is anticipated that existing well pumps will need to be evaluated to determine whether they have the capacity to pump water through the proposed WTP. Based on information provided by the Township, the existing age of pumps are near end of life or will require some form of well re-development in the near future.

Domestic booster pumps may also need to be installed to provide the required pressure boosting to pump water to the reservoir heights or to maintain pressures in the distribution system. Requirements will need to be reviewed during the design phase.

Allowances for well pump replacements and domestic pump installation have been included in the Class D cost opinions enclosed.

## Summary of Proposed Water Treatment Plants

The following summarises the proposed plants to treat all water from the Brookswood and Murrayville wells:

1. WTP treating combined well water from Murrayville Wells #1 and #2. The prefabricated WTP would be in an area near the Murrayville Reservoir;
2. WTP treating combined well water from Brookswood Wells #7 and #9. The prefabricated WTP would be in an area near the Brookswook Well #9; and [2]
3. WTP treating well water from Brookswood Well #10. The prefabricated WTP would be located near the well.

**Table 7: Summary Table of the Proposed WTP**

| Design Parameters | WTP – MV 1/2 Murrayville Wells #1 & #2 | WTP – BW 7/9 Brookswood Wells #7 & #9 | WTP – BW 10 Brookswood Well #10 |
|---|---|---|---|
| Treatment Flow Rate | 40 L/s | 40 L/s | 20 L/s |
| Proposed Building Footprint | 55 $m^2$ | 55 $m^2$ | 40 $m^2$ |
| Access to Sanitary Line | No | No | No |
| Backwash Settling Tank | 15 $m^3$ | 15 $m^3$ | 15 $m^3$ |
| Sludge Holding Tank | 20 $m^3$ | 20 $m^3$ | 10 $m^3$ |

[2] Alternate location of this WTP to be confirmed during detail design.

# Cost Options for Water Treatment System

## Limitations

The projected capital costs presented in this report are based on Class D Capital Cost Opinions. These costs opinions are order-of-magnitude level costs prepared without detailed site information and should be used for planning purposes only. The costs may be subject to change upon receipt of significant new site or other information. A 60% allowance (40% contingency and 20% engineering) has been applied to the cost options to reflect their high-level nature.

## Cost Opinion Summary

Class D capital cost opinions and Operation and Maintenance (O&M) cost opinions for each option have been developed.

Capital and O&M cost opinion tables for each option are attached to this table. A summary of the cost opinions is provided in Table 8.

**Table 8: Summary of Cost Opinions**

| Item | WTP – MV Murrayville Wells #1 & #2 | WTP – BW 79 Brookswood Wells #7 & #9 | WTP – BW10 Brookswood Well #10 |
|---|---|---|---|
| General | $115,500 | $106,400 | $66,100 |
| Site Works | $444,600 | $320,600 | $126,000 |
| Concrete | $54,000 | $54,000 | $37,800 |
| Building | $134,400 | $134,400 | $98,400 |
| Equipment | $792,100 | $792,100 | $497,200 |
| Mechanical | $10,800 | $10,800 | $10,800 |
| Electrical | $68,000 | $63,000 | $39,000 |
| Subtotal | $1,619,400 | $1,481,300 | $875,300 |
| Detail Design Engineering (10%) | $161,900 | $148,100 | $87,500 |
| Construction Contract Administration (10%) | $161,900 | $148,100 | $87,500 |
| Contingency (40%) | $647,800 | $592,500 | $350,100 |
| Total | $2,591,000 | $2,370,000 | $1,400,400 |

1. This WTP includes a clearwell tank with baffles to provide the necessary effective contact time to reach 4-log inactivation of viruses.

Total cost for all three proposed WTP is $6,362,000. The total O&M cost for all three proposed WTP is $333,500 per year.

A break down of the Class D capital and O&M cost opinions are attached to this report.

# Simple Payback Period

Information provided by the Township indicates the average water produced between 2015 to 2019 by Brookswood and Murrayville groundwater wells is approximately 1,867,000 $m^3$/year. With the GVRD selling water to the Township at a cost of \$0.7836/$m^3$ in 2020 and increasing to a projected cost of \$1.0953/$m^3$ in 2024.

Currently, all five groundwater wells are non-operational due to high levels of iron and manganese. This has resulted in GVRD to supply the water once provided by the five (5) groundwater wells. It is estimated, based on average volumes and water rates that the Township will need to pay up to \$1.4 Million/year to 2.0 Million/year should the groundwater wells remain non-operational and water consumption remains the same. [3]

Table 9 summaries the payback period of the project. This scenario assumes the following:

1. Proposed WTPs are operational mid-way through 2021;
2. Operation and maintenance costs of \$333,500 per year with a 2% per annum increase;
3. Increases to water rates every year; and
4. Water consumption volumes remain the same throughout the years.

**Table 9: Simple Payback Table for all three proposed WTP**

| Year | GVRD Water Rate ($/m³) | Average Volume per Year (m³) | Savings per Year ($) | O&M Cost per Year ($) | Cumulative Savings ($) | Cumulative Cash Flow [1] ($) | Return on Investment Met |
|---|---|---|---|---|---|---|---|
| 2020 | 0.7836 | - | - | - | - | -6,362,000 [2] | - |
| 2021 | 0.8315 | 933,694 [3] | 776,000 | 167,000 | 609,000 | -5,753,000 | No |
| 2022 | 0.9049 | 1,867,387 | 1,690,000 | 340,000 | 1,959,000 | -4,403,000 | No |
| 2023 | 0.9949 | 1,867,387 | 1,858,000 | 347,000 | 3,470,000 | -2,892,000 | No |
| 2024 | 1.0953 | 1,867,387 | 2,045,000 | 354,000 | 5,161,000 | -1,201,000 | No |
| 2025 | 1.0953 | 1,867,387 | 2,045,000 | 361,000 | 6,845,000 | 483,000 | Yes |

1. This column subtracts yearly savings from the estimated capital cost of the proposed WTP.
2. Estimated capital cost of the three proposed WTP.
3. Accounts for half of the average annual water consumption.

If the proposed treatment plants were to be constructed mid-way through 2021 at a capital cost of \$6.4 million, the annual savings in 2021 will begin at \$0.8 and increase to \$2.0 Million/year by 2024, it would take five (5) years to payback the initial capital investment of all three proposed WTPs. [4] Table 10 provides a summary simple payback period for each proposed WTP.

**Table 10: Simple Payback Table for each proposed WTP**

| Item | WTP – MV12 Wells #1 & #2 | WTP – BW 79 Wells #7 & #9 | WTP – BW10 Well #10 |
|---|---|---|---|
| Capital cost | \$2,591,000 | \$2,370,000 | \$1,400,400 |
| Average volume per year[1] | 737,122 $m^3$ | 772,847 $m^3$ | 357,417 $m^3$ |
| Average saving per year[2] | \$664,000 | \$696,000 | \$322,000 |
| Average O&M cost per year[3] | \$125,000 | \$125,000 | \$65,000 |
| Simply Payback Period | <5 years | <4 years | <5 years |

1. Average volume demand based on data collected between 2015 to 2019
2. Average savings based on GVRD water rates and anticipated volumes between 2021 to 2025.
3. Average O&M between 2021 to 2025 with 2% annum increase.

[3] \$1.4 Million is the cost associated with water use during 2020.
[4] \$0.8 Million is the cost associated with savings for half of 2021.

## Overall Discussion and Summary

Three proposed WTP are required to treat the five (5) groundwater wells to meet requirements of the GCDWQ. Two plants will operate at 40 L/s with one being located near the Brookswood Reservoirs, and the second proposed WTP located near the Murrayville Reservoir. The third proposed WTP will operate at 20 L/s and will be located near Brookswood Well#10.

In order to combine and reduce the number of required WTP and to prevent short circuiting of the raw water into the distribution system, dedicated water mains from the groundwater well sources to the proposed WTP will be required. This will require either the closing of existing valves on the distribution or construction of dedicated mains to the proposed WTP.

The treatment process at each of the three proposed WTP will consist of oxidation by chlorination and filtration by GreenSandPlus™ media. Oxidations by chlorine disinfection will promote precipitate formation of iron and manganese and provide primary and secondary disinfection of the water. Catalytic media filtration with GreenSandPlus™ will further react with the iron and manganese to promote further precipitate formation which will then be trapped in the filter media.

Periodic backwash of the GreenSandPlus™ filter media will be required to remove the accumulated iron and manganese in the filter. The backwash water will be sent to backwash collections tank where settling of solids will occur. To reduce the amount of liquid waste for disposal, a recycle pump will pump the supernatant liquid to the front of the WTP for treatment. Solids in the backwash collection tank will settle to the bottom, where a sludge pump will transfer the solids to a sludge collection tank for storage and disposal. It is anticipated, disposal of solid waste will occur approximately once to twice per month at each of the WTP but will significantly depend on the actual volume of water being treated.

The capital cost of the three proposed WTP is estimated to be $6.4 million. With O&M costs estimated to be $333,500 per year. It is anticipated, the Township will incur costs up to $1.4 to 2.0 million per year if they continue to purchase water from GVRD instead of using water from the five groundwater wells. Should the Township move ahead with the proposed WTP, it would take approximately five years to reach the payback period if all groundwater wells were to operate at their existing operating conditions. Should the Township increase water production at all the groundwater wells while maintaining the 20 L/s for treatment, the payback period could be further reduced.

# Conclusions and Recommendations

## Conclusions

Based on the scope of this feasibility study, several conclusions have been reached and are listed below:

1. The existing Brookswood and Murrayville groundwater have elevated iron and manganese water levels that do not meet the requirement for the Guideline for Canadian Drinking Water Quality;
2. Currently, the Great Vancouver Regional District is providing an additional volume of 1,867,000 $m^3$/year as a result of the groundwater wells being off;
3. It is estimated the Township could pay approximately $1.4 million in 2020 to make up the water demands originally provided by groundwater wells. Should the groundwater wells continue to be non-operational, the cost of water to the Township can range from 1.6 to 2.0 million per year from 2021 to 2024. Annual costs are expected to increase with increased water rates and water use;
4. The proposed water treatment process of oxidation with chlorine injection and catalytic media filtration (GreenSandPlus™) will provide adequate treatment and disinfection to the water coming out of the GARP wells;
5. The construction of a three proposed WTP is anticipated to cost $6.4 million with O&M maintenance costs expected to cost $333,500 per year. Should the Township move forward with the proposed three WTPs, it would take approximately 5 years to pay back the initial investment of the proposed WTP. The following tables breaks down capital and O&M costs and simply payback period for each WTP:

**Table 11: Costs and Payback Period for Each WTP**

| Item | WTP – MV Murrayville Wells #1 & #2 | WTP – BW 79 Brookswood Wells #7 & #9 | WTP – BW10 Brookswood Well #10 |
|---|---|---|---|
| Capital Cost | $2,591,000 | $2,370,000 | $1,400,400 |
| O&M Cost per year | $133,300 | $133,300 | $66,900 |
| Simply Payback Period | <5 years | <4 years | <5 years |

6. The Township needs to review and implement recommendations outlined in Hazard Screening and Preliminary Assessment of Potential Groundwater at Risk of containing Pathogens (GARP), 14 Production Wells, prepared by Golder Associates Ltd., dated April 3, 2019.

## Recommendations

Based on the conclusions of this study, a list of recommendations is provided below.

1. Proceed with pre-liminary design of the water treatment system for the wells in the Murrayville and Brookswood area;
2. Complete site surveys to identify potential locations for the three (3) proposed water treatment plants; and
3. Review with a hydrogeologist to investigate whether new groundwater wells can be installed near proposed WTP.

**KERR WOOD LEIDAL ASSOCIATES LTD.**

Prepared by:




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Project Engineer

Reviewed by:

Irfan Gehlen, P.Eng.
Project Manager

AL/sk

Encl.: Table A-1: Summary – Class D Capital Cost Opinion
Table A-2: Class D O&M Cost Opinion

## Statement of Limitations

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This document represents KWL's best professional judgement based on the information available at the time of its completion and as appropriate for the project scope of work. Services performed in developing the content of this document have been conducted in a manner consistent with that level and skill ordinarily exercised by members of the engineering profession currently practising under similar conditions. No warranty, express or implied, is made.

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## Revision History

| Revision # | Date | Status | Revision Description | Author |
|---|---|---|---|---|
| A | May 20, 2020 | Draft | For client review and comment | AL |
| 0 | June 26, 2020 | Final | Issued as Final | AL |
| 1 | August 26, 2020 | Final Rev 1 | Issued as Final | AL |
| 2 | September 24, 2020 | Final Rev 2 | Issued as Final, adjustment to simple payback | AL |

OQM CERTIFIED

**Township of Langley**
**647.148**

**Water Quality Improvement Feasbility Study**
**Cost Opinion for Capital Works Project**
**August 26, 2020**

**Table A-1: Summary - Class D Capital Cost Opinion**

| Item | Description | Unit | Estimated Quantity | Material Cost | Total Price $ | Comment |
|---|---|---|---|---|---|---|
| **1** | **General** | | | | | |
| 1.01 | Bonding and Insurance | | | | | |
| | Bonding and Insurance - Brookswood Well #10 | % | 2% | $2,025,000 | $40,500 | |
| | Bonding and Insurance - Brookswood Well #7 & #9 | % | 2% | $3,435,000 | $68,700 | |
| | Bonding and Insurance - Murrayville Well #1 & #2 | % | 2% | $3,760,000 | $75,200 | |
| | **Bonding and Insurance Subtotal** | | | | **$184,400** | |
| 1.02 | Mobilization and Set up, Demobilization | | | | | |
| | Mobilization and Set up, Demobilization - Brookswood Well #10 | % | 3.5% | $462,857 | $16,200 | |
| | Mobilization and Set up, Demobilization - Brookswood Well #7 & #9 | % | 3.5% | $785,714 | $27,500 | |
| | Mobilization and Set up, Demobilization - Murrayville Well #1 & #2 | % | 3.5% | $860,000 | $30,100 | |
| | **Mobilization and Set up, Demobilization Subtotal** | | | | **$73,800** | |
| 1.03 | Commissioning and Documentation | | | | | |
| | Commissioning and Documentation - Brookswood Well #10 | LS | 1 | $9,400 | $9,400 | |
| | Commissioning and Documentation - Brookswood Well #7 & #9 | LS | 1 | $10,200 | $10,200 | |
| | Commissioning and Documentation - Murrayville Well #1 & #2 | LS | 1 | $10,200 | $10,200 | |
| | **Commissioning and Documentation Subtotal** | | | | **$29,800** | |
| | **General Subtotal** | | | | **$288,000** | |
| **2** | **Site Works** | | | | | |
| 2.01 | Excavation and Backfilling | | | | | |
| | Excavation and Backfilling - Brookswood Well #10 | LS | 1 | $18,000 | $18,000 | |
| | Excavation and Backfilling - Brookswood Well #7 & #9 | LS | 1 | $20,000 | $20,000 | |
| | Excavation and Backfilling - Murrayville Well #1 & #2 | LS | 1 | $20,000 | $20,000 | |
| | **Excavation and Backfilling Subtotal** | | | | **$58,000** | |
| 2.02 | Structural Excavation and Backfilling | | | | | |
| | Structural Excavation and Backfilling - Brookswood Well #10 | LS | 1 | $73,000 | $73,000 | |
| | Structural Excavation and Backfilling - Brookswood Well #7 & #9 | LS | 1 | $75,600 | $75,600 | |
| | Structural Excavation and Backfilling - Murrayville Well #1 & #2 | LS | 1 | $75,600 | $75,600 | |
| | **Structural Excavation and Backfilling Subtotal** | | | | **$224,200** | |
| 2.03 | Paved Areas | | | | | |
| | Paved Areas - Brookswood Well #10 | LS | 1 | $10,400 | $10,400 | |
| | Paved Areas - Brookswood Well #7 & #9 | LS | 1 | $13,000 | $13,000 | |
| | Paved Areas - Murrayville Well #1 & #2 | LS | 1 | $13,000 | $13,000 | |
| | **Paved Areas Subtotal** | | | | **$36,400** | |
| 2.04 | Buried Utilities | | | | | |
| | Buried Utilities - Brookswood Well #10 | LS | 1 | $11,000 | $11,000 | |
| | Buried Utilities - Brookswood Well #7 & #9 | LS | 1 | $26,000 | $26,000 | |
| | Buried Utilities - Murrayville Well #1 & #2 | LS | 1 | $15,000 | $15,000 | |
| | **Buried Utilities Subtotal** | | | | **$52,000** | |
| 2.05 | Modification to Fencing | | | | | |
| | Modification to Fencing - Brookswood Well #10 | LS | 1 | $10,000 | $10,000 | |
| | Modification to Fencing - Brookswood Well #7 & #9 | LS | 1 | $12,000 | $12,000 | |
| | Modification to Fencing - Murrayville Well #1 & #2 | LS | 1 | $12,000 | $12,000 | |
| | **Modification to Fencing Subtotal** | | | | **$34,000** | |
| 2.06 | Site Restoration | | | | | |
| | Site Restoration - Brookswood Well #10 | LS | 1 | $3,600 | $3,600 | |
| | Site Restoration - Brookswood Well #7 & #9 | LS | 1 | $4,000 | $4,000 | |
| | Site Restoration - Murrayville Well #1 & #2 | LS | 1 | $4,000 | $4,000 | |
| | **Site Restoration Subtotal** | | | | **$11,600** | |
| 2.07 | Dedicated Watermain | | | | | |
| | Dedicated Watermain - Brookswood Well #10 | LS | 1 | $0 | $0 | |
| | Dedicated Watermain - Brookswood Well #7 & #9 | LS | 1 | $170,000 | $170,000 | |
| | Dedicated Watermain - Murrayville Well #1 & #2 | LS | 1 | $305,000 | $305,000 | |
| | | | | | | |
| | Dedicated Watermain Subtotal | | | | **$475,000** | |
| | **Site Works Subtotal** | | | | **$891,200** | |
| **3** | **Concrete** | | | | | |
| 3.01 | Foundation Slab & Sidewalk | | | | | |
| | Foundation Slab & Sidewalk - Brookswood Well #10 | LS | 1 | $37,800 | $37,800 | |
| | Foundation Slab & Sidewalk - Brookswood Well #7 & #9 | LS | 1 | $54,000 | $54,000 | |
| | Foundation Slab & Sidewalk - Murrayville Well #1 & #2 | LS | 1 | $54,000 | $54,000 | |
| | **Foundation Slab & Sidewalk Subtotal** | | | | **$145,800** | |
| | **Concrete Subtotal** | | | | **$145,800** | |
| **4** | **Building** | | | | | |
| 4.01 | Container Building | | | | | |
| | Container Building - Brookswood Well #10 | LS | 1 | $51,100 | $51,100 | |
| | Container Building - Brookswood Well #7 & #9 | LS | 1 | $79,600 | $79,600 | |
| | Container Building - Murrayville Well #1 & #2 | LS | 1 | $79,600 | $79,600 | |
| | **Container Building Subtotal** | | | | **$210,300** | |
| 4.02 | Finishes | | | | | |
| | Finishes - Brookswood Well #10 | LS | 1 | $5,000 | $5,000 | |
| | Finishes - Brookswood Well #7 & #9 | LS | 1 | $5,000 | $5,000 | |
| | Finishes - Murrayville Well #1 & #2 | LS | 1 | $5,000 | $5,000 | |
| | **Finishes Subtotal** | | | | **$15,000** | |
| 4.03 | Building Accessories | | | | | |
| | Building Accessories - Brookswood Well #10 | LS | 1 | $3,500 | $3,500 | |
| | Building Accessories - Brookswood Well #7 & #9 | LS | 1 | $5,000 | $5,000 | |
| | Building Accessories - Murrayville Well #1 & #2 | LS | 1 | $5,000 | $5,000 | |
| | **Building Accessories Subtotal** | | | | **$13,500** | |
| 4.04 | Backwash Tank | | | | | |
| | Backwash Tank - Brookswood Well #10 | LS | 1 | $20,600 | $20,600 | |
| | Backwash Tank - Brookswood Well #7 & #9 | LS | 1 | $20,600 | $20,600 | |
| | Backwash Tank - Murrayville Well #1 & #2 | LS | 1 | $20,600 | $20,600 | |
| | **Backwash Tank Subtotal** | | | | **$61,800** | |
| 4.05 | Sludge Holding Tank | | | | | |
| | Sludge Holding Tank - Brookswood Well #10 | LS | 1 | $18,200 | $18,200 | |
| | Sludge Holding Tank - Brookswood Well #7 & #9 | LS | 1 | $24,200 | $24,200 | |
| | Sludge Holding Tank - Murrayville Well #1 & #2 | LS | 1 | $24,200 | $24,200 | |
| | **Sludge Holding Tank Subtotal** | | | | **$66,600** | |
| | **Building Subtotal** | | | | **$367,200** | |

**Township of Langley**
**647.148**

**Water Quality Improvement Feasbility Study**
**Cost Opinion for Capital Works Project**
**August 26, 2020**

**Table A-1: Summary - Class D Capital Cost Opinion**

| Item | Description | Unit | Estimated Quantity | Material Cost | Total Price $ | Comment |
|---|---|---|---|---|---|---|
| **5** | **Equipment** | | | | | |
| 5.01 | Treatment Equipment | | | | | |
| | Treatment Equipment - Brookswood Well #10 | LS | 1 | $421,800 | $421,800 | |
| | Treatment Equipment - Brookswood Well #7 & #9 | LS | 1 | $676,900 | $676,900 | |
| | Treatment Equipment - Murrayville Well #1 & #2 | LS | 1 | $676,900 | $676,900 | |
| | **Treatment Equipment Subtotal** | | | | **$1,775,600** | |
| 5.02 | Onsite Supervision, Commissioning and Training | | | | | |
| | Onsite Supervision, Commissioning and Training - Brookswood Well #10 | LS | 1 | $16,800 | $16,800 | |
| | Onsite Supervision, Commissioning and Training - Brookswood Well #7 & #9 | LS | 1 | $18,000 | $18,000 | |
| | Onsite Supervision, Commissioning and Training - Murrayville Well #1 & #2 | LS | 1 | $18,000 | $18,000 | |
| | **Onsite Supervision, Commissioning and Training Subtotal** | | | | **$52,800** | |
| 5.03 | Well Pump Upgrade / Domestic Pump Allowance | | | | | |
| | Well Pump Upgrade / Domestic Pump Allowance - Brookswood Well #10 | LS | 1 | $38,600 | $38,600 | |
| | Well Pump Upgrade / Domestic Pump Allowance - Brookswood Well #7 & #9 | LS | 1 | $77,200 | $77,200 | |
| | Well Pump Upgrade / Domestic Pump Allowance - Murrayville Well #1 & #2 | LS | 1 | $77,200 | $77,200 | |
| | **Well Pump Upgrade / Domestic Pump Allowance Subtotal** | | | | **$193,000** | |
| 5.04 | Backwash Recycle Pump | | | | | |
| | Backwash Recycle Pump - Brookswood Well #10 | LS | 1 | $10,000 | $10,000 | |
| | Backwash Recycle Pump - Brookswood Well #7 & #9 | LS | 1 | $10,000 | $10,000 | |
| | Backwash Recycle Pump - Murrayville Well #1 & #2 | LS | 1 | $10,000 | $10,000 | |
| | **Backwash Recycle Pump Subtotal** | | | | **$30,000** | |
| 5.05 | Backwash Sludge Pump | | | | | |
| | Backwash Sludge Pump - Brookswood Well #10 | LS | 1 | $10,000 | $10,000 | |
| | Backwash Sludge Pump - Brookswood Well #7 & #9 | LS | 1 | $10,000 | $10,000 | |
| | Backwash Sludge Pump - Murrayville Well #1 & #2 | LS | 1 | $10,000 | $10,000 | |
| | **Backwash Sludge Pump Subtotal** | | | | **$30,000** | |
| | **Equipment Subtotal** | | | | **$2,081,400** | |
| **6** | **Mechanical** | | | | | |
| 6.01 | Process Piping | | | | | |
| | Process Piping - Brookswood Well #10 | LS | 1 | $5,000 | $5,000 | |
| | Process Piping - Brookswood Well #7 & #9 | LS | 1 | $5,000 | $5,000 | |
| | Process Piping - Murrayville Well #1 & #2 | LS | 1 | $5,000 | $5,000 | |
| | **Process Piping Subtotal** | | | | **$15,000** | |
| 6.02 | Onsite Connection | | | | | |
| | Onsite Connection - Brookswood Well #10 | LS | 1 | $4,600 | $4,600 | |
| | Onsite Connection - Brookswood Well #7 & #9 | LS | 1 | $4,600 | $4,600 | |
| | Onsite Connection - Murrayville Well #1 & #2 | LS | 1 | $4,600 | $4,600 | |
| | **Onsite Connection Subtotal** | | | | **$13,800** | |
| 6.03 | Safety Equipment & Accessories | | | | | |
| | Safety Equipment & Accessories - Brookswood Well #10 | LS | 1 | $1,200 | $1,200 | |
| | Safety Equipment & Accessories - Brookswood Well #7 & #9 | LS | 1 | $1,200 | $1,200 | |
| | Safety Equipment & Accessories - Murrayville Well #1 & #2 | LS | 1 | $1,200 | $1,200 | |
| | **Safety Equipment & Accessories Subtotal** | | | | **$3,600** | |
| | **Mechanical Subtotal** | | | | **$32,400** | |
| **7** | **Electrical** | | | | | |
| 7.01 | Control Panels | | | | | |
| | Control Panels - Brookswood Well #10 | LS | 1 | $2,000 | $2,000 | |
| | Control Panels - Brookswood Well #7 & #9 | LS | 1 | $2,000 | $2,000 | |
| | Control Panels - Murrayville Well #1 & #2 | LS | 1 | $2,000 | $2,000 | |
| | **Control Panels Subtotal** | | | | **$6,000** | |
| 7.02 | Electrical Connection & Distribution | | | | | |
| | Electrical Connection & Distribution - Brookswood Well #10 | LS | 1 | $27,000 | $27,000 | |
| | Electrical Connection & Distribution - Brookswood Well #7 & #9 | LS | 1 | $46,000 | $46,000 | |
| | Electrical Connection & Distribution - Murrayville Well #1 & #2 | LS | 1 | $50,000 | $50,000 | |
| | **Electrical Connection & Distribution Subtotal** | | | | **$123,000** | |
| 7.03 | Instrumentation | | | | | |
| | Instrumentation - Brookswood Well #10 | LS | 1 | $2,000 | $2,000 | |
| | Instrumentation - Brookswood Well #7 & #9 | LS | 1 | $2,000 | $2,000 | |
| | Instrumentation - Murrayville Well #1 & #2 | LS | 1 | $2,000 | $2,000 | |
| | **Instrumentation Subtotal** | | | | **$6,000** | |
| 7.04 | Building Services Electrical | | | | | |
| | Building Services Electrical - Brookswood Well #10 | LS | 1 | $8,000 | $8,000 | |
| | Building Services Electrical - Brookswood Well #7 & #9 | LS | 1 | $13,000 | $13,000 | |
| | Building Services Electrical - Murrayville Well #1 & #2 | LS | 1 | $14,000 | $14,000 | |
| | **Building Services Electrical Subtotal** | | | | **$35,000** | |
| | **Electrical Subtotal** | | | | **$170,000** | |
| | **Subtotal Items 1 to 7** | | | | **$3,976,000** | |
| | Detailed Design Engineering | | | 10% | $397,600 | |
| | Construction Contract Administration and Field Review | | | 10% | $397,600 | |
| | Contingency | | | 40% | $1,590,400 | |
| | **Total (excl. GST)** | | | | **$6,361,600** | |

*This estimate has been based on the pre-design work completed to date and reflects the estimated budget required complete the project.*

\\kwl.ca\bby\0000-0999\0600-0699\647-148\700-Cost\[2020-05-26-CostEstimate-ClassD_DRAFT.xlsx]A1 Summary

**Purpose:** Water Quality Improvement Feasibility Study
**Description of Work** Cost Opinion for Capital Works Project
August 26, 2020

**Table A-2: Class D O&M Cost Opinion**

| Item | Description | Unit | Estimated Quantity | Unit Rate $ | Total Price $ | Comment |
|---|---|---|---|---|---|---|
| **1** | **Basic Operating Costs** | | | | | |
| 1.01 | Electricity - Treatment Equipment | kWh | 8,000 | $0.10 | $800 | |
| 1.02 | Electricity - Backwash Recycle Pumps | kWh | 10,000 | $0.10 | $1,000 | |
| 1.03 | Electricity - Sludge Pumps | kWh | 3,000 | $0.10 | $300 | |
| 1.04 | Electricity -Ventilation | kWh | 3,290 | $0.10 | $329 | |
| 1.05 | Electricity - Heating | kWh | 4,380 | $0.10 | $438 | |
| 1.06 | Electricity - Lights and Other Equipment | kWh | 4,380 | $0.10 | $438 | |
| 1.07 | Electricity - Basic Charge | allow | 3 | $150 | $450 | |
| | **Subtotal, Basic Operating Costs** | | | | **$3,800** | |
| **2** | **Labour** | | | | | |
| 2.01 | Routine Labour | person hours | 2,080 | $35 | $72,800 | Two operators, 20 hours/week to maintain all WTP. |
| 2.02 | Filter Media Replacement Labour | person hours | 24 | $35 | $840 | Two operators, 40 hours every 10 years/ WTP. |
| 2.03 | Spent Filter Backwash Sludge Disposal | person hours | 72 | $35 | $2,520 | One operator, 2 hours/month/WTP. |
| 2.04 | After-hours Response Labour | person hours | 32 | $53 | $1,680 | One operator, 8 hours every 3 months, paid out at time and a half |
| 2.05 | Additional labour allowance, annual checks and repairs | allow | 3 | $1,500 | $4,500 | |
| 2.06 | Allowance for Remote Technical Support Services | allow | 1 | $5,000 | $5,000 | |
| | **Subtotal, Labour** | | | | **$87,300** | |
| **3** | **Monitoring** | | | | | |
| 3.01 | Water Quality Monitoring - Sample Collection | | | | | Metal samples collected 4 times/year/filter. |
| | Brookswood Well #10 | allow | 4 | $200 | $800 | |
| | Brookswood Well #7 & #9 | allow | 4 | $350 | $1,400 | |
| | Murrayville Well #1 & #2 | allow | 4 | $350 | $1,400 | |
| 3.02 | Water Quality Monitoring - Sample Collection Labour | | | | | This labour cost is separated in case it is done by others, 2 hours/sample collection/WTP |
| | Brookswood Well #10 | allow | 8 | $35 | $280 | |
| | Brookswood Well #7 & #9 | allow | 8 | $35 | $280 | |
| | Murrayville Well #1 & #2 | allow | 8 | $35 | $280 | |
| | **Subtotal, Monitoring** | | | | **$4,400** | |
| **4** | **Consumables** | | | | | |
| 4.01 | Manganese Removal Media | $ft^3$ | 9.0 | $200 | $1,800 | est. 3% annual loss and degradation, + shipping |
| 4.02 | Manganese Replacement after 10 years | $ft^3$ | 30.0 | $200 | $6,000 | Assume Manganese will need to be replaced every 10 years. Cost of media, $200/$ft^3$. |
| 4.03 | Sodium Hypochlorite | usg | 3,300 | $5 | $16,500 | 12% sodium hypochlorite, based on double increase for oxidation and regeneration of filters. |
| 4.04 | Miscellaneous Consumables | allow | 1 | $4,000 | $4,000 | Includes consumables for on-site water quality testing equipment. |
| | **Subtotal, Consumables** | | | | **$28,300** | |
| **5** | **Waste Management** | | | | | |
| 5.01 | Spent Filter Backwash Sludge Disposal | haul | 72 | $1,500 | $108,000 | Hauling twice per month/WTP |
| 5.02 | Exhausted Manganese Media Disposal | haul | 0.6 | $1,500 | $900 | Hauling of material to occur every 5 years/WTP |
| | **Subtotal, Waste Management** | | | | **$108,900** | |
| **6** | **Maintenance** | | | | | |
| 6.01 | Treatment Replacement | allow | 1/25 | $1,775,600 | $71,024 | Replace all treatment equipment every 25 yrs. |
| 6.02 | Recycle Pump Replacement | allow | 1/10 | $30,000 | $3,000 | Replace all pumps every 10 yrs. |
| 6.03 | Backwash Waste Tank Sludge Pump Replacement | each | 1/10 | $30,000 | $3,000 | Assume pump needs to be replaced every 10 yrs. |
| 6.04 | Maintenance of Treatment Equipment | % | 1% | $1,775,600 | $17,756 | % of treatment & source capital cost, includes cost of filtration equipment. |
| 6.05 | Maintenance of Treatment Buildings | % | 1% | $367,200 | $3,672 | % of building capital cost (Section 4) |
| 6.06 | Maintenance of Mechanical Works | % | 2% | $32,400 | $648 | % of mechanical capital cost |
| 6.07 | Maintenance of Electrical Works | % | 1% | $170,000 | $1,700 | % of electrical capital cost |
| | **Subtotal, Maintenance** | | | | **$100,800** | |
| | **Subtotal Annual Estimated O&M Costs** | | | | **$333,500** | |

*Notes:*

*1. Estimates prepared on basis of Class "A" capital cost estimate.*

*2. Estimate indicates the approximate magnitude cost of the O&M tasks, for planning purposes. The estimate is derived from unit costs for similar projects.*

*3. All subtotals and totals rounded to 2 decimals.*

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Township of Langley

Est. 1873















# Groundwater Use and Long-Term Supply Planning &

# Murrayville and Brookswood Water Quality Improvements

NOVEMBER 30, 2020 (CPC)

# Presentation Outline

- Background and History
- Groundwater Use and Long-Term Supply Planning
  - Overview and Usage
  - Benefits
  - Supply Management
  - Planning and Future Use
- Murrayville and Brookswood Water Quality Improvement
  - Overview / Options Assessment
  - Costs
  - Recommendation and Alternatives

# Background and History

1. **Regular Meeting of Township Council, Monday, June 29, 2020**
   **P 3. Long Term Water Supply Plan – Task 3**

   *That the memo from the Engineering Division regarding Long Term Water Supply Plan – Task 3 be referred to a future Council Process Committee for further discussion.*

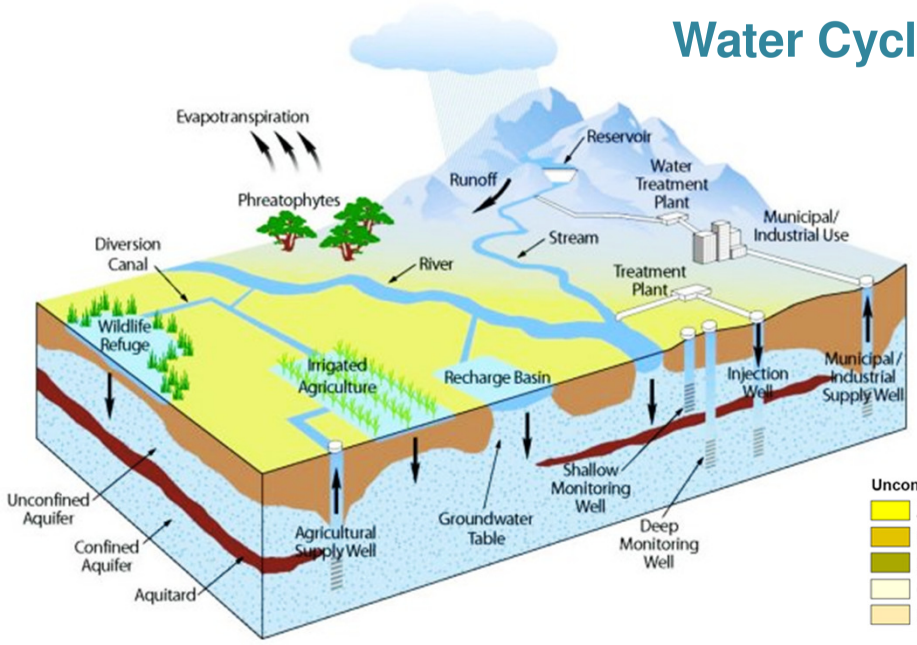
2. **Regular Meeting of Township Council, Monday, October 5, 2020**
   **E 4. Murrayville and Brookswood Water Quality Improvements**

   *That the motion, "That Council direct staff to include funding in the amount of $6,000,000 in the 2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account" be referred to the Council Process Committee in which the long-term water supply is discussed.*

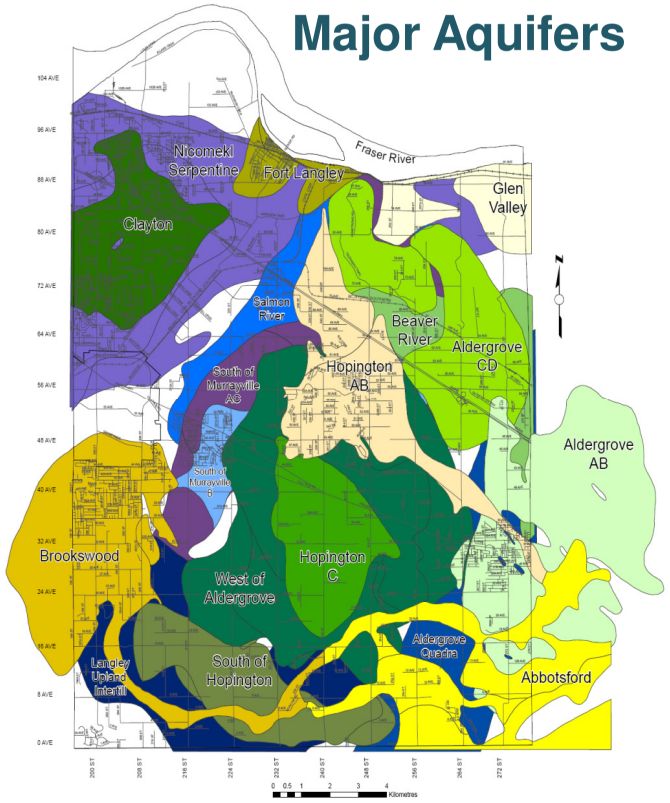
# Groundwater Use and Long-Term Supply Planning

# Long Term Water Supply Plan

## Water Cycle




## Major Aquifers




**Unconfined**
- Abbotsford
- Brookswood
- Fort Langley
- Glen Valley
- Hopington AB

**Shallow Confined**
- Aldergrove AB
- Aldergrove CD
- Beaver River
- Clayton
- Hopington C
- West of Aldergrove
- South of Hopington

**Deep Confined**
- Aldergrove Quadra
- Langley Upland Intertill
- Nicomekl Serpentine
- Salmon River
- South of Murrayville AC
- South of Murrayville B

# Groundwater in The Township

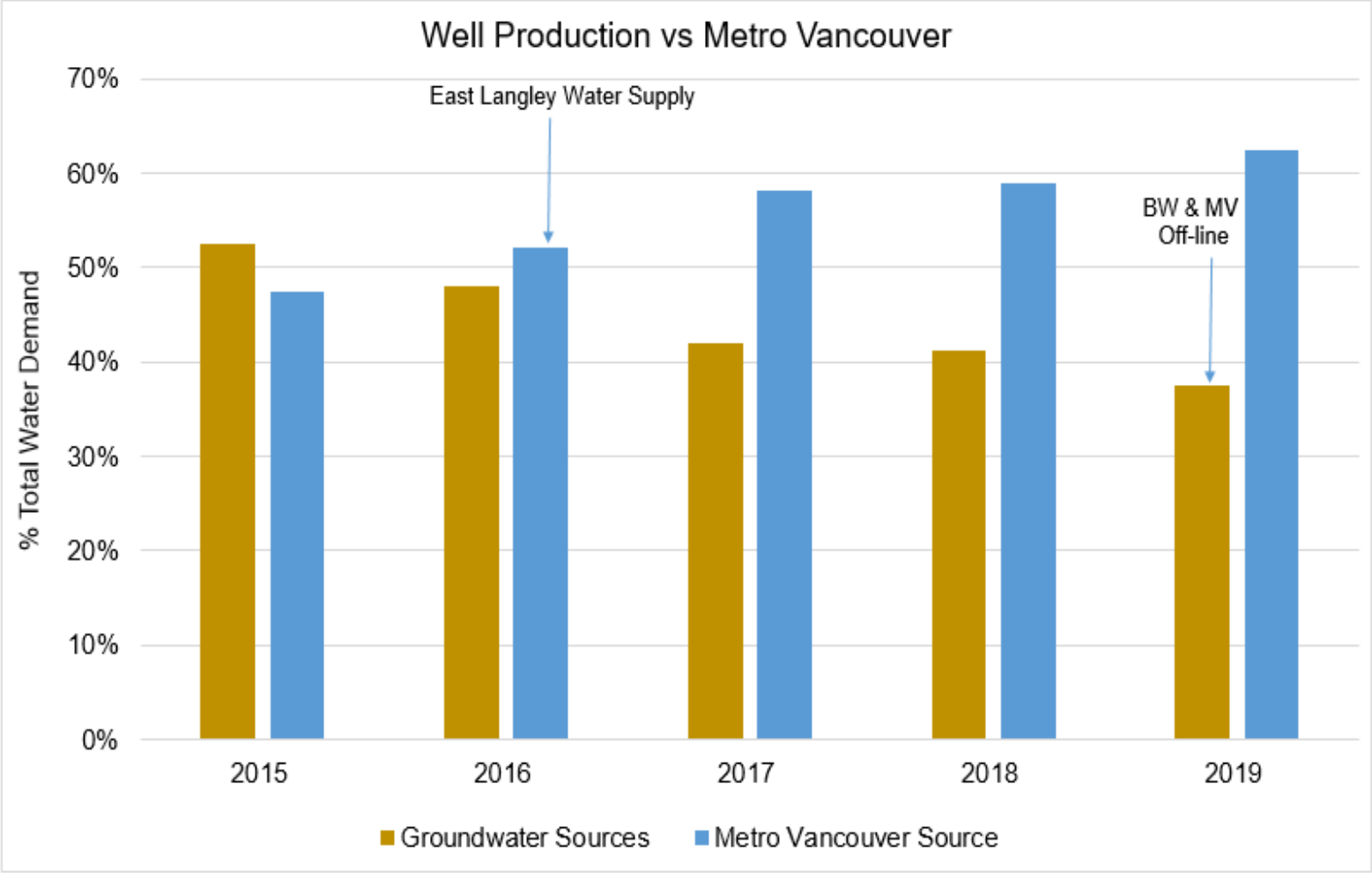
- 14  Aquifers (unconfined and confined) in use by private and municipal wells
- Used for farm irrigation and other agricultural purposes, industrial and institutional supply, and provides water supply for domestic purposes
- Sustains local ecology and fisheries, and provides stream flows
- Source of municipal (9 wells active) and private drinking water supply
- Local aquifers are mainly recharged by rainfall, seepage from rivers, creeks, and stormwater systems

# Municipal Groundwater Use

**Municipal use aims to manage the balance between environmental and economic sustainability**

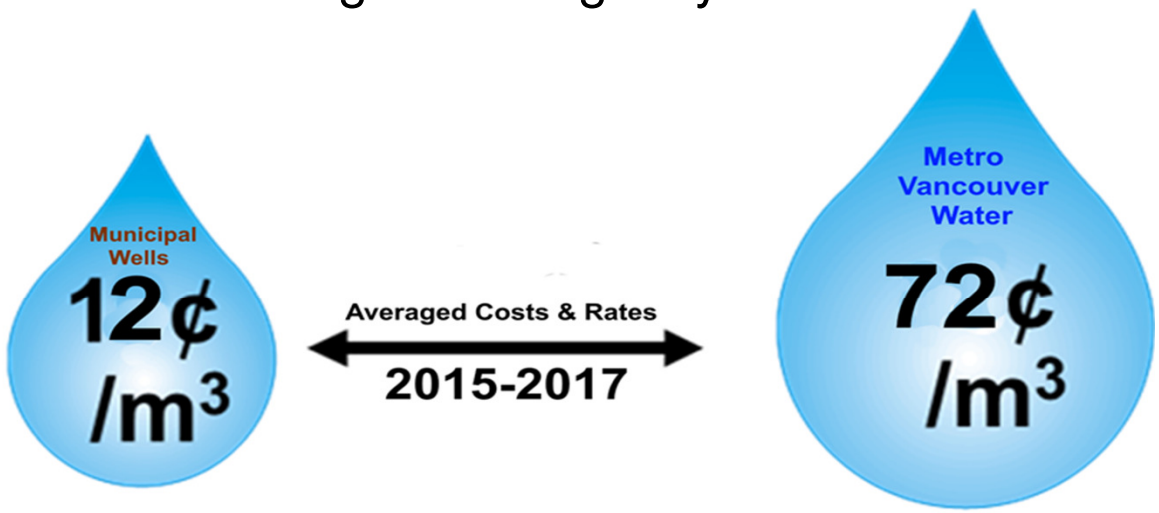
- Municipal groundwater withdrawals are being managed to maintain sustainable water levels and to minimize impacts
- Water demand is expected to continue to increase with growth in the Township and within the region
- While total demand has increased, municipal groundwater use has been decreasing since 2015
- In 2019, approximately 38% of the Township's overall serviced water supply from local groundwater sources with remaining 62% sourced from Metro Vancouver

# Municipal Groundwater Use

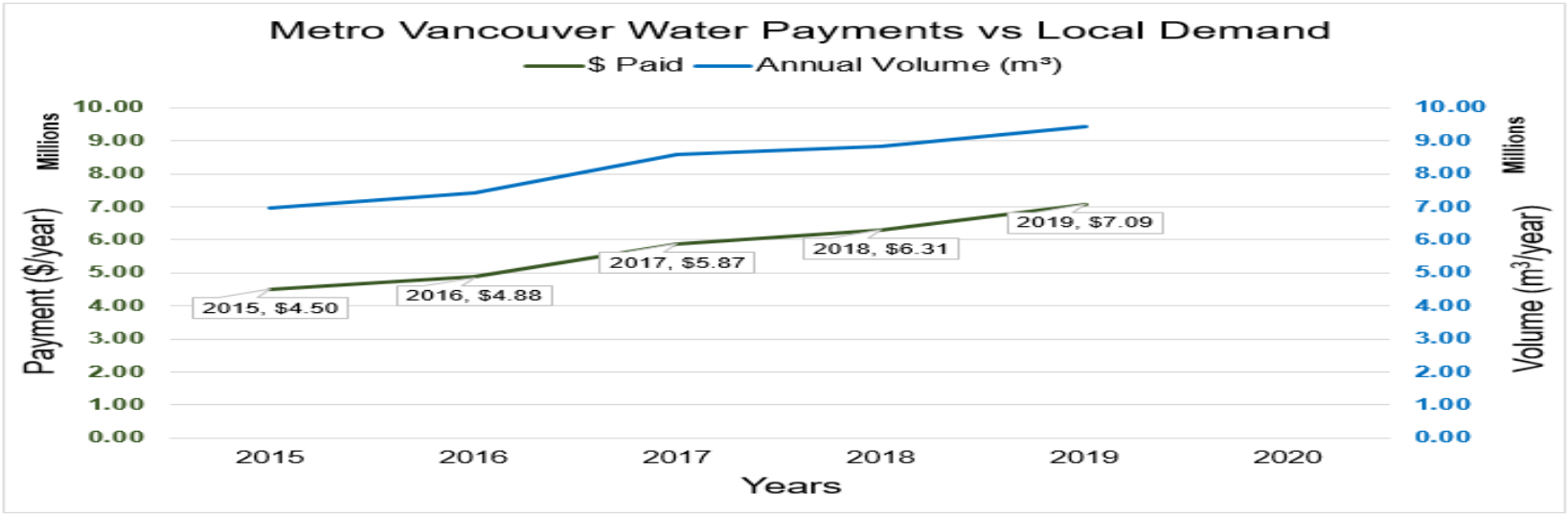


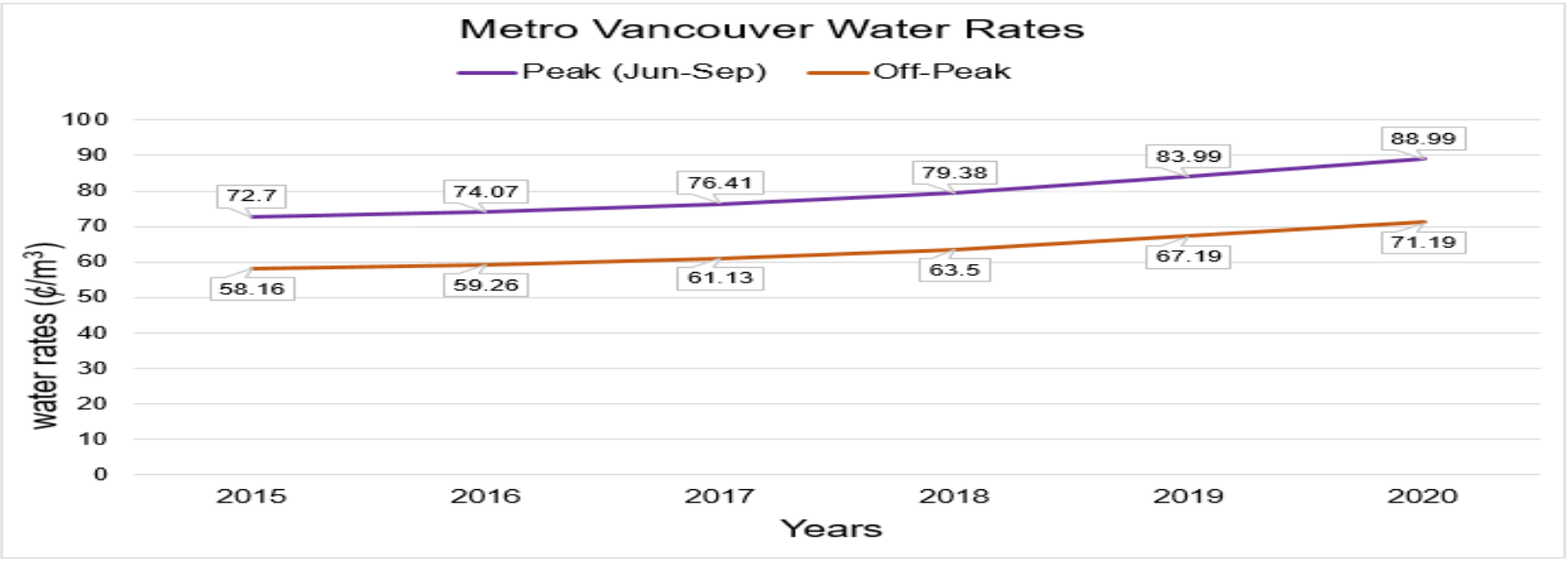
# Benefits of Groundwater Use: Sustainability

- Economical:
  - 2018 Golder study concluded that the unit cost of water purchased from Metro Vancouver is **Six** times more expensive than local groundwater
  - The Metro Vancouver unit water **rates increase** from year to year
- Resiliency / Redundancy:
  - Provides resiliency and redundancy to ensure protection of water supply sources during an emergency



# Benefits of Groundwater Use



# Municipal Groundwater Supply Management

- Objective:

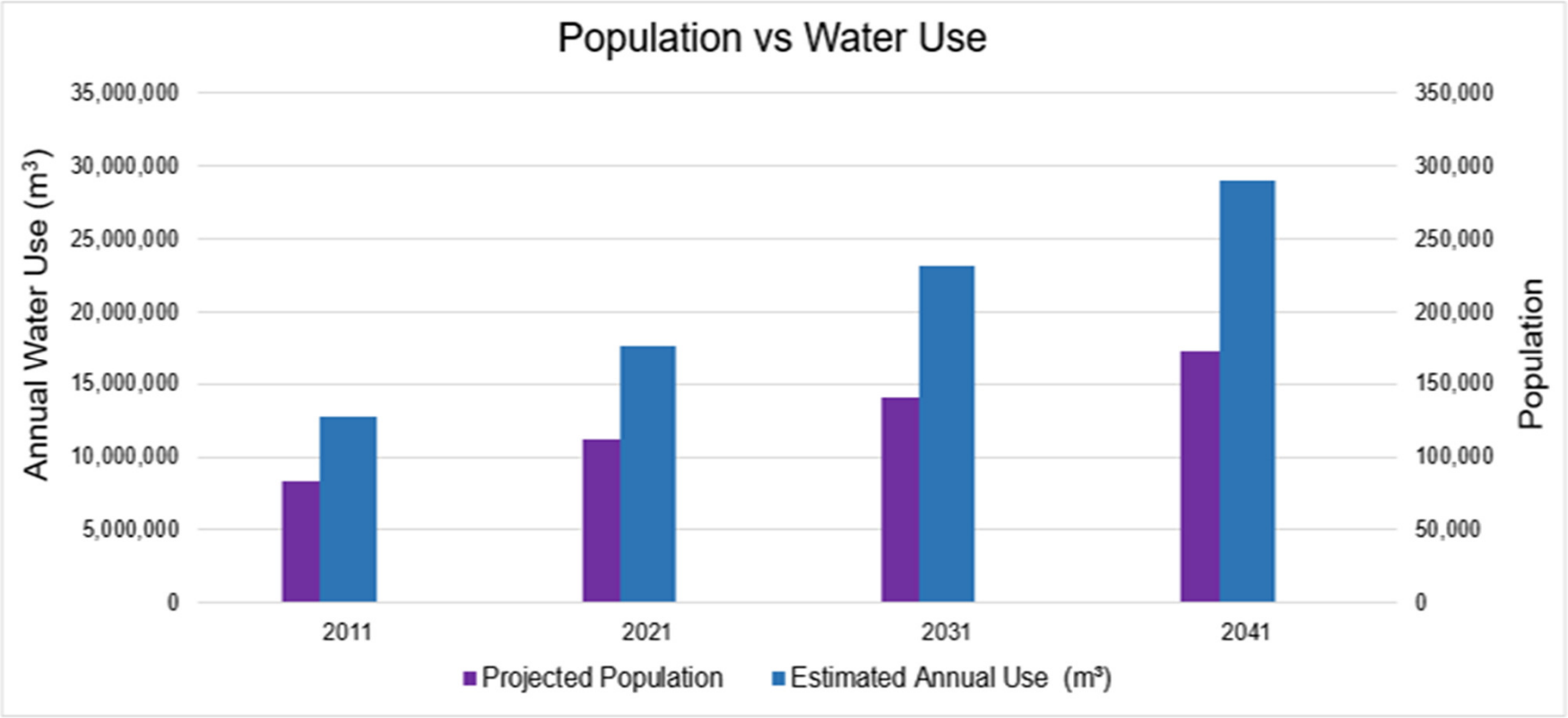
  Balance economic, social and environmental considerations, per Township's Sustainability Charter
- Management:

  On-going system assessments to ensure meeting current and future demands, in consideration of environmental impacts, public health, and climate change
- Planning:

  Continuous improvement to ensure efficient delivery of safe and sustainable drinking water supply for current and future generations

# Groundwater Use in Future

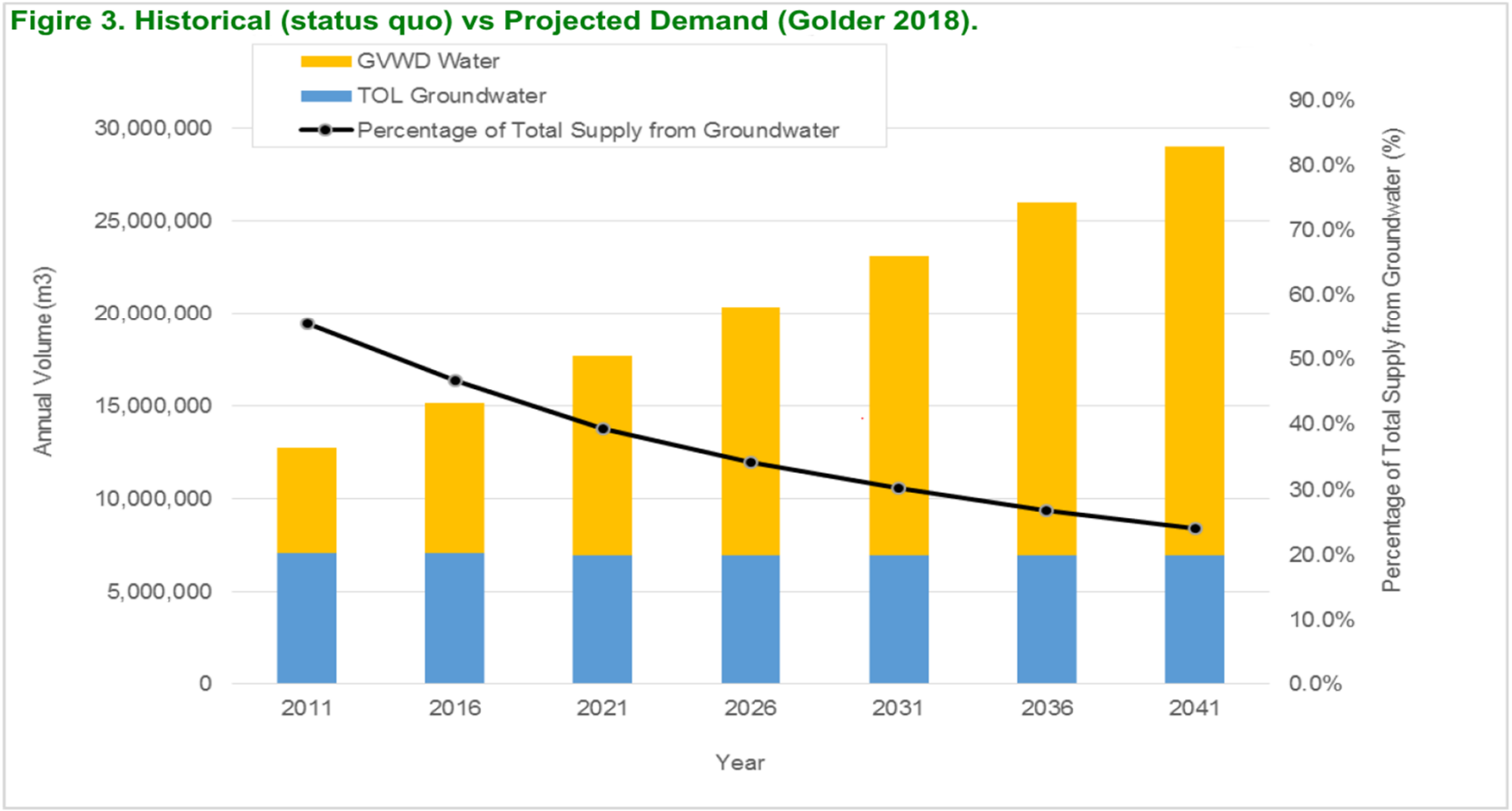
**Water demand is expected to increase with growth in the Township and within the region**



# Planning for the Future

**Plan for additional potential supply sources to meet long-term needs, through development and exploration of potential options**

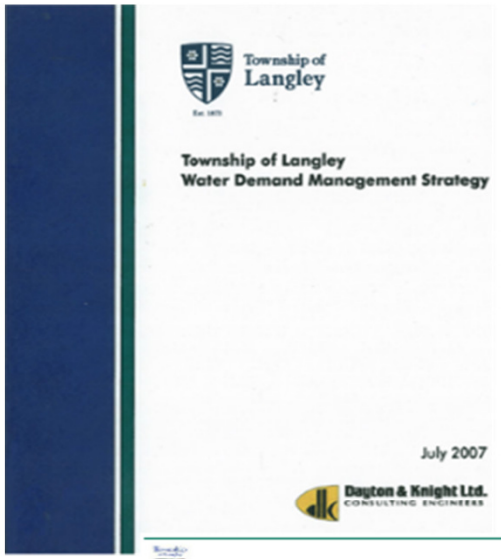
Figire 3. Historical (status quo) vs Projected Demand (Golder 2018).

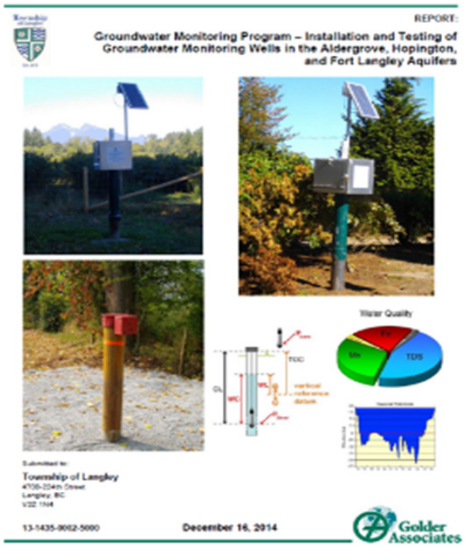


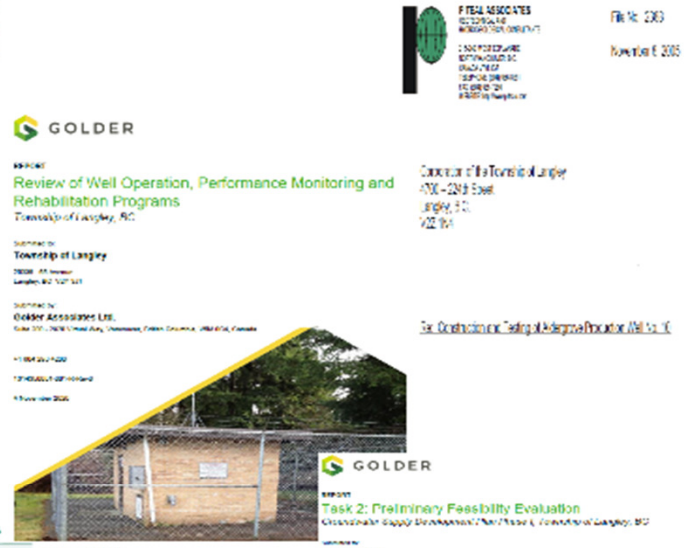
# Planning for The Future – Source Protection

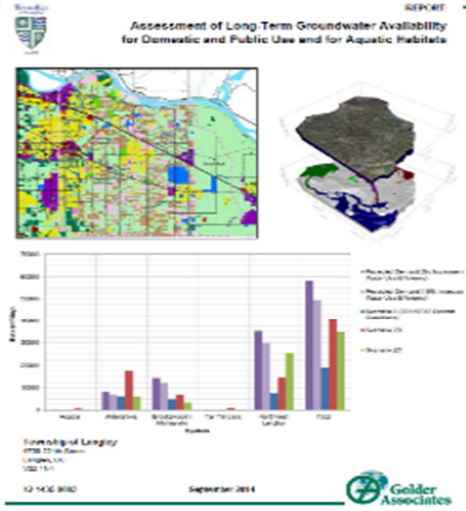
- Assessments: undertake assessment of groundwater supply resources, considering current and future demands, both from private and municipal sources, environmental protection, and climate change
- Monitoring: building and expanding the groundwater monitoring network in collaboration with the Province
- Public Education: to ensure greater awareness of impacts of ground water extractions and well use
- Collaborate: with senior government agencies to influence legislative changes to better protect groundwater resources

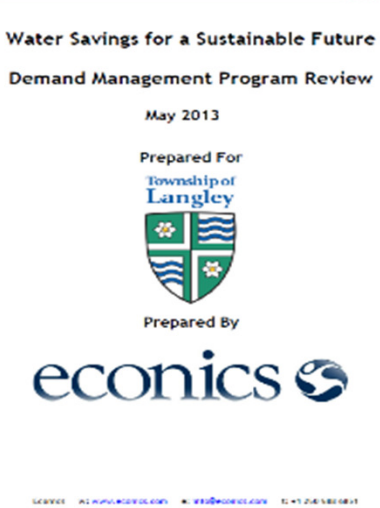
# Planning for The Future

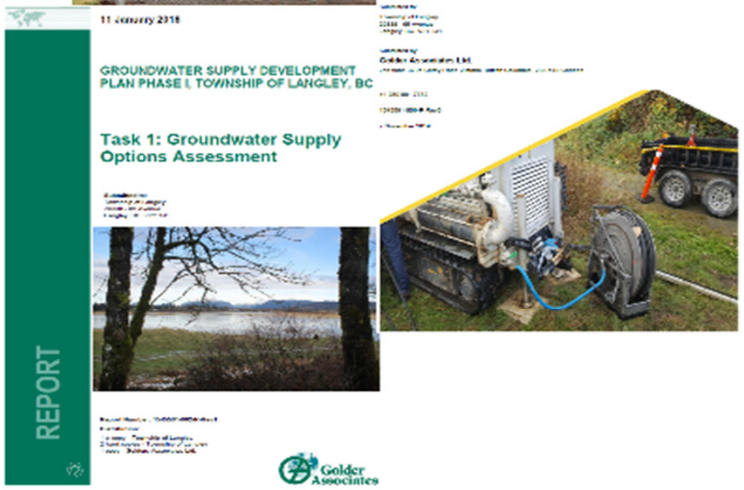


# Planning for Future - Municipal Use

- Enhance understanding of the local aquifer systems and their storage potential
- Conduct costs / benefits analysis for groundwater usage
- Undertake planning and development of long-term groundwater supply sources, considering current and future demands, aquifer characteristics, public health, and environmental protection
- Research & investigate new, sustainable & resilient water supply sources

# Planning for The Future - The Source

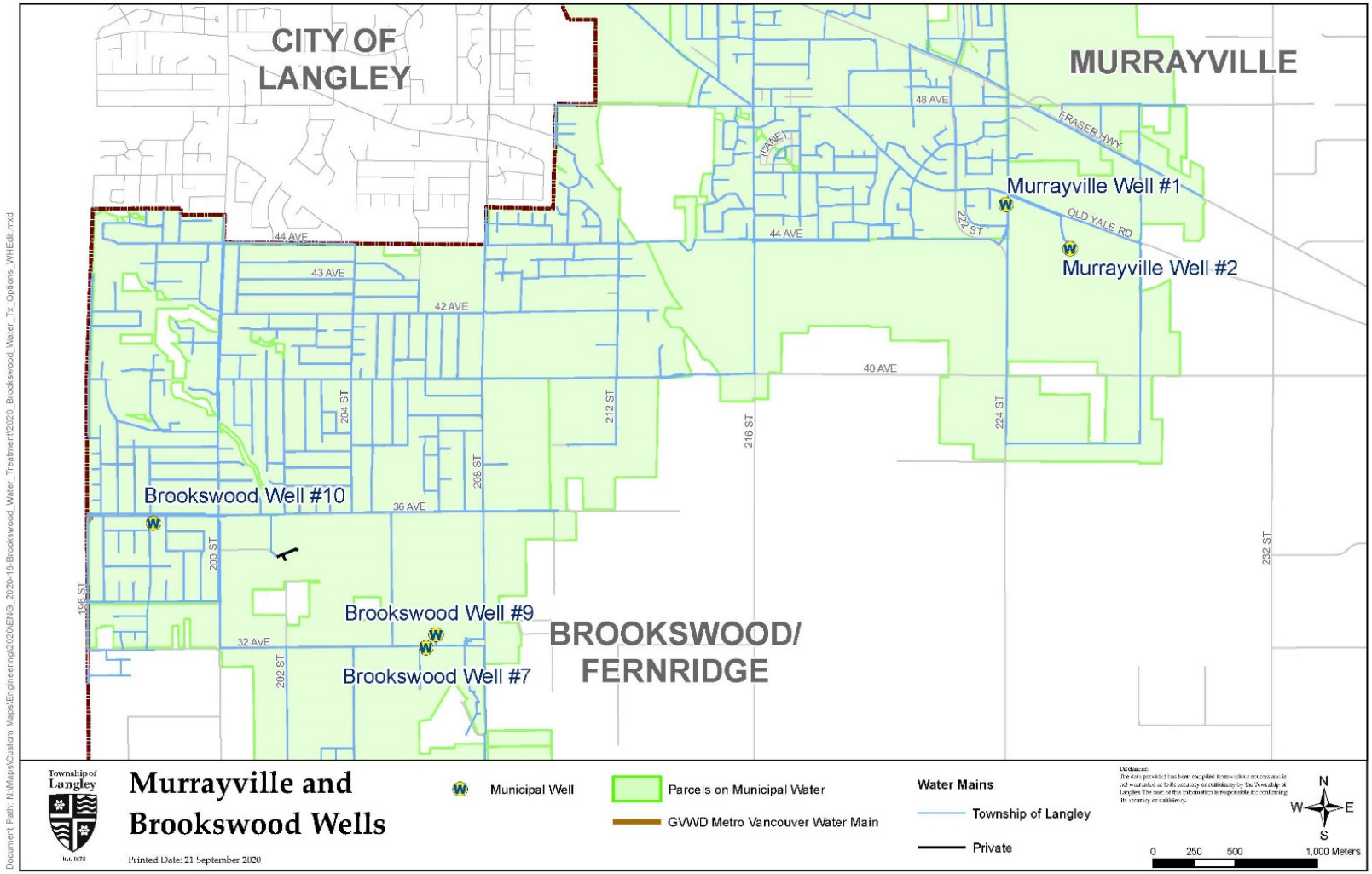


# Planning for The Future – Next Steps

- Proceed with preparing a **work plan** for potential development of sustainable groundwater supply sources, to maintain the Township's current ability to continue to utilize a blended system of domestic drinking water supply, consisting of local groundwater supplies and regional bulk water purchase.

# Murrayville and Brookswood Water Quality Improvements

# Brookswood and Murrayville Well Locations





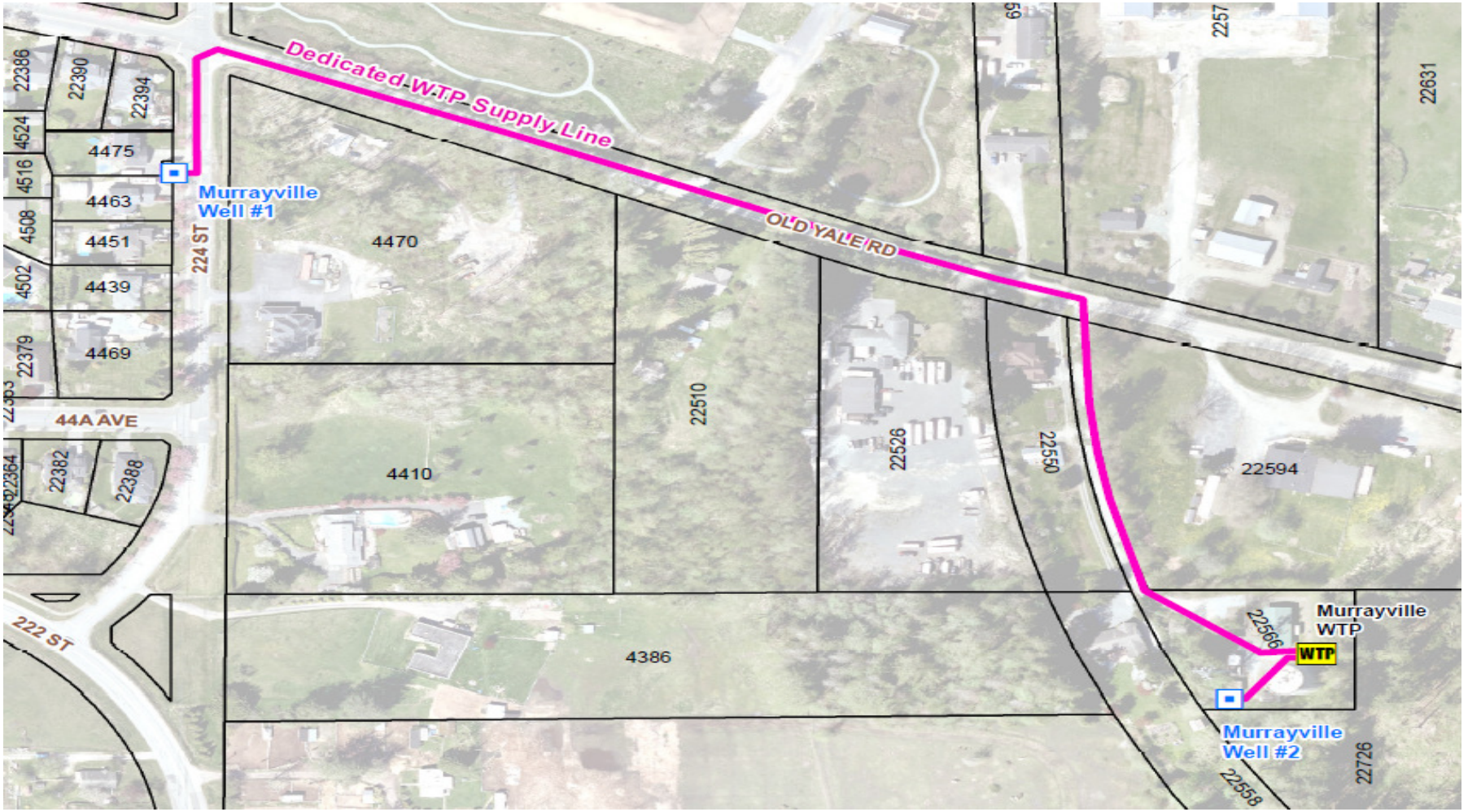




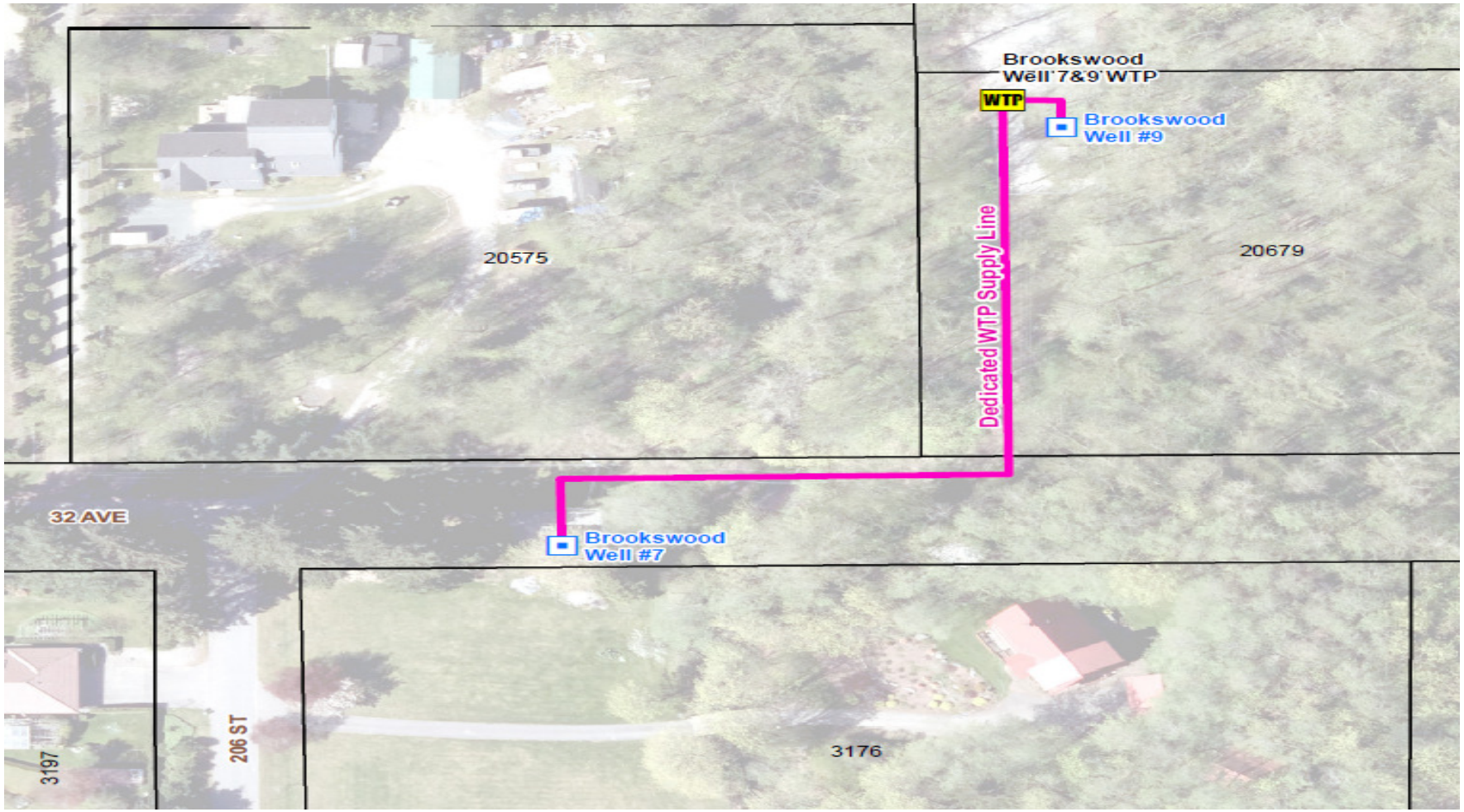


TOWNSHIP OF LANGLEY

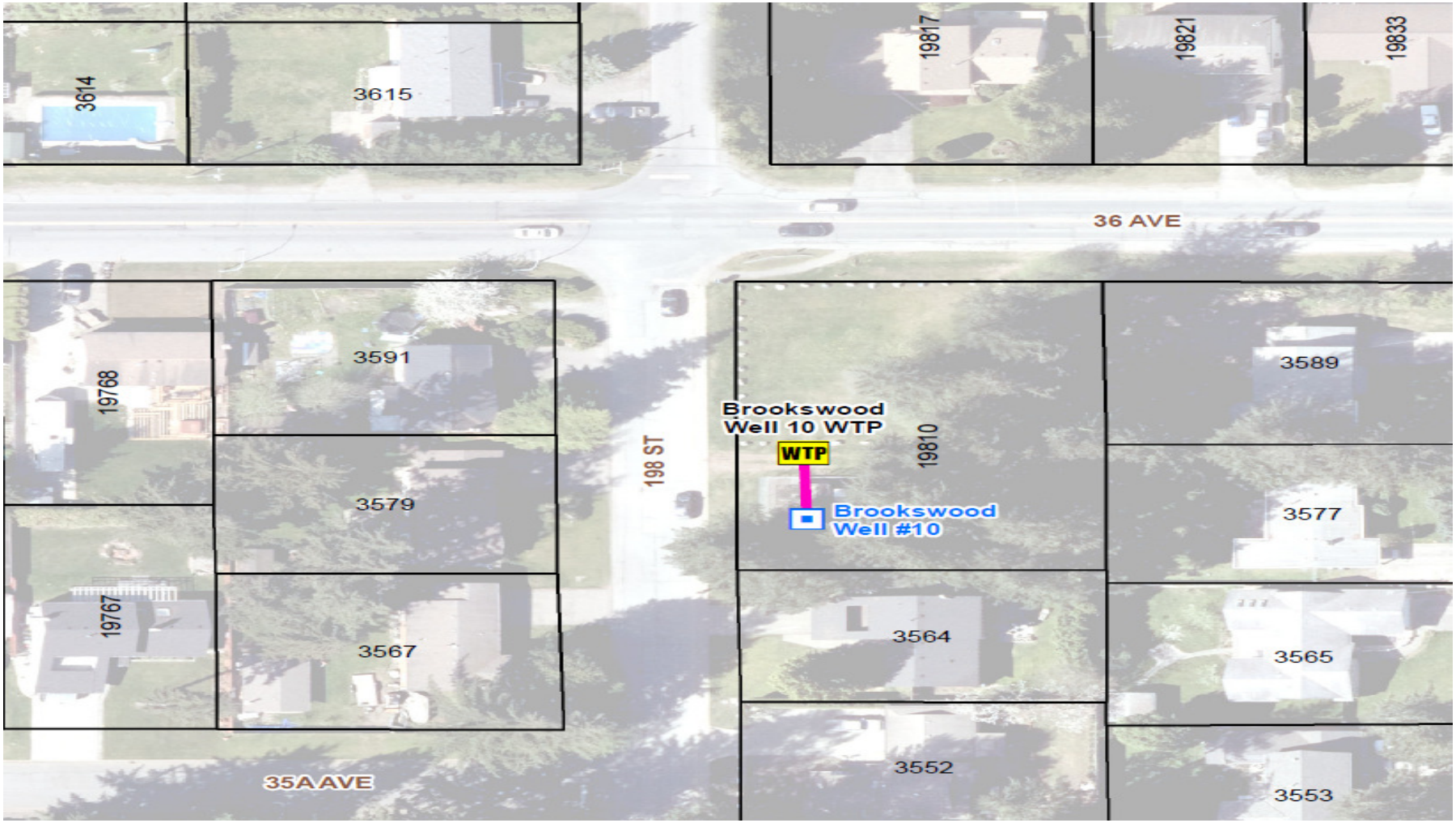
# Murrayville Wells #1 & #2



# Brookswood Wells #7 & #9



# Brookswood Well #10




TOWNSHIP OF LANGLEY

# Capital and O&M Cost Estimate

| Item | Murrayville Wells 1 & 2 | Brookswood Wells 7 & 9 | Brookswood Well 10 |
|---|---|---|---|
| **Total (Rounded)** | **$2,591,000** | **$2,370,000** | **$1,400,000** |
| O&M Cost / year (rounded) | $133,000 | $133,000 | $67,000 |

Total estimated cost for all three proposed WTP's: **$6,400,000**

Total estimated annual O & M costs for all three WTP's: **$333,000**

# Recommendation

- Include $6M in 2021 budget for Council consideration
- Proceed with detailed design utilizing $360,000 available in the Water Utility Account; and
- Construct 3 treatment plants in 2021, subject to budget approval

# Alternative Recommendations

1. Phase construction over 3 years;

2. Abandon local water sources and purchase Metro Vancouver water; or

3. Utilize the groundwater without any treatment.

# Summary

- 5 wells were temporally turned off in response to ‘dirty’ water incidents
- Water treatment: long-term solution & currently employed in Aldergrove
- Recommend construct 3 treatment plants for the five wells in Murrayville/Brookswood
- Estimated cost is $6.4M with a 5-year payback
- Design begin immediately - construction in 2021
- Most effective and sustainable approach in meeting current and future demands

# Seeking Council Direction

## RECOMMENDATION:

- **That** Council direct staff to include funding in the amount of $6,000,000 in the 2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville / Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.



Coquitlam Watershed

# Metro Vancouver Water Services

Jerry W. Dobrovolny, P.Eng., MBA
Commissioner / Chief Administrative Officer

Marilyn Towill, P.Eng.
General Manager, Water Services

Presentation to The Township of Langley, May 10, 2021
43494057

metrovancouver

# AGENDA

- Purpose
- Water supply system
- Water conservation
- Water supply planning

# PURPOSE

Township of Langley Council Resolution on January 11, 2021

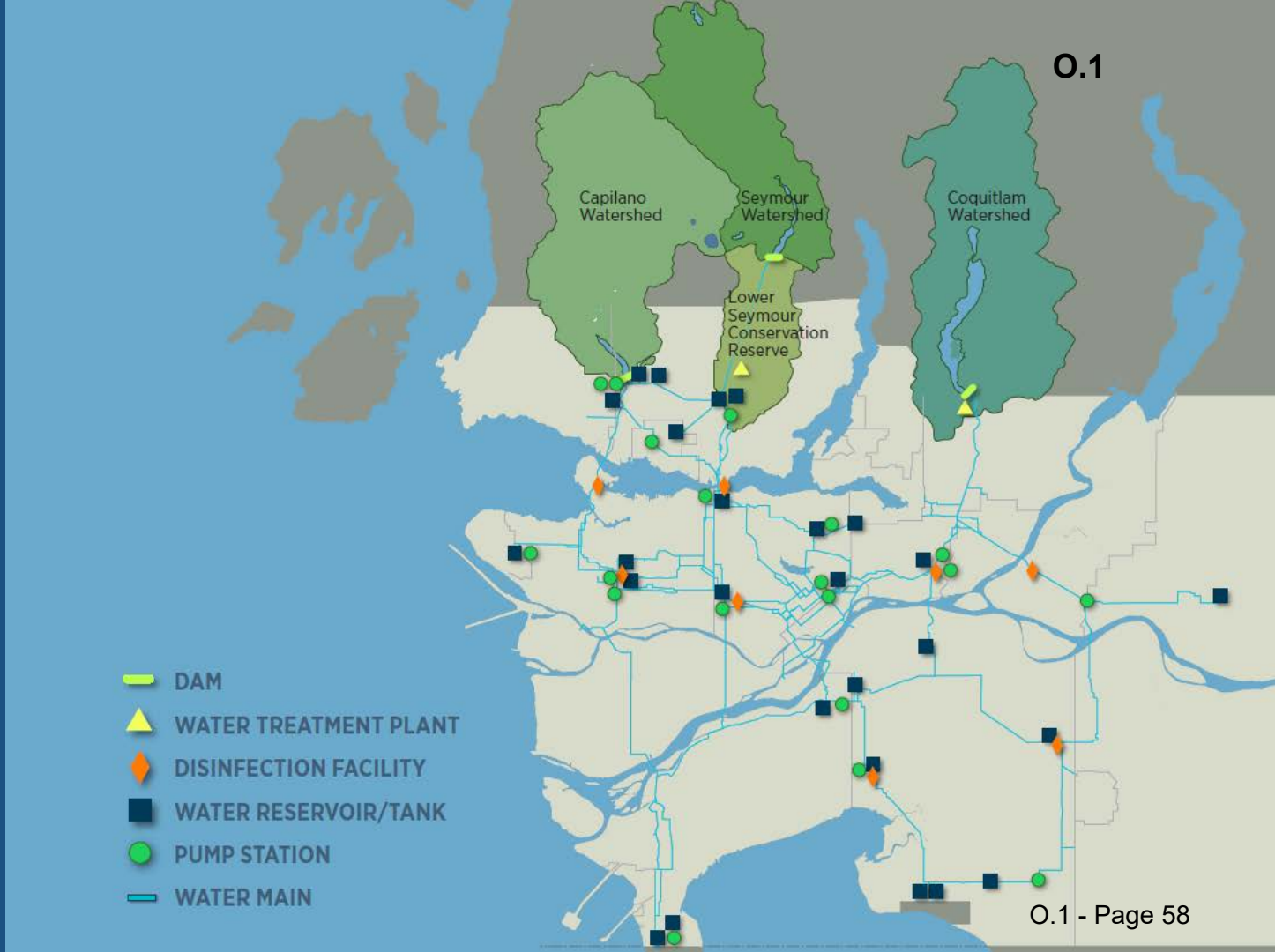
*That Council request a presentation from Metro Vancouver Water Services summarizing the quality and long-term plan for its water infrastructure, and the ongoing benefits and advantages of potentially purchasing Metro Vancouver water supply vs expanding local treatment facilities dependent on groundwater sources.*

# Water Supply System



Barnston Maple Ridge Pump Station

# Drinking Water System Map




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# WATER SOURCE

Three watersheds:

- Surface water source
- Capilano, Seymour, Coquitlam watersheds
- Almost 60,000 hectares of protected land
- Alpine lakes for support
- Lower Seymour Conservation Reserve
- Minimum treatment required









# WATER SOURCE

Watershed protection:

- Watershed access policy
- Active drainage and erosion control
- Reservoir and environment management
- Security and enforcement
- Fire prevention and protection
- Public education and engagement
- Air space advisories

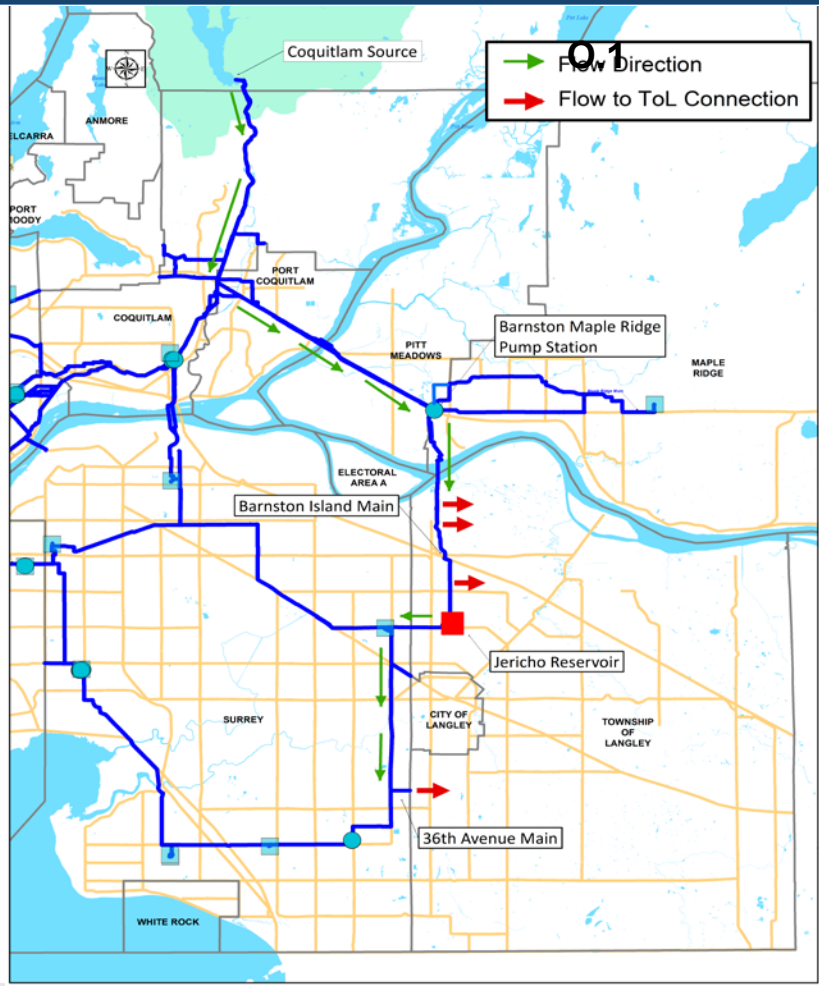

Smolt Trapping


Coquitlam Watershed Gate


Assisting Province – Harrison Fire

# METRO VANCOUVER WATER SUPPLY TO THE TOWNSHIP OF LANGLEY

- Drinking water primarily from the Coquitlam Reservoir
- Water is supplied via four direct connections and the Jericho reservoir
- Jericho Reservoir construction is nearing completion (summer 2021) and will be primary supply point for Township of Langley



# WATER QUALITY

- Provide a reliable supply of safe, high-quality drinking water to our members
- Provide microbial, chemical and physical analyses of Metro Vancouver source and treated waters
- Three accredited laboratories test approximately 37,000 water samples annually
- Approximately 140,000 individual tests are performed annually by a team of 22 laboratory staff









# WATER TREATMENT

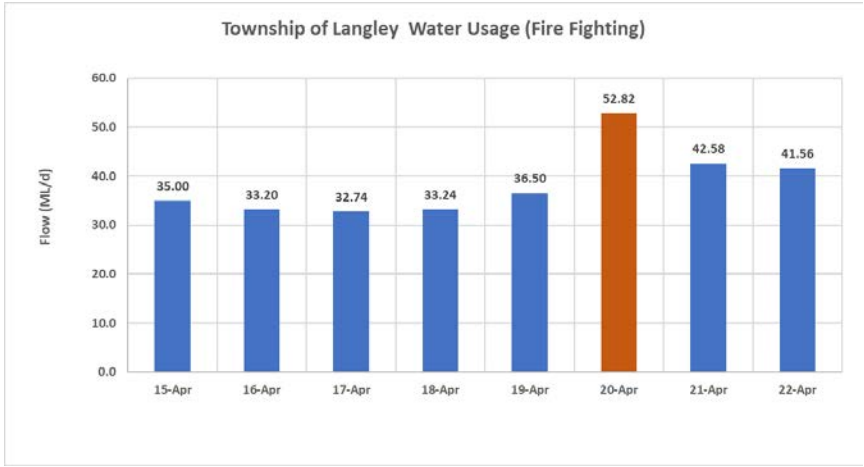
- Two treatment plants, including process laboratories:
  - Seymour Capilano Filtration Plant
  - Coquitlam Water Treatment Plant
- 100% compliant with treatment operating permit criteria

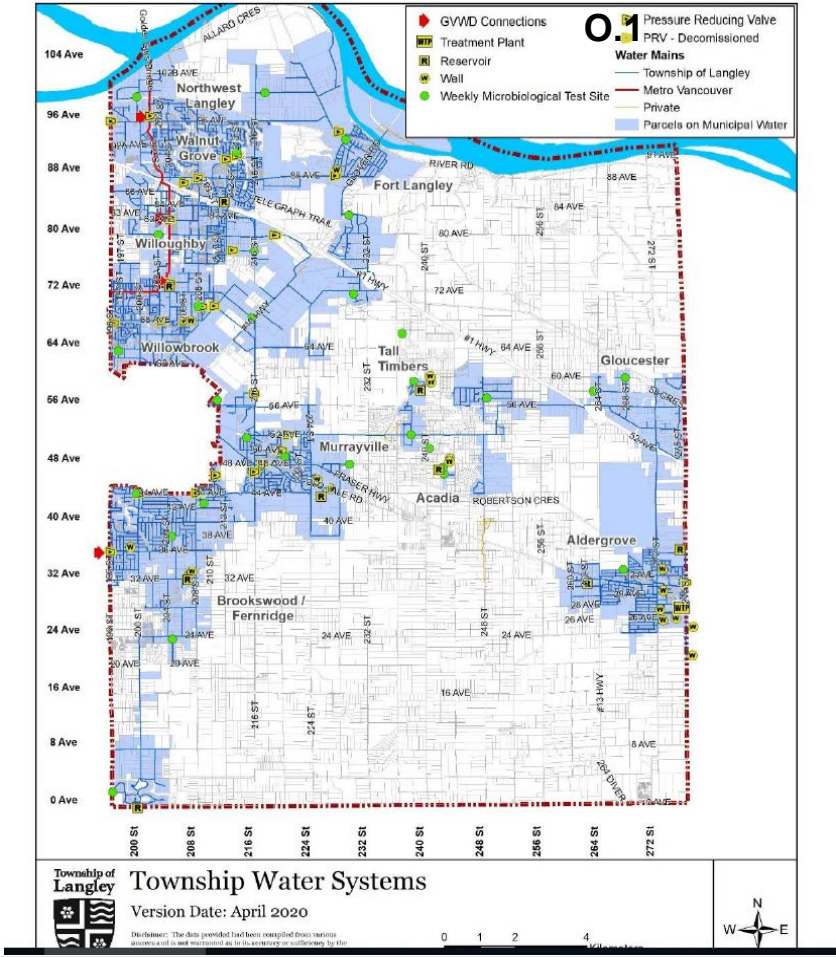


# TOWNSHIP OF LANGLEY

## Water Quality and Emergency Use

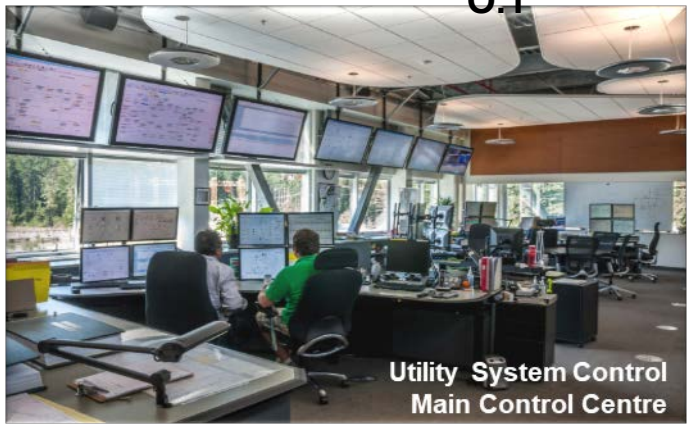
- GVWD provides microbial analysis on Metro Vancouver supplied water
- 60% of water consumed is from Metro Vancouver



# WATER TRANSMISSION SYSTEM

- Annual operation and maintenance program
- Remote operations including state of the art SCADA system
- Certified operations staff
- Continuous improvement and innovation
- Metering and billing program


Utility System Control
Main Control Centre


Field Operations

# Water Conservation



Capilano Reservoir

# WATER CONSERVATION

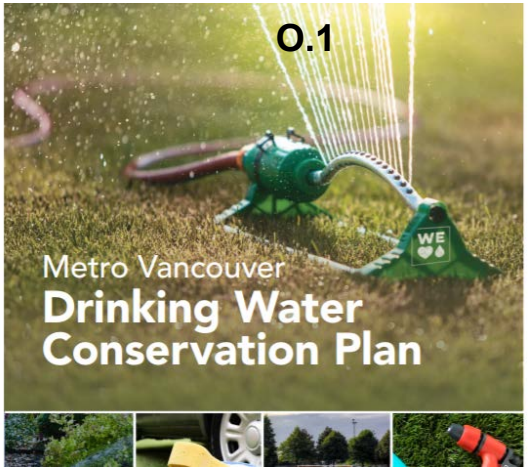
## Plans

- Drinking Water Management Plan
- Residential Water Metering in Metro Vancouver – Best Practices Guide for Local Governments
- Drinking Water Conservation Plan

## Campaigns

- We Love Water

Drinking Water Management Plan







We Love Water

# Water Supply Planning

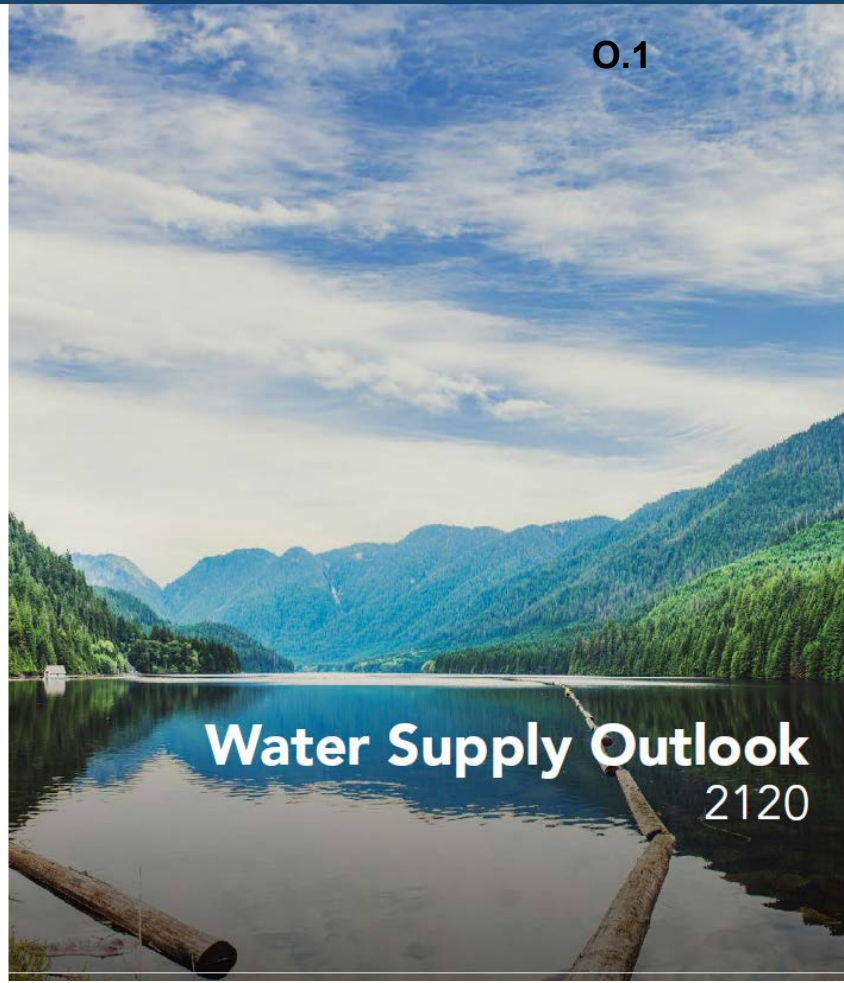


Rushing Water at Capilano Reservoir

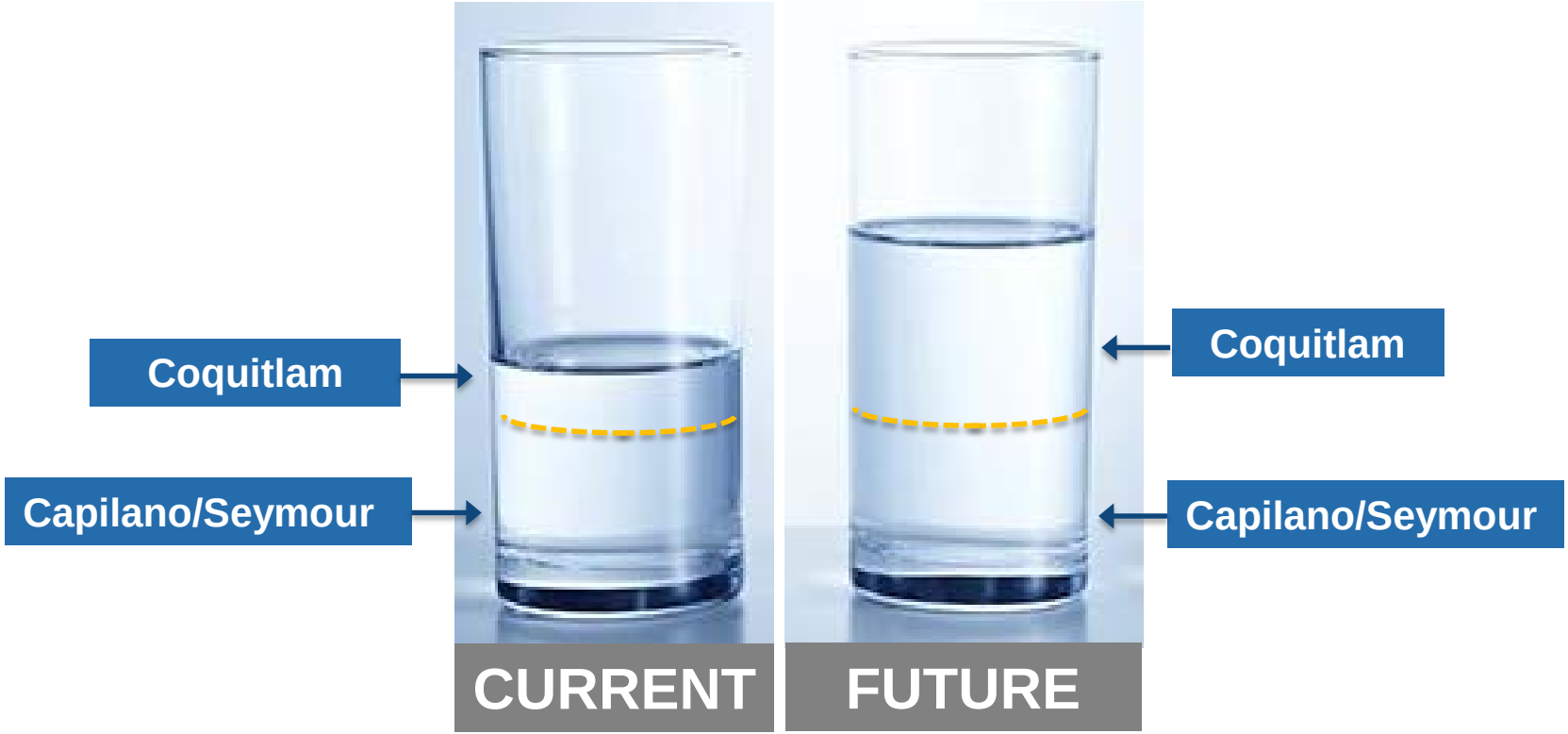
# PLANNING FOR THE FUTURE

## Water Supply Outlook 2120

- Evaluation of the resilience of water supply system to events such as earthquakes, climate change, natural hazards, and power outages
- Continued focus on conservation initiatives
- Partnerships with universities and industry

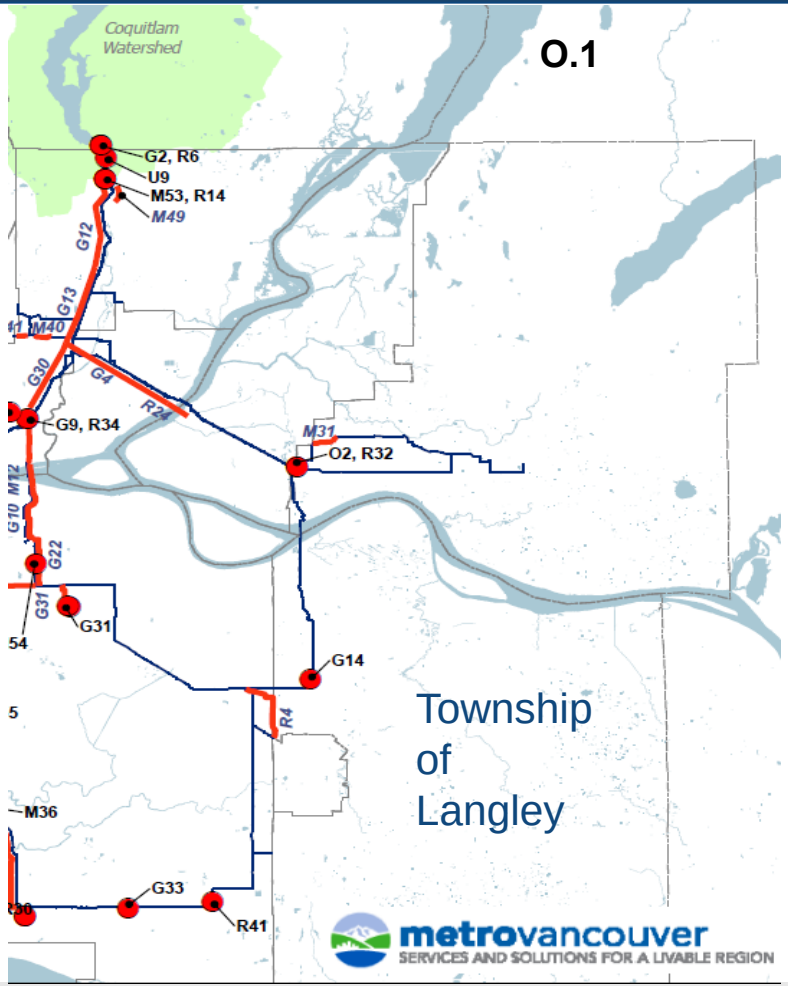


# REGIONAL WATER SUPPLY SOURCES



# LONG-TERM PLANNING

- LRP projects for Township – growth and resiliency
- Asset management
- Regional rate setting
- Region-wide, over $450M will be spent per year over the next 10 years on growth, resiliency, and system maintenance projects



# BENCHMARK OF UTILITY COSTS

Water ($CAD / $m^3$)

| Water (Wholesale Water Rate) | 2021 |
|---|---|
| Metro Vancouver | $0.78 |
| Capital Regional District | $0.70 |
| Waterloo | $0.98 |
| Seattle | $2.05 |
| San Francisco | $2.70 |



Coquitlam Watershed

# Questions/Discussion

metrovancouver
Together we make our region strong

| | TOWNSHIP OF LANGLEY FIRE DEPARTMENT<br>OPERATIONAL GUIDELINES | O.G. 1.01.19<br>Page 1 of 2 |
|---|---|---|

**TITLE:**

# PRE-FIRE PLANNING PROCESS

**PURPOSE:** To develop consistency for Pre-Fire Planning (PFP) updates and to ensure original Pre-Fire Plans (PFP) and vehicle laptops are updated with completed plans.

**SCOPE:** All Captains and Fire Administration.

**POLICY:** Pre-Fire Plans are to be distributed to Suppression Staff by the Fire Prevention Division.

Pre-Fire Plans are required to be created, reviewed, and updated as required by the Career Suppression Crews.

It is the responsibility of the Platoon Captain, Suppression Captain(s), and/or Acting Captain(s) to ensure that new and existing Pre-Fire Plans assigned to their respective Shifts/Halls are completed.

It is the responsibility of the Platoon Captain, Suppression Captain(s), and/or Acting Captain(s) to review all Preplans for accuracy prior to uploading.

District Chiefs and/or the Platoon Captain are to monitor and ensure staff are completing Pre-Fire Plans as assigned.

Final plans are to be uploaded monthly into the original files as well as Apparatus' laptops by Administration staff.

The District Chiefs, Platoon Captain, and Suppression Captains are not permitted to transfer folders from one shift folder to another.

**PROCEDURE:**

## 1. PRE-FIRE PLAN REVISIONS – CREW INSPECTIONS

a) Preplans are to be performed at the same time Company Inspections are conducted.
   i) Check for any existing preplan on building in file before leaving the Fire Hall. If an existing Pre-Plan has already been completed make/take a copy with you.
   ii) Once on site, make contact with the building representative and request someone to accompany the Suppression Crew on the site tour/inspection to answer questions and obtain access to locked areas.
   iii) Record all fire code inspection deficiencies.
   iv) Record Pre-Fire Plan revisions.

b) If a revision is required, it is the responsibility of the Suppression Captain to ensure that the Pre-Plan is revised/updated. If a revision is not required, it is the responsibility of the Suppression Captain to ensure that the date is updated with

| | |
|---|---|
| Originally issued: 04.01.2016<br>Last amended date: 05.28.2020 | Signature of Fire Chief or Designate |

the corrected date format YEAR/MONTH/DAY. Refer to the Pre-Fire Plan Manual on HUB (Communities/Fire Hub/Manuals & Plans Type: FDM/Pre-plan Manual) for assistance in process.

**2. NEW PRE-FIRE PLANS**

A new Pre-Fire Plan is created when a new building is constructed, using the information contained in the building's fire safety plan.

a) The Fire Prevention Division that reviews the building fire safety plan will add the drawing(s) from the plan as a PDF document into the appropriate Hall and Shift folder (Refer to the Pre-Fire Plan Manual on HUB/Communities/Fire Hub/Manuals & Plan Type: FDM/Pre-Plan Manual). [Prevention will also add their first and last name to the end of the naming convention which will allow crews a point of contact if there are any questions.]

b) The Fire Prevention Division will ensure that the Pre-Fire Plans are distributed equally between Shifts.

c) The Platoon Captain and/or Suppression Captains will continually monitor their respective folders for updates/new plans.

**3. PRE-FIRE PLAN REVISIONS - ESTABLISHED DURING FIRE PREVENTION INSPECTIONS:**

The Fire Prevention Division also conducts property Inspections separate from the Suppression staff and in the event the Pre-Fire Plan(s) require any edits the Fire Prevention Division will:

a) Make a copy of the original "PDF" file of the Pre-Fire Plan and add it into the appropriate Hall and Shift folder. [Prevention will also add their first and last name to the end of the naming convention which will allow crews a point of contact if there are any questions.]

b) The Fire Prevention Division will ensure that the Pre-Fire Plans are distributed equally between Shifts.

c) The Platoon Captain and/or Suppression Captains will continually monitor their respective folders for updates/new plans.

**REFERENCE**

- Pre-Plan Manual –
  HUB/Communities/Fire Hub/Manuals & Plan Type: FDM/Pre-Plan Manual