REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, October 21, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – October 21, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 21, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – October 7, 2024

That Council adopt the Minutes of the Regular Council meeting held October 7, 2024.

2. Public Hearing Meeting – October 7, 2024

That Council adopt the Minutes of the Public Hearing meeting held October 7, 2024.

C. DELEGATIONS

1. Ariadne Boutsakis
Stewardship Centre for BC
File 0550-07

Request by Ariadne Boutsakis, Stewardship Centre for BC, and Tara White, C.A.R.E.S. Cat Shelter, to appear before Council to discuss cat control bylaws and policies.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101440
(Zenterra Latimer Ltd. / 7600 Block of 198B Street)
Report 24-209
File CD 08-22-0106

That Council authorize issuance of Development Permit No. 101440 to Zenterra Latimer Ltd. for property located in the 7600 Block of 198B Street 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Age-Friendly Amenity Area requirements and the Township’s Street Trees and Boulevard Plantings 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).
d. Registration of a cross access easement for the purpose of securing shared access of the parkade between Lots 3 and 4.
e. Registration of a restrictive covenant with respect to development sequencing to secure provision of parking.
f. Section 107.1(1) of the Township of Langley Zoning Bylaw No. 2500 being varied to permit 40 parking spaces required for Lot 4 to be located on Lot 3.
g. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
h. All refuse areas to be located within buildings and/or in enclosures and screened.

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

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

E. REPORTS TO COUNCIL

e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary contribution of $14,006,804.20 based on current rates.
g. Discharge and/or amend as applicable restrictive covenants CB1297899 and CB1297901 restricting building until such time as CACs have been paid and a development permit has been issued.
h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

2. Development Permit Application No. 101346
(Lynterra Developments 4177 Ltd. / 4185 – 208 Street)
Report 24-207
File CD 07-35-0133

That Council authorize issuance of Development Permit No. 101346 to Lynterra Developments 4177 Ltd. for property located at 4185 – 208 Street subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A”.
b. 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. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
e. Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft) as indicated in Schedule “A”.
f. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 15.2 m (49.8 ft) as indicated in Schedule “A”.
g. Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft).
h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft) as indicated in Schedule “A”.

E. REPORTS TO COUNCIL

i. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
j. All refuse areas to be located within buildings and/or in enclosures 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. 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.
b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.
c. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications.
g. Confirmation that sanitary servicing works completed within the City of Langley have been completed to the satisfaction of the City of Langley.
h. Confirmation that any contamination on the site has been adequately addressed to the acceptance of the Province of British Columbia.
i. As proposed by applicant, provision of a 4.0 m (13.1 ft) wide road dedication along the full frontage of 208 Street and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
j. 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.
k. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

3. Development Permit Application No. 101438
(22652 Fraser Hwy Holdings Ltd. / 22652 Fraser Highway)
Report 24-208
File CD 10-32-0111

That Council authorize issuance of Development Permit No. 101438 to 22652 Fraser Hwy Holdings Ltd. for property located at 22652 Fraser Highway subject to the following conditions:

E. REPORTS TO COUNCIL

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. All signage being in substantial compliance with Schedule “A” and with the Township’s sign bylaw.
d. 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).
e. Section 701.6 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 10.0 m to 3.0 m for the side lot line setback for proposed Building A, as shown in Schedule “A”.
f. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act:
    a. restricting access to Fraser Highway to right in right out only movements.
    b. requiring front yard landscape installation as per the ultimate landscape design at time of frontage road construction.
g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
h. All refuse areas to be located within buildings and / or in enclosures and screened.
i. Provision of an 8.0 m wide ALR buffer along relevant property lines to be secured by a restrictive covenant registered on title.

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

a. On-site landscaping and boulevard treatment being secured by a letter of credit at the Building Permit stage.
b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
e. 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.
f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

E. REPORTS TO COUNCIL

4. Election Candidate - Financial Disclosure
Report 24-194
File CA 0530-03

That Council consider and endorse one of the following:

1) That Council hereby petition the Province of British Columbia to pass or amend legislation to establish rules regarding blind trusts or to require additional financial disclosure for candidates for mayor or council.

OR

2) That Council establish a select committee pursuant to section 134 of the Community Charter which would allow the mayor to summon witnesses for examination under oath.

Clerk's Note: Report was rescheduled for October 21, 2024 at the September 23, 2024 Regular meeting.

5. TransLink 2025 Funding Requests
Report 24-206
File ENG 1855-60

That Council authorize applications for $2,514,000 in TransLink cost sharing and preapprove Township of Langley cost sharing of $655,000, with $123,750 funded from Transportation Development Cost Charges and $531,250 from Capital Project Reserve in the 2025 Capital Budget.

6. Capital Request – Fort Langley Community Park Sewer Upgrades
Report 24-210
File FCP 0810-30

That Council authorize an increased budget allocation of $260,000 from Sewer Capital Works Reserve to complete the Fort Langley Community Park Sewer Upgrade project.

7. Capital Request - Old Yale Road Improvements
Report 24-204
File ENG 5330-23-078

That Council pre-approve the use of $9,990,000 for the reconstruction of Old Yale Road in 2025, funded $1,600,000 from Water Capital Works Reserve, $1,500,000 from Sewer Capital Works Reserve, $1,320,000 from Canadian Community Building fund, $1,000,000 transfer from the Paving Operating Budget, $2,000,000 from prior year operating surplus and $2,570,000 from Capital Projects Reserve.

E. REPORTS TO COUNCIL

That Council authorize a Grant Application to the BC Vision Zero Road Safety Grant Program of $20,000 to implement traffic calming on Historic Old Yale Road.

8. Capital Request - Fraser Highway
Functional Design and Construction of
Fraser Highway 24300 to 24600 Block
Report 24-211
File ENG 5330-23-159

That Council endorse the functional designs for the Fraser Highway corridor, as presented in Attachment A and B.

That Council pre-approve in the 2025 Capital Budget the use of up to $9,765,000 for the construction of Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway, funded $6,895,350 from Transportation Development Cost Charges, $69,650 from Capital Projects Reserve and $2,800,000 from Water Capital Works Reserve.

That Council authorize applications to TransLink for $3,535,000 of cost sharing towards Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway.

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the northside.

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the southside.

That Council pre-approve in the 2025 Capital Budget the use of up to $2,900,000 from Water Capital Works Reserve for the ultimate watermain design along the Fraser Highway corridor (228 Street to 264 Street), along 240 Street (Fraser Highway to 52 Avenue) and along 248 Street (Fraser Highway to 44 Avenue).

That Council pre-approve in the 2025 Capital Budget the use of up to $1,000,000 from Sewer Capital Works Reserve for the ultimate sanitary trunk sewer design along the Fraser Highway corridor (252 Street to 236 Street).

That Council pre-approve in the 2025 Capital Budget $800,000 for the intersection design of Fraser Highway and 240 Street from $792,000 of Transportation Development Cost Charges and $8,000 Capital Projects Reserve.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100246 and Development Permit Application No. 101460 and Development Variance Permit Application No. 100156 (Qualico Communities / 20565, 20577, 20593, 20605 – 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue)
Bylaw No. 5957
Bylaw No. 5958
Report 24-212
File CD 08-23-0220

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958 rezoning 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications for 206 Street, 74B Avenue, 75 Avenue, 76 Avenue, internal lanes, pedestrian pathways and greenway on the west side of 206 Street, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. restricting development of the townhouse lot, semi-detached and rowhouse lots until a Development Permit is issued
    b. identifying the units (5% of single family, townhouse and attached residential) required in accordance with the

F. BYLAWS FOR FIRST AND SECOND READING

Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan

c. prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces)
d. on lands zoned Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles
e. as proposed by the applicant, maintaining single family uses on proposed single family lots
f. protection of Streamside Protection and Enhancement Areas.

6. Acceptance of the streamside enhancement plans, fencing, signage and security.
7. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Streamside Protection Development Permit No.101460 in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on "Schedule B" to the acceptance of the Township.
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.

F. BYLAWS FOR FIRST AND SECOND READING

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.
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

That Council at the time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Development Variance Permit No. 100156 as follows:

a. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a detached garage abutting a lane from 1.5 m to 1.2 m on proposed Lots 31 and 32, indicated on “Schedule A”.
b. Section 401.8 – Subdivision Requirements (rear loaded lot) of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum lot depth requirement on proposed Lot 31 from 28.0 m to 26.4 m, indicated on “Schedule A”.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5957 and 5958 in conjunction for Development Permit No. 101460 and Development Variance Permit No. 100156.

Explanation – Bylaw No. 5957

Bylaw No. 5957 amends the Willoughby Community Plan for land located at 20565, 20577, 20593 - 74B Avenue and 20572, 20596, 20560 - 76 Avenue to change the land use designation from Mixed Residential to Multi Family.

Bylaw No. 5957 also amends the Yorkson Neighbourhood Plan to designate the northwest portion of the site to Townhouse (22 UPA) and to amend Table 4.1 requirements for Single Family Mixed Residential.

Explanation – Bylaw No. 5958

Bylaw No. 5958 rezones a 4.0 ha (9.6 ac) site located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, and 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Zone R-1A, and Residential Compact Lot Zones R-CL(SD), and R-CL(RH) to facilitate development of approximately 52 lots (one townhouse lot, two single family lots, 17 rowhouse lots, and 32 semi-detached lots).

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

1. Residential Sales Centres
Bylaw No. 6046
Report 24-202
File CD BA000049

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Residential Sales Centres) Bylaw No. 6046.

Explanation – Bylaw No. 6046

Bylaw No. 6046 amends Township of Langley Zoning Bylaw No. 2500 related to residential sales centres.

I. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and Rezoning Application No. 100242 (Isle of Mann Property Group / 7258, 7240 – 210 Street; 21031, 21133, 21156, and 21081 – 72 Avenue and 21300 Block of 72 Avenue)
Bylaw No. 5836
Bylaw No. 5837
Report 24-213
File CD 08-24-0093

That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258, 7240 – 210 Street; 21031, 21133, 21156, 21081 – 72 Avenue and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate the development of approximately 315 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements and driveway locations including dedication of the north half of 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street

I. BYLAWS FOR CONSIDERATION AT THIRD READING

(including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.

3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent.
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility and the McGillivray Heritage Residence.
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon).
7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street.
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
10. Secure a community stormwater detention site to serve the catchment area in compliance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley.
11. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    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
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security
    e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    f. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and

I. BYLAWS FOR CONSIDERATION AT THIRD READING

prohibiting the development of secondary suites within individual units

g. prohibiting access to the site from 72 Avenue and Crush Crescent
h. securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan.

12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site.
13. Registration of cross access easements over the proposed townhouse sites in favour of each other to provide access.
14. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence.
15. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $7,087,500 in support of the proposed OCP amendment and rezoning.
16. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

Explanation – Bylaw No. 5836

Bylaw No. 5836 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate property at 7258 and 7240 – 210 Street, 21031, 21133, 21156 and 21081 – 72 Avenue, and 21300 Block of 72 Avenue and add it to Development Permit Areas 'B' – Residential.

Explanation – Bylaw No. 5837

Bylaw No. 5837 rezones a portion of a 6.93 ha (17.12 ac) site located at 7258 and 7240 – 210 Street, 21031, 21133, 21156 and 21081 – 72 Avenue, and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of townhouses at 16 – 22 UPA.

J. BYLAWS FOR FINAL ADOPTION

1. Designation of Willowbrook Transit-Oriented Area
Bylaw No. 6021
Report 24-110
File BLSI LRP00026

That Council give final reading to "Willowbrook Transit-Oriented Area Designation Bylaw No. 6021".

Explanation – Bylaw No. 6021

Bylaw No. 6021 designates lands within 800 metres of the Willowbrook SkyTrain Station as a Transit-Oriented Area, pursuant to Section 585.51 of the Local Government Act, and Orders-in-Council No. 674-2023 and No. 678-2023 (Local Government Transit-Oriented Areas Regulation).

Clerk's Note: At the June 10, 2024 Regular meeting, Council deferred consideration of final reading of Bylaw No. 6021 to the October 21, 2024 Regular meeting.

2. Provincial Housing Legislation –
Small-Scale Multi-Unit Housing
Bylaw No. 6020
Report 24-114
File BLSI LRP00026

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020".

Explanation – Bylaw No. 6020

Bylaw No. 6020 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to reflect changes to the Local Government Act incorporating small-scale multi-unit housing per Bill 44.

Clerk's Note: At the June 10, 2024 Regular meeting, Council deferred consideration of final reading of Bylaw No. 6020 to the October 21, 2024 Regular meeting, and the following related motions:

MOTION #2
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council direct staff to update Langley Building Bylaw No. 4642 to align with Township of Langley Zoning Bylaw No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Motion #2 be deferred to the October 21, 2024 Regular Council Meeting.
CARRIED

Councillors Kunst, Pratt and Richter opposed

J. BYLAWS FOR FINAL ADOPTION

MOTION #5
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council direct staff to update Langley Development Cost Charges (DCC) Bylaw No. 5897 by adding new provisional uses permitted by the *Local Government Act* and to update the rate structure to include appropriate charges for small-scale multi-unit housing development.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Motion #5 be deferred to the October 21, 2024 Regular Council Meeting.
CARRIED

Councillor Pratt opposed

MOTION #9
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That staff monitor small-scale multi-unit housing impacts and report back in one year with information and recommended revisions to the Zoning Bylaw or other plans/bylaws if required.

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Motion #9 be deferred to the October 21, 2024 Regular Council Meeting.
CARRIED

3. Business, Secondary Suite and Liquor Licence Reform
Bylaw No. 5878
Bylaw No. 6047
Bylaw No. 6048
Bylaw No. 6049
Report 24-201
File PLI 4320-01

That Council give final reading to “Licencing Bylaw No. 5878”,

“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047”,

“Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6048”, and

“Development Application Procedures Bylaw No. 5760 Amendment Bylaw No. 6049”.

Explanation – Bylaw No. 5878

Licencing Bylaw No. 5878 is a bylaw to regulate businesses and provide for a system of licencing.

J. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6047

Bylaw No. 6047 amends the Fees and Charges Bylaw 2007 No. 4616 to add a fee to Schedule 5. Miscellaneous Corporate to impose an "Annual Secondary Suite Infrastructure Fee".

Explanation – Bylaw No. 6048

Bylaw No. 6048 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to remove references to the repealed "Township of Licencing Bylaw 2016 No. 5192" and replace it with "Township of Langley Licencing Bylaw No. 5878 and to remove line items associated with "No Secondary Suite Licence".

Explanation – Bylaw No. 6049

Bylaw No. 6049 amends the Development Application Procedures Bylaw No. 5760 to add application procedures and delegation related to recommendations to the Liquor and Cannabis Regulation Branch for Liquor Licence Endorsement applications.

Clerk's Note: Bylaw No. 5878 and Bylaw No. 6047 were amended at the October 7, 2024 Regular meeting. The Public Input Opportunity alternative means of publishing was completed October 11, 2024, and newspaper ads were placed in Langley Advance Times October 16 and Aldergrove Star October 17.

4. Land Use Contract Discharge and
Rezoning Application No. 100588 (McTaft Properties Ltd. /
6897 Glover Road and 21690 Smith Crescent)
Bylaw No. 5745
Bylaw No. 5746
Report 21-112
File CD 11-18-0001

That Council abandon "Township of Langley Land Use Contract No. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745".

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McTaft Properties Ltd.) Bylaw 2021 No. 5746".

Explanation – Bylaw No. 5745

Bylaw 2021 No. 5745 discharges Land Use Contract No. 31 from properties located at 6897 Glover Road and 21690 Smith Crescent.

Explanation – Bylaw No. 5746

Bylaw 2021 No. 5746 rezones properties at 6897 Glover Road and 21690 Smith Crescent to Comprehensive Development Zone CD-167.

J. BYLAWS FOR FINAL ADOPTION

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of October 4, 2021 attached to the Bylaw have been satisfactorily addressed. Please note that the matter(s) raised by Council at the time of third reading has/have been addressed as follows: Restrictive covenants have been registered on title with respect to use and noise.

The Public Hearing for the Bylaw was held on December 13, 2021 with third reading given on January 10, 2022. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaws were delayed for the following reasons: Ownership of the properties changed.

K. ITEMS FROM PRIOR MEETINGS

The following item was deferred from the September 9, 2024 Regular Council meeting:

1. **Official Community Plan Update**
   Terms of Reference
   Report 24-171
   File CPP LRP00026

   Moved by Mayor Woodward,
   Seconded by Councillor Rindt,
   That Council endorse the draft Terms of Reference for the Official Community Plan Update (Attachment A).

   DEFERRAL
   Moved by Mayor Woodward,
   Seconded by Councillor Ferguson,
   That Official Community Plan Update Terms of Reference be deferred to the October 21, 2024 Regular Council Meeting.
   CARRIED

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the October 7, 2024 Closed Council meeting for public information:

1. Design Advisory Process – Willowbrook SkyTrain Station and Community Engagement Report

That Council request TransLink include input from Vic Leach, Pedestrian Safety Advocacy with Walkers' Caucus.
CARRIED

Section 90(1) (k) Negotiations

O. FOR INFORMATION

1. Financial Report Update – June 20, 2024
Memorandum – Finance Division
File 1830-02

2. Aldergrove Athletic Park Improvements
Memorandum – Corporate Projects Division
File 6125-20-AATH1

3. Township Bike Park Improvements
Memorandum – Corporate Projects Division
File 1700-01-2025

4. Seniors Advisory Committee
Minutes – September 18, 2024
File 0540-20

5. Heritage Advisory Committee
Minutes – October 2, 2024
File 0540-20

6. Presentation Request – Langley Community Health & Hospital Foundation
File 0550-10

Correspondence from Amy Kakebeeke, Executive Assistant and Office Manager, Langley Community Health & Hospital Foundation, requesting Council approve a 20-minute presentation from the Foundation for the November 4, 2024 Regular meeting regarding their rebrand, accomplishments and future campaigns.

P. MOTIONS ARISING FROM INFORMATION

1. Seniors Advisory Committee Recommended Motion
File 0540-20

That Council consider the following to support food security across the Township of Langley, as recommended in the Aldergrove food system pilot project report, with specific reference to the needs of seniors:

1. Creating a Township-wide food system study to explore food security issues and solutions in all neighbourhoods within the Township of Langley;
2. Encouraging the Township of Langley to maintain and increase supports to existing and future food-related initiatives; and
3. Creating a Community Food Security Coordinator role.

2. Heritage Advisory Committee Recommended Motion
File 0540-20

That Council endorse funding of temporary signs to be posted while repair or conservation work is underway under the Heritage Building Incentive Program to acknowledge partial funding from the Township.

Q. OTHER BUSINESS

At the October 7, 2024 Regular Council meeting, Councillor Richter provided the following Notices of Motion:

1. Debt Workshop in 2025 Budget Process

Whereas both long-term and “temporary” borrowing by the current Council continues to accumulate and escalate every month;

Therefore be it resolved that Council request staff to hold a separate dedicated Council Workshop on the topic of current and projected debt levels in the Township of Langley as part of the 2025 Budget process.

Be it further resolved that this Council Workshop on debt include, but not be limited to:

1. Debt levels at the start of this current Council term;
2. New debt totals approved to date in the current Council term;
3. Expected total $ debt from all sources by the end of this current Council’s term;
4. Current annual and anticipated total carrying/debt servicing costs of all the new debt by source and type including, but not limited to, internal borrowing;
5. Debt repayment plans and financing terms for the new debt;

Q. OTHER BUSINESS

6. Estimated revenue sources from all sources including, but not limited to, property tax increases in both the long and short term to repay the total new debt principal and total annual servicing costs of the new debt; and
7. The Township of Langley's current 2024 Maximum Debt Ceiling, and the Township's current 2024 position relative to that Maximum Debt Ceiling.

Finally, be it resolved that this Council Workshop on Debt be open to the public to attend and/or watch via live streaming.

2. Timely and Full Council Access to Critical Decision-Making Information

Whereas all members of Langley Township Council need, and must have, equal and timely access to the same critical decision-making information required to make the group decisions that bind the Corporation of the Township of Langley to a particular action path in both Open and Closed Township Council Meetings;

Whereas the current method of getting critical decision-making information for some members of the current Council seems to be limited to what is published in the local and regional media; and

Whereas this is a procedurally unfair way of distributing all critical group decision-making information, like but not limited to publicly registered legal filings and briefings, to all duly elected Langley Township Council members so that they can equally make fair and balanced decisions on their own at the same time when called upon to do so in a Langley Township Council meeting;

Therefore be it resolved that Council direct all Langley Township staff going forward to provide all of Council with exactly the same information at the same time and in the same format as both the Mayor and/or his majority CWL Slate members currently receive that information.

3. Acting Mayor Activities/Events

Be it resolved that Council receive a monthly list of Acting Mayor Activities/Events and who represented Council at those events during the current Acting Mayor term (May to October 2024) and all future Acting Mayor terms until the end of this current Council's term.

Q. OTHER BUSINESS

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

4. Apology to Surrey City Council and Citizens

Whereas the Mayor of Langley Township Council in his official mayoral capacity attended the public 2024 Surrey's Mayor Gala on October 4, 2024;

Whereas the Mayor of Langley Township made some speaking comments at that public event which were upsetting to some members of the current Surrey City Council and Surrey City residents present; and

Whereas the City of Surrey is a very large and very important neighbour to the Township of Langley, and ongoing cordial relations between these two neighbours is important;

Therefore be it resolved that Langley Township Council send an official apology to Surrey City Council and its residents for any upsetting or offensive public comments made by the Langley Township Mayor at the October 4, 2024 Surrey Mayor's Gala event.

Mayor Woodward presented the following Notices of Motion within the deadlines according to Council's policy:

5. Obsolete Bylaw Repeals and/or Updates

Whereas:

1. There are numerous bylaws that date back to 1947 that should be reviewed and potentially repealed due to obsolescence and/or effective replacement by subsequent bylaws; and

2. Many of these bylaws technically remain in law and effect despite obsolescence of their intent or replacement by subsequent bylaws;

Therefore be it resolved that Council directs staff to report to Council with the necessary bylaw repeals and/or other adjustments for bylaws that are obsolete, superseded and/or otherwise unneeded.

6. Obsolete Council Policies

Be it resolved that Council hereby rescinds Council Policy 07-159 Agricultural Benefit Contributions and Council Policy 07-163 Additional Dwelling - Farm Use – ALR;

Q. OTHER BUSINESS

That Council hereby rescinds Council Policy 07-408 Building Permit – Contractors; and

That Council hereby rescinds Council Policy 03-823 Non-Metered Utility Bills.

7. Langley Airport Zoning Regulation Amendment

Whereas:

1. The Langley Airport Zoning Regulation (AZR) is mandated by the federal Aeronautics Act and enforced by Transport Canada;

2. To theoretically ensure safe and unobstructed aircraft operations, the AZR limits the maximum height of any building or structure to 53.95 metres geodetic on all properties within a 4 kilometre radius of the Langley Regional Airport;

3. The AZR impacts most of the Willowbrook Community Plan, particularly around the planned Willowbrook SkyTrain Station at Willowbrook Drive and Fraser Highway; and

4. The in-service date for the Surrey-Langley SkyTrain extension has been delayed from 2028 to 2030, and Bus Rapid Transit on 200 Street from Willowbrook to Haney remains unfunded with an unknown timeline;

Therefore be it resolved that Council directs staff to:

1) commence a process to seek an amendment and/or exemption for a portion of the Langley Airport Zoning Regulation (the “AZR”) within the Township of Langley currently in effect for the Willowbrook Community Plan area;

2) engage an aerodrome expert to prepare a summary report for the purposes of an amendment and/or exemption application to the AZR, with a maximum of $150,000 pre-approved within the 2025 Budget;

3) ensure that an aerodrome report is consistent with the future vision and development of the new Langley Regional Airport Strategic Plan that is currently underway;

4) engage with relevant government agencies such as Transport Canada, Nav Canada, BC Ministry of Transportation and Infrastructure and TransLink; and further

5) defer a new Willowbrook Community Plan until the aerodrome report is completed and submitted to Transport Canada for consideration of a Township of Langley AZR amendment and/or exemption.

R. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (f) Law Enforcement
Item G.1 - Section 90(1) (i) Solicitor-Client Privilege
Item I.1 - Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (k) Negotiations

S. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, October 7, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt and M. vanPopta

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, and J. Winslade

W. Bauer, and G. Della Mattia

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

The agenda order was varied.

C. PRESENTATIONS

1. Gwangyang City

The delegation from Gwangyang City, Republic of Korea, was welcomed by Council.

The agenda order then resumed.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – October 7, 2024

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held October 7, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 23, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held September 23, 2024.
CARRIED

2. Public Hearing Meeting – September 23, 2024

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held September 23, 2024.
CARRIED

D. DELEGATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100459 (Ehrenholz / 4343 – 216 Street) Report 24-200

File CD 07-36-0118

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council advise the Agricultural Land Commission that the subdivision application submitted by Kent-Macpherson on behalf of the owner for a property located at 4343 – 216 Street within the Agricultural Land Reserve complies with the requirements of Section 110.8 – Homesite Severance Subdivision of the Zoning Bylaw, subject to Agricultural Land Commission approval and request consideration based on agricultural merits.
CARRIED

2. Proposed 2025 Council Calendar Report 24-196

File LS 0550-06

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council approve the proposed 2025 Council Calendar, presented as Attachment A to this report.
CARRIED

E. REPORTS TO COUNCIL

3. Mass Timber Demonstration Program
Report 24-198
File ENG 1855-95

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an application to the Mass Timber Demonstration Program for $500,000 of funding for the Smith Athletic Park.

That Council authorize an application to the Mass Timber Demonstration Program for $500,000 of funding for the Fire Hall 5: Brookswood Replacement (19900 Block 27 Avenue).
CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Richter declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 1:44pm.

4. Green Burial – Langley Lawn Cemetery
Report 24-199
File PW 4100-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approves the allocation of $100,000 from the 2024 Capital Projects Reserve for the development of approximately 50 green burial lots at Langley Lawn Cemetery.
CARRIED

Councillor Richter re-entered the meeting at 1:45pm.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Rindt declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 1:45pm.

1. Business, Secondary Suite and Liquor Licence Reform
Bylaw No. 5878
Bylaw No. 6047
Bylaw No. 6048
Bylaw No. 6049

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Report 24-201
File PLI 4320-01

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to the Township of Langley Licencing Bylaw No. 5878 and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations.

That Council authorize the use of up to $80,000 from the 2024 Capital Projects Reserve for the purchase of software enhancements for a digital and multi-year licence application system.

That Council give first, second and third reading to the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047.

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6048.

That Council give first, second and third reading to the Development Application Procedures Bylaw No. 5760 Amendment Bylaw No. 6049.

That Council direct staff to recover outstanding Secondary Suite Licence fees through property taxes.

That Council rescind Policies 07-406 – Licencing; 07-407 – Liquor Licencing; and 07-411 Renewal of Existing Licences Enforcement.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Section 4.3(7) be amended to append: “, if alterations are proposed or if it appears that alterations have occurred.”
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Section 5.6 of Licencing Bylaw No 5878 be amended to include a reference to two year licences.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Section 11.7 be amended to start with: “No business premises shall permit any person to:”.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That a Financial Institution category be added to Schedule A Group A with an annual licensing fee of $1,250.

That the Winery, Cidery and Distillery have an annual licensing fee of $250.

That the Golf Course category have an annual licensing fee of $1,250.

That the Restaurant categories be consolidated with an annual licensing fee of $275.

That the Accessory Home Occupation category annual licensing fee be reduced to $50.
CARRIED

Councillor Richter opposed

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That the Annual Secondary Suite Infrastructure Fee be reduced to $295 in 2025, $245 in 2026, $195 in 2027, and $145 in 2028.
CARRIED

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Martens,
That the annual family and compassionate fees for secondary suite licences be grandfathered through 2027.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, Pratt, and vanPopta opposed

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

Councillor Richter opposed

Councillor Rindt re-entered the meeting at 2:32pm.

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

1. Rezoning Application No. 100776
(Essence Properties (Jericho Crossing) Inc. /
7900 Block of Future 199B Street)
Bylaw No. 6051
Report 24-197
File CD 08-22-0121

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 6051 amending the text of Comprehensive Development Zone CD-181 by adding "Licensee Retail Store" as a permitted use for property located in the 7900 Block of future 199B Street.
CARRIED

I. BYLAWS FOR CONSIDERATION AT THIRD READING

J. BYLAWS FOR FINAL ADOPTION

1. Construction Sound Exemptions – Community Standards Bylaw
Bylaw No. 6050
Report 24-193
File PLI 3900-25

Moved by Councilor Rindt,
Seconded by Councillor vanPopta,
That Council give final reading to "Community Standards Bylaw 2019 No. 5448 Amendment Bylaw No. 6050".
CARRIED

Councillor Richter opposed

2. Tree Protection Fees and
Charges Bylaw Amendment
Bylaw No. 6045
Report 24-195
File PLI 6300-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6045".
CARRIED

J. BYLAWS FOR FINAL ADOPTION

3. 2025 Permissive Tax Exemptions
Bylaw No. 6058
Report 24-185
File FIN 1970-04-01

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "Permissive Tax Exemption Bylaw No. 6058".
CARRIED

4. Temporary Borrowing Bylaws
(Civic Infrastructure Phase 2 Loan,
Smith Athletic Park Site Loan,
Smith Athletic Park Detention Works Loan and
Smith Athletic Park Development Loan) and
Municipal Security Issuing Resolution
Bylaw No. 6064
Bylaw No. 6065
Bylaw No. 6066
Bylaw No. 6067
Report 24-191
File FIN 1760-30

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to "Temporary Borrowing (Civic Infrastructure Phase 2) Bylaw No. 6064",

"Temporary Borrowing (Smith Athletic Park Site) Bylaw No. 6065",

"Temporary Borrowing (Smith Athletic Park Detention Works) Bylaw No. 6066", and

"Temporary Borrowing (Smith Athletic Park Development) Bylaw No. 6067".
CARRIED

Councillors Kunst and Richter opposed

K. ITEMS FROM PRIOR MEETINGS

1. Rezoning Application No. 100757 (1485767 BC Ltd. /
Wonder and Grow Learning Center / B150 and B155,
20487 – 65 Avenue)
Bylaw No. 6041
Report 24-167
File CD 08-14-0241

K. ITEMS FROM PRIOR MEETINGS

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1485767 BC Ltd.) Bylaw No. 6041 amending Comprehensive Development Zone CD-103 to add group children's day care as a site-specific permitted use.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the application be referred back to staff, for Council's future consideration, to:
1. confirm with the proponent how the requirement to demonstrate adequate drop-off and pick-up areas will be satisfied; and
2. review if Final Adoption shall be subject to the approval of the local strata corporation.

CARRIED

Councillor Richter opposed

2. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council reconsider the following motion:

Updates to Booth, Fernridge and Rinn Neighbourhood Plans after Second Reading
That Council adopt the Community Amenity Contributions Policy No. 07-166, as amended.
CARRIED

Councillors Kunst and Richter opposed

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the Community Amenity Contributions Policy No. 07-166, as amended.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That all target contribution rates specific to the Williams Neighbourhood Plan be removed.
CARRIED

Councillors Kunst, Martens, and Richter opposed

K. ITEMS FROM PRIOR MEETINGS

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

Councillors Kunst, Martens, and Richter opposed

ASSOCIATED MOTIONS
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to conduct additional, sufficient public and property owner consultation on potential community amenity contributions for the Williams Neighbourhood Plan;

That staff subsequently report to Council with draft policy amendments to Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan for its consideration; and

That Council hereby further defers consideration of Final Adoption of the Williams Neighbourhood Plan Bylaw No. 5799 until such time as an updated Community Amenity Contributions Policy 07-166 for the Williams Neighbourhood Plan is to be considered by Council.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the three associated motions be deferred until any written legal opinions on the subject have been received and reviewed by all of Council.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, Rindt and vanPopta opposed

ASSOCIATED MOTIONS
The question was called on the associated motions and it was
CARRIED

Councillors Kunst, Martens, and Richter opposed

L. MAYOR AND COUNCIL REPORT

Councillor Rindt noted that it is Burn Awareness Week and thanked the Township of Langley Fire Department and the Langley RCMP detachment for their prompt response to a recent fire at his home.

Councillor Kunst reported that she and Councillors Martens and Richter attended the Agriculture Advisory Committee Farm Tour.

Councillor Baillie reported on the importance of employing career firefighters as the response system is more effective than a paid-call system.

Councillor Pratt thanked staff for planning the Langley Events Centre 2040 Open House.

Councillor Ferguson reported that trees were planted honouring community members and pioneers in the Township.

Councillor Martens thanked Superintendent Marsden for his service to the RCMP.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor vanPopta reported that she attended the Metro Vancouver Water Committee where the committee approved the financial plan for water services and the Drinking Water Management Plan.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

O. FOR INFORMATION

1. **salishan Place by the River Update**
   Memorandum – Engineering and Recreation, Arts and Culture Divisions
   File 0810-30

2. **Fraser Highway Employment Lands Public Engagement**
   Memorandum – Community and Policy Planning Division
   File LRP00023

3. **Christian Heritage Month**
   File 0630-01

   Molly Banerjei, CEO, Christian Heritage Month Initiative, requesting the month of December be declared Christian Heritage Month.

O. FOR INFORMATION

4. Foster Family Month
File 0630-01

Cory Heavener, Provincial Director, Ministry of Children and Family Development, requesting the month of October be proclaimed Foster Family Month.

5. Lung Cancer Awareness Month
File 0630-01

Wendy Thomson, requesting the month of November be proclaimed Lung Cancer Awareness Month.

P. MOTIONS ARISING FROM INFORMATION

MEETING RECESSED
The meeting recessed at 3:31pm.

MEETING RECONVENED
The meeting reconvened at 3:40pm.

Q. OTHER BUSINESS

1. 27 Avenue at Replacement Fire Hall No. 5 and Future Park Location

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council directs staff to report to Council on the potential completion of 27 Avenue from the Brookswood-Fernridge Fire Hall No. 5 replacement construction project to the west for future access to the designated Employment Lands and Park and Open Space(s) within close proximity to 200 Street.
CARRIED

Councillor Richter opposed

2. 72 Avenue and 248 Street

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
Be it resolved that Council directs staff to report to Council on potential improvements and signalization for traffic volume and overall safety at the intersection of 72 Avenue and 248 Street.

Q. OTHER BUSINESS

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the report on potential improvements include a four way stop and roundabout, plus respective costs.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Pratt, Rindt and vanPopta opposed

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

3. New Library for Downtown Aldergrove

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
Whereas the continued success of advancing Aldergrove as a place to shop and gather for local residents and non-residents can be further supported by increasing the number of unique destinations in Aldergrove's commercial core;

Whereas publicly owned properties approved for redevelopment on the site of the former “Alder Inn” provide an opportunity to bring new people to the urban core area of Aldergrove; and

Whereas studies have shown that public libraries serve as important catalysts of visits to downtown urban areas where they have been strategically located at high-profile locations;

Therefore be it resolved that Council direct staff to include a relocated and potentially expanded branch of the Fraser Valley Regional Library within the ground floor mixed use spaces at the BC Builds housing development approved to proceed at the corner of 272 Street and Fraser Highway; and

That a potential library contain community space(s) that may be made available for use by both library patrons and the public.

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That staff additionally include a relocated and potentially expanded Community Policing Office, in consultation with the RCMP to determine the ideal location within the proposed development, configuration and size for the future of downtown Aldergrove.
CARRIED

Councillor Richter opposed

Q. OTHER BUSINESS

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That staff additionally include suitable dimensions, patio seating and an internal configuration and services for a modest, independent microbrewery and/or community coffee shop location to be options Council could consider in the future.
CARRIED

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That staff additionally consider a commercial retail unit facing 272 Street for the potential return of the Fibromyalgia Well Spring Foundation thrift store, in consultation with them to determine a suitable, economically-feasible size and configuration, if they are so interested.
CARRIED

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

Councillor Richter opposed

4. New Library for Brookswood-Fernridge

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That staff Report to Council regarding the options for a new, relocated and potentially expanded Fraser Valley Regional Library location within Brookswood-Fernridge.
CARRIED

Councillor Richter provided the following Notices of Motions for the October 21, 2024 Regular Council Meeting:

5. Debt Workshop in 2025 Budget Process

Whereas both long-term and “temporary” borrowing by the current Council continues to accumulate and escalate every month;

Therefore be it resolved that Council request staff to hold a separate dedicated Council Workshop on the topic of current and projected debt levels in the Township of Langley as part of the 2025 Budget process.

Be it further resolved that this Council Workshop on debt include, but not be limited to:

Q. OTHER BUSINESS

1. Debt levels at the start of this current Council term;
2. New debt totals approved to date in the current Council term;
3. Expected total $ debt from all sources by the end of this current Council's term;
4. Current annual and anticipated total carrying/debt servicing costs of all the new debt by source and type including, but not limited to, internal borrowing;
5. Debt repayment plans and financing terms for the new debt;
6. Estimated revenue sources from all sources including, but not limited to, property tax increases in both the long and short term to repay the total new debt principal and total annual servicing costs of the new debt; and
7. The Township of Langley's current 2024 Maximum Debt Ceiling, and the Township's current 2024 position relative to that Maximum Debt Ceiling.

Finally, be it resolved that this Council Workshop on Debt be open to the public to attend and/or watch via live streaming.

6. Timely and Full Council Access to Critical Decision-Making Information

Whereas all members of Langley Township Council need, and must have, equal and timely access to the same critical decision-making information required to make the group decisions that bind the Corporation of the Township of Langley to a particular action path in both Open and Closed Township Council Meetings;

Whereas the current method of getting critical decision-making information for some members of the current Council seems to be limited to what is published in the local and regional media;

Whereas this is a procedurally unfair way of distributing all critical group decision-making information, like but not limited to publicly registered legal filings and briefings, to all duly elected Langley Township Council members so that they can equally make fair and balanced decisions on their own at the same time when called upon to do so in a Langley Township Council meeting;

Therefore be it resolved that Council direct all Langley Township staff going forward to provide all of Council with exactly the same information at the same time and in the same format as both the Mayor and/or his majority CWL Slate members currently receive that information.

7. Acting Mayor Activities/Events

Be it resolved that Council receive a monthly list of Acting Mayor Activities/Events and who represented Council at those events during the current Acting Mayor term (May to October 2024) and all future Acting Mayor terms until the end of this current Council's term.

R. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council now resolve into a 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
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (k) Negotiations
Item G.2 - Section 90(1) (f) Law Enforcement
Item I.2 - Section 90(1) (a) Personnel
Item I.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (g) Legal

CARRIED

S. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 4:06pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, October 7, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, and R. Rindt

S. Richardson

W. Bauer, and G. Della Mattia

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – October 7, 2024

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held October 7, 2024.
CARRIED

B. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100286 and Development Permit Application No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue)
Bylaw No. 6055
Bylaw No. 6056
Report 24-192

B. PUBLIC HEARING

File CD 08-14-0237

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056"

Explanation – Bylaw No. 6055

S. Richardson explained that Bylaw No. 6055 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate a portion of properties at 20615 and 20636 – 67 Avenue to Multi Family and increases the site specific permitted density to 2.02 FSR and the permitted height to six storeys to facilitate development of approximately 509 apartments and 99 townhouses. 147 public notices were mailed out.

Explanation – Bylaw No. 6056

S. Richardson explained that Bylaw No. 6056 rezones approximately 4.64 ha (11.47 ac) of land located at 20615, 20643, and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714, and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and ground-floor commercial uses.

Development Permit No. 101391

Running concurrently with this Bylaw is Development Permit No. 101391 (Langley Properties / 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings 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).
d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
e. All refuse areas to be located in an enclosure and screened.

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

Submissions from the public.

1. R. Shore, a Langley resident, was in attendance and expressed opposition due to parking concerns and traffic congestion.
2. E. Kurtz, a Langley resident, was in attendance and expressed support for the development noting concern for lack of parking.
3. L. Taylor, a Langley resident, was in attendance and expressed concern for lack of parking, lack of space in schools and increased noise.
4. K. Shore, a Langley resident, was in attendance and expressed opposition due to parking concerns, traffic congestion and traffic violations.

The following written submissions were received from the public:

1. W. and J. Taylor, Langley residents, advising they are not in favour of the development due to density, traffic, and parking concerns.
2. K. Goll, a Langley resident, expressing opposition due to density, with particular concern for schools.
3. K. Griffiths, a Langley resident, expressing opposition due to overcrowding in schools, daycares and hospitals.
4. B. Nault, a Willoughby resident, expressing opposition due to concern for increased traffic and lack of grocery stores.
5. S. Meyer-Humphrey, a Langley resident, expressing opposition due to noise, density, and lack of greenspace.
6. J. Dusome-Jones, a Langley resident, expressing opposition due to traffic, overcrowding in schools, and environmental impact.
7. K. Pratt, a Willoughby resident, expressing opposition due to density and traffic.

B. PUBLIC HEARING

8. A. Heslip, a Langley resident, expressing opposition due to traffic, density, character, strain on local policing resources, and environmental concerns.

Explanation by the proponent.

1. N. Reimer, Langley Properties, was in attendance and provided a history of the development application.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056"
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson**,**
That Council defer third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056" to the November 4, 2024 Regular Council Meeting.
CARRIED

MOTION
Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council direct staff to request clarification from the school district on the status of the timeline to construct a necessary school for the Willoughby slope.
CARRIED

2. Official Community Plan Amendment Application
No. 100230 (Sidhu / 24281 Fraser Highway)
Bylaw No. 6033
Report 24-182
File CD 10-27-0073

B. PUBLIC HEARING

"Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033"

Explanation – Bylaw No. 6033

S. Richardson explained that Bylaw No. 6033 amends the Official Community Plan and Rural Plan by adding provisions to the "Small Farms / Country Estates" designation to accommodate industrial uses on a site specific basis at 24281 Fraser Highway and includes the site as a mandatory Development Permit Area. 292 public notices were mailed out.

Submissions from the public.

1. J. Zoerb, a Hopington resident, was in attendance and expressed opposition due to environmental concerns for natural watercourses and the Hopington aquifer.
2. M. Zoerb, a Hopington resident, was in attendance and expressed opposition due to illegal tree removal and other bylaw infractions on the subject property as well as environmental concerns.
3. J. Vandusen, an Aldergrove resident, was in attendance and expressed opposition due to inconsistencies with the Official Community Plan and Rural Plan.
4. U. Mehta, a Langley resident, was in attendance and commented on environmental issues and neighbourhood cleanliness.

The following written submissions were received from the public:

1. P. Currie, a Langley resident, expressing opposition due to noise, dust and debris.
2. R. and S. Hather, Langley residents, expressing opposition due to noise and environmental concerns.

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council consider third reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council defer third reading of "Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Sidhu) Bylaw No. 6033" to the November 18, 2024 Regular Council Meeting.
CARRIED

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 8:08pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Ariadne Boutsakis
Date: Thursday, August 22, 2024 2:53:40 PM
Attachments: 2024_MetroVancouverCatsandBirds_StatementofCollaboration.pdf

Please note the following response to Delegation Requests has been submitted at Thursday August 22nd 2024 2:48 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  10/21/2024

- **Name of delegate or organization wishing to appear**
  Ariadne Boutsakis, Stewardship Centre for BC (SCBC) and Tara White

- **Topic**
  Roaming Cats in the Township of Langley: Cat Control Bylaws

  The Stewardship Centre for BC wishes to address the issue of roaming cats and their impact on local wildlife in the Township of Langley. Roaming cats are the #1 human-related cause of death to birds, and are predators to other small animals like bats, rodents, and reptiles. When allowed to roam unsupervised outdoors, cats predate on native species, reduce local biodiversity, threaten species at risk, and compete with native predators for food. Additionally, cats are at risk of contracting diseases that can be transmitted to humans and other animals, posing a threat to human health. Furthermore, cats face several dangers to their welfare, including vehicle collisions, predator attacks, chemicals, and becoming lost.

  SCBC recommends the adoption of bylaws and policies that minimize the risks posed to wildlife and cats, mitigate the cat overpopulation crisis, and foster a safe, healthy community.

- **Purpose of presentation**
  Information only, Request letter of support

- **Desired resolution**
  1) Adopt bylaws and policies that prevent cats from roaming at large and mitigate cat overpopulation
  2) Sign a Statement of Collaboration to support responsible cat ownership and work with SCBC to address the issue of roaming cats

in the Township of Langley
3) Increase the capacity of local animal welfare organizations and shelters to provide low-cost spay-neuter services

- **Full name**
  Ariadne Boutsakis

- **Email address**
  ariadne@stewardshipcentrebc.ca

- **Address**
  FOIPPA s.22(1)

- **Primary Phone**
  FOIPPA s.22(1)

- **I would like to attach a presentation or additional information for Council**
  Yes

- **File upload**
  ☐☐☐ 2024_MetroVancouverCatsandBirds_StatementofCollaboration.pdf [239.5 KB]

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

Metro Vancouver Cats and Birds Committee

Statement of Collaboration

Vision: To make Metro Vancouver, British Columbia, a safer place for cats, birds and other wildlife. We agree to focus on areas where we can cooperate due to shared values and promotion of best practices for cats and wild birds.

Goal: To humanely reduce and prevent free-roaming outdoor[1] cat populations in the Metro Vancouver area, consistent with a One Health approach endorsed by the Canadian Veterinary Medical Association[2] (CVMA), by implementing a range of strategies that benefit cats, birds and other wildlife.

Objectives:

1. To identify and implement a variety of humane and ecologically responsible on-the-ground strategies with measurable short- and long-term targets for:
    - reducing and preventing numbers of outdoor cats;
    - changes in human actions for responsible cat ownership; and
    - research projects to measure and evaluate progress in these areas.

2. To implement and broaden a Cats and Birds Outreach and Education campaign that benefits cats, birds and other wildlife with the ultimate goal of encouraging safe and healthy homes and habitats in Metro Vancouver.
3. To adaptively manage the above strategies and report back to the public in a transparent and open manner.

Note: Definitions are found at the end of the document.

Background

Successful reduction of outdoor cat populations requires collaboration and an array of strategies employed on multiple scales. The goal is to implement strategies based on the One Health[3] approach to the free-roaming outdoor cat issue that acknowledges the ecological and environmental impacts and public health risks associated with outdoor cats[4]. Adopting a One Health approach involves interdisciplinary collaboration with multiple stakeholders in the fields of ecology, public health, veterinary science, animal welfare and human medicine and will ensure the adoption of scientifically rigorous management approaches.

Strategies to Effectively Protect Cats, Birds and Other Wildlife[5]:

The expectation is that the organizations listed on this agreement will work together collaboratively and in good faith across all landscapes to find strategies and solutions that respect the values of all participants and the One Health principles. While free-roaming outdoor cats can have an impact on

---

[1] free-roaming owned cats

[2] https://www.canadianveterinarians.net/documents/free-roaming-owned-abandoned-feral-cats-ps

[3] https://www.canadianveterinarians.net/documents/one-health-2016-pdf

[4] This statement is in accordance with the CVMA's position statement on free-roaming owned, abandoned and feral cats (Canadian Veterinary Medical Association 2020).

[5] Thank you to the Portland Oregon "Cats, Safe at Home" policy for the basis of these strategies

native birds and other wildlife anywhere on the landscape, it is recognized that some limited locations, such as designated wildlife areas and natural areas, should be prioritized for reduction of existing cat populations and prevention of establishment of new populations. On the remainder of the landscape, longer-term strategies such as targeted education, outreach campaigns and other strategies are appropriate.

We will establish clear and measurable objectives and benchmarks on the following strategies:

1. ***Public outreach and educational campaign:*** We will carry out education and outreach promoting responsible cat ownership and focused on reducing free-roaming owned populations. **Positive, evidence-based messaging will emphasize the importance of keeping cats indoors or under supervision when outside by using a variety of methods to benefit cats, birds and other wildlife in the Metro Vancouver area.** Effort will be made to ensure that messaging is strong, consistent across organizations and unambiguous on the overall goal of reducing free-roaming outdoor cats across the landscape.

2. ***Landscape-scale reduction of free-roaming outdoor cat populations:*** We will promote reduction of free-roaming owned outdoor cat populations through agreed-upon science-based strategies and in reference to successful cat-control programs of other major cities.

3. ***Prioritization of designated natural areas and critical wildlife habitat areas:*** Recognizing that certain locations have high biodiversity value, we will prioritize these areas for addressing free-roaming outdoor cat impacts.

4. ***Safeguards for property owners who want to protect wildlife on their land:*** We will support the development and maintenance of "no trespass"[6] and other animal management bylaws[7] and strategies that specifically provide property owners/managers with effective and humane methods to address cats that come onto their property[8].

5. ***Scientific research and adaptive management:*** We will conduct ongoing rigorous assessment and evaluation of impacts of free-roaming outdoor cat populations and on the behaviours and perceptions of the public around this issue.

6. ***Transparent reporting:*** We will report on our progress such that the public can see, understand and access the programs that are being implemented.

7. ***Review.*** This Statement of Collaboration will be reviewed annually and updated, as necessary, in three years.

---

[6] http://multcopets.org/pets-trespassing-large

[7] SCBC has a research report for Local Governments: Cats and Birds Recommended Policies and Bylaws 2019

[8] The objective is to recognize that some property owners may be unwilling to accept free-roaming cats on their property. There should be a range of alternatives available that are legal, humane and effective to address this concern. Examples could range from mediation resources to statutes allowing for the capture and transport of trespassing cats to shelters.

8. ***Feral cat colony management***. As a group we agree to focus on areas where we can cooperate due to shared values and promotion of best practices for owned cats and wild birds. At the same time, there are various studies in the scientific literature on the evaluation of feral cat management techniques. Feral cat and abandoned cat management is considered outside the scope of the group, as consensus has not been reached on a common approach. As such, our group will not address feral cat management, both within the context of Cat and Bird subcommittee meetings and in VBAC-sponsored public events.

Definitions

Outdoor cats – includes free-roaming owned, abandoned and feral cats.

Free-roaming cats – cats who spend all or most of their time unconfined outdoors[9].

Free-roaming owned cats – cats who belong to a household and roam outdoors, beyond the control of the householder[10].

Abandoned cats – homeless cats who are stray, due to being lost or abandoned by their caregiver[11].

Feral cats – cats who do not belong to a household, have not been socialized and have had essentially no human contact during their lifetime, surviving independent of human involvement[12].

Feral cat colony – includes cats who do not belong to a household but are living in a colony, provided with food and shelter directly by a caretaker, receiving medical assistance when required and having some degree of human contact[13].

Humane treatment of an animal precludes cruelty and involves every possible effort to avoid or reduce pain, suffering or injury[14]. Euthanasia is accepted by Humane Canada[15] and the CVMA[16] as a humane solution when animal is in significant distress or poses public or animal health or safety concern.

Signed: DG Blair, Acting Executive Director
Name, Title

Stewardship Centre for BC Date: 06/03/21
Organization

[9] As per BC SPCA's definition of a " Free-roaming cat".
[10] As per Humane Canada's definition of "Owned (Outdoor)" cats (Cats in Canada 2017).
[11] As per Humane Canada's definition of "Homeless (At-large)" cats (Cats in Canada 2017).
[12] As per Humane Canada's definition of "Feral (Independent)" cats (Cats in Canada 2017).
[13] As per Humane Canada's definition of "Feral (Managed) cats (Cats in Canada 2017).
[14] Defined by Humane Canada.
[15] https://humanecanada.ca/about-us/frequently-asked-questions/position-statements/
[16] Canadian Veterinary Medical Association

Signed: David Bradley, BC Director, Birds Canada/ Chair, Vancouver Bird Advisory Committee
Name, Title

Birds Canada Date: 06/04/21
Organization

Signed: Meghann Cant, Manager of Companion Animal Welfare Science & Policy
Name, Title

BC SPCA Date: 06/09/21
Organization

Signed: Pat Johnson, Director of Communications
Name, Title

Regional Animal Protection Society Date: 06/10/21
Organization

Signed: Dr. Elizabeth Gow, Researcher
Name, Title

University of Guelph and Birds Canada Date: 06/10/21
Organization

Signed: Nigel Peck
Name, Title

President, Nature Vancouver Date: 08/04/21
Organization

Signed: _____
Name, Title

_____ Date: _____
Organization

Signed: _____

Name, Title

_____ Date: _____

Organization

Signed: _____

Name, Title

_____ Date: _____

Organization

Signed: _____

Name, Title

_____ Date: _____

Organization

Signed: _____

Name, Title

_____ Date: _____

Organization

Signed: _____

Name, Title

_____ Date: _____

Organization

Signed: _____

Name, Title

_____ Date: _____

Organization

Signed: _____

Name, Title

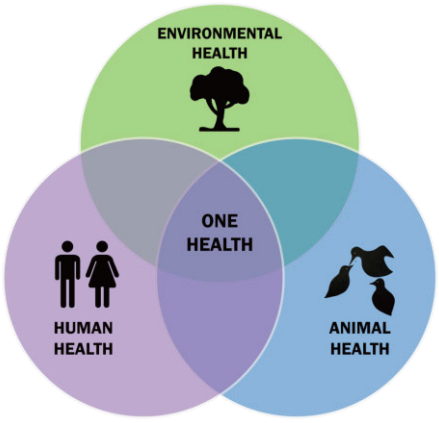
_____ Date: _____

Organization

Roaming Cats in the Township of Langley: Animal Welfare and Conservation
Presentation Summary

Roaming cats create:

- An animal welfare issue
- A wildlife conservation issue
- A human health issue



Impact on Wildlife and Community
When allowed outdoors, cats predate on native species, reduce local biodiversity, threaten species at risk, and compete with native predators for food.

In Canada, there are over 9.3 million pet cats. An estimated 1.4 to 4.2 million feral cats kill 100 to 350 million birds annually. Research shows that cats are the leading human-related cause of bird mortality. Even using conservative estimates, 2-7% of all birds in southern Canada are killed by cats each year. Cats also hunt many other animals, including bats, rodents, reptiles and insects. Given their ability to overwhelm and prey on existing native species, cats are classified as an invasive species capable of causing significant destruction to the local ecology.

Outdoor cats can also contract parasites and diseases to other cats, wildlife, and humans. Examples include toxoplasmosis, rabies, cat scratch disease, and avian flu. The spread of those diseases is detrimental to the health of our community.

Additionally, cats cause conflict between neighbours, and a lack of policies and bylaws causes unresolved nuisance complaints and friction between residents, particularly when roaming cats trespass on private property.

Cat and Wildlife Intake Statistics in BC
In 2019, the Stewardship Centre for BC contacted cat shelters and wildlife rehabilitation centres across BC to collect information on the number of cats in shelters and wild animals caught or attacked by cats. Between 2019 and 2021, three BC SPCA shelters admitted over 3,500 cats. Across seven wildlife centres, over 3,700 wild animals were reported for rehabilitation and medical care due to roaming cat predation - 61% of these animals were birds.

Cat Shelters in the Township of Langley
The Langley Animal Protection Society (LAPS) estimated between 20,000 to 30,000 feral cats across Langley. When left unaltered, feral cat colonies can grow into the hundreds. Local cat shelters are at the frontlines of this crisis, trapping and spaying/neutering feral cats to mitigate population growth, providing specialized care to injured and sick felines, and finding their forever homes. However, these shelters operate on limited budgets and space, volunteer efforts, and often without the broader support of the community.

A multi-pronged approach to addressing the issue of roaming cats:

- Collaborate with animal welfare and conservation organizations to address the cat overpopulation crisis and its impact on birds and other wildlife.
- Educate the public on responsible cat ownership practices.
- Adopt bylaws to protect wildlife and reinforce responsible cat ownership practices.

Calls to Action:

- **Sign a Letter of Support** to demonstrate your support for the Cats and Birds project and interest in collaborating with SCBC to address the roaming cat issue.
- **Work with local cat rescues** and wildlife rehabilitation organizations to increase their capacity and impact on animal welfare.
- **Educate the public** on responsible cat ownership practices and the impacts of allowing their cats to roam outdoors.
- **Adopt policies and bylaws** to prevent cats from roaming at large, mitigate cat overpopulation, and protect wildlife from cat predation.

The Stewardship Centre for BC and its partners have developed resources for cat owners and local governments about responsible cat ownership and examples of existing bylaws and policies that can be implemented in your community. For more information, visit stewardshipcentrebc.ca/cats-and-birds/.

Downloadable Resources Available:

1) Briefing Note for Local Governments.
2) Recommended Bylaws and Policies.
3) Stewardship Practices for Reducing the Impact of Cats on Birds and Wildlife.

Resource Library

We want to work together! Contact us:

Ariadne Boutsakis
Cats and Birds Project Coordinator
Stewardship Centre for BC
ariadne@stewardshipcentrebc.ca

Tara White
Volunteer
C.A.R.E.S. Cat Shelter
taraadam79@gmail.com

STEWARDSHIPCENTRE FOR BRITISH COLUMBIA

References

Blancher, P. (2013). Estimated Number of Birds Killed by House Cats (*Felis catus*) in Canada. *Avian Conservation and Ecology, 8*(2), 3.

Loss, S. R., Will, T., & Marra, P. P. (2013). The impact of free-ranging domestic cats on wildlife of the United States. *Nature Communications, 4*, 1396. doi:10.1038/ncomms2380.

Loyd, K. A. T., Hernandez, S. M., Carroll, J. P., Abernathy, K. J., & Marshall, G. J. (2013). Quantifying free-roaming domestic cat predation using animal-borne video cameras. *Biological Conservation, 160*, 183–189. doi:10.1016/j.biocon.2013.01.008. Available at www.stewardshipcentrebc.ca.

Rosenberg K.V., et al. (2019). Decline of the North American avifauna. *Science, 366*(6461):120-124. doi: 10.1126/science.aaw1313.

[Local Government Letterhead]
[Date]

To Whom It May Concern,

Re: Letter of Support for Stewardship Centre for BC's Cats and Birds Project

On behalf of the Township of Langley, I am pleased to express our support for the Stewardship Centre for BC's Cats and Birds project. This initiative aligns with our Township's ongoing commitment to environmental stewardship, conservation, and animal welfare.

The Cats and Birds project seeks to reduce cat overpopulation, prevent the negative impacts of roaming cats on local wildlife, and educate community members on responsible cat ownership practices. We support these efforts to improve cat welfare and safety, wildlife conservation, community health, and public education in the Township of Langley. In turn, we believe that this project will have lasting positive impacts on our community and environment.

The Township of Langley appreciates the Stewardship Centre for BC's collaborative approach to addressing these priorities, including the formation of partnerships with local cat rescue and wildlife rehabilitation organizations. We look forward to collaborating with the Stewardship Centre for BC to deliver science-based education on responsible cat ownership practices and help protect birds, bats and other species impacted by roaming cats in the Township.

Should you have any questions or require additional information, please contact me at [email address] or [phone number].

Sincerely,

[Name]
[Title]
[Local Government Entity Name]

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-209
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0106
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101440 (ZENTERRA LATIMER LTD. / 7600 BLOCK OF 198B STREET)		

PROPOSAL:

Development Permit application (including a variance) for four 6-storey apartment buildings containing a total of 620 apartment units in the 7600 Block of 198B Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101440 subject to eight (8) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-178 zoning.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101440 to Zenterra Latimer Ltd. for property located in the 7600 Block of 198B Street 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Age-Friendly Amenity Area requirements and the Township's Street Trees and Boulevard Plantings 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).
d. Registration of a cross access easement for the purpose of securing shared access of the parkade between Lots 3 and 4.
e. Registration of a restrictive covenant with respect to development sequencing to secure provision of parking.
f. Section 107.1(1) of the Township of Langley Zoning Bylaw No. 2500 being varied to permit 40 parking spaces required for Lot 4 to be located on Lot 3.
g. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
h. All refuse areas to be located within buildings and/or in enclosures and screened.

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

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

b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary contribution of $14,006,804.20 based on current rates.
g. Discharge and/or amend as applicable restrictive covenants CB1297899 and CB1297901 restricting building until such time as CACs have been paid and a development permit has been issued.
h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

EXECUTIVE SUMMARY:

Zenterra Latimer Ltd. has applied for a development permit for four 6-storey buildings containing a total of 620 apartment 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 site's current Comprehensive Development Zone CD-178. Issuance of Development Permit No. 101440 is recommended subject to eight (8) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101440.

REFERENCE:

Owner / Agent:	Zenterra Latimer Ltd. 216, 2630 Croydon Drive Surrey BC V3Z 6T3
Legal Description:	Lots 3 and 4 Section 22 Township 8 New Westminster District Plan EPP110208
Location:	7600 Block of 198B Street
Area:	2.06 ha (5.09 ac)
Existing Zoning:	Comprehensive Development Zone CD-178
Willoughby Community Plan:	Multi Family
Latimer Neighbourhood Plan:	Low Density Apartment (1.4 FSR) with site specific provision to permit 2.5 FSR

BACKGROUND/HISTORY:

- The subject development application represents the final portion of a larger neighbourhood plan amendment, rezoning and subdivision project (final adoption received April 15, 2024) that facilitates apartment buildings and townhouses. The overall application amended a portion of the subject site's existing Rowhouse/Townhouse B designation to permit 6-storey apartments with a maximum density of 2.5 FSR and included widening of 200 Street (and associated greenway) as well as a new portion of 198B Street (and associated greenway).
- As part of the overall application, the original 4.96 ha (12.26 ac) property was subdivided into four (4) lots. The subject development permit application pertains to Lots 3 and 4.
- The apartment buildings on the easterly portion of the overall site (fronting 200 Street) as well as the townhouses on the westerly portion of the overall site (west of 198B Street) were the subject of previously approved development permits and are currently at the building permit stage.

DISCUSSION/ANALYSIS:

- Zenterra Latimer Ltd. has applied for a Development Permit application to facilitate four 6-storey apartment buildings containing a total of 620 apartment units on two (2) lots in the 7600 Block of 198B Street at a density of 1.92 FSR (Lot 3) and 2.37 FSR (Lot 4).
- The proposed residential uses are consistent with the site's existing Comprehensive Development Zone CD-178 zoning.

Adjacent Uses:

	Existing Use	Jericho / Latimer Neighbourhood Plan Designation	Existing Zoning
North:	Vacant property currently under development application (ToL Project No. 08-22-0066 / Care Pacific	Low Density Multi-Family and Seniors Residential / Institutional	Suburban Residential Zone SR-2

	(Maple Gardens))		
South:	A mixed use development currently under construction (ToL Project No. 08-22-0073 / Hayer Builders Group (Town Centre Ltd.))	High Density Mixed Use (2.5 FSR)	Comprehensive Development Zone CD-146
East:	An apartment development currently under construction (first phase of ToL Project No. 08-22-0106), beyond which is 200 Street	Low Density Apartment (1.4 FSR) with site specific provision to permit 2.5 FSR	Comprehensive Development Zone CD-178
West:	198B Street, beyond which are townhouses currently under construction	Rowhouse/Townhouse (22 UPA)	Comprehensive Development Zone CD-178

Development Permit:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Proposed Development Permit No. 101440, attached to this report (Attachment B), includes renderings, site plans, building elevations, and tree and landscaping plans for the proposed apartments.
- The project is comprised of four 6-storey apartment buildings containing a total of 620 apartment units.
- Access to the site's shared underground parkade is proposed from 198B Street on the westerly portion of the site as well as from an internal drive aisle on the northerly portion of the site.
- The development includes a central east-west pedestrian corridor that will connect the 198B Street greenway to the 200 Street greenway which was secured via statutory right-of-way with the overall rezoning and subdivision of the site.

Development Variance Permit:

- Section 107.1(1) of the Zoning Bylaw requires all off-street parking to be provided on the same lot as the building or use requiring the parking.
- The proposed development includes a shared underground parkade with 40 parking spaces for Lot 4 (westerly lot) proposed to be located on two levels of the parkade on Lot 3 (easterly lot).
- Staff do not object to the proposed variance as the underground parkade is shared and includes two access points.

Community Amenity Contributions:

- Consistent with Section 5.4(c) of Policy 07-166 Community Amenity Contributions, given the scale of the overall development, a portion of the community amenity contribution for the overall rezoning is payable at time of building permit.
- On an overall basis (Phase 1 and 2) the development results in a target contribution of $18,828,004.20 with $4,821,200 already provided at the time of final reading of the rezoning bylaw resulting in a target contribution of $14,006,804.20 for the subject development to be paid at time of building permit as outlined in the below table:

	Unit Count	Rate per unit	Total
Apartment	620	$11,000	$6,820,000
Ft² exceeding Latimer Neighbourhood Plan	308,338.28 ft²	$25 / ft²	$7,708,457
Overall Total			$18,828,004.20
Amount paid at time of final reading of overall rezoning given the base land use designations prior to amendment.			$4,821,200
Total to be paid at building permit for DP101440			**$14,006,804.20**

Tree Protection / Replacement:

Street and replacement trees were secured as part of the overall rezoning and Development Permit application for Phase 1 of the project.

Policy Considerations:

The proposed development complies with the Development Permit Area provisions of the Willoughby Community Plan and the site's Comprehensive Development CD-178 zoning with the exception of the proposed variance. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101440 be issued as attached.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

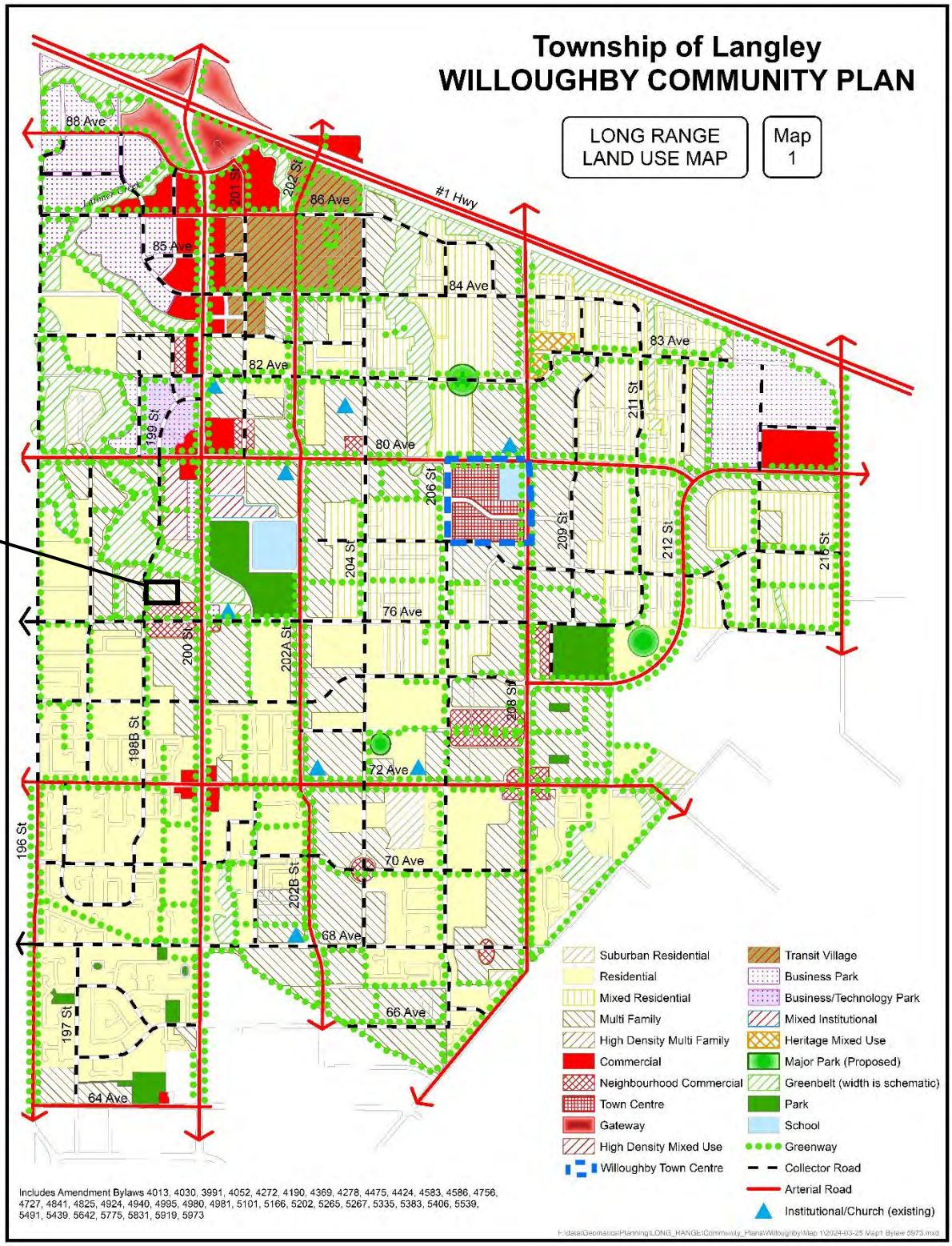
ATTACHMENT A Maps and Graphics

ATTACHMENT B Development Permit No. 101440

ATTACHMENT A

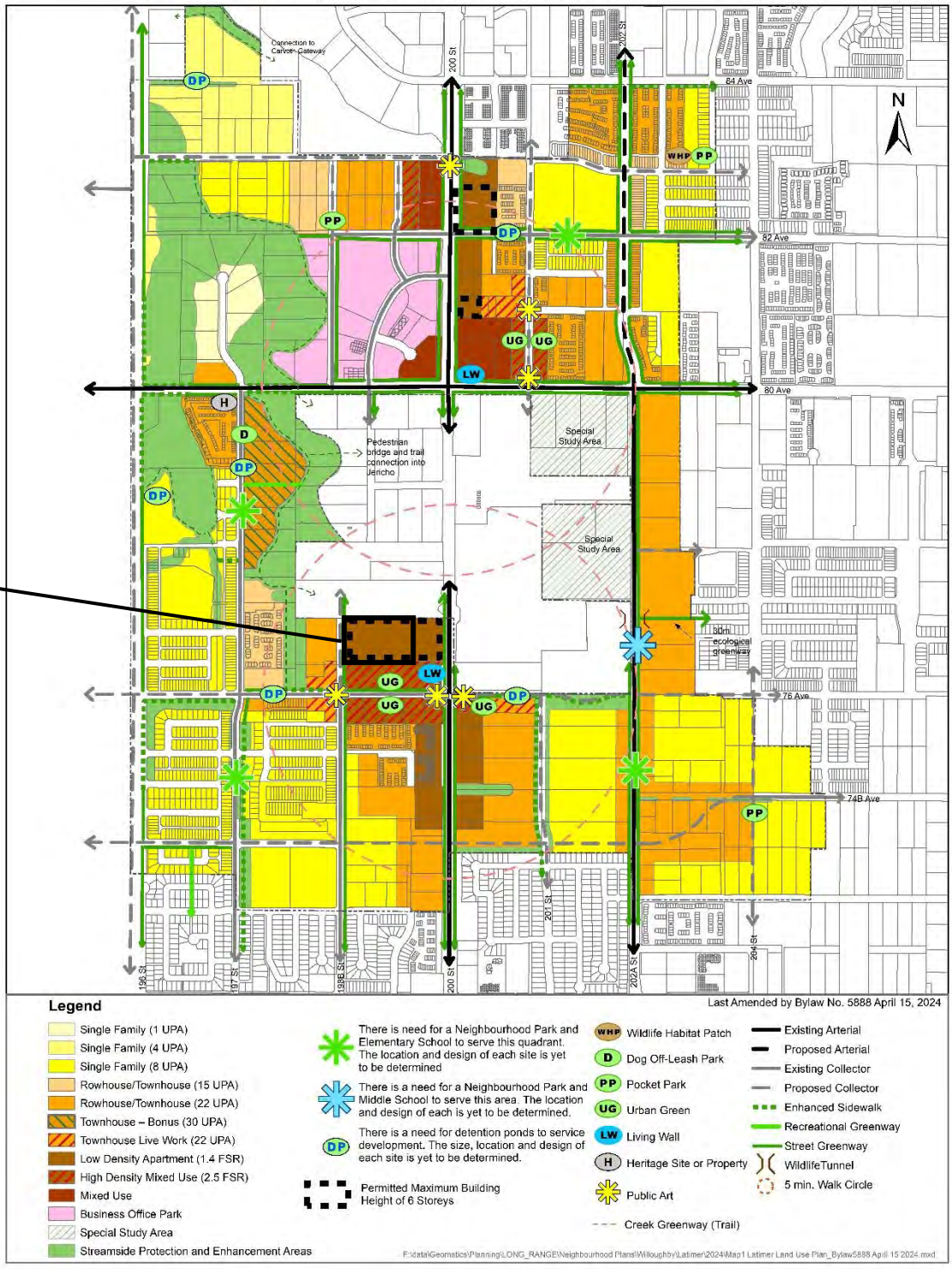


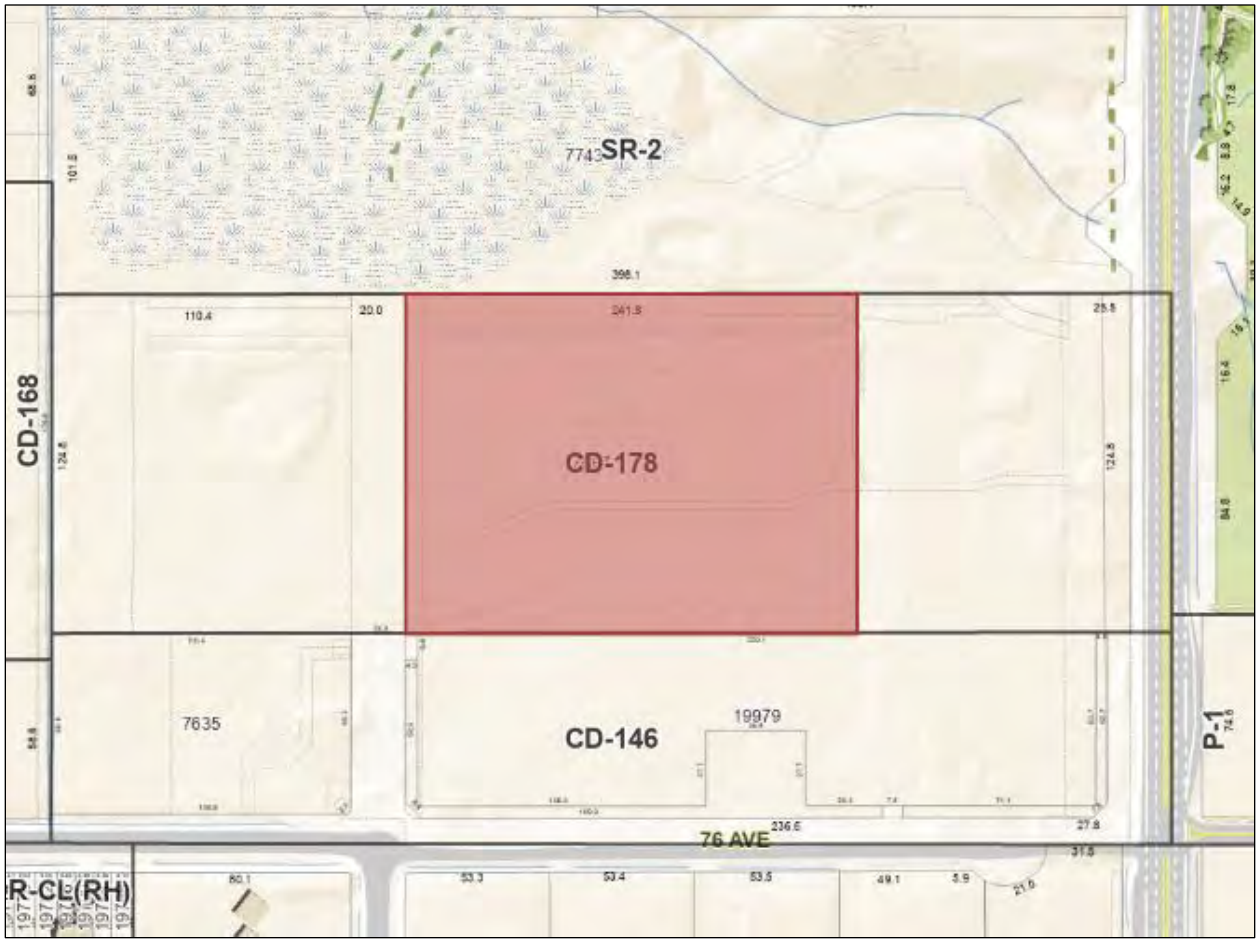
AERIAL PHOTO


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642, 5775, 5831, 5919, 5973

Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500





RENDERINGS – PROVIDED BY APPLICANT



SITE PLAN – PROVIDED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101440

This Permit is issued this _____day of _____, 2024 to:

1. Name: Zenterra Latimer Ltd.

   Address: 216, 2630 Croydon Drive
   Surrey BC V3Z 6T3

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

   LEGAL DESCRIPTION: Lots 3 and 4 Section 22 Township 8 New Westminster District Plan EPP110208

   CIVIC ADDRESS: 7600 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 Township of Langley:

   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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Age-Friendly Amenity Area requirements and the Township’s Street Trees and Boulevard Plantings 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).
   d. Registration of a cross access easement for the purpose of securing shared access of the parkade between Lots 3 and 4.
   e. Registration of a restrictive covenant with respect to development sequencing to secure provision of parking.
   f. Section 107.1(1) of the Township of Langley Zoning Bylaw No. 2500 being varied to permit 40 parking spaces required for Lot 4 to be located on Lot 3.
   g. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
   h. All refuse areas to be located within buildings and/or in enclosures and screened.

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

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

d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a voluntary contribution of $14,006,804.20 based on current rates.
g. Discharge and/or amend as applicable restrictive covenants CB1297899 and CB1297901 restricting building until such time as CACs have been paid and a development permit has been issued.
h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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.

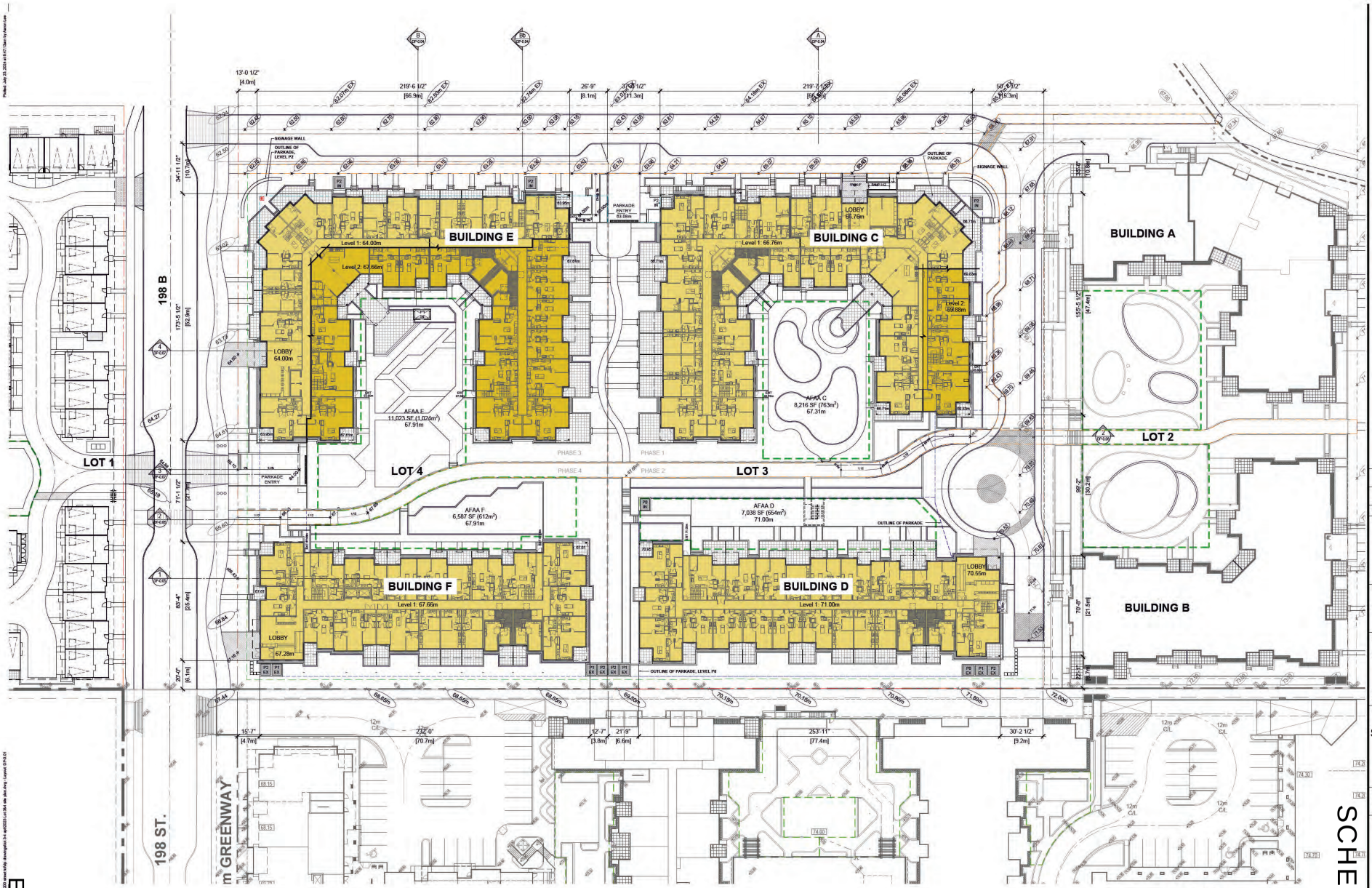
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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 _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



SITE PLAN
SCALE: 1"=30'-0"

NORTH

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP
REVISIONS	
CONSULTANT	
CLIENT	ZENTERRA
PROJECT	LATIMER WALK
	7687-200 Street LANGLEY, BC
DRAWING TITLE	SITE PLAN
DATE	2023.10.13
DWN.	MS
CHK.	CH
FILE NO.	2023
SEAL	2024-07-26
SHEET NO.	DP-0.01

SCHEDULE A

LOT 3 & 4

SITE RECONCILIATION: LOT 4

LOT AREA: 96,065 sf | 2.21 ac | 0.896 ha

GROSS FLOOR AREA:

GROSS FLOOR AREA - LOT 4								
FLOOR NUMBER	BLDG E		BLDG F		TOTAL AREA - SITE			
	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT
LEVEL 1	11,924	Sq.Ft.	15,569	Sq.Ft.	27,483	Sq.Ft.	2,554.2	Sq.M.
LEVEL 2	25,602	Sq.Ft.	15,473	Sq.Ft.	41,075	Sq.Ft.	3,817.4	Sq.M.
LEVEL 3	25,625	Sq.Ft.	15,473	Sq.Ft.	41,098	Sq.Ft.	3,819.5	Sq.M.
LEVEL 4	25,646	Sq.Ft.	15,473	Sq.Ft.	41,119	Sq.Ft.	3,821.5	Sq.M.
LEVEL 5	25,646	Sq.Ft.	15,473	Sq.Ft.	41,119	Sq.Ft.	3,821.5	Sq.M.
LEVEL 6	22,937	Sq.Ft.	12,674	Sq.Ft.	35,611	Sq.Ft.	3,309.6	Sq.M.
TOTAL AREAS	137,380	Sq.Ft.	90,125	Sq.Ft.	227,505	Sq.Ft.	21,143.6	Sq.M.

F.S.R. **227,506 sf / 96,065 sf = 2.37 FSR**

UNIT SUMMARY - LOT 4						
	BLDG E		BLDG F		OVERALL	
	#	%	#	%	#	%
Studios	36	20%	24	20%	60	20%
1 Bed	19	11%	16	13%	35	12%
1 Bed + Den	16	9%	20	17%	36	12%
JR 2 Bed	33	19%	12	10%	45	15%
2 Bed	25	14%	16	13%	41	14%
2 Bed + Den	45	25%	31	26%	76	25%
3 Bed	4	2%	2	2%	6	2%
TOTAL AREAS	178		121		299	

PARKING RECONCILIATION			
LOT 4 - BLDG E + F			
	Res. Nos.	Rate/unit	Parking stalls
REQUIRED AS PER ZONING:			
Studios	60	1	60
1+ Bed Units	239	1.5	358.5
Total Required (incl. visitors)	299		**418.5**
PARKING ALLOCATION			
Visitors			41.9
Residential stalls			376.7
EV charging (1 space per unit)			299
STALLS PROPOSED:			
Total			**385 + 40 (LOT 3) = 425**
Breakup for visitors/residential:			
Visitors: (LevelP1, incl. 2 universal parking stalls)			42
Residential stalls: (Level P2-218, Level P1-125, LOT 3-40) incl. Universal Parking stalls: Bldg E = 20 Bldg F = 12			383
EV charging			MIN 299

AGE FRIENDLY AMENITY AREA (A.F.A.A.):

	REQUIRED	PROPOSED
BUILDING E	178 UNITS x4 m² = 712 m²	1,010 m²
BUILDING F	121 UNITS x4 m² = 484 m²	612 m²
TOTAL LOT 4	1,196 m²	1,622 m²
INDOOR AMENITY	0 m²	107 m²

ADAPTABLE UNITS:
REQUIRED: 299 UNITS x 10% = 30 UNITS

PROVIDED: BUILDING E = 18 UNITS
BUILDING F = 12 UNITS
TOTAL = 30 UNITS
(see unit summary above)

BICYCLE STORAGE:
REQUIRED: 299 UNITS x 1.0 PER UNIT = 299 SPACES
PROVIDED: 305 SPACES

GARBAGE & RECYCLING CALCULATION - LOT 4:
(per Metro Vancouver "Technical Specifications for Rec. ang Garbage Amenities)

1) GARBAGE + RECYCLING AREA: (0.31m² x 299 UNITS) + 8m² = 101m²
2) RECYCLING AREA WITHIN 1): (0.16m² x 299 UNITS) + 5m² = 53m²
3) FLEX SPACE IN ADDITION TO 1): 50% of 2) = 26.5m²

REQUIRED TOTAL AREA (1+3): 127.5m² (1,372sf)
PROVIDED TOTAL AREA: 138.1m² (1,487sf)

UNIT SUMMARY - LOT 4													
UNIT NAME	TYPE	NO. OF UNITS		UNIT FLOOR AREA				NETT FLOOR AREA - SITE TOTALS				ADAPTABLE
		BLDG E	BLDG F	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	
A	Studio	4	18	425	Sq.Ft.	39.5	Sq.M.	9350	Sq.Ft.	869.0	Sq.M.	0
A1	Studio	4	0	398	Sq.Ft.	37.0	Sq.M.	1592	Sq.Ft.	148.0	Sq.M.	0
A2	Studio	0	0	410	Sq.Ft.	38.1	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
A3	Studio	20	0	425	Sq.Ft.	39.5	Sq.M.	8500	Sq.Ft.	790.0	Sq.M.	0
A4	Studio	2	0	400	Sq.Ft.	37.2	Sq.M.	800	Sq.Ft.	74.3	Sq.M.	0
A5	Studio	6	6	433	Sq.Ft.	40.2	Sq.M.	5196	Sq.Ft.	482.9	Sq.M.	0
B	1Bed	0	6	556	Sq.Ft.	51.7	Sq.M.	3336	Sq.Ft.	310.0	Sq.M.	0
B1	1Bed	10	0	505	Sq.Ft.	46.9	Sq.M.	5050	Sq.Ft.	469.3	Sq.M.	0
B3	1Bed	4	0	569	Sq.Ft.	52.9	Sq.M.	2276	Sq.Ft.	211.5	Sq.M.	0
B6	1Bed	0	10	508	Sq.Ft.	47.2	Sq.M.	5080	Sq.Ft.	472.1	Sq.M.	0
B10	1Bed	5	0	533	Sq.Ft.	49.5	Sq.M.	2665	Sq.Ft.	247.7	Sq.M.	0
B2	1Bed + Den	15	6	589	Sq.Ft.	54.7	Sq.M.	12369	Sq.Ft.	1,149.5	Sq.M.	0
B7-Adap.	1 Bed + den	0	12	592	Sq.Ft.	55.0	Sq.M.	7104	Sq.Ft.	660.2	Sq.M.	12
C2D	1Bed + Den	0	0	652	Sq.Ft.	60.6	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C2E	1Bed + Den	0	0	616	Sq.Ft.	57.2	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C3E	1Bed + Den	1	0	655	Sq.Ft.	60.9	Sq.M.	655	Sq.Ft.	60.9	Sq.M.	0
C8E	1Bed + Den	0	2	639	Sq.Ft.	59.4	Sq.M.	1278	Sq.Ft.	118.8	Sq.M.	0
B4	JR 2 Bed	0	0	654	Sq.Ft.	60.8	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
B5-Adap.	JR 2 Bed	18	0	630	Sq.Ft.	58.6	Sq.M.	11340	Sq.Ft.	1,053.9	Sq.M.	18
B8	JR 2 Bed	12	12	645	Sq.Ft.	59.9	Sq.M.	15480	Sq.Ft.	1,438.7	Sq.M.	0
B8S	JR 2 Bed	0	0	645	Sq.Ft.	59.9	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
B9	JR 2 Bed	1	0	635	Sq.Ft.	59.0	Sq.M.	635	Sq.Ft.	59.0	Sq.M.	0
B9A	JR 2 Bed	2	0	635	Sq.Ft.	59.0	Sq.M.	1270	Sq.Ft.	118.0	Sq.M.	0
C1	2Bed/2Ba	5	0	779	Sq.Ft.	72.4	Sq.M.	3895	Sq.Ft.	362.0	Sq.M.	0
C2	2Bed/2Ba	0	0	760	Sq.Ft.	70.6	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C5	2Bed/2Ba	3	0	788	Sq.Ft.	73.2	Sq.M.	2364	Sq.Ft.	219.7	Sq.M.	0
C5E	2Bed/2Ba	2	0	711	Sq.Ft.	66.1	Sq.M.	1422	Sq.Ft.	132.2	Sq.M.	0
C6	2Bed/2Ba	5	6	694	Sq.Ft.	64.5	Sq.M.	7634	Sq.Ft.	709.5	Sq.M.	0
C7	2Bed/2Ba	0	0	702	Sq.Ft.	65.2	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C8	2Bed/2Ba	0	10	761	Sq.Ft.	70.7	Sq.M.	7610	Sq.Ft.	707.2	Sq.M.	0
C9	2Bed/2Ba	10	0	813	Sq.Ft.	75.6	Sq.M.	8130	Sq.Ft.	755.6	Sq.M.	0
C	2Bed + Den	8	0	860	Sq.Ft.	79.9	Sq.M.	6880	Sq.Ft.	639.4	Sq.M.	0
C3	2Bed + Den	4	0	779	Sq.Ft.	72.4	Sq.M.	3116	Sq.Ft.	289.6	Sq.M.	0
C4	2Bed + Den	10	0	862	Sq.Ft.	80.1	Sq.M.	8620	Sq.Ft.	801.1	Sq.M.	0
C10	2Bed + Den	0	11	835	Sq.Ft.	77.6	Sq.M.	9185	Sq.Ft.	853.6	Sq.M.	0
C10a	2Bed + Den	1	1	835	Sq.Ft.	77.6	Sq.M.	1670	Sq.Ft.	155.2	Sq.M.	0
D	2Bed + Den	4	19	879	Sq.Ft.	81.7	Sq.M.	20217	Sq.Ft.	1,878.9	Sq.M.	0
D1	2Bed + Den	17	0	870	Sq.Ft.	80.9	Sq.M.	14790	Sq.Ft.	1,374.5	Sq.M.	0
D2	2Bed + Den	1	0	879	Sq.Ft.	81.7	Sq.M.	879	Sq.Ft.	81.7	Sq.M.	0
E	3Bed	2	2	968	Sq.Ft.	90.0	Sq.M.	3872	Sq.Ft.	359.9	Sq.M.	0
E1	3Bed	1	0	999	Sq.Ft.	92.8	Sq.M.	999	Sq.Ft.	92.8	Sq.M.	0
E2	3Bed	1	0	1150	Sq.Ft.	106.9	Sq.M.	1150	Sq.Ft.	106.9	Sq.M.	0
TOTALS		178	121					196,409	Sq.Ft.	18,253.6	Sq.M.	30

SITE RECONCILIATION: LOT 3

LOT AREA: 124,586 sf | 2.87 ac | 1.16 ha

GROSS FLOOR AREA:

GROSS FLOOR AREA - LOT 3								
FLOOR NUMBER	BLDG C		BLDG D		TOTAL AREA - SITE			
	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT
LEVEL 1	24,448	Sq.Ft.	16,143	Sq.Ft.	40,591	Sq.Ft.	3,772.4	Sq.M.
LEVEL 2	24,453	Sq.Ft.	16,143	Sq.Ft.	40,596	Sq.Ft.	3,772.9	Sq.M.
LEVEL 3	24,518	Sq.Ft.	16,143	Sq.Ft.	40,661	Sq.Ft.	3,778.9	Sq.M.
LEVEL 4	24,518	Sq.Ft.	16,143	Sq.Ft.	40,661	Sq.Ft.	3,778.9	Sq.M.
LEVEL 5	24,518	Sq.Ft.	16,143	Sq.Ft.	40,661	Sq.Ft.	3,778.9	Sq.M.
LEVEL 6	21,791	Sq.Ft.	14,740	Sq.Ft.	36,531	Sq.Ft.	3,395.1	Sq.M.
TOTAL AREAS	144,246	Sq.Ft.	95,455	Sq.Ft.	239,701	Sq.Ft.	22,277.0	Sq.M.

F.S.R. **239,701 sf / 124,586 sf = 1.92 FSR**

UNIT SUMMARY - LOT 3						
	BLDG C		BLDG D		OVERALL	
	#	%	#	%	#	%
Studios	35	19%	24	18%	59	18%
1 Bed	29	16%	35	26%	64	20%
1 Bed + Den	11	6%	25	19%	36	11%
JR 2 Bed	40	22%	12	9%	52	16%
2 Bed	22	12%	17	13%	39	12%
2 Bed + Den	45	24%	21	16%	66	21%
3 Bed	4	2%	1	1%	5	2%
TOTAL AREAS	186		135		321	

PARKING RECONCILIATION			
LOT 3 - BLDG C + D			
	Res. Nos.	Rate/unit	Parking stalls
REQUIRED AS PER ZONING:			
Studios	59	1	59
1+ Bed Units	262	1.5	393.0
Total Required (incl. visitors)	321		**452.0**
Breakup for visitors/residential:			
Visitors			45.2
Residential stalls			406.8
EV charging (1 space per unit)			321
STALLS PROPOSED:			
Total			**468**
Breakup for visitors/residential:			
Visitors: (Level P1, incl. 2 universal parking stalls)			45
Residential stalls: (Level P2-211, Level P1-135, Level P0-77) Incl. Universal Parking stalls: Bldg C = 24 Bldg D = 13			423
EV charging			MIN 321

AGE FRIENDLY AMENITY AREA (A.F.A.A.):

	REQUIRED	PROPOSED
BUILDING C	186 UNITS x4 m² = 744 m²	763 m²
BUILDING D	135 UNITS x4 m² = 540 m²	654 m²
TOTAL LOT 3	1,284 m²	1,417 m²
INDOOR AMENITY	0 m²	107 m²

ADAPTABLE UNITS:
REQUIRED: 321 UNITS x 10% = 33 UNITS

PROVIDED: BUILDING C = 22 UNITS
BUILDING D = 11 UNITS
TOTAL = 33 UNITS
(see unit summary above)

BICYCLE STORAGE:
REQUIRED: 321 UNITS x 1.0 PER UNIT = 321 SPACES
PROVIDED: 325 SPACES

GARBAGE & RECYCLING CALCULATION - LOT 3:
(per Metro Vancouver "Technical Specifications for Rec. ang Garbage Amenities)

1) GARBAGE + RECYCLING AREA: (0.31m² x 321 UNITS) + 8m² = 107.5m²
2) RECYCLING AREA WITHIN 1): (0.16m² x 321 UNITS) + 5m² = 56.4m²
3) FLEX SPACE IN ADDITION TO 1): 50% of 2) = 28.2m²

REQUIRED TOTAL AREA (1+3): 135.7m² (1,460sf)
PROVIDED TOTAL AREA: 136.2m² (1,465sf)

UNIT SUMMARY - LOT 3													
UNIT NAME	TYPE	NO. OF UNITS		UNIT FLOOR AREA				NETT FLOOR AREA - SITE TOTALS				ADAPTABLE
		BLDG C	BLDG D	AREA	UNIT	AREA	UNIT	AREA	UNIT	AREA	UNIT	
A	Studio	24	18	425	Sq.Ft.	39.5	Sq.M.	17850	Sq.Ft.	1,658.9	Sq.M.	0
A1	Studio	0	0	398	Sq.Ft.	37.0	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
A2	Studio	6	0	410	Sq.Ft.	38.1	Sq.M.	2460	Sq.Ft.	228.6	Sq.M.	0
A3	Studio	0	0	425	Sq.Ft.	39.5	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
A4	Studio	0	0	400	Sq.Ft.	37.2	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
A5	Studio	5	6	433	Sq.Ft.	40.2	Sq.M.	4763	Sq.Ft.	442.7	Sq.M.	0
B	1Bed	0	30	556	Sq.Ft.	51.7	Sq.M.	16680	Sq.Ft.	1,550.2	Sq.M.	0
B1	1Bed	18	0	505	Sq.Ft.	46.9	Sq.M.	9090	Sq.Ft.	844.8	Sq.M.	0
B3	1Bed	5	0	569	Sq.Ft.	52.9	Sq.M.	2845	Sq.Ft.	264.4	Sq.M.	0
B6	1Bed	0	5	508	Sq.Ft.	47.2	Sq.M.	2540	Sq.Ft.	236.1	Sq.M.	0
B10	1Bed	6	0	533	Sq.Ft.	49.5	Sq.M.	3198	Sq.Ft.	297.2	Sq.M.	0
B2	1Bed + Den	10	12	589	Sq.Ft.	54.7	Sq.M.	12958	Sq.Ft.	1,204.3	Sq.M.	0
B2A	1Bed + Den	0	1	582	Sq.Ft.	54.1	Sq.M.	582	Sq.Ft.	54.1	Sq.M.	0
B7-Adap.	1 Bed + Den	0	11	592	Sq.Ft.	55.0	Sq.M.	6512	Sq.Ft.	605.2	Sq.M.	11
C2D	1Bed + Den	0	1	652	Sq.Ft.	60.6	Sq.M.	652	Sq.Ft.	60.6	Sq.M.	0
C2E	1Bed + Den	1	0	616	Sq.Ft.	57.2	Sq.M.	616	Sq.Ft.	57.2	Sq.M.	0
C3E	1Bed + Den	0	0	655	Sq.Ft.	60.9	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C8E	1Bed + Den	0	0	639	Sq.Ft.	59.4	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
B4	JR 2 Bed	6	0	654	Sq.Ft.	60.8	Sq.M.	3924	Sq.Ft.	364.7	Sq.M.	0
B5-Adap.	JR 2 Bed	22	0	630	Sq.Ft.	58.6	Sq.M.	13860	Sq.Ft.	1,288.1	Sq.M.	22
B8	JR 2 Bed	5	12	645	Sq.Ft.	59.9	Sq.M.	10965	Sq.Ft.	1,019.1	Sq.M.	0
B8S	JR 2 Bed	6	0	645	Sq. Ft.	59.9	Sq. M.	3870	Sq. Ft.	359.7	Sq. M.	
B9	JR 2 Bed	0	0	635	Sq.Ft.	59.0	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
B9A	JR 2 Bed	1	0	635	Sq.Ft.	59.0	Sq.M.	635	Sq.Ft.	59.0	Sq.M.	0
C1	2Bed/2Ba	0	0	779	Sq.Ft.	72.4	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C2	2Bed/2Ba	4	0	760	Sq.Ft.	70.6	Sq.M.	3040	Sq.Ft.	282.5	Sq.M.	0
C2A	2Bed/2Ba	0	5	742	Sq.Ft.	69.0	Sq.M.	3710	Sq.Ft.	344.8	Sq.M.	0
C5	2Bed/2Ba	4	0	788	Sq.Ft.	73.2	Sq.M.	3152	Sq.Ft.	292.9	Sq.M.	0
C5E	2Bed/2Ba	2	0	711	Sq.Ft.	66.1	Sq.M.	1422	Sq.Ft.	132.2	Sq.M.	0
C6	2Bed/2Ba	5	0	694	Sq.Ft.	64.5	Sq.M.	3470	Sq.Ft.	322.5	Sq.M.	0
C7	2Bed/2Ba	0	12	702	Sq.Ft.	65.2	Sq.M.	8424	Sq.Ft.	782.9	Sq.M.	0
C8	2Bed/2Ba	0	0	761	Sq.Ft.	70.7	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C9	2Bed/2Ba	6	0	813	Sq.Ft.	75.6	Sq.M.	4878	Sq.Ft.	453.3	Sq.M.	0
C	2Bed + Den	10	0	860	Sq.Ft.	79.9	Sq.M.	8600	Sq.Ft.	799.3	Sq.M.	0
Ca	2Bed + Den	1	0	860	Sq.Ft.	79.9	Sq.M.	860	Sq.Ft.	79.9	Sq.M.	0
C3	2Bed + Den	0	0	779	Sq.Ft.	72.4	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C4	2Bed + Den	10	0	862	Sq.Ft.	80.1	Sq.M.	8620	Sq.Ft.	801.1	Sq.M.	0
C10	2Bed + Den	0	0	835	Sq.Ft.	77.6	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
C10a	2Bed + Den	1	0	835	Sq.Ft.	77.6	Sq.M.	835	Sq.Ft.	77.6	Sq.M.	0
D	2Bed + Den	5	21	879	Sq.Ft.	81.7	Sq.M.	22854	Sq.Ft.	2,124.0	Sq.M.	0
D1	2Bed + Den	19	0	870	Sq.Ft.	80.9	Sq.M.	16530	Sq.Ft.	1,536.2	Sq.M.	0
D2	2Bed + Den	0	0	879	Sq.Ft.	81.7	Sq.M.	0	Sq.Ft.	0.0	Sq.M.	0
E	3Bed	2	1	968	Sq.Ft.	90.0	Sq.M.	2904	Sq.Ft.	269.9	Sq.M.	0
E1	3Bed	1	0	999	Sq.Ft.	92.8	Sq.M.	999	Sq.Ft.	92.8	Sq.M.	0
E2	3Bed	1	0	1150	Sq.Ft.	106.9	Sq.M.	1150	Sq.Ft.	106.9	Sq.M.	0
TOTALS		186	135					205,448	Sq.Ft.	19,093.7	Sq.M.	33

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP

REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK

7687-200 Street
LANGLEY, BC

DRAWING TITLE
SITE RECONCILIATION

DATE 2023.10.13 FILE NO.
DWN. AM
CHK. CH
2023

REGISTERED ARCHITECT
JOHN K. HOGAN
BRITISH COLUMBIA
2024-07-26

SEAL

SHEET NO. **E.1**

LOT 3 & 4 **DP-0.02**

Plotted: July 25, 2024 at 8:47:00am by Aaron Lee
X:\2023 projects\2023 - zentera - 7687 200 street\dwg drawings\dp for ad\e2023-1 ut lot 4&3.dwg | Layout: DP-0.02



WEST - 198B STREET
SCALE: 1" = 20'-0"



NORTH - ACCESS ROAD
SCALE: 1" = 20'-0"

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT JOHN K. HOGAN BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO.
E.1
DP-0.08

LOT 3 & 4



EAST - ACCESS ROAD
SCALE: 1" = 20'-0"



SOUTH - INTERFACE AT HAYER SITE
SCALE: 1" = 20'-0"

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP
REVISIONS	
CONSULTANT	
CLIENT	ZENTERRA
PROJECT	LATIMER WALK
	7687-200 Street LANGLEY, BC
DRAWING TITLE	STREETSCAPES
DATE	2023.10.13
FILE NO.	2023
DWN.	DW
CHK.	CH
SEAL	2024-07-26
SHEET NO.	DP-0.09

LOT 3 & 4



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING C NORTH & EAST ELEVATIONS

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT CHRISTOPHER A. HOSSACK BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. E.1

LOT 3 & 4

DP-2.08



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

REVISIONS	
2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK

7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING C SOUTH & WEST ELEVATIONS

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT JOHN A. HOSKINS BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. E.1

LOT 3 & 4

DP-2.09





A — Brick Veneer:
IXL Interstate Brick 'Ironstone'

B1 — Cement Board Horizontal Siding 1:
James Hardie Plank, Cedar Mill texture
'Pearl Gray'

B2 — Cement Board Horizontal Siding 2:
James Hardie Plank, Cedar Mill texture
painted to match brick

C1 — Cement Board Panel Siding 1
James Hardie Panel, smooth, 'Arctic White'
Easy Trim reveals to be same colour as panel
install with butt joints at fascias

C2 — Cement Board Panel Siding 2
James Hardie Panel, smooth,
'Iron Gray'
Easy Trim reveals to be same colour as panel

C3 — Cement Board Panel Siding 3
James Hardie Panel, smooth,
BM 2120-20 'Black Iron',
Easy Trim reveals to be same colour as panel,
install with butt joints at fascias

D1 — Soffit 1
Westform Metals 'Light Pine'

D2 — Soffit 2
Westform Metals 'Polar White'

D3 — Soffit 3
Westform Metals 'Charcoal Grey'

E1 — Posts, Deck Fascias 1
James Hardie 'Iron Gray'
Install with butt joints

E2 — Trims
James Hardie 'Arctic White'

F — Metal Railing & Privacy Screens
Black

G — Window Trim
James Hardie
'Iron Gray'

H — 2" x 8" Projecting Window Box
James Hardie
'Arctic White'

J — Window Frames, Sliding Glass Doors, Patio Doors
Black

K — Metal Flat Bar
Benjamin Moore
CC-334 'Great Plains'

L — Metal Siding
Westform Metals 'Light Pine'

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 1 BUILDING C

DATE 2023.10.13 FILE NO.
DWN. DW 2023
CHK. CH

REGISTERED ARCHITECT D. A. WOOD BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO.
E.1
DP-2.10

LOT 3 & 4



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK

7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING D NORTH & EAST ELEVATIONS

DATE 2023.10.13 FILE NO.
DWN. DW 2023
CHK. CH

REGISTERED ARCHITECT CHRISTOPHER A. HOSSACK BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. E.1

LOT 3 & 4

DP-3.08



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2'x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 – 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK

7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING D SOUTH & WEST ELEVATIONS

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT JOHN A. HOSKINS BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. **E.1**

LOT 3 & 4 **DP-3.09**





A — Brick Veneer:
IXL Interstate Brick 'Ironstone'

B1 — Cement Board Horizontal Siding 1:
James Hardie Plank, Cedar Mill texture
'Pearl Gray'

B2 — Cement Board Horizontal Siding 2:
James Hardie Plank, Cedar Mill texture
painted to match brick

C1 — Cement Board Panel Siding 1
James Hardie Panel, smooth, 'Arctic White'
Easy Trim reveals to be same colour as panel
install with butt joints at fascias

C2 — Cement Board Panel Siding 2
James Hardie Panel, smooth,
'Iron Gray'
Easy Trim reveals to be same colour as panel

C3 — Cement Board Panel Siding 3
James Hardie Panel, smooth,
BM 2120-20 'Black Iron',
Easy Trim reveals to be same colour as panel,
install with butt joints at fascias

D1 — Soffit 1
Westform Metals 'Light Pine'

D2 — Soffit 2
Westform Metals 'Polar White'

D3 — Soffit 3
Westform Metals 'Charcoal Grey'

E1 — Posts, Deck Fascias 1
James Hardie 'Iron Gray'
Install with butt joints

E2 — Trims
James Hardie 'Arctic White'

F — Metal Railing & Privacy Screens
Black

G — Window Trim
James Hardie
'Iron Gray'

H — 2" x 8" Projecting Window Box
James Hardie
'Arctic White'

J — Window Frames, Sliding Glass Doors, Patio Doors
Black

K — Metal Flat Bar
Benjamin Moore
CC-334 'Great Plains'

L — Metal Siding
Westform Metals 'Light Pine'

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 1 BUILDING D

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT K. HOGAN BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO.
E.1
DP-3.10

LOT 3 & 4



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK

7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING E NORTH & EAST ELEVATIONS

DATE 2023.10.13 FILE NO. 2023
DWN. DW
CHK. CH

REGISTERED ARCHITECT JOHN K. HOGAN BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. E.1 DP-4.08

LOT 3 & 4



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

REVISIONS
CONSULTANT
CLIENT
ZENTERRA
PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC
DRAWING TITLE
BUILDING E SOUTH & WEST ELEVATIONS

DATE 2023.10.13 FILE NO. 2023
DWN. DW
CHK. CH

REGISTERED ARCHITECT JOHN K. HOGAN BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. E.1 DP-4.09

LOT 3 & 4





A **Brick**
Mutual Materials 'Ebony Mission' with through-wall flashing Westform Metals 'Black Coffee'

B1 **Cement Board Horizontal Siding 1:**
James Hardie Plank, Cedar Mill texture 'Gray Slate'

B2 **Cement Board Horizontal Siding 2:**
James Hardie Plank, Cedar Mill texture 'Rich Espresso'

C1 **Cement Board Panel Siding 1**
James Hardie Panel, smooth, 'Arctic White'
Easy Trim reveals to be same colour as panel install with butt joints at fascias

C2 **Cement Board Panel Siding 2**
James Hardie Panel, smooth 'Iron Gray'
Easy Trim reveals to be same colour as panel

C3 **Cement Board Panel Siding 3**
James Hardie Panel, smooth, BM 2120-20 'Black Iron',
Easy Trim reveals to be same colour as panel, install with butt joints at fascias

D1 **Soffit 1**
Westform Metals 'Light Pine'

D2 **Soffit 2**
Westform Metals 'Polar White'

D3 **Soffit 3**
Westform Metals 'Charcoal Grey'

E1 **Posts, Deck Fascias 1**
James Hardie 'Iron Gray'
Install with butt joints

E2 **Trims, Deck Fascias 2**
James Hardie 'Arctic White'
Install with butt joints at fascias

F **Metal Railing & Privacy Screens**
Black

G **Window Trim**
James Hardie 'Iron Gray'

H **2" x 8" Projecting Window Box**
James Hardie 'Arctic White'

J **Window Frames, Sliding Glass Doors, Patio Doors**
Black

K **Metal Flat Bar**
Benjamin Moore CC-334 'Great Plains'

L **Metal Siding**
Westform Metals 'Light Pine'

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 2 BUILDING E

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT
JOHN K. HOGAN
BRITISH COLUMBIA
2024-07-26

SEAL

SHEET NO.
E.1
DP-4.10

LOT 3 & 4



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 – 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING F NORTH & EAST ELEVATIONS

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT CHRISTOPHER A. HOSSACK BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. E.1

LOT 3 & 4

DP-5.08



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



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

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM c/w COLOUR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. CEMENT BOARD WOOD GRAIN TEXTURE 7" EXPOSURE HORIZONTAL SIDING
3. BRICK VENEER
4. 2"x6" PROJECTING WINDOW BOX
5. PAINTED CONCRETE
6. CEMENT BOARD TRIM c/w PRE-FINISHED METAL FLASHING
7. CEMENT BOARD FASCIA c/w PRE-FINISHED METAL FLASHING
8. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
9. SEALED DOUBLE GLAZED P.V.C. WINDOW
10. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
11. SEALED DOUBLE GLAZED SWING DOOR
12. ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM W/ CLEAR INSULATED GLAZING
13. PAINTED STEEL DOOR AND FRAME
14. GLASS AND STEEL CANOPY
15. WOOD COLUMN WITH CLADDING
16. GLASS AND METAL RAILING
17. METAL PRIVACY SCREEN PARTITION W/ TEMPERED FROSTED GLASS
18. PARKADE ENTRY SECURITY GRILLE DOOR

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26 PLANNING REVISIONS
2024-02-16 ISSUED FOR DP
REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
BUILDING F SOUTH & WEST ELEVATIONS

DATE 2023.10.13 FILE NO. 2023
DWN. DW
CHK. CH

REGISTERED ARCHITECT DAVID A. HOOSON BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. DP-5.09

LOT 3 & 4





A **Brick**
Palmetto Brick
'Whitestone Wirecut'
with White mortar

B1 **Cement Board Horizontal Siding 1:**
James Hardie Plank, Cedar Mill texture
'Arctic White'

B2 **Cement Board Horizontal Siding 2:**
James Hardie Plank, Cedar Mill texture
'Night Gray'

C1 **Cement Board Panel Siding 1**
James Hardie Panel, smooth, 'Arctic White'
Easy Trim reveals to be same colour as panel
install with butt joints at fascias

C2 **Cement Board Panel Siding 2**
James Hardie Panel, smooth
'Iron Gray'
Easy Trim reveals to be same colour as panel

C3 **Cement Board Panel Siding 3**
James Hardie Panel, smooth,
BM 2120-20 'Black Iron',
Easy Trim reveals to be same colour as panel,
install with butt joints at fascias

D1 **Soffit 1**
Westform Metals 'Light Pine'

D2 **Soffit 2**
Westform Metals 'Polar White'

D3 **Soffit 3**
Westform Metals 'Charcoal Grey'

E1 **Posts, Deck Fascias 1**
James Hardie 'Iron Gray'
Install with butt joints

E2 **Trims, Deck Fascias 2**
James Hardie 'Arctic White'
Install with butt joints at fascias

F **Metal Railing & Privacy Screens**
Black

G **Window Trim**
James Hardie
'Iron Gray'

H **2" x 8" Projecting Window Box**
Benjamin Moore 2120-20 'Black Iron'

J **Window Frames, Sliding Glass Doors, Patio Doors**
Black

K **Metal Flat Bar**
Benjamin Moore
CC-334 'Great Plains'

L **Metal Siding**
Westform Metals 'Light Pine'

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

REVISIONS	CONSULTANT
2024-07-26 PLANNING REVISIONS	
2024-02-16 ISSUED FOR DP	

CLIENT
ZENTERRA

PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME 3
BUILDING F

DATE 2023.10.13 FILE NO. 2023
DWN. DW
CHK. CH

REGISTERED ARCHITECT
K. HOSKINS
BRITISH COLUMBIA
2024-07-26

SEAL

SHEET NO. E.1

LOT 3 & 4

DP-5.10

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca



NORTHEAST CORNER VIEW
SCALE: N.T.S.

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK

7687 200 Street
LANGLEY, BC

DRAWING TITLE
3D VIEW

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT
JOHN K. HOGAN
BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO.
DP-6.01

LOT 3 & 4



NORTHWEST CORNER VIEW
SCALE: N.T.S.

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusai.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

REVISIONS
CONSULTANT

CLIENT
ZENTERRA

PROJECT
LATIMER WALK

7687 200 Street
LANGLEY, BC

DRAWING TITLE
3D VIEW

DATE 2023.10.13 FILE NO.
DWN. DW
CHK. CH 2023

REGISTERED ARCHITECT
JOHN A. HOGAN
BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO.
E.1
DP-6.02

LOT 3 & 4



WEST VIEW (198B ST.)
SCALE: N.T.S.

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE
INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t 604.853.5222 f 604.853.5442
e info@focusal.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

REVISIONS
CONSULTANT
CLIENT
ZENTERRA
PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC
DRAWING TITLE
3D VIEW

DATE 2023.10.13 FILE NO.
DWN. DW 2023
CHK. CH

REGISTERED ARCHITECT
DAVID A. HOOGSTRA
BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. E.1
LOT 3 & 4 DP-6.03



EAST LANE VIEW
SCALE: N.T.S.

©Copyright reserved. This drawing is the property of Focus Architecture Incorporated and may not be duplicated in any way without their express written permission.

FOCUS
ARCHITECTURE INCORPORATED
Suite 310 - 1848 McCallum Road
Abbotsford, British Columbia V2S 0H9
t. 604.853.5222 f. 604.853.5442
e info@focusal.ca

2024-07-26	PLANNING REVISIONS
2024-02-16	ISSUED FOR DP

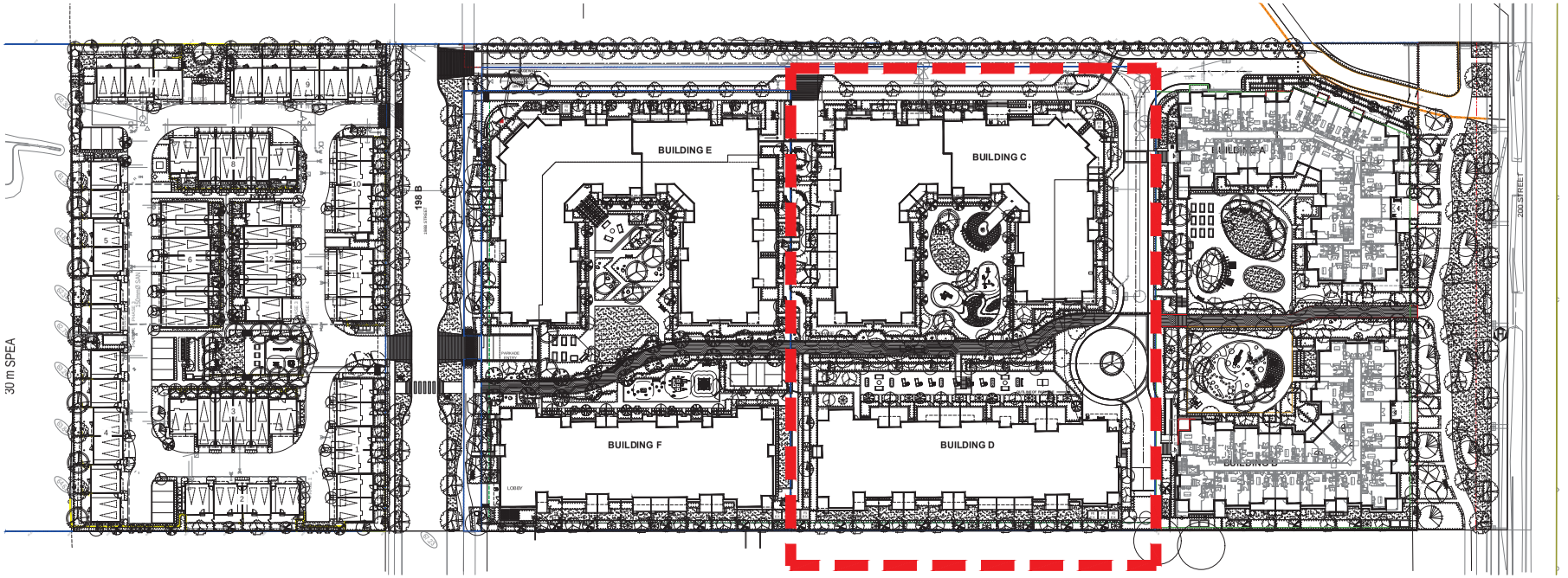
REVISIONS
CONSULTANT
CLIENT
ZENTERRA
PROJECT
LATIMER WALK
7687-200 Street
LANGLEY, BC
DRAWING TITLE
3D VIEW

DATE **2023.10.13** FILE NO.
DWN. **DW**
CHK. **CH** **2023**

REGISTERED ARCHITECT
DAVID A. HOOGSTEEN
BRITISH COLUMBIA
2024-07-26
SEAL

SHEET NO. **E.1**

LOT 3 & 4 **DP-6.04**



LOT 3

0 20 40 100 200ft

KEY PLAN 3/128"=1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2021/JUN/21	60% BP	RJ
9	2021/MAY/18	30% BP	YR
8	2019/FEB/16	ISSUED FOR DP	
7	2021/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/10	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET
LANGLEY, BC

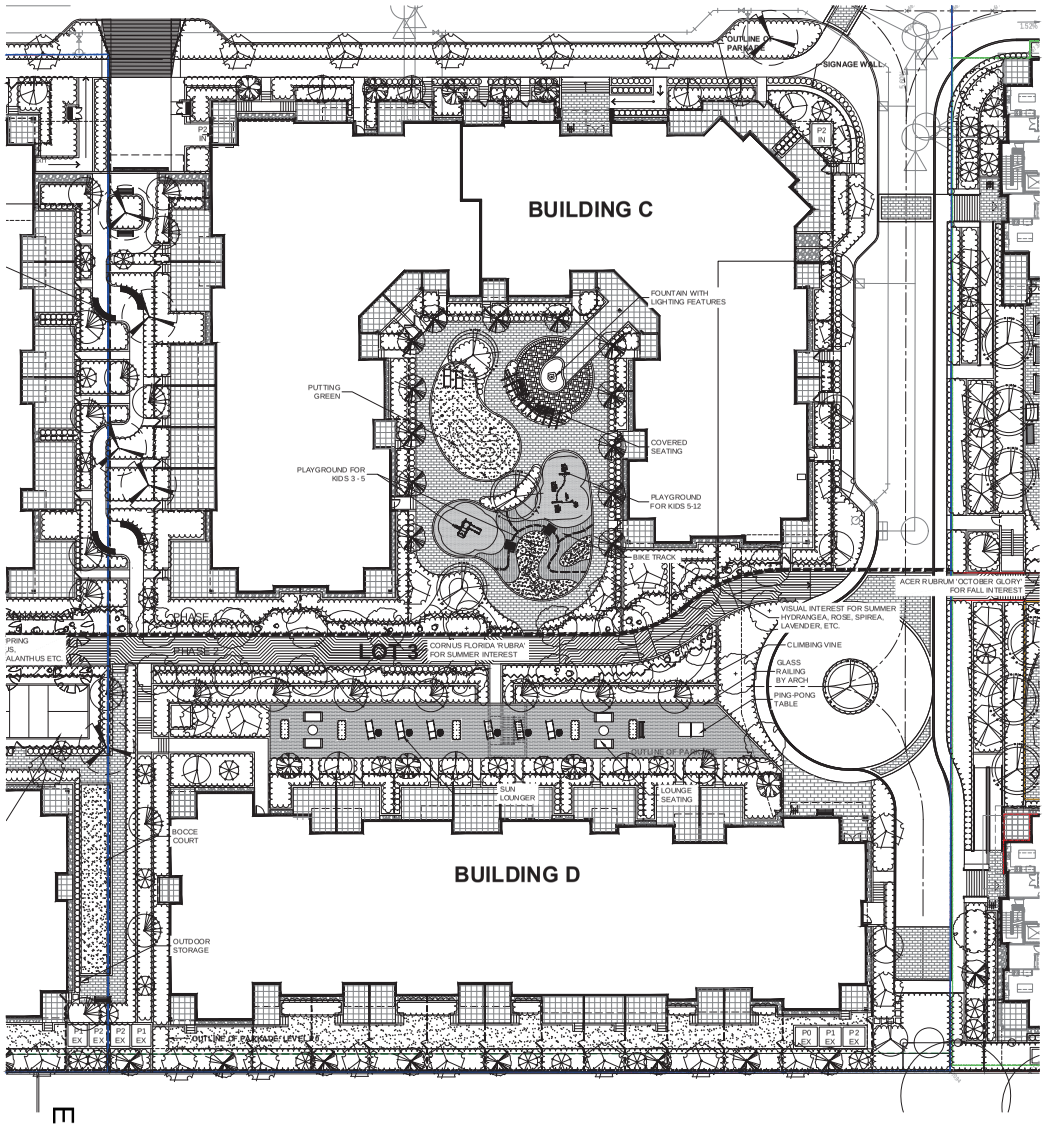
DRAWING TITLE:
KEY PLAN

SCHEDULE B

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/128"=1'-0"	E.1
DRAWN:	YR	
DESIGN:	YR	OF 12
CHK'D:	PCM	

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**



LANDSCAPE PLAN 3/64"=1'-0"

0 10 20 50 100ft

PLANT SCHEDULE - LOT 3

PMG PROJECT NUMBER: 20138

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	14	ABIES FRASERI	FRASER FIR	3M HT; B&B
	5	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	6CM CAL; B&B
	21	CERCIS OCCIDENTALIS	WESTERN REDBUD	6CM CAL; B&B
	20	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 2.5M HT; B&B
	9	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B
	4	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
	19	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3M HT; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	5	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	22	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	6CM CAL; 1.4M STD; B&B
	8	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M 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.

NOTES: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDRADS, LATEST EDITION.

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET
LANGLEY, BC

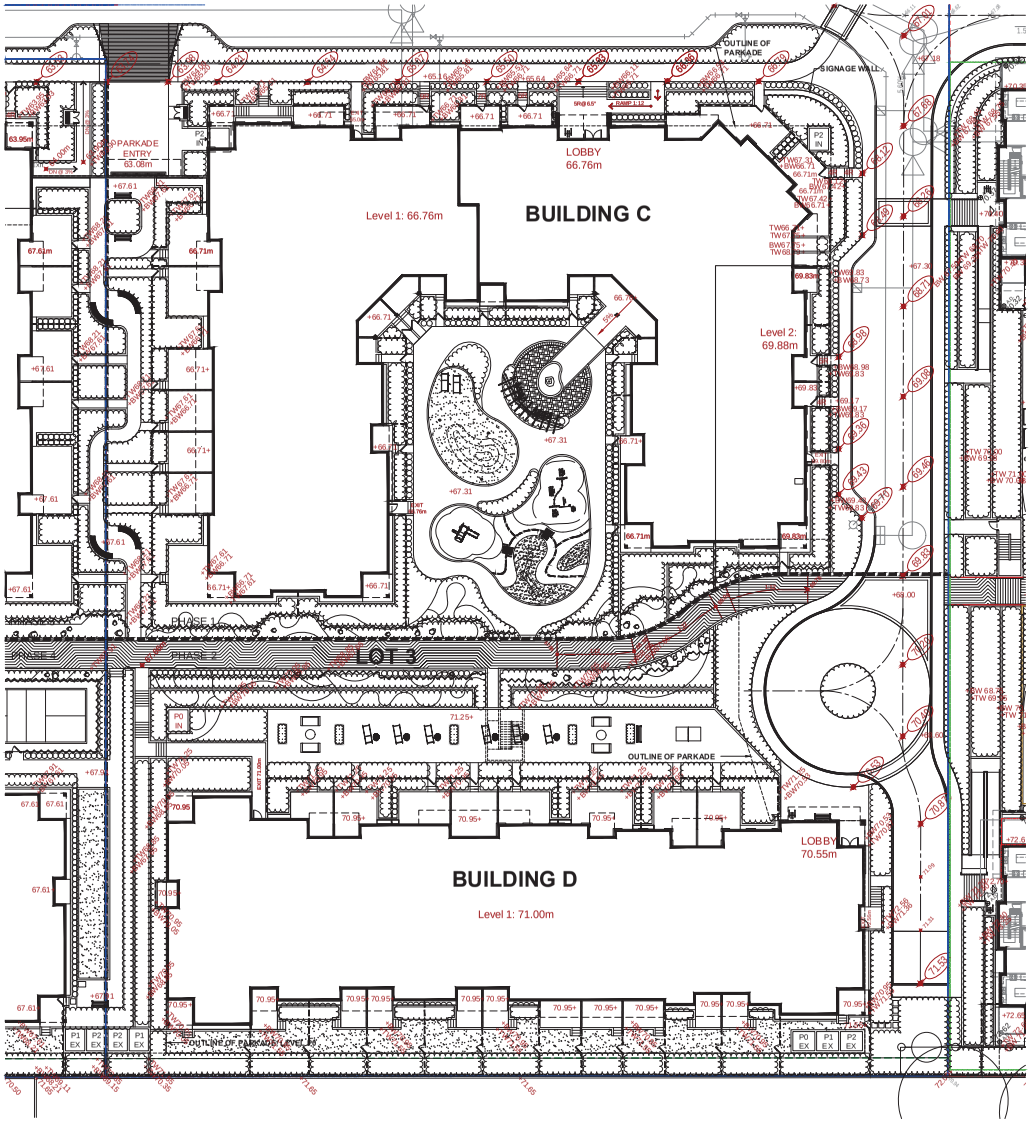
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/64"=1'-0"	L2
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**



GRADING PLAN 3/64"=1'-0"

0 10 20 50 100 ft

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/10	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET
LANGLEY, BC

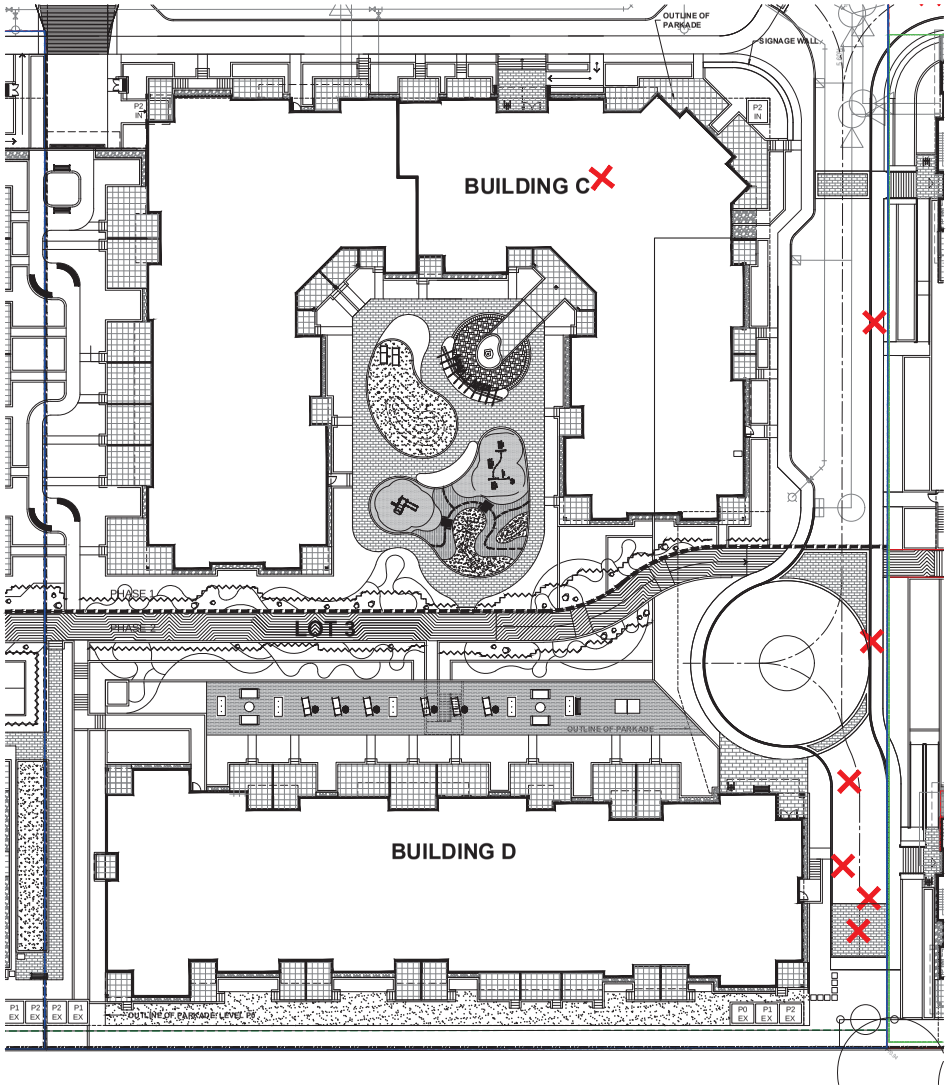
DRAWING TITLE:

GRADING PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/64"=1'-0"	L1
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**



0 10 20 50 100ft

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

TREE PROECTION FENCE

NOTE: WHEN PLANTING IN TREE PROTECTION AREAS, PLEASE CALL THE ARBORIST: JORI PORTER (MCELHANNEY LTD. 604-424-4868)

PLANT SCHEDULE - LOT 3 & 4 REPLACEMENT TREE

PMG PROJECT NUMBER: 20-138

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	24	ABIES FRASERI	FRASER FIR	3M HT; B&B
	7	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	6CM CAL; B&B
	38	CERCIS OCCIDENTALIS	WESTERN REDBUD	6CM CAL; B&B
	20	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 1.5M STD; B&B
	41	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: NAME 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.

REQUIRED REPLACEMENT TREE (LOT1 + LOT2 + LOT3 & 4): 282
REQUIRED DECIDUOUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141
REQUIRED CONIFEROUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141

PROVIDED DECIDUOUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141
PROVIDED CONIFEROUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141

PROVIDED DECIDUOUS REPLACEMENT TREE(LOT3 & 4): 65
PROVIDED CONIFEROUS REPLACEMENT TREE(LOT3 & 4): 65

LANDSCAPE PLAN 3/64"=1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

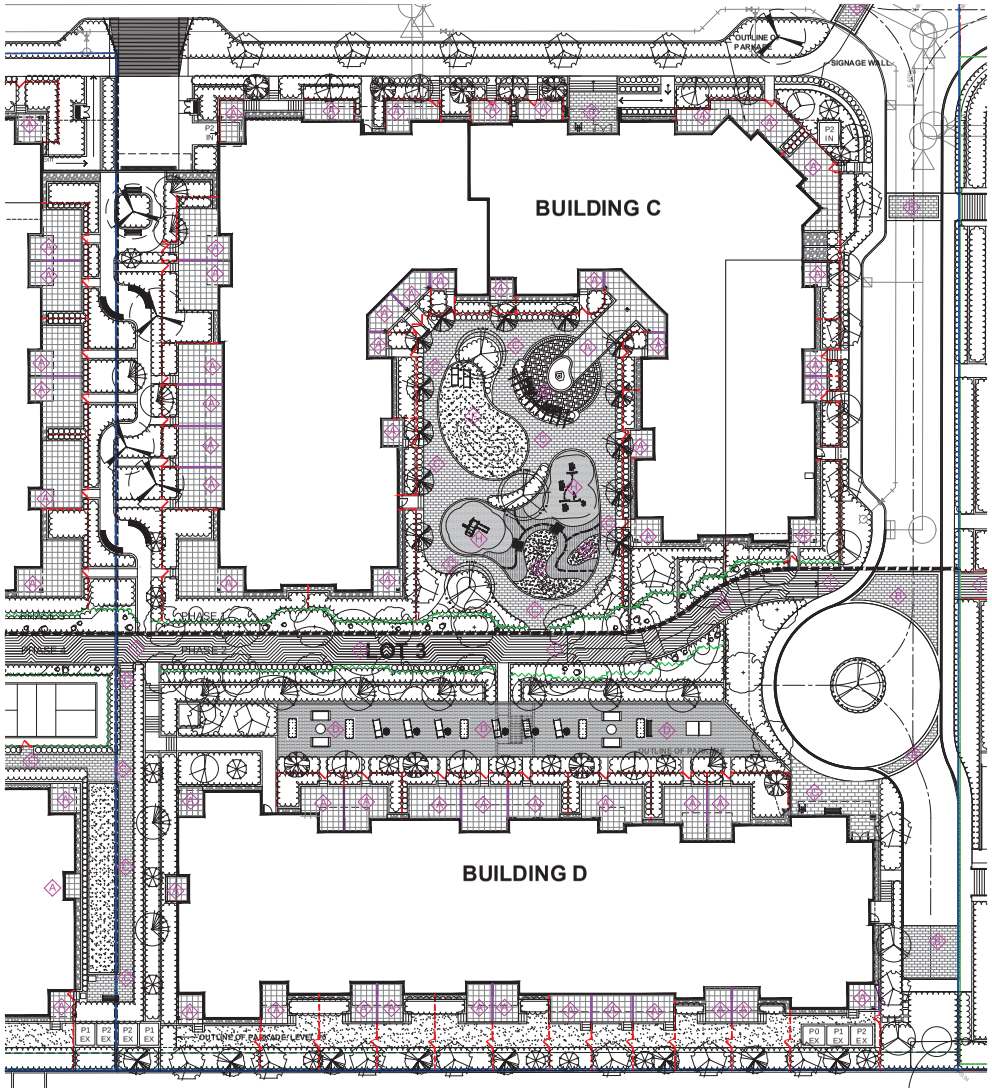
TREE MANAGEMENT PLAN

DATE: 21.MAR.16
SCALE: 3/64"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L1 OF 12

20138-5.ZIP

PMG PROJECT NUMBER: 20-138



LANDSCAPE PLAN 3/64"=1'-0"

MATERIAL KEYS:

- A — PAVER: BELGARD BASALT 18 X18 X 2 3/8" COLOUR: IRON BAY
- B — PAVER: BELGARD VS5 6 x 12 x 4.3" COLOUR: CHARCOAL PATTERN: HERRINGBONE
- C — PAVER: BELGARD HOLLAND STONE 4 x 8 x 2.4" COLOUR: CHARCOAL
- D — PAVER: BELGARD NOON 11.73 x 47.17 x 3/4" COLOUR: DAYLIGHT COLOUR
- E — MULCH
- F — SYNLAWN ARTIFICIAL TURF
- G — PAVER: BELGARD QUADRAL SLAB COLOUR: EARTH BLEND
- H — PIP RUBBER
- I — STAMPED CONCRETE

- 42" WOOD FENCE
- 6' WOOD PRIVATE FENCE
- GREENWAY FENCE PER TLP08
- PERIMETER FENCE


LOUNGE SEATING


C3 PLANTER


HAUSER ALUMA SUN LOUNGER


PING PONG TABLE


WISHBONE BAYVIEW PICNIC TABLE


PIP BIKE TRACK


PUTTING GREEN


TURF MOUND


WOOD LOGS AND STEPS


LANDSCAPE STRUCTURE RING BRIDGE


KOMPAN PLAY EQUIPMENT

FURNITURE KEYS:

- LANDSCAPE STRUCTURE RING BRIDGE
- KOMPAN M3C5401 TODDLERS CASTLE
- HAUSER LOLL LOLLYGAGGER SOFA HSLL006-CH HAUSER CABANA COFFEE TABLE HSB511-GM
- TRELLIS REFER TO DETAIL L11-11
- CORNILLEAU PARK TABLE 600 - X OUTDOOR
- HAUSER ALUMA SUN LOUNGER HS8700-CH HAUSER SUTTON TABLE HS5540-CHGY
- MAGLIN MLB870 BENCH SERIES MLB870-PC(X)
- WISHBONE SPIRAL BIKE RACK SBRP-2
- MAGLIN OGDEN BENCH LAYOUT #: OGM1900-200869
- WOOD LOG AND STEPPERS

NOTE:
ANY SUBSTITUTE OF PLAY EQUIPMENT OR FURNITURE NEEDS TO BE REVIEWED/APPROVED BY LANDSCAPE ARCHITECT.

0 10 20 50 100ft

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET
LANGLEY, BC

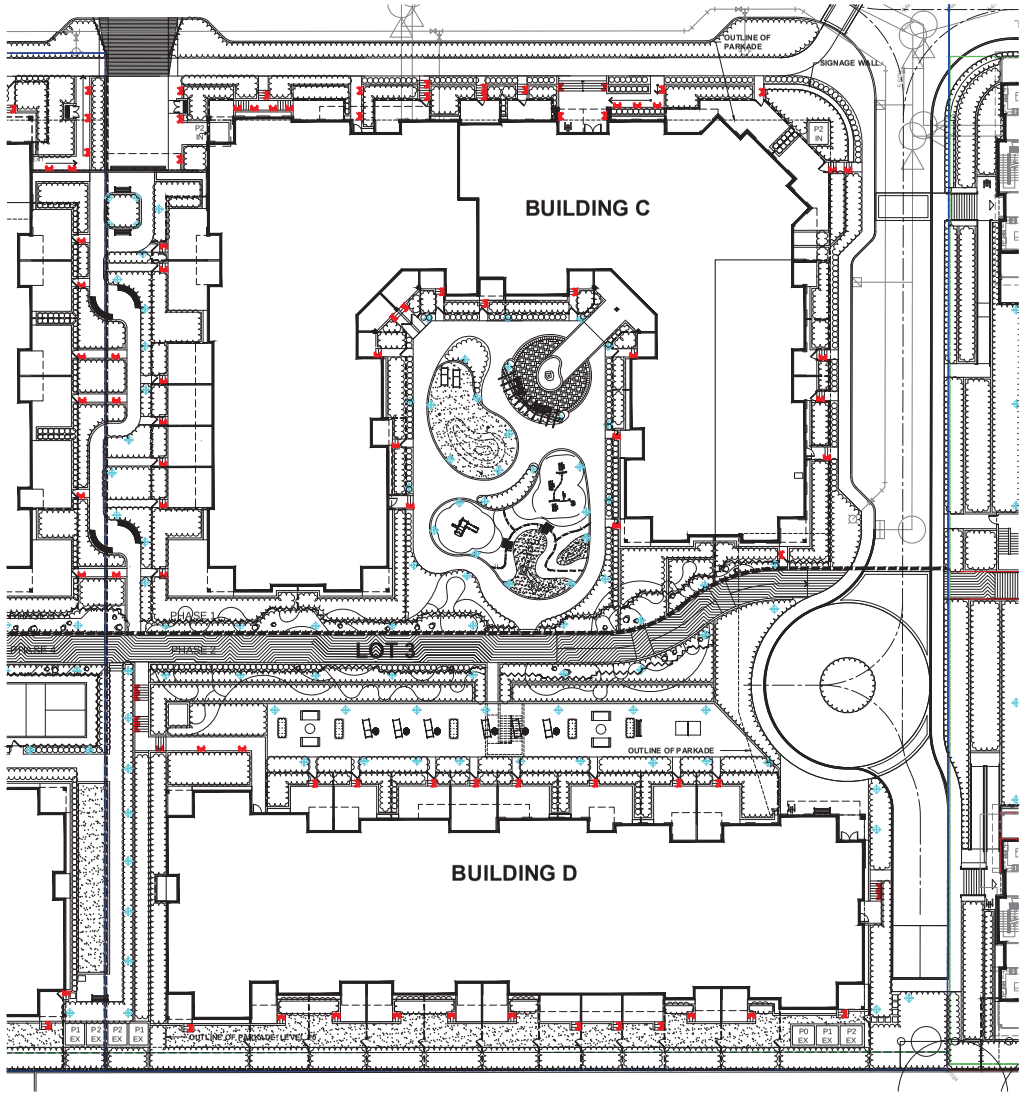
DRAWING TITLE:
LOT3 MATERIAL PLAN

DATE: 21.MAR.16
SCALE: 3/64"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L1
OF 12

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**



LIGHT LEGEND

	BOLLARD LIGHT; LIGMAN; LBX BOLLARD; MATT SILVER
	STEP LIGHT & WALL LIGHT; LIGMAN; RADO 3; MATT SILVER

NOTE: LIGHTING SPEC/LOCATION PER ELECTRICAL DWG.

LANDSCAPE PLAN 3/64"=1'-0"

0 10 20 50 100ft

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

LIGHTING PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/64"=1'-0"	L1
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**

LOT 4



PRUNUS x YEDOENSIS



SPRING INTEREST

LOT 3



CORNUS FLORIDA



SUMMER INTEREST

SHRUB PALETTE



PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE'



RHODODENDRON 'P.J.M.'



ECHINACEA PALLIDA



ECHINACEA PURPUREA `WHITE SWAN'



RUDBECKIA FULGIDA VAR SULLIVANTII



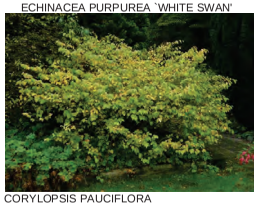
ECHINACEA PURPUREA'KIM'S KNEE HIGH'



POLYSTICHUM MUNITUM



ATHYRIUM FILIX-FEMINA



CORYLOPSIS PAUCIFLORA



NANDINA DOMESTICA MOONBAY



GAULTHERIA SHALLON



CORNUS SERICEA 'KELSEYI'



VACCINIUM OVATUM



LONICERA PILEATA



MAHONIA NERVOSA



STIPA TENUISSIMA



STIPA GIGANTEA



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-138

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	19	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
AJ	7	AUCUBA JAPONICA 'GOLDSTRIKE'	MALE JAPANESE AUCUBA	#3 POT; 50CM
AS	6	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
AG	279	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
BM	141	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
CS	59	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CR	198	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
HM	52	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
HQ	45	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
KL	58	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
MN	14	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 40CM
ND	114	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
RH	31	RHODODENDRON 'ANAH KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM 1M B&B
RB	185	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM
RM	29	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
RO	11	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
RR	322	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
SJ	256	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SP	219	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
TH	539	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.9M B&B
VO	10	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
VS	2	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
WF	4	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
CO	769	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
FO	234	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
MS	75	MISCANTHUS SINENSIS 'YAKU JIMA'	MAIDEN GRASS	#2 POT
PA	613	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PO	159	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
HB	137	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HP	174	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM
HO	263	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
LT	687	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
GC				
DE	45	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
GS	188	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
PT	210	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
SHRUB				
VS	2	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
WF	4	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM

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

NOTES: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. INSTALLATION TO I.I.A.B.C STANDRADS, LATEST EDITION.

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% B/P	RJ
9	2024/MAY/08	30% B/P	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

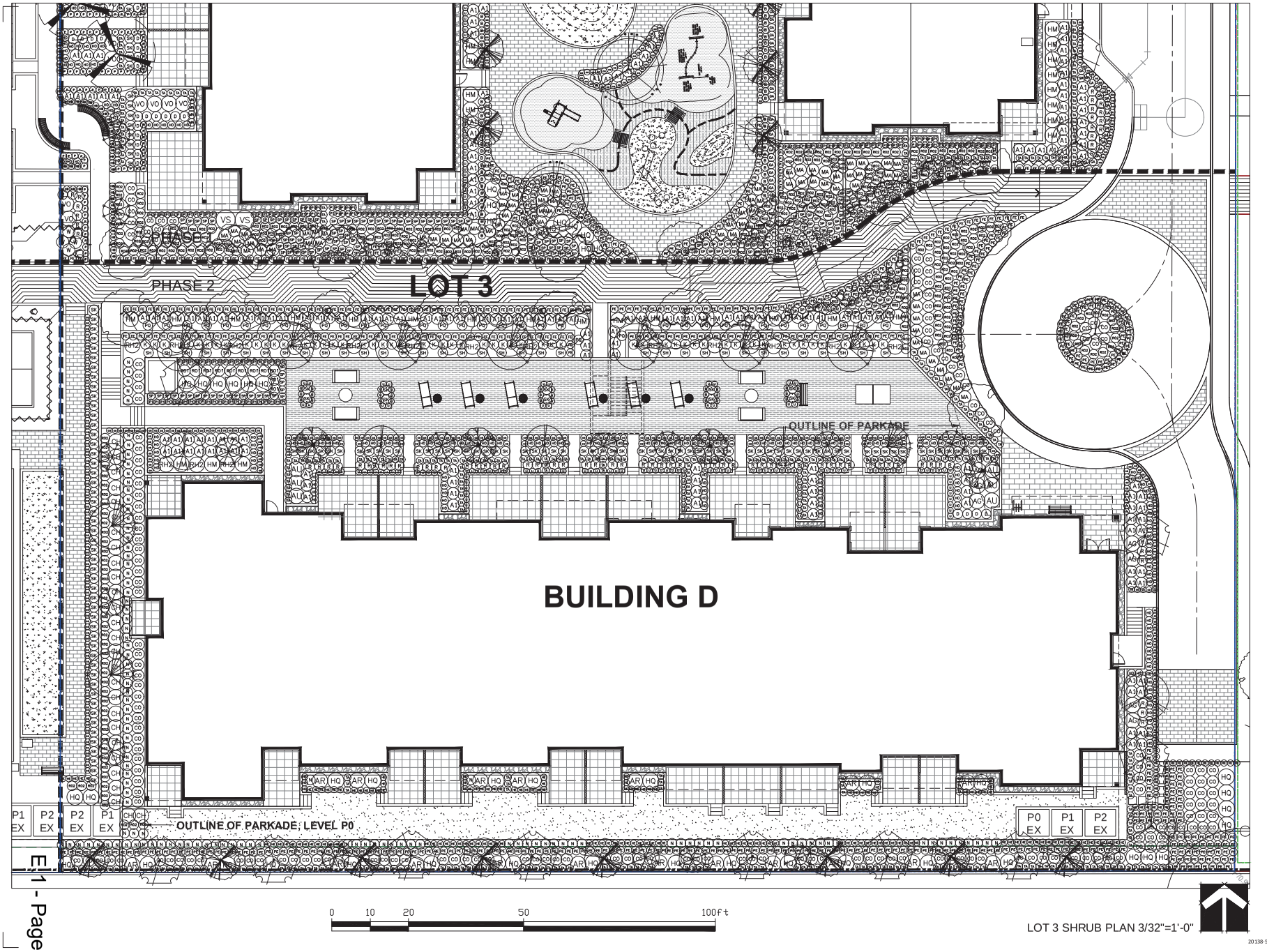
PLANT PALETTE

DATE: 21.MAR.16
SCALE: N/A
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L7
OF 12

20138-5.ZIP

PMG PROJECT NUMBER: 20-138



LOT 3 SHRUB PLAN 3/32"=1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2021/JUN/17	60% BP	RJ
9	2021/MAY/18	30% BP	YR
8	2020/FEB/16	ISSUED FOR DP	
7	2021/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/10	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET LANGLEY, BC

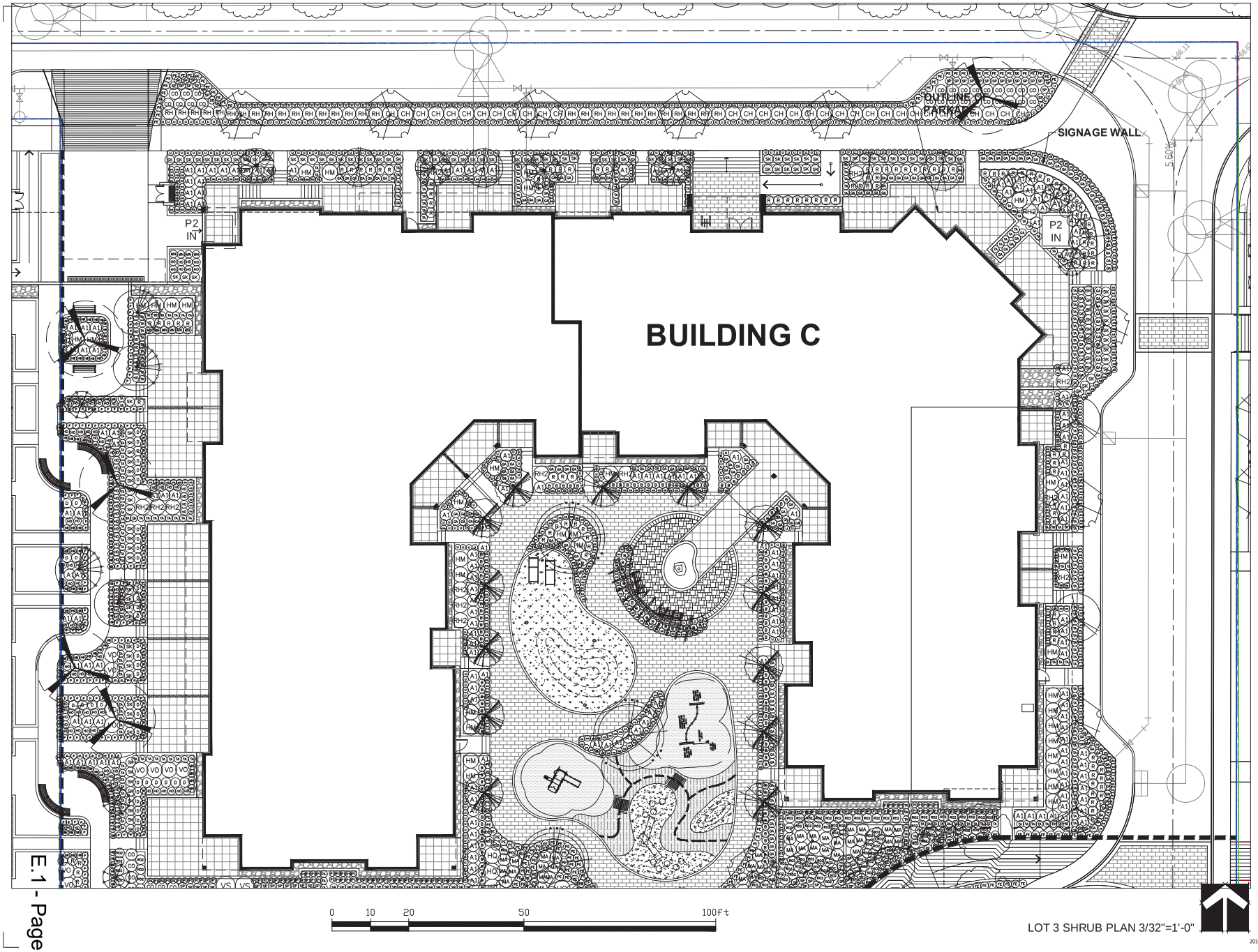
DRAWING TITLE:

SOUTH SHRUB PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

PMG PROJECT NUMBER: **20-138**

20138-5.ZIP



LOT 3 SHRUB PLAN 3/32"=1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	21JUL/22	60% BP	RJ
9	20JAN/08	30% BP	YR
8	20APR/16	ISSUED FOR DP	
7	20DEC/18	NEW SITE PLAN	RJ
6	20OCT/13	DP RESUBMISSION	JR
5	20AUG/08	ISSUED FOR DP	JR
4	20JUL/13	NEW ARCH PLAN	JR
3	20JUN/30	CLIENT'S COMMENTS/NEW CIVIL PLAN	JR
2	20JUN/08	NEW ARCH PLAN	SA
1	20JUL/OCT/27	CLIENT'S COMMENTS/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

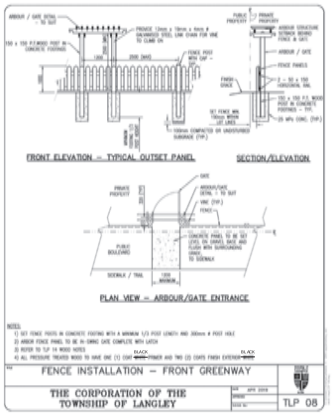
7687-200 STREET LANGLEY, BC

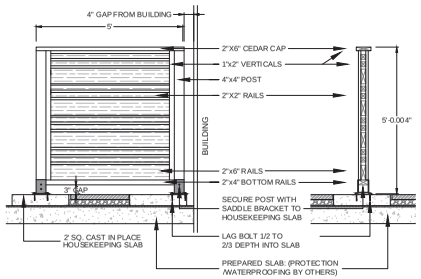
DRAWING TITLE:
NORTH SHRUB PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	L1
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

PMG PROJECT NUMBER: **20-138**

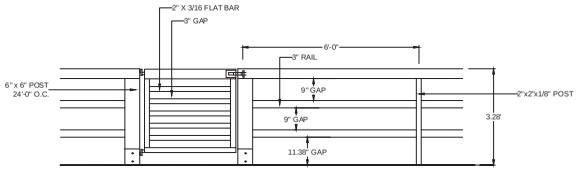
20138-5.ZIP





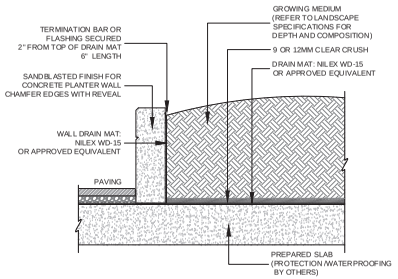
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3-6".

1 PATIO SCREEN ON SLAB
1/2" = 1'-0"

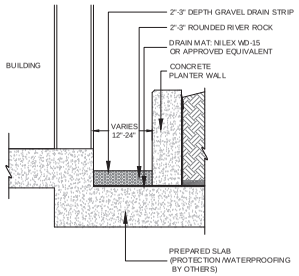


NOTE:
ALL POSTS AND BARGES TO BE PRESSURE TREATED
ALL OTHER CEDAR. ALL TREAT TWO COATS STAIN

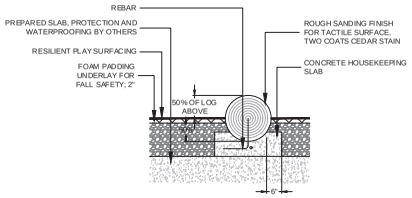
2 3.28' (1M) WOOD FENCE
1/2" = 1'-0"



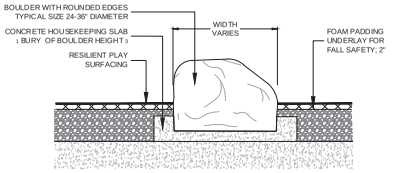
3 PLANTER WALL ON SLAB
1/2" = 1'-0"



4 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



5 BALANCE LOG OVER SLAB
1/2" = 1'-0"



6 BOULDER ON SLAB
1/2" = 1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/18	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET
LANGLEY, BC

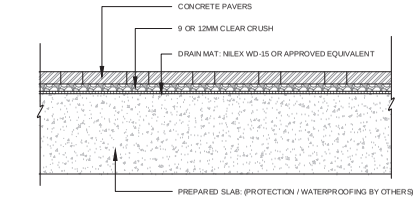
DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	21.MAR.16
SCALE:	3/32"=1'-0"
DRAWN:	YR
DESIGN:	YR
CHK'D:	PCM

DRAWING NUMBER: L10
OF 12

20138-5.ZIP

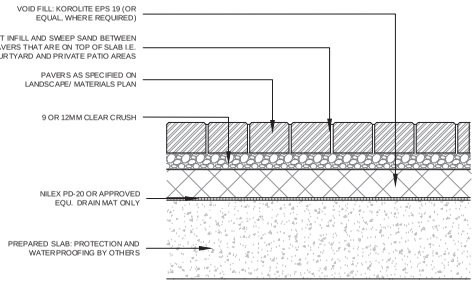
PMG PROJECT NUMBER: 20-138



NOTE:

PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

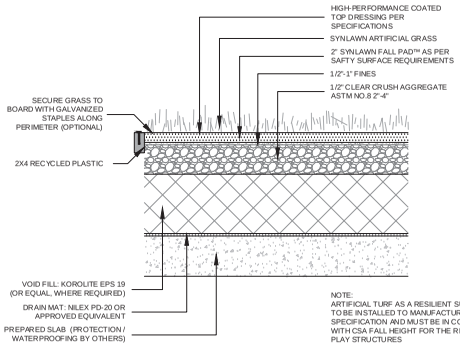
7 PAVERS ON SLAB
1" = 1'-0"



NOTE:

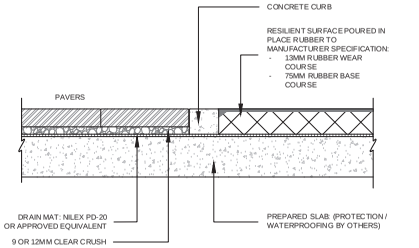
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

8 PAVERS ON SLAB WITH VOID FILL
1" = 1'-0"



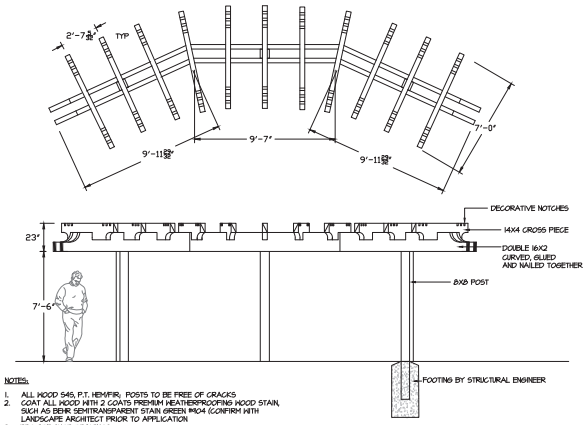
NOTE:
ARTIFICIAL TURF AS A RESILIENT SURFACE IS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

9 ARTIFICIAL TURF ON SLAB
1"=1'-0"



NOTE: RESILIENT SURFACE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

10 POURED IN PLACE RUBBER PLAY SURFACE EDGE
1" = 1'-0"



NOTES:

1. ALL WOOD S4S, P.T. HEM/FIR; POSTS TO BE FREE OF CRACKS
2. COAT ALL WOOD WITH 2 COATS PREMIUM WEATHERPROOFING WOOD STAIN, SUCH AS BEHR SEMITRANSPARENT STAIN GREEN PA04 (CONFIRM WITH LANDSCAPE ARCHITECT PRIOR TO APPLICATION
3. PROVIDE SHOP DRAWINGS

11 CURVED PERGOLA
1/4" = 1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/19	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	L1.11
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-5.ZIP

PMG PROJECT NUMBER: **20-138**

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report reccmmendations for waranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

E1 - Page 45

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn....................6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers....................18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan....................9" (225mm)
.4.1.4 Tree & large shrub pits....................depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn....................9" (210mm)
.4.2.2 Groundcover areas....................12" (300mm)
.4.2.3 Lawn without automatic irrigation....................12" (300mm)
.4.2.4 Shrub & groundcover areas....................18" (450mm)
.4.2.5 Trees and specimen shrubs×....................30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to Canadian Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of Canadian Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitiute.
.8.3 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, Canadian Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: Canadian Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 3)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

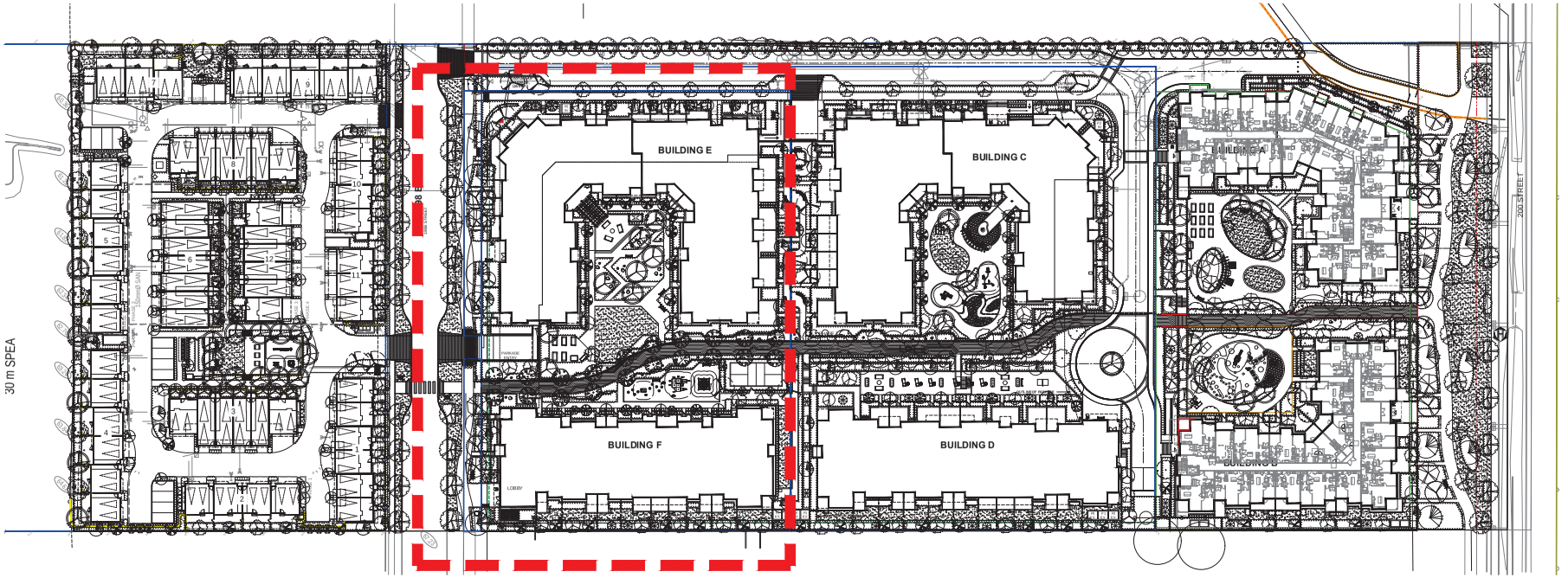
LANDSCAPE SPECIFICATIONS

DATE: 21.MAR.16
SCALE: N/A
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L12 OF 12

20138-5.ZIP

PMG PROJECT NUMBER: 20-138



LOT 4

0 20 40 100 200ft

KEY PLAN 3/128"=1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/10	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

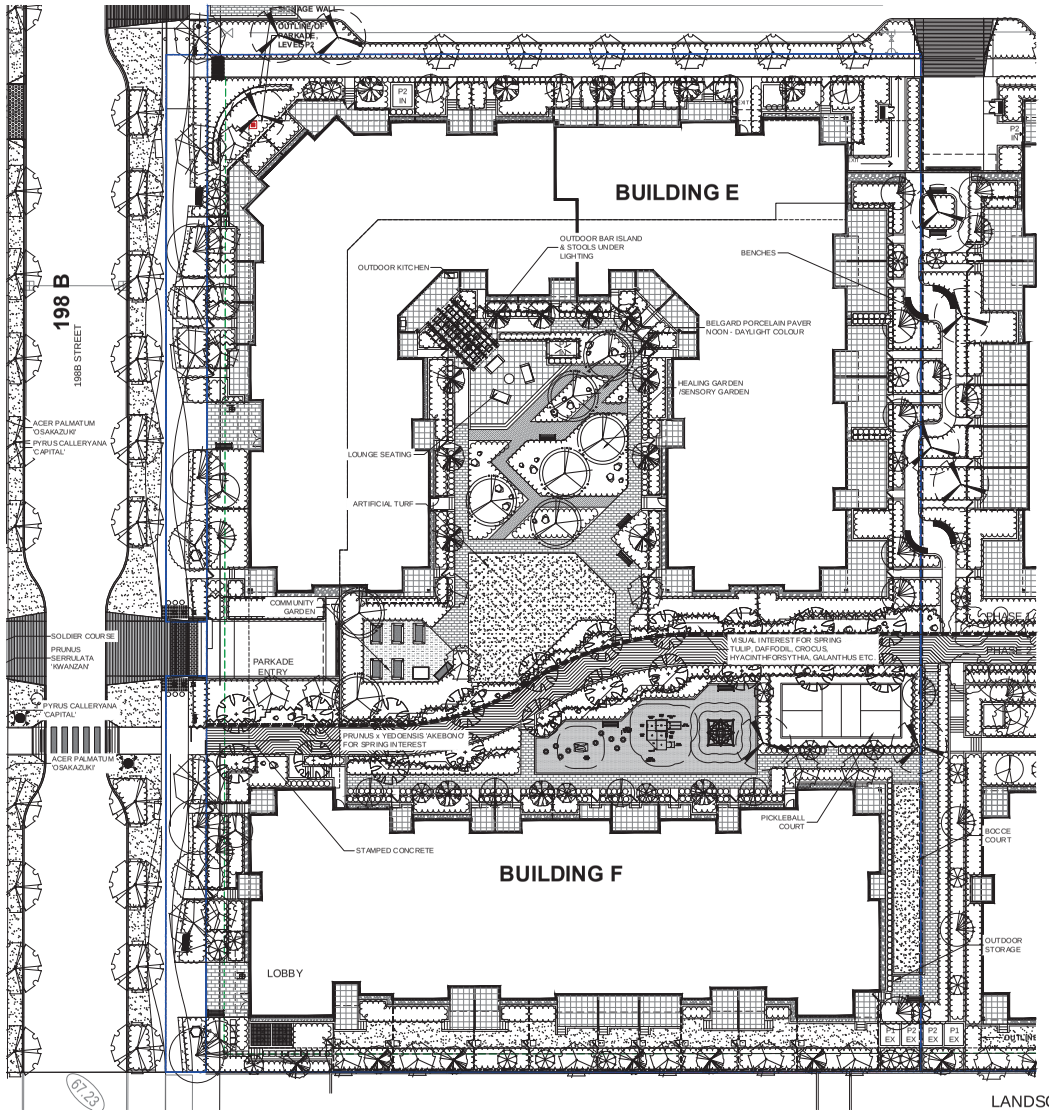
DRAWING TITLE:

KEY PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/128"=1'-0"	
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: **20-138**



LANDSCAPE PLAN 3/64"=1'-0"

0 10 20 50 100ft

PLANT SCHEDULE - LOT 4

PMG PROJECT NUMBER: 12

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
ABIE	10	ABIES FRASERI	FRASER FIR	3M HT; B&B
ACER	4	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	6CM CAL; B&B
CERC	17	CERCIS OCCIDENTALIS	WESTERN REDBUD	6CM CAL; B&B
FAGU	9	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL; B&B
FRAX	8	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
JUNI	22	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3M HT; B&B
PRUN	7	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
PRUN	20	PRUNUS x YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B
PYRU	23	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	6CM CAL; 1.4M STD; B&B
QUER	8	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M 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.

NOTES: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDRADS, LATEST EDITION.

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/APR/12	60 % BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENTS/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENTS/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

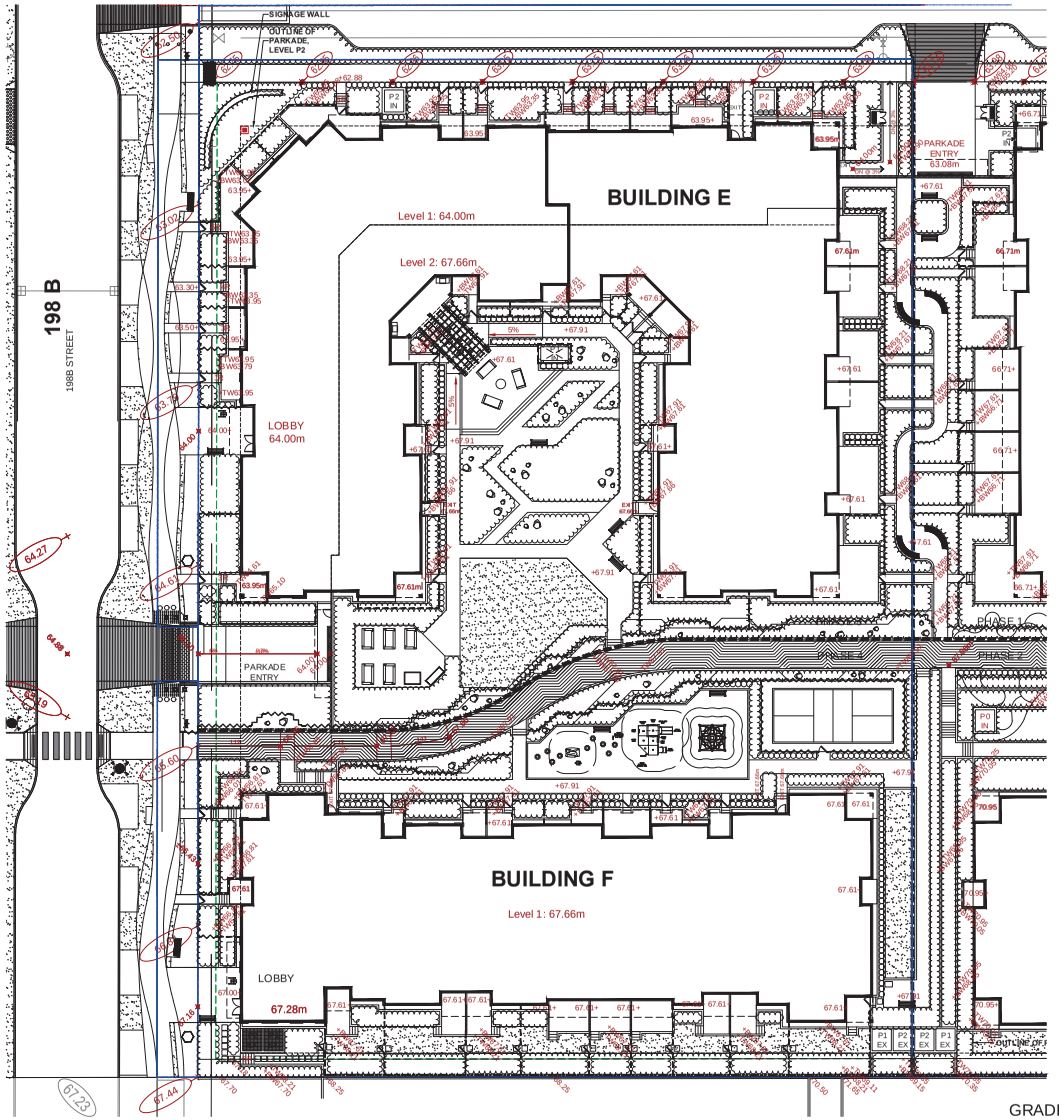
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/64"=1'-0"	L2
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: 20-138



GRADING PLAN 3/64"=1'-0"

0 10 20 50 100ft

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JAN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/03	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT /NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT /NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

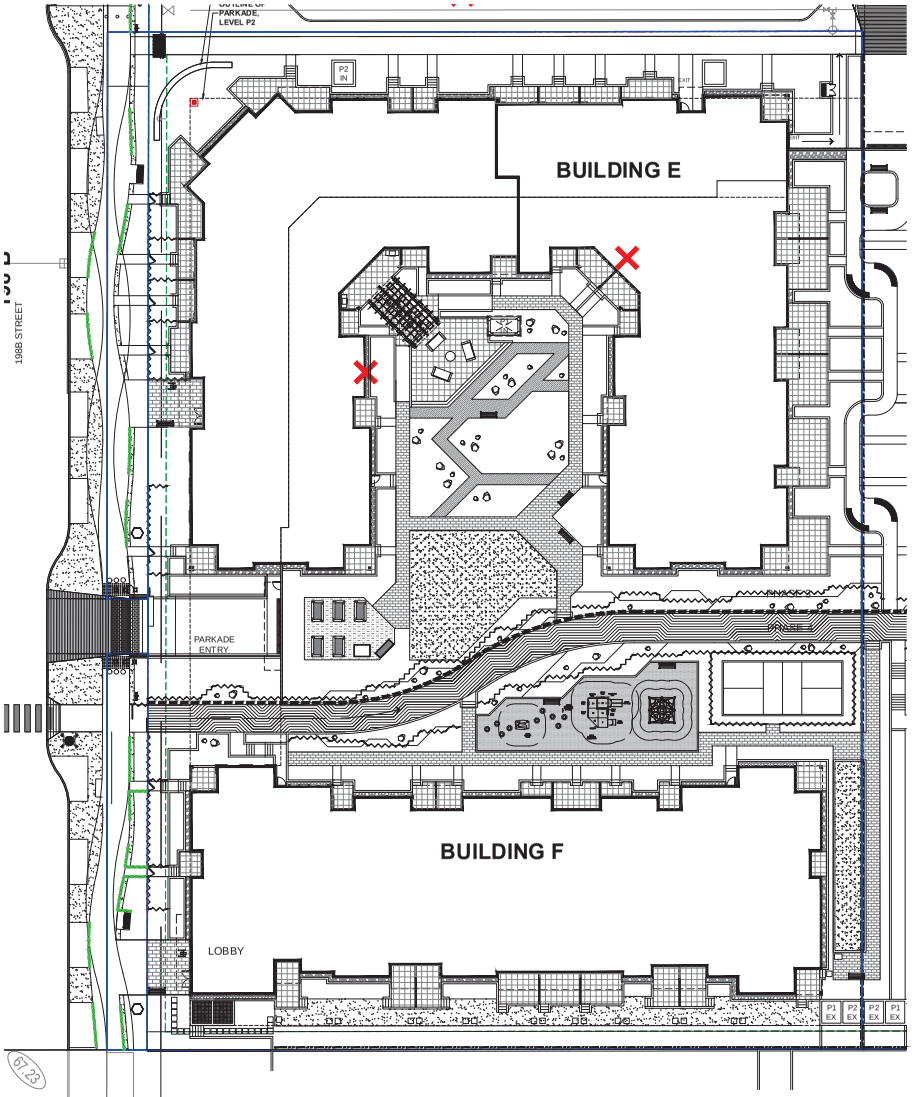
GRADING PLAN

DATE: 21.MAR.16
SCALE: 3/64"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L3
OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: **20-138**



0 10 20 50 100ft

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

TREE PROECTION FENCE

NOTE: WHEN PLANTING IN TREE PROTECTION AREAS, PLEASE CALL THE ARBORIST: JORI PORTER (MCELHANNEY LTD. 604-424-4868)

PLANT SCHEDULE - LOT 3 & 4 REPLACEMENT TREE

PMG PROJECT NUMBER: 20-138

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	24	ABIES FRASERI	FRASER FIR	3M HT; B&B
	7	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	6CM CAL; B&B
	38	CERCIS OCCIDENTALIS	WESTERN REDBUD	6CM CAL; B&B
	20	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 1.5M STD; B&B
	41	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	3M HT; B&B

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

REQUIRED REPLACEMENT TREE (LOT1 + LOT2 + LOT3 & 4): 282
REQUIRED DECIDUOUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141
REQUIRED CONIFEROUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141

PROVIDED DECIDUOUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141
PROVIDED CONIFEROUS REPLACEMENT TREE(LOT1 + LOT2 + LOT3 & 4): 141

PROVIDED DECIDUOUS REPLACEMENT TREE(LOT3 & 4): 65
PROVIDED CONIFEROUS REPLACEMENT TREE(LOT3 & 4): 65

LANDSCAPE PLAN 3/64"=1'-0"

20138-16 BP.ZIP

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/APR/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/18	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

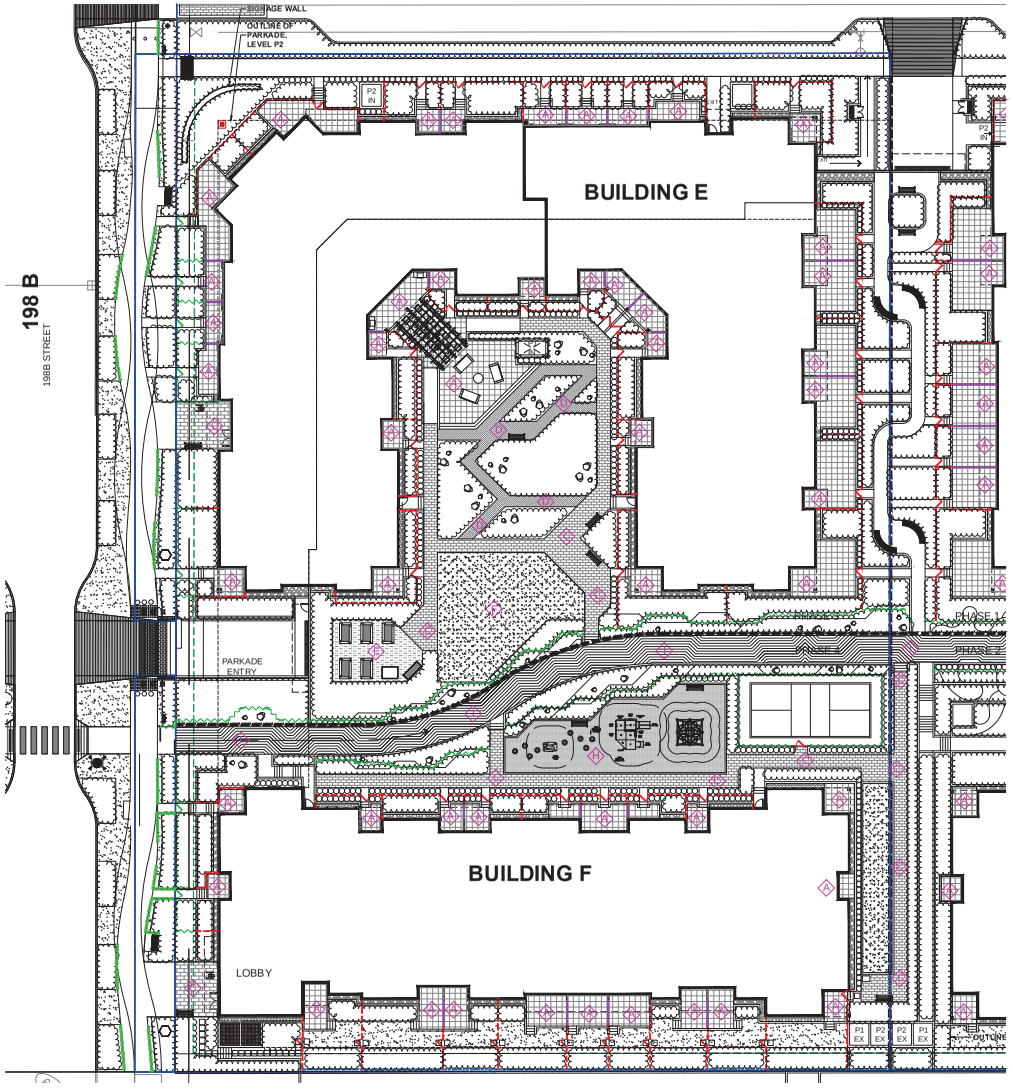
7687-200 STREET
LANGLEY, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 21.MAR.16
SCALE: 3/64"=1'-0"
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L1
OF 12

PMG PROJECT NUMBER: 20-138



LANDSCAPE PLAN 3/64"=1'-0"

MATERIAL KEYS:

- A — PAVER: BELGARD BASALT 18 X18 X 2 3/8" COLOUR: IRON BAY
- B — PAVER: BELGARD VS5 6 x 12 x 4.3" COLOUR: CHARCOAL PATTERN: HERRINGBONE
- C — PAVER: BELGARD HOLLAND STONE 4 x 8 x 2.4" COLOUR: CHARCOAL
- D — PAVER: BELGARD NOON 11.73 x 47.17 x 3/4" COLOUR: DAYLIGHT COLOUR
- E — MULCH
- F — SYNLAWN ARTIFICIAL TURF
- G — PAVER: BELGARD QUADRAL SLAB COLOUR: EARTH BLEND
- H — PIP RUBBER
- I — STAMPED CONCRETE

- 42" WOOD FENCE
- 6' WOOD PRIVATE FENCE
- GREENWAY FENCE PER TL P08
- PERIMETER FENCE


WALKWAY PAVING


MAGLIN MLB870 BENCH SERIES


LOG CRAWL TUNNEL


LANDSCAPE STRUCTURES TODDLERTOWN


KOMPAN COR48330


LIFESPACE PLANTERS


CEDARSHED POTTING BENCH


CEDARSHED GARDEN SHED


MAGLIN OGDEN BENCH


HAUSER SOFA

FURNITURE KEYS:

- KOMPAN CUBITE COR483301
- LANDSCAPE STRUCTURES LOG CRAWL TUNNEL
- LANDSCAPE STRUCTURES TODDLERTOWN MODEL#152848
- HAUSER LOLL LOLLYGAGGER SOFA HSLL006-CH; HAUSER CABANA COFFEE TABLE HS8511-GM
- CEDARSHED POTTING BENCH
- MAGLIN MLB870 BENCH SERIES MLB870-PC(X)
- HAUSER KAWARTHA RECTANGULAR BAR TABLE HSB7-CH; HAUSER CALEDON TEAK BAR STOOL HSTK2781
- LIFESPACE PLANTERS
- CEDARSHED BAYSIDE LEAN TO GARDEN SHED 6X3 CEDAR ROOF
- SUNCAST STORAGE BOX 22 GALLON H-2605
- MAGLIN OGDEN BENCH LAYOUT #: OGM1900-200869
- WISHBONE SPIRAL BIKE RACK SBRP-2
- DIY COURT CANADA P1 PICKLEBALL COURT KIT 28'2W X 52'8'L
- TRELLIS REFER TO L11-10

NOTE:
ANY SUBSTITUTE OF PLAY EQUIPMENT OR FURNITURE NEEDS TO BE REVIEWED/APPROVED BY LANDSCAPE ARCHITECT.

0 10 20 50 100ft

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET
LANGLEY, BC

DRAWING TITLE:
LOT4 MATERIAL PLAN

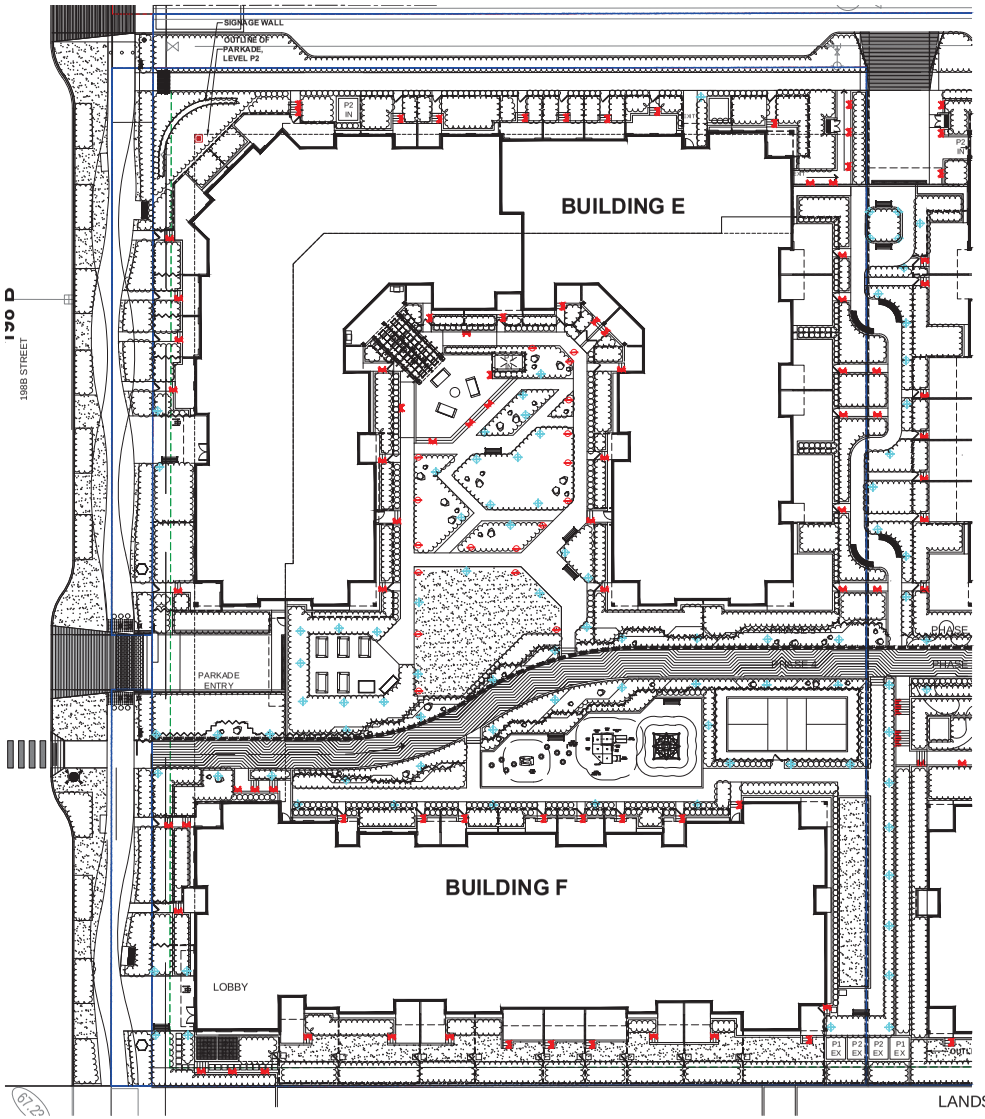
DATE:	21.MAR.16
SCALE:	3/64"=1'-0"
DRAWN:	YR
DESIGN:	YR
CHK'D:	PCM

DRAWING NUMBER: L1

OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: 20-138



LANDSCAPE PLAN 3/64"=1'-0"

LIGHT LEGEND

	BOLLARD LIGHT; LIGMAN; LBX BOLLARD; MATT SILVER
	STEP LIGHT & WALL LIGHT; LIGMAN; RADO 3; MATT SILVER
	POLE LIGHT WITH HANGING BASKETS

NOTE: LIGHTING SPEC/LOCATION PER ELECTRICAL DWG.

0 10 20 50 100ft

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENTS NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENTS NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

LIGHTING PLAN

DATE:	21.MAR.16	DRAWING NUMBER: L1
SCALE:	3/64"=1'-0"	
DRAWN:	YR	
DESIGN:	YR	
CHKD:	PCM	OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: **20-138**

LOT 4



PRUNUS x YEDOENSIS



SPRING INTEREST

LOT 3



CORNUS FLORIDA



SUMMER INTEREST

SHRUB PALETTE



PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRE'



RHODODENDRON 'P.J.M.'



ECHINACEA PALLIDA



ECHINACEA PURPUREA `WHITE SWAN'



RUDBECKIA FULGIDA VAR SULLIVANTII



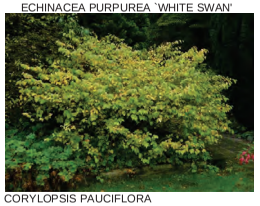
ECHINACEA PURPUREA'KIM'S KNEE HIGH'



POLYSTICHUM MUNITUM



ATHYRIUM FILIX-FEMINA



CORYLOPSIS PAUCIFLORA



NANDINA DOMESTICA MOONBAY



GAULTHERIA SHALLON



CORNUS SERICEA 'KELSEYI'



VACCINIUM OVATUM



LONICERA PILEATA



MAHONIA NERVOSA



STIPA TENUISSIMA



STIPA GIGANTEA



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

INSTALLATION TO I.I.A.B.C STANDRADS, LATEST EDITION.

PLANT SCHEDULE

PMG PROJECT NUMBER: 20-138

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	28	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
	2	AUCUBA JAPONICA 'GOLDSTRIKE'	MALE JAPANESE AUCUBA	#3 POT; 50CM
	1	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
	120	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPUSH-RED	#3 POT; 40CM
	233	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
	93	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
	244	CORNUS SERICEA	REDTWIG DOGWOOD	#3 POT; 80CM
	4	FORSYTHIA X INT. 'LYNWOOD GOLD'	FORSYTHIA	#3 POT; 80CM
	39	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
	24	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
	24	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
	93	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
	24	RHODODENDRON 'AWAH KIRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM 1M B&B
	92	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT; 50CM
	31	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
	5	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
	30	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
	116	ROSA MEIDILAND 'RED'	MEIDILAND ROSE; RED	#2 POT; 40CM
	307	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	305	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
	571	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
	4	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM
	4	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY	#2 POT; 50CM
	11	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
	114	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
	11	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
	128	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
	341	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	206	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
	471	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	279	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
	78	ASTILBE x ARENDSII 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
	13	GALIUM ODORATUM	SWEET WOODRUFF	9 M POT
	108	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
	154	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM
	201	HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
	10	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
	769	LIRIOPE MUSCARI	BLUE LILY-TURF	#1 POT
GC				
	108	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
	73	FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT
	98	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	61	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

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

NOTES: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDRADS, LATEST EDITION.

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/19	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

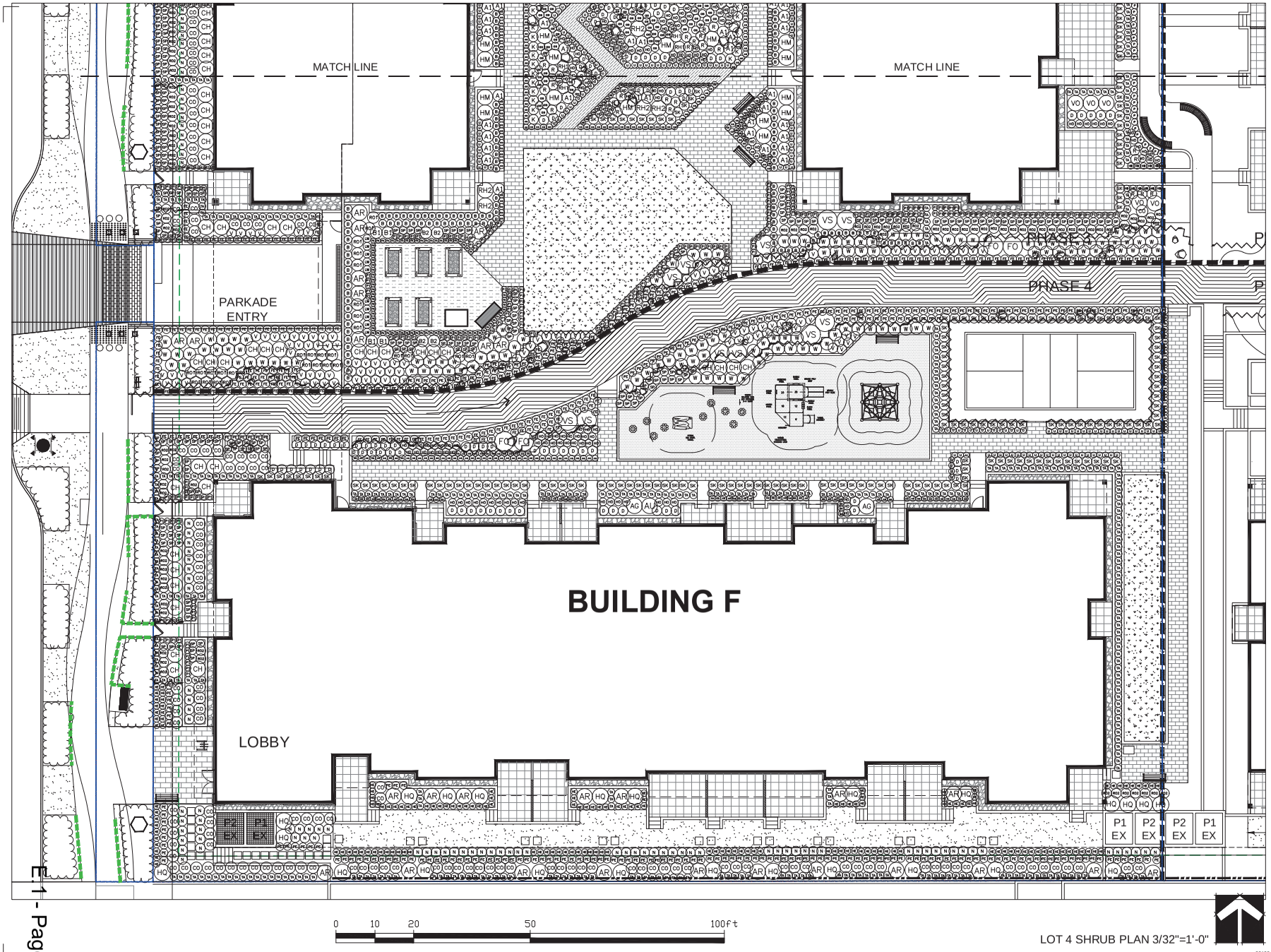
PLANT PALETTE

DATE: 21.MAR.16
SCALE: N/A
DRAWN: YR
DESIGN: YR
CHKD: PCM

DRAWING NUMBER: L7
OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: 20-138



LOT 4 SHRUB PLAN 3/32"=1'-0"

20138-16BP.ZIP

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/03	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT /NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT /NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

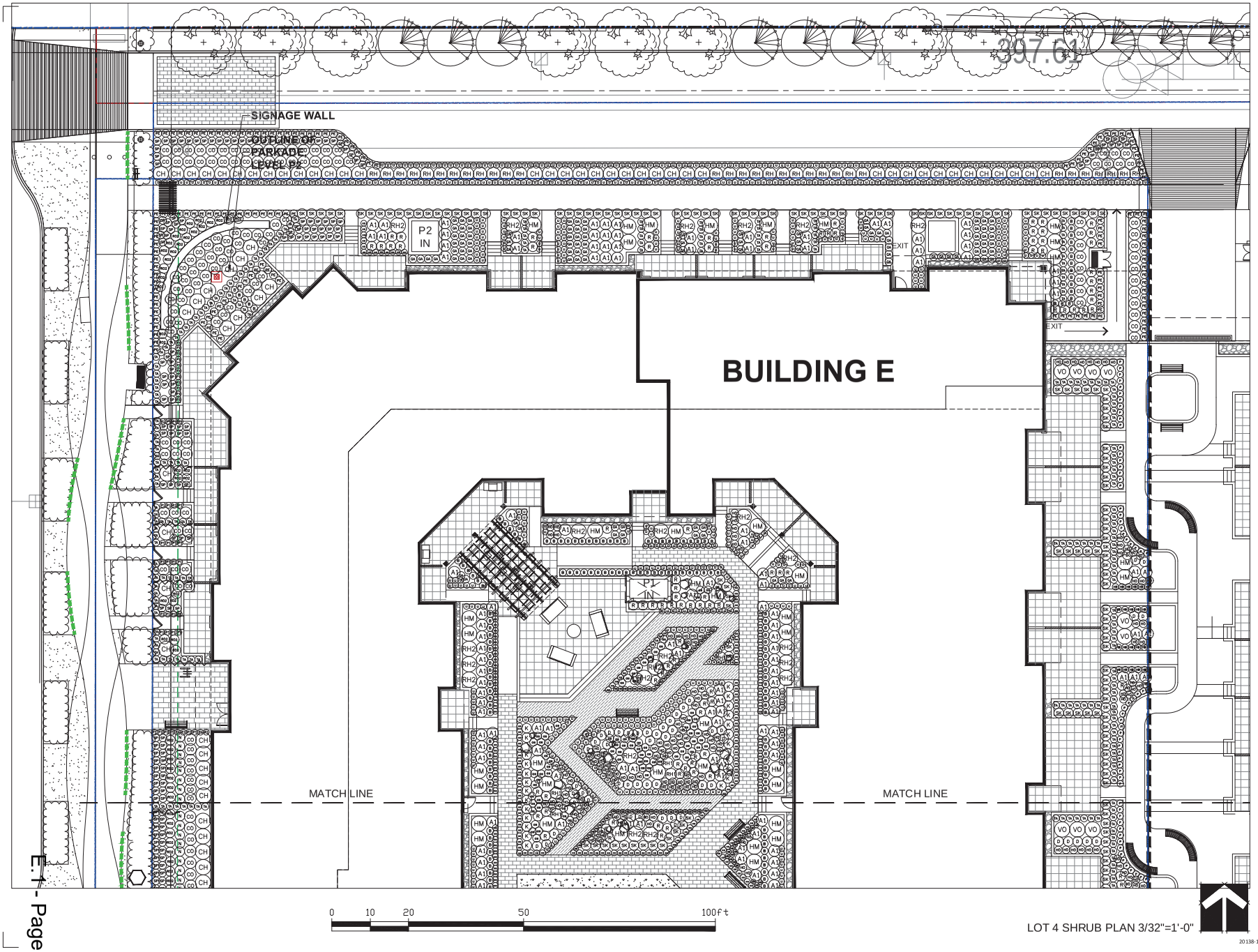
LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

SOUTH SHRUB PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	L1
DRAWN:	YR	
DESIGN:	YR	OF 12
CHK'D:	PCM	
PMG PROJECT NUMBER:		20-138



LOT 4 SHRUB PLAN 3/32"=1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/10	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

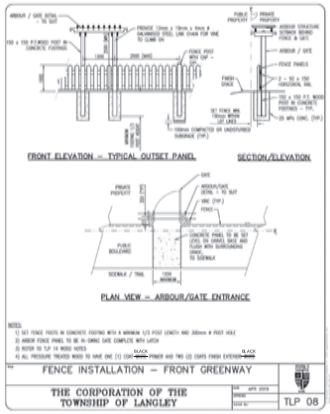
DRAWING TITLE:

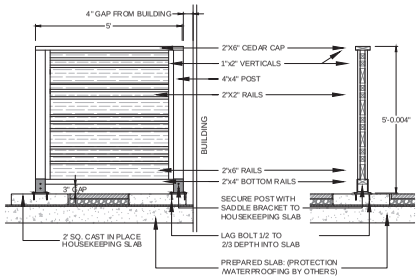
NORTH SHRUB PLAN

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	L1
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-16BP.ZIP

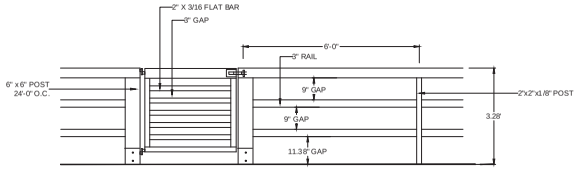
PMG PROJECT NUMBER: **20-138**





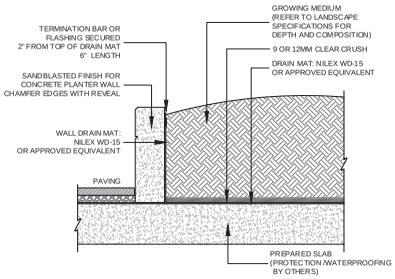
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

1 PATIO SCREEN ON SLAB
1/2" = 1'-0"

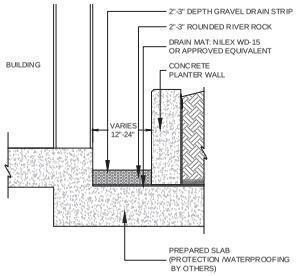


NOTE:
ALL POSTS AND BARGES TO BE PRESSURE TREATED
ALL OTHER CEDAR. ALL TREAT TWO COATS STAIN

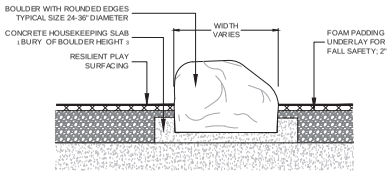
2 3.28' (1M) WOOD FENCE
1/2" = 1'-0"



3 PLANTER WALL ON SLAB
1/2" = 1'-0"



4 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



5 BOULDER ON SLAB
1/2" = 1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/10	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:
LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET
LANGLEY, BC

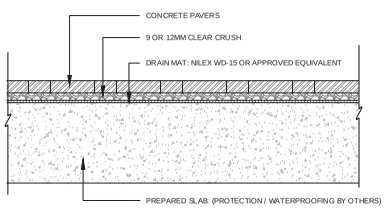
DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	21.MAR.16
SCALE:	3/32"=1'-0"
DRAWN:	YR
DESIGN:	YR
CHK'D:	PCM

DRAWING NUMBER: L10
OF 12

20138-16BP.ZIP

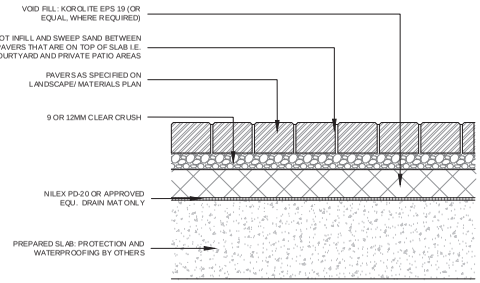
PMG PROJECT NUMBER: 20-138



NOTE:

PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BIEDDING SAND LEVELING COURSE

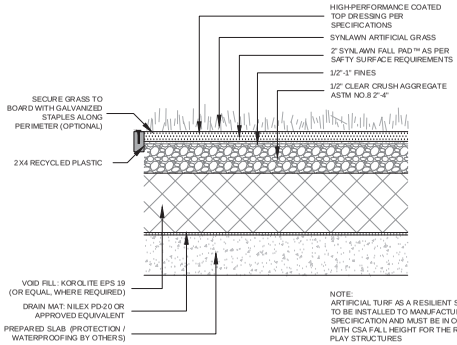
6 PAVERS ON SLAB
1" = 1'-0"



NOTE:

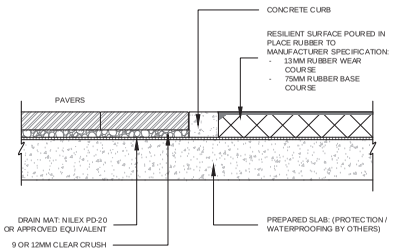
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE: 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

7 PAVERS ON SLAB WITH VOID FILL
1" = 1'-0"



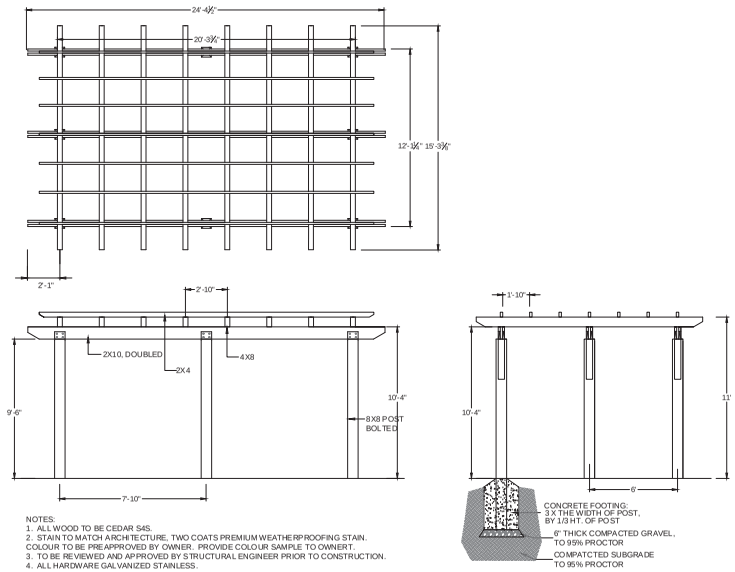
NOTE:
ARTIFICIAL TURF AS A RESILIENT SURFACE IS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

8 ARTIFICIAL TURF ON SLAB
1"=1'-0"



NOTE: RESILIENT SURFACE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

9 POURED IN PLACE RUBBER PLAY SURFACE EDGE
1" = 1'-0"



NOTES:
1. ALL WOOD TO BE CEDAR S4S.
2. STAIN TO MATCH ARCHITECTURE. TWO COATS PREMIUM WEATHERPROOFING STAIN. COLOUR TO BE PRE-APPROVED BY OWNER. PROVIDE COLOUR SAMPLE TO OWNERT.
3. TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. ALL HARDWARE GALVANIZED STAINLESS.

10 TRELLIS
1/4" = 1'-0"

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/10	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	21.MAR.16	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	L11
DRAWN:	YR	
DESIGN:	YR	
CHK'D:	PCM	OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: **20-138**

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.1.5 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issed where required.
.1.7 Warranty Review: Prior to the completion of the waranty period (+/- 11 months after issuance of the Certificate of Completion), review all waranty material and report reccmmendations for waranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

.2.1 Retention of Existing Trees where shown on drawings.
.2.2 Finish Grading and Landscape Drainage.
.2.3 Supply and placement of growing medium.
.2.4 Testing of imported growing medium and/or site topsoil,
.2.5 Supply and incorporation of additives to meet requirements of soil test and Table One.
.2.6 Preparation of planting beds, supply of plant material and planting.
.2.7 Preparation of rough grass areas, supply of materials and seeding.
.2.8 Preparation of lawn areas, supply of materials and sodding.
.2.9 Supply and placement of bark mulch.
.2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
.2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
.2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam".

Applications	Low Traffic Areas. Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 15%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (coast):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH):	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (25), and Potash (soluble 2) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the Canadian Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MIRAFI 140 NL, GEOLON N40 OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC nominal sizes.

.10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the Canadian Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls: signed and sealed drawings for all walls, individually, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; inlcude cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
.1.1 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
.9.1 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the person(s) responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.5m (5 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard.

.5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Growing medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

.2 Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage, Refer to engineering drawings and specifications for connections and other drainage work.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.2.3 Planter drains on slab: Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Commence laying pipe at outlet and proceed in upstream direction.
.3.4 Lay perforated pipes with perforations at 8pm and 4pm positions.
.3.5 Make joints tight in accordance with manufacturer's directions.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from floatation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % content of gravel, sand, silt, clay and organics.
.1.2 Acidity PH and quantities of lime or sulphur required to bring within specified range.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Thoroughly mix required amendments into the full depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-grade:
.4.1.1 Seeded and sodded lawn........6" (150mm)
.4.1.2 Mass planted shrubs & groundcovers........18" (450mm)
.4.1.3 Groundcover only areas, if defined on plan........9" (225mm)
.4.1.4 Tree & large shrub pits........depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
.4.2 On-Slab:
.4.2.1 Irrigated lawn........9" (210mm)
.4.2.2 Groundcover areas........12" (300mm)
.4.2.3 Lawn without automatic irrigation........12" (300mm)
.4.2.4 Shrub & groundcover areas........18" (450mm)
.4.2.5 Trees and specimen shrubs×........30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To Canadian Landscape Standard Class 3 Areas (Rough grass) Section 7.1.1.3
.2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Saturn Perennial Rye
5% Kentucky Bluegrass
For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 50% sulphur urea coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seeding: Apply seed at a rate of 112k/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequete protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Growing Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material for wood fibre substitute use 135% (by weight). Conform to Canadian Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8 Application Rate:
.8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb.: 1 lb. of grass seed)
.8.4 Notes:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
.8.4.2 Fertilizer:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence; seed, fertilizer. Thoroughly mix into a homogenous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3 SPECIAL	Rough Grass	see hydroseeding	

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll lightly. Water to obtain moisture penetration of 3" to 4" (7 - 10cm). Comply with requirements of Canadian Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect sodded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to Canadian Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to Canadian Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitution:
.8.1 Obtain written approval of the Landscape Architect prior ro making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitiute.
.8.3 Substitutions are subject to Canadian Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
.13.2 Leave the tree carefully vertical.
.13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeepRoot.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade.
.13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2'x2"x4") buried to the maximum possible depth instead of stakes.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to Canadian Landscape Standard, Section 13.3.2 - Watering and generally as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, Canadian Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean out at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: Canadian Landscape Standard, latest edition; Fertilizer Code., B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there should be three other reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Groomed".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the Canadian Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
.8.2 Mulch: Maintain mulches in the original areas and to the original depths.
.8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
.8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
.8.5 Tree Support: Maintain stakes, guy wires and ties one full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
.8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions.
.8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.

.9 Grass Areas Establishment:
.9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (Canadian Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
.9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds or weedy grasses per 40 square meters. This application shall reduce the weed population to zero.
.9.3 Fertilizing: According to soil analysis.
.9.4 Liming According to soil analysis
.9.5 Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut.
.9.6 Aeration: Aeration not required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores.
.9.7 Repairs: Re-grade, re-seed or re-sod when necessary to restore damaged or failing grass areas. Match the grass varieties in the surrounding area. Re-sod, if required, throughout the growing season. Re-seed between April 1st and April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
11	2024/JUL/19	ISSUED FOR BP	
10	2024/JUN/12	60% BP	RJ
9	2024/MAY/08	30% BP	YR
8	2024/FEB/16	ISSUED FOR DP	
7	2023/DEC/18	NEW SITE PLAN	RJ
6	2022/OCT/13	DP RESUBMISSION	JR
5	2022/AUG/08	ISSUED FOR DP	JR
4	2022/JUL/13	NEW ARCH PLAN	JR
3	2022/JUN/30	CLIENT'S COMMENT/NEW CIVIL PLAN	JR
2	2022/JUN/08	NEW ARCH PLAN	SA
1	2021/OCT/27	CLIENT'S COMMENT/NEW CIVIL PLAN	YR

CLIENT:

PROJECT:

LATIMER RESIDENTIAL DEVELOPMENT (LOT 4)

7687-200 STREET LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: 21.MAR.16
SCALE: N/A
DRAWN: YR
DESIGN: YR
CHK'D: PCM

DRAWING NUMBER: L12 OF 12

20138-16BP.ZIP

PMG PROJECT NUMBER: 20-138

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 – REGULAR MEETING	**REPORT:**	24-207
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-35-0133
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101346 (LYNTERRA DEVELOPMENTS 4177 LTD. / 4185 – 208 STREET)		

PROPOSAL:

Development Permit application (including variances) for a 4,086.5 m^2 (43,987 ft^2) 3-storey commercial building on property located at 4185 – 208 Street.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101346 subject to ten (10) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the the Brookswood-Fernridge Community Plan and complies with the site's Community Commercial C-2 zoning, with the exception of the proposed variances.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101346 to Lynterra Developments 4177 Ltd. for property located at 4185 – 208 Street subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. 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. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
d. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
e. Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft) as indicated in Schedule "A".
f. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 15.2 m (49.8 ft) as indicated in Schedule "A".
g. Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft).
h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the

interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft) as indicated in Schedule "A".

i. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
j. All refuse areas to be located within buildings and/or in enclosures 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. 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.
b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.
c. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications.
g. Confirmation that sanitary servicing works completed within the City of Langley have been completed to the satisfaction of the City of Langley.
h. Confirmation that any contamination on the site has been adequately addressed to the acceptance of the Province of British Columbia.
i. As proposed by applicant, provision of a 4.0 m (13.1 ft) wide road dedication along the full frontage of 208 Street and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
j. 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.
k. Payment of Development Cost Charges, supplemental development permit application fees, and building permit administration fees.

EXECUTIVE SUMMARY:

Martini Construction Ltd. has applied on behalf of the owner for a development permit for a 4,086.5 m^2 (43,987 ft^2) 3-storey commercial building on property located at 4185 – 208 Street. The development permit includes variances to the maximum building height, minimum rear lot line setback, minimum off-street parking area setback from a lot line common to the parking area and minimum landscape screens on interior side and rear lot lines.

The development proposal complies with the Development Permit Area 'B' – Commercial and Mixed-Use and Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction guidelines in the Brookswood-Fernridge Community Plan. The proposal also complies with the site's Community Commercial C-2 zoning with the exception of the proposed variance requests.

Issuance of Development Permit No. 101346 is recommended subject to ten (10) conditions, plus eleven (11) conditions to be applied at the building permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council regarding proposed Development Permit No. 101346.

REFERENCE:

Owner:	Lynterra Developments 4177 Ltd. A-5740 Production Way Langley, BC V3A 4N4
Agent:	Martini Construction Ltd. A-5740 Production Way Langley, BC V3A 4N4
Legal Description:	Lot A (M47718E) Except: Part Dedicated Road on Plan LMP7511; Section 35 Township 7 New Westminster District Plan 32197
Location:	4185 – 208 Street
Area:	0.45 ha (1.12 ac)
Existing Zoning:	Community Commercial Zone C-2
Brookswood-Fernridge Community Plan:	Commercial Village
Rinn Neighbourhood Plan:	Commercial Village

BACKGROUND/HISTORY:

- The subject site is designated 'Commercial Village' in the Brookswood-Fernridge Community Plan and the Rinn Neighbourhood Plan.
- The subject site is located in Development Permit Area 'B' – Commercial and Mixed Use and Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction in the Brookswood-Fernridge Community Plan.
- The subject site is currently vacant and previously contained a gas service station that is considered a Schedule 2 Commercial Use per the Province of British Columbia's Contaminated Sites Regulations. Accordingly, the applicant received a Release Notice from the Province to allow the subject development permit to be issued by the Township.
- There is a BC Hydro statutory-right-of-way located on the northeast corner of the site.

DISCUSSION/ANALYSIS:

- Martini Construction Ltd. has applied on behalf of the owner for a development permit to facilitate construction of a 4,086.5 m^2 (43,987 ft^2) 3-storey commercial building.
- The proposed development permit includes variances to the maximum building height, minimum rear lot line setback, minimum off-street parking area setback from a lot line common to the parking area and minimum landscape screens on interior side and rear lot lines.
- The proposal also includes provision of a 4.0 m (13.1 ft) road dedication along the full frontage of 208 Street (including greenway) and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
- The proposal is consistent with the overall objectives of the Brookswood-Fernridge Community Plan and the Rinn Neighbourhood Plan and is compliant with the Community Commercial Zone C-2 with the exception of the proposed variances.

Adjacent Uses:

	Existing Use:	Brookswood-Fernridge Community Plan Designation:	Rinn Neighbourhood Plan Designation:	Existing Zoning:
North:	42 Avenue, beyond which is George Preston Recreation Centre	Institutional	N/A	Civic Institutional Zone P-1
South:	An existing liquor store	Commercial Village	Commercial Village	Community Commercial Zone C-2
East:	208 Street, beyond which are existing properties with single family dwellings	Commercial Village and Utility	Utility	Suburban Residential Zone SR-1
West:	A property with an existing convenience store	Commercial Village	Commercial Village	Community Commercial Zone C-2

Development Permit:

- The site is located in Development Permit Area 'B' – Commercial and Mixed Use and Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction in the Brookswood-Fernridge Community Plan.
- The form and character of the proposed 4,086.5 m^2 (43,987 ft^2) 3-storey commercial building is consistent with the Development Permit Area 'B' – Commercial and Mixed Use guidelines.
- Proposed Development Permit No. 101346, inclusive of the proposed variances, is attached to this report as Attachment B.
- Vehicular access is proposed from 42 Avenue, with pedestrian access to the commercial units proposed from 42 Avenue, 208 Street and from the commercial parking area located at the rear of the building.
- The proposed development is consistent with and satisfies the requirements of Development Permit Area 'D' – Neighbourhood Forest Fire Hazard Reduction.

Development Variance Permits:

The applicant is seeking the following variances:

- Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the minimum rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft). As technical frontage for this site is 42 Avenue, the variance results in a more activated commercial frontage along 208 Street.
- Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 15.2 m (49.8 ft). The variance results in a differentiated roofline design and accommodates access to the rooftop amenity area.

- Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft). Given the lot configuration a variance has been requested for the landscape screen resulting in a variance to the off-street parking area setback from the interior side lot line.
- Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft). Given the lot configuration the variance is requested to accommodate additional parking spaces on the west and south lot lines.

Staff do not object to the proposed variances given specific site considerations, including the BC Hydro statutory-right-of-way on the northeast portion of the site and the road dedication provided on 208 Street.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	33	33	N/A	33

Policy Considerations:

The proposed development complies with the Development Permit Area provisions of the Brookswood-Fernridge Community Plan and complies with the site's existing Community Commercial C-2 zoning requirements with the exception of the proposed variances. Staff recommend that Council give issuance to Development Permit No. 101346 subject to ten (10) conditions, plus eleven (11) conditions to be applied at the building permit stage.

Respectfully submitted,

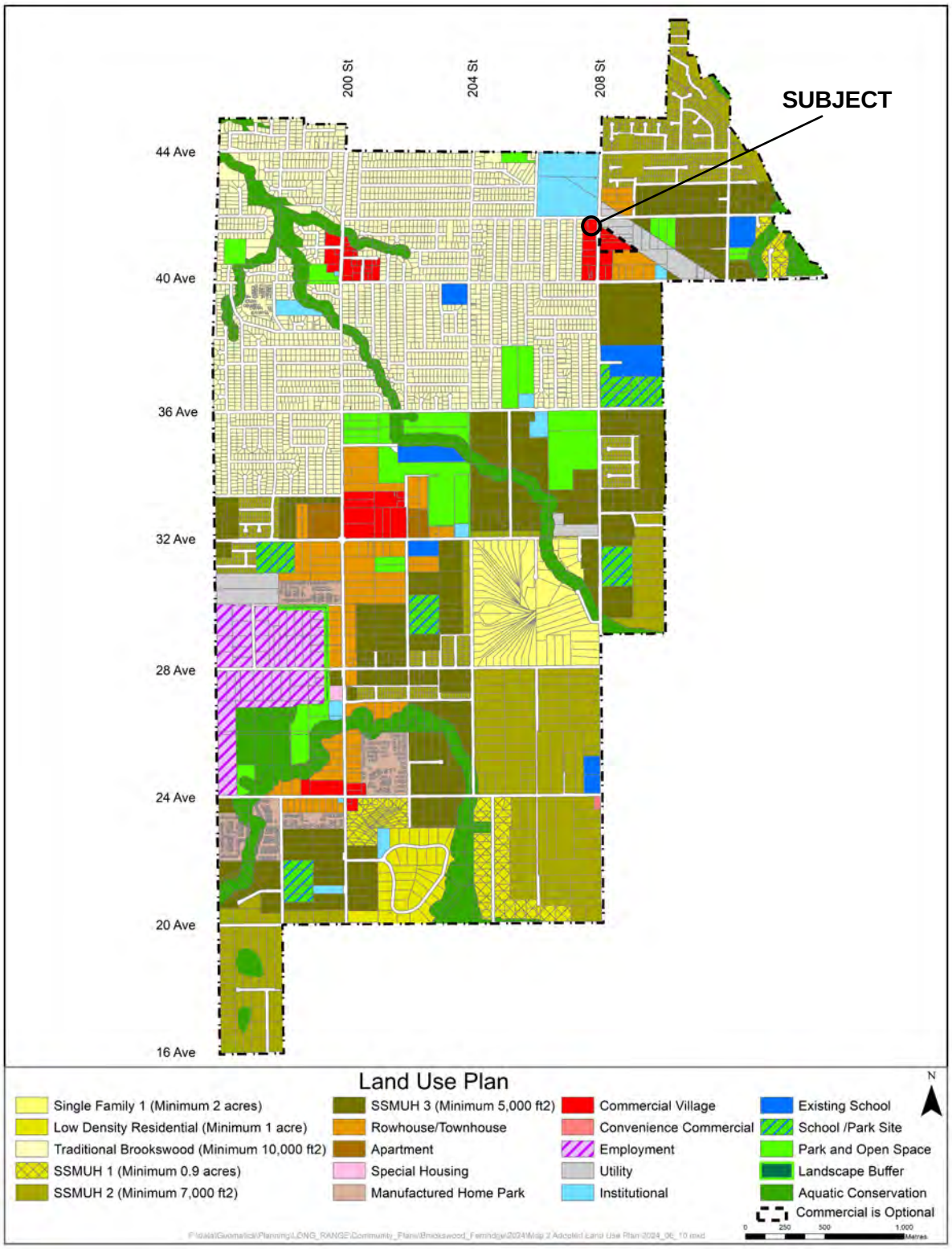
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

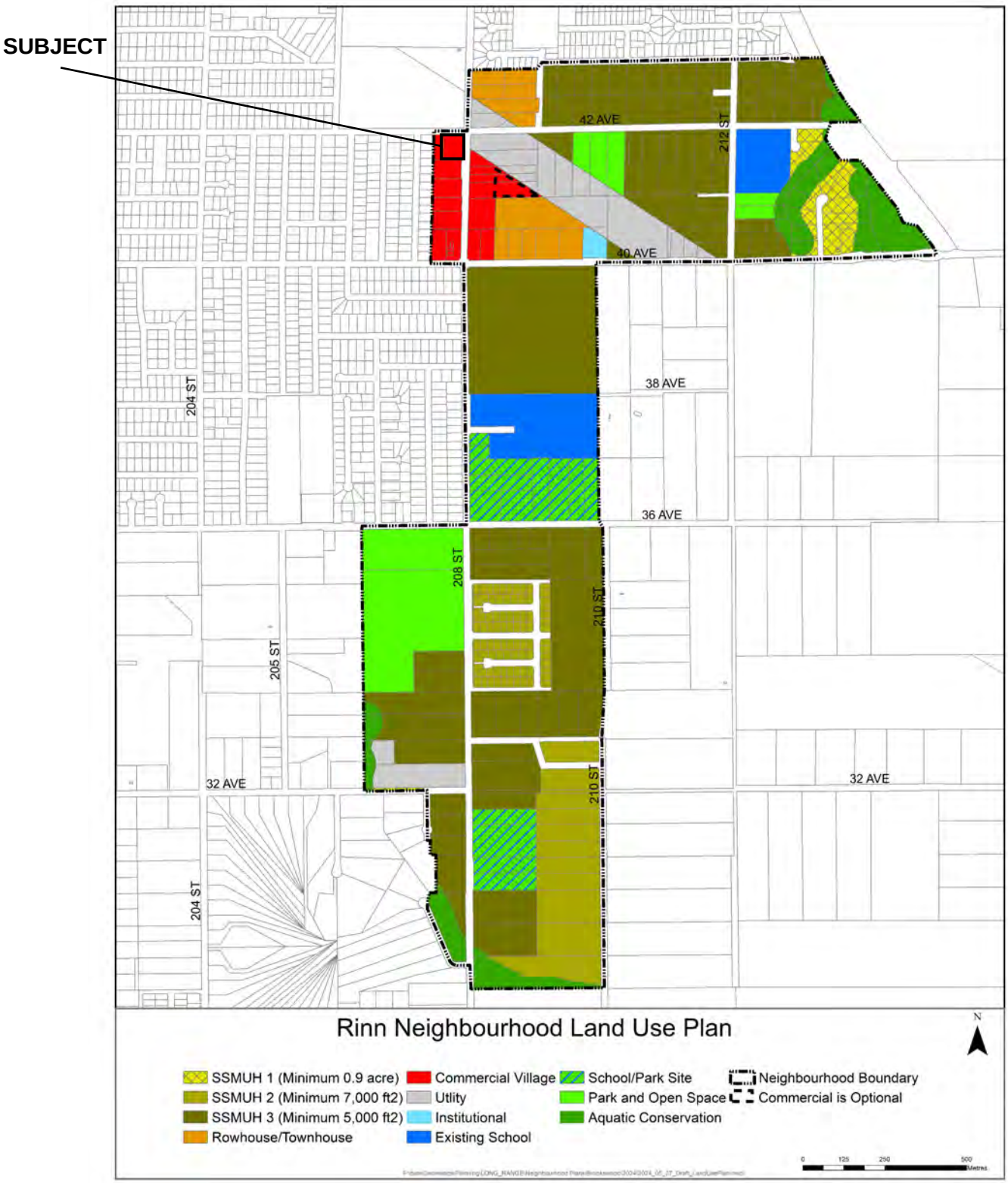
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101346

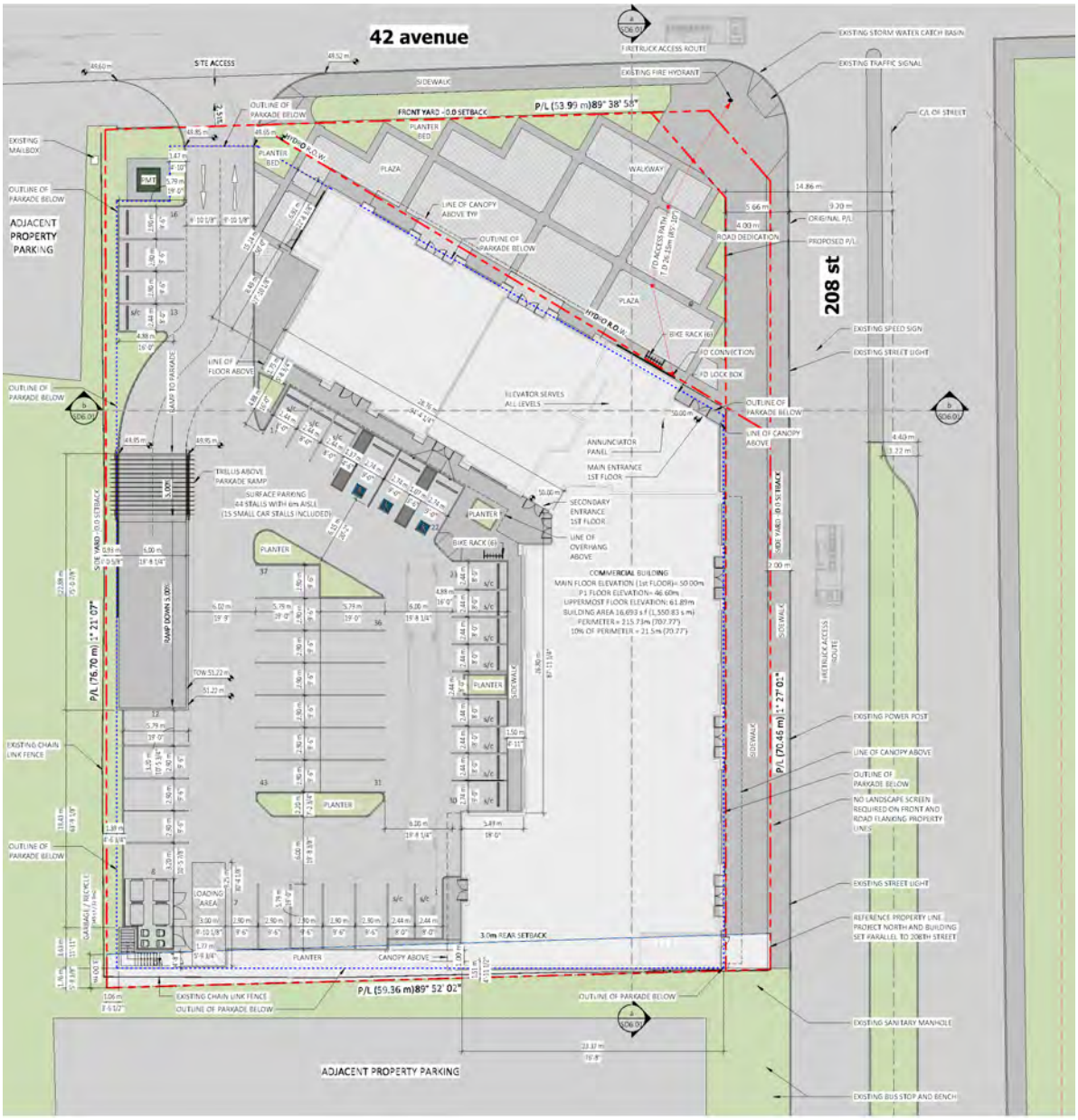
ATTACHMENT A



AERIAL CONTEXT MAP


200 St
204 St
208 St
SUBJECT
44 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
16 Ave
Land Use Plan
Single Family 1 (Minimum 2 acres)
Low Density Residential (Minimum 1 acre)
Traditional Brookswood (Minimum 10,000 ft2)
SSMUH 1 (Minimum 0.9 acres)
SSMUH 2 (Minimum 7,000 ft2)
SSMUH 3 (Minimum 5,000 ft2)
Rowhouse/Townhouse
Apartment
Special Housing
Manufactured Home Park
Commercial Village
Convenience Commercial
Employment
Utility
Institutional
Existing School
School /Park Site
Park and Open Space
Landscape Buffer
Aquatic Conservation
Commercial is Optional
N
0
250
500
1,000
Metres


SUBJECT
42 AVE
212 ST
40 AVE
38 AVE
204 ST
36 AVE
208 ST
210 ST
205 ST
32 AVE
32 AVE
210 ST
204 ST
Rinn Neighbourhood Land Use Plan
N
SSMUH 1 (Minimum 0.9 acre)
SSMUH 2 (Minimum 7,000 ft2)
SSMUH 3 (Minimum 5,000 ft2)
Rowhouse/Townhouse
Commercial Village
Utlity
Institutional
Existing School
School/Park Site
Park and Open Space
Aquatic Conservation
Neighbourhood Boundary
Commercial is Optional
0
125
250
500
Metres



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101346

This Permit is issued this _____day of _____, 2024 to:

1. Name: Lynterra Developments 4177 Ltd.

   Address: A-5740 Production Way
   Langley, BC V3A 4N4

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 A (M47718E) Except: Part Dedicated Road on Plan LMP7511; Section 35 Township 7 New Westminster District Plan 32197

   CIVIC ADDRESS: 4185 – 208 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 Township of Langley:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. 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. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
   d. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
   e. Section 602.5 – Siting of Building and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the rear lot line setback from 3.0 m (9.8 ft) to 0 m (0 ft) as indicated in Schedule “A”.
   f. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum building height from 12.0 m (39.3 ft) to 15.2 m (49.8 ft) as indicated in Schedule “A”.
   g. Section 107.5 3) – Design Criteria of the Township of Langley Zoning Bylaw No. 2500 being varied to decrease the off-street parking area setback from a lot line common to the parking area from 1.5 m (4.9 ft) to 0.9 m (2.9 ft).
   h. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the interior side lot line from 2.0 m (6.5 ft) to 0.9 m (2.9 ft) and along the rear lot line from 2.0 m (6.5 ft) to 1.5 m (4.9 ft) as indicated in Schedule “A”.
   i. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   j. All refuse areas to be located within buildings and/or in enclosures 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. 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.
b. Off-site and on-site landscaping being secured by a letter of credit and landscaping plans finalized at the Building Permit stage.
c. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
d. Completion of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
f. Security of Highways Use Permits for all canopies and signage that project over municipal road dedications.
g. Confirmation that sanitary servicing works completed within the City of Langley have been completed to the satisfaction of the City of Langley.
h. Confirmation that any contamination on the site has been adequately addressed to the acceptance of the Province of British Columbia.
i. As proposed by applicant, provision of a 4.0 m (13.1 ft) wide road dedication along the full frontage of 208 Street and a 5.0 m (16.4 ft) corner truncation at 42 Avenue and 208 Street.
j. 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.
k. Payment of Development Cost Charges, 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 _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



sheet schedule

SD0.01	COVER PAGE	SD3.03	BUILDING ELEVATIONS
SD1.01	CONTEXT PLANS	SD4.01	MATERIAL BOARD
SD1.10	PROJECT DATA	SD5.01	STREETSCAPES
SD1.11	PROJECT DATA	SD5.10	SHADOW STUDY
SD1.12	FSR PLANS	SD5.11	SHADOW STUDY
SD2.01	SITE PLAN	SD5.20	3D MASSING PERSPECTIVES
SD2.02	ISDC PLAN	SD5.21	3D MASSING PERSPECTIVES
SD2.10	FLOOR PLANS - LEVEL 1 & 2	SD5.22	RENDERINGS
SD2.11	FLOOR PLANS - LEVEL 3 & ROOF	SD5.23	RENDERINGS
SD2.12	UPPERMOST ROOF PLAN	SD6.01	SITE SECTIONS
SD2.20	P1 LEVEL PLAN	SD6.02	SITE SECTIONS - RAMP
SD3.01	BUILDING ELEVATIONS	SD6.03	ENLARGED STAIR SECTIONS
SD3.02	BUILDING ELEVATIONS	SD7.02	SITE PLAN-LAYOUT

martini construction ltd.

T 604.534.6225
F 604.534.6215

unit a 5740 production way,
langley, bc v3a 4n4

martini development + construction

keystone architecture & planning ltd.

T 604.850.0577
F 1.855.398.4578

300 - 33131 south fraser way
abbotsford, bc v2s 2b1

T 587.391.4768

410 - 333 11th Avenue sw
calgary, ab t2r 1l9

e-mail: mail@keystonearch.ca
website: keystonearch.ca

KEYSTONE ARCHITECTURE



208st looking south



42 ave looking west



42 ave looking east

location

THE PROPOSED DEVELOPMENT IS LOCATED IN TOWNSHIP OF LANGLEY ON 42ND AVE AND 208 STREET. NORTH OF THIS SITE IS A RECREATION CENTRE, AND ON WEST SIDE, A CONVENIENCE CENTRE.



location map



aerial view looking north

0.1.0 project data

PROJECT:	EASTWOOD CORNER
PROPOSED ZONING:	EXISTING ZONING: C-2 COMMUNITY COMMERCIAL ZONE
CIVIC ADDRESS:	4185, 208TH STREET, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION:	LOT A, SEC 35, TWP 7, NWD, PL NWP32197
VARIANCES APPLIED FOR:	BUILDING HEIGHT EXCEEDS 12m AT ELEVATORS REAR(SOUTH) LOT LINE SETBACK DECREASE TO 0m OFF STREET PARKING WITHIN 1.5 METRES OF INTERIOR (WEST) AND REAR (SOUTH) LOT LINES LANDSCAPE SCREEN AT SOUTH AND WEST LOT LINES LESS THAN 2m REDUCE REQUIRED PARKING BY 3 STALLS
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FLOOR SPACE RATIO (FSR) DEFINITION (ZONING):	MEANS THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDINGS CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT, SUBJECT TO THE FOLLOWING: A) WHEN CALCULATING THE FLOOR SPACE RATIO, UNDEVELOPABLE AREAS (AS DEFINED IN COMMUNITY PLANS OR NEIGHBOURHOOD PLANS) AREA EXCLUDED FROM THE LOT AREA IN ALL ZONES; B) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED
GROSS FLOOR AREA DEFINITION (ZONING):	MEANS THE SUM OF THE AREA OF EACH FLOOR OF A BUILDING INCLUDING THE EXTERIOR WALL.
COMMERCIAL USE (ZONING):	MEANS THE RETAIL SALE OF GOODS AND SERVICES, SERVICING AND REPAIR OF GOODS, OFFICES, MEDICAL CLINICS, PERSONAL SERVICE USE, VETERINARY CLINICS, RESTAURANTS, FINANCIAL INSTITUTIONS, EDUCATION, RECREATION, ENTERTAINMENT AND INSTRUCTION USES. EXCLUDES A HIGHWAY COMMERCIAL USE, MEDICAL MARIHUANA DISPENSARY USE, AMUSEMENT MACHINES UNLESS ACCESSORY TO A PERMITTED USE, ARCADES, POOL HALLS, SERVICE STATIONS, GAS BARS, VEHICLE SERVICING, VEHICLE REPAIR SHOPS, VEHICLE STORAGE COMPOUNDS, VEHICLE BODY SHOPS, WRECKING AND SALVAGING YARDS, AND USES THAT ARE PRIMARILY MANUFACTURING OR WAREHOUSING, AND CASINO HALLS, PAWNBROKERS, TATTOO SHOPS AND CHEQUE CASHING FACILITIES. INCLUDES A U-BREW, "FOOD PRIMARY USE" WHERE LICENSED AS A FOOD PRIMARY USE BY THE LIQUOR CONTROL LICENSING BRANCH IN ACCORDANCE WITH THE LIQUOR CONTROL LICENSING ACT AND REGULATIONS.
GRADE DEFINITION (ZONING):	DEFINITION NOT PROVIDED IN ZONING BYLAW
GRADE DEFINITION (BCBC 2018):	MEANS THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE COSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
HEIGHT DEFINITION (ZONING):	MEANS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE FINISHED GRADE AT THE PERIMETER OF A BUILDING OR STRUCTURE TO: A) THE HIGHEST POINT OF A BUILDING OR STRUCTURE. EXEMPT STRUCTURE: ELEVATORS AND VENTILATION MACHINERY.(104.5, 1))
BUILDING HEIGHT DEFINITION (BCBC 2018)	MEANS THE NUMBER OF STOREYS CONTAINED BETWEEN THE ROOF AND THE FLOOR OF THE FIRST STOREY. EXEMPT STRUCTURE: ELEVATOR MACHINERY, A SERVICE ROOM, A STAIRWAY AND ELEVATOR LOBBY USED FOR ACCESS OR EGRESS ONLY.(3.2.2.1, 1))
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	12m (ZONING: C-2) / UP TO 3 STOREYS (BCBC 3.2.2.60)
MINIMUM BUILDING ELEVATION:	PROPOSED - 50.00m
LOWEST AVERAGE GRADE (BCBC 2018):	49.95m
PROPOSED BUILDING HEIGHT (ZONING):	15.14m
PROPOSED BUILDING HEIGHT (BCBC 2018):	3 STOREY - 7.92m
1st STOREY TO UPPERMOST FLOOR LEVEL:	7.92m
1st STOREY TO UPPERMOST ROOF:	15.85m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	12.06m (42ave), 11.81m(208st)
SITE AREA:	49,049 S.F. (4,556.85 S.M.) (0.45568 HA)
LOT COVERAGE:	15,650 S.F. (BUILDING AREA) / 49,049 S.F. = 31.9 % BUILDINGS AND STRUCTURES SHALL NOT COVER MORE THAN 40% OF THE LOT AREA, EXCEPT THAT WHERE AT LEAST 50% OF THE REQUIRED PARKING SPACES ARE WITHIN THE BUILDING OR UNDERGROUND, LOT COVERAGE MAY BE INCREASE TO A MAXIMUM OF 60%. (ZONING 602.4)
BUILDING AREA:	15,650 S.F. (1,453.93 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	44,173 S.F. (4,088.97 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	38,235 S.F. (3552.12 S.M.)
FSR:	0.9 (REFER DRAWING TO SD1.12 FSR PLANS SHEET(S) FOR AREA PLANS, AREA SCHEDULE, METHOD OF MEASUREMENT /EXCLUSIONS AND CALCULATIONS)
SETBACKS:	0.0m FRONT LOT LINE 3.0m REAR LOT LINE 0.0m SIDE LOT LINE
NUMBER OF STREETS:	2 STREETS
GARBAGE & RECYCLING REQUIREMENTS:	N/A

0.2.0 gross floor area summary notes

1. GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
2. EXCLUSIONS: NONE
3. FOR THE PURPOSE OF GROSS FLOOR AREA, "COMMERCIAL" INDICATES ALL COMMERCIAL RENTABLE AREA REGARDLESS OF THE SPECIFIC USE.

0.2.1a gross floor area summary (Parkade)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	994 SF	92.35 m²	2.7%	
PARKADE	35311 SF	3280.55 m²	94.8%	
SERVICE ROOMS/SHAFTS	650 SF	60.41 m²	1.7%	
STORAGE	288 SF	26.77 m²	0.8%	
	37244 SF	**3460.07 m²**	**100.0%**	
AREA GRAND TOTAL	**37244 SF**	**3460.07 m²**	**100.0%**	

0.2.1b gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL				
CIRCULATION	1963 SF	182.37 m²	4.5%	
COMMERCIAL	12647 SF	1174.98 m²	28.8%	
	14610 SF	**1357.36 m²**	**33.2%**	
2ND LEVEL				
CIRCULATION	1425 SF	132.36 m²	3.2%	
COMMERCIAL	13473 SF	1251.72 m²	30.6%	
	14898 SF	**1384.08 m²**	**33.9%**	
3RD LEVEL				
CIRCULATION	873 SF	81.11 m²	2.0%	
COMMERCIAL	13605 SF	1263.97 m²	30.9%	
	14478 SF	**1345.09 m²**	**32.9%**	
AREA GRAND TOTAL	**43987 SF**	**4086.52 m²**	**100.0%**	

0.2.1c gross floor area summary (Roof)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
T/O MAIN ROOF DECK				
CIRCULATION	849 SF	78.84 m²	100.0%	
	849 SF	**78.84 m²**	**100.0%**	
AREA GRAND TOTAL	**849 SF**	**78.84 m²**	**100.0%**	

0.2.2 gross floor area summary (area type)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
CIRCULATION	6104 SF	567.05 m²	7.4%	
COMMERCIAL	39726 SF	3690.67 m²	48.4%	
PARKADE	35311 SF	3280.55 m²	43.0%	
SERVICE ROOMS/SHAFTS	650 SF	60.41 m²	0.8%	
STORAGE	288 SF	26.77 m²	0.4%	
AREA GRAND TOTAL	**82080 SF**	**7625.44 m²**	**100.0%**	

0.4.0 unit floor area summary notes

1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

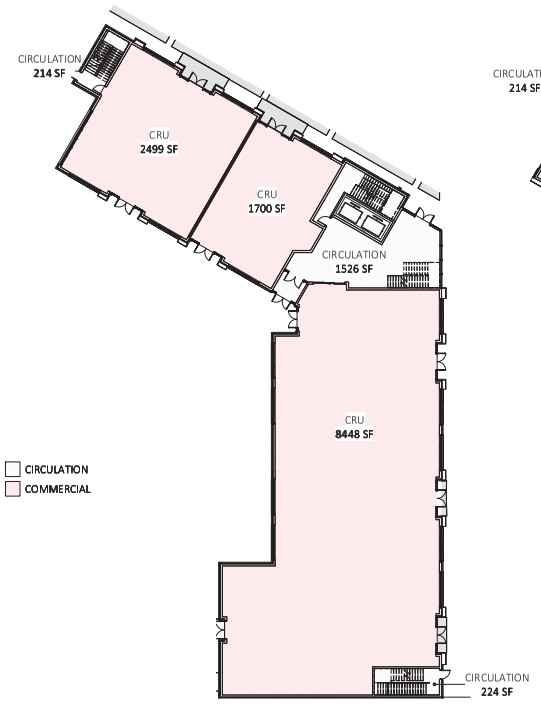
0.4.1 unit floor area summary

LEVEL	ROOM TYPE	ZONING USE	COUNT	TOTAL UNIT AREA SF	TOTAL UNIT AREA m²	COMMENT
1ST LEVEL	CRU	COMMERCIAL	1	1700 SF	157.93 m²	
1ST LEVEL	CRU	COMMERCIAL	1	2499 SF	232.18 m²	
1ST LEVEL	COMMERCIAL	COMMERCIAL	1	8448 SF	784.89 m²	
2ND LEVEL	OFFICE	COMMERCIAL	1	13473 SF	1251.66 m²	
3RD LEVEL	OFFICE	COMMERCIAL	1	13605 SF	1263.97 m²	
UNIT TOTALS: 5				39726 SF	3690.64 m²	

0.5.0 parking stall summary

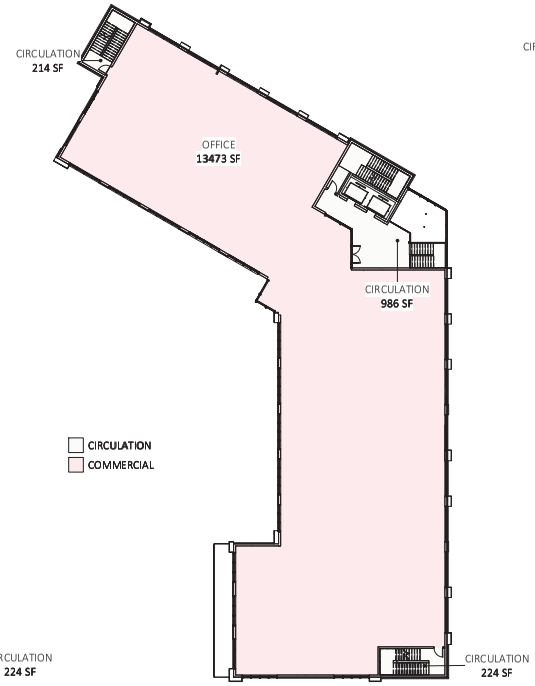
	AREA(GFA)	FACTOR	REQUIRED STALLS	PROPOSED STALLS	COMMENTS
VEHICLE PARKING STALL DATA					
COMMERCIAL USE					
OFFICES	2,501.20m²*	1 SPACE PER 35 m² GFA	72 STALLS	90	
CRU	1,199.64m²*	1 SPACE PER 35 m² GFA	35 STALLS	56	
TOTAL			107 STALLS	146 STALLS	STANDARD 115 + ACCESSIBLE 3 + SMALL 28 = 146
ACCESSIBLE (3.7m W x 5.8m L)		1 EVERY 50	150 x 0.02 = 3 = 3 STALLS	3 STALLS	SURFACE PARKING:3
SMALL CAR (2.44m W x 4.88m L)		20 % MAX OF TOTAL STALLS	20% x 150 = 30 STALLS MAX	28 STALLS	P1 LEVEL:14, SURFACE PARKING:14
		FACTOR / SIZE	REQUIRED	PROPOSED	
LOADING		9.25m x 3m x 4.25m (LWH)	1	1	
ELECTRIC VEHICLE CHARGING		N/A	N/A	N/A	NOT REQUIRED FOR COMMERCIAL USES
BIKE PARKING STALL DATA					
TENANT /VISITOR		6 PER PUBLIC ENTRANCE	12	12	BIKE RACK AT BUILDING ENTRANCES
SECURE BIKE PARKING		.06 PER 100 m²	3	3	END OF TRIP FACILITY NOT REQ'D

NOTE:



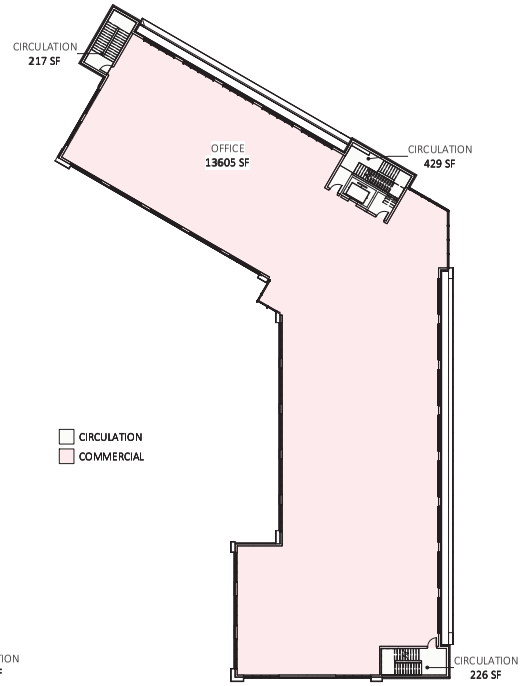
1st level

1" = 20'-0"



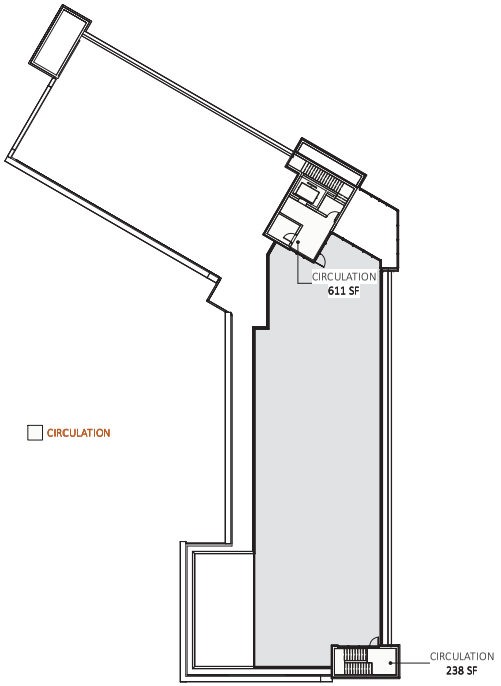
2nd level

1" = 20'-0"



3rd level

1" = 20'-0"



main roof level

1" = 20'-0"

0.6.0 fsr floor area summary notes

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING
2. A) WHEN CALCULATING THE FLOOR SPACE RATIO, UNDEVELOPABLE AREAS (AS DEFINED IN COMMUNITY PLANS OR NEIGHBOURHOOD PLANS) AREA EXCLUDED FROM THE LOT AREA IN ALL ZONES;
   B) THOSE AREAS USED AS AN ACCESSORY USE FOR PARKING WITHIN THE BUILDING ENVELOPE OR UNDERGROUND PARKING ARE EXCLUDED

0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	1964 SF	182.49 m²	4.4%	
2ND LEVEL	1424 SF	132.34 m²	3.2%	
3RD LEVEL	873 SF	81.09 m²	1.9%	
T/O MAIN ROOF DECK	848 SF	78.82 m²	1.9%	
	5110 SF	**474.73 m²**	**11.4%**	
COMMERCIAL				
1ST LEVEL	12647 SF	1174.98 m²	28.2%	
2ND LEVEL	13473 SF	1251.70 m²	30.0%	
3RD LEVEL	13605 SF	1263.98 m²	30.3%	
	39726 SF	**3690.65 m²**	**88.6%**	
AREA GRAND TOTAL	**44836 SF**	**4165.39 m²**	**100.0%**	

0.6.2 fsr calculation

1. 44,721 S.F. (FLOOR AREA) / 49,049 S.F. (SITE AREA) = 0.9

design rationale

project description

THIS PROPOSED DEVELOPMENT IS A THREE-STOREY COMMERCIAL BUILDING WITH ONE LEVEL OF UNDERGROUND PARKING PLANNED TO SUPPORT A GROCERY STORE, GROUND-LEVEL COMMERCIAL SPACE, OFFICE SPACE AND A DAY CARE WITH ROOF-TOP OUTDOOR ACTIVITY AREA, BRINGING LIFE TO A PROMINENT SITE IN THE TOWNSHIP OF LANGLEY WHICH HAS SAT VACANT FOR A NUMBER OF YEARS.

environmental sustainability

OVER AND ABOVE THE EVER-INCREASING MANDATED REQUIREMENTS FOR NEW FACILITIES TO BE DESIGNED TO MUCH HIGHER STANDARDS FOR ENERGY EFFICIENCY AND SUSTAINABILITY, THIS PROJECT WILL INCORPORATE SOME SIGNIFICANT ADDITIONAL FEATURES, SOME OF WHICH HAVE ALREADY BEEN NOTED ABOVE. IT WILL INCORPORATE MASS TIMBER CONSTRUCTION AS THE PRIMARY STRUCTURE, A RAIN CAPTURE SYSTEM ENHANCING THE LANDSCAPE AND PEDESTRIAN EXPERIENCE,AND A SOLAR PANEL ARRAY ON MUCH OF THE ROOF. ENVIRONMENTAL OBJECTIVES ARE ALSO ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY-COMPLIANT EXTERIOR LIGHTING SYSTEMS, HIGH EFFICIENCY AUTO-DIMMING LED LIGHTS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS.

massing, form & character

THE MASS OF THE BUILDING IS LAID OUT TO DEFINE THE ROADWAYS AND INTERSECTION WHILE PROVIDING A PEDESTRIAN FRIENDLY CONNECTEDNESS, PRESENTING ITSELF AS A GATEWAY TO THIS GROWING COMMERCIAL DISTRICT. THE PRIMARY GESTURE OF THE BUILDING IS OF TWO WINGS AT AN OBTUSE ANGLE MEETING AS AN ARM AT AN ELBOW, AT A LOBBY/ELEVATOR GLAZED 'CRYSTAL'. THE CRYSTAL DEFINES THE PRIMARY ENTRY POINT STREET-SIDE AND THEN APPEARS ON THE INSIDE OF THE ELBOW ON THE PARKING SIDE TO DEFINE THE ENTRANCE THERE. THE BUILDING FACADE IS GENERALLY DIVIDED UP HORIZONTALLY TO REFLECT THE DIFFERENT OCCUPANCY TYPES, AND RHYTHMICALLY BROKEN UP VERTICALLY TO CREATE A SENSE OF INDIVIDUALITY AMONGST SMALLER TENANT SPACES, PARTICULARLY ON THE GROUND PLANE, TERMINATED AT EITHER END WITH EXIT STAIR TOWERS. THE GROUND PLANE IS EXTENSIVELY GLAZED TO PRESENT THE ACTIVITY WITHIN AND THEREBY A FRIENDLY AND INVITING CONNECTION WITH THE STREET, STRENGTHENED BY THE STREET-SIDE WALKWAY AND THE PROVISION OF PUBLIC GATHERING SPACES ACCESSIBLE DIRECTLY FROM THE COMMERCIAL UNITS. CLIMATE-APPROPRIATE LANDSCAPING IS SUPPORTED BY A CONTINUOUS RAIN GARDEN/BIO-SWALE ENHANCING THE PEDESTRIAN EXPERIENCE ON THE TWO STREET-SIDES OF THE DEVELOPMENT, DIMINISHING THE IMPACT OF THE POWER RIGHT-OF-WAY DEFINING ONE EDGE OF THE SITE. THE EXTERIOR TREATMENT GENERATES A CONTEMPORARY URBAN VERNACULAR THROUGH THE USE OF WOODGRAIN FINISHES REFLECTING THE MASS TIMBER STRUCTURE, AND GRAY, OFF-WHITE AND MASONRY COLOURS AND TEXTURES TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THIS NEIGHBOURHOOD IN THE TOWNSHIP OF LANGLEY. FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE FAÇADE AND IDENTIFY POINTS OF ENTRY. MATERIALS CONSIST OF A BLEND OF BRICK, WOOD ELEMENTS, & CEMENTITIOUS CLADDING WITH GLASS GUARDRAILS PROVIDING A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM, WITH ENHANCED VIEWS ALLOWING OCCUPANTS TO EXPERIENCE THE OUTDOORS WHILE YET MAINTAINING PRIVACY. THE ROOF IS FLAT SUPPORTING AN ARRAY OF SOLAR PANELS ON ONE SIDE OF THE ELEVATOR LOBBY CRYSTAL, AND DEVELOPED AS THE OUTDOOR DAYCARE SPACE ON THE OTHER.

crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER AND PARKADE LEVEL, ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



n/e corner plaza



surface parking side



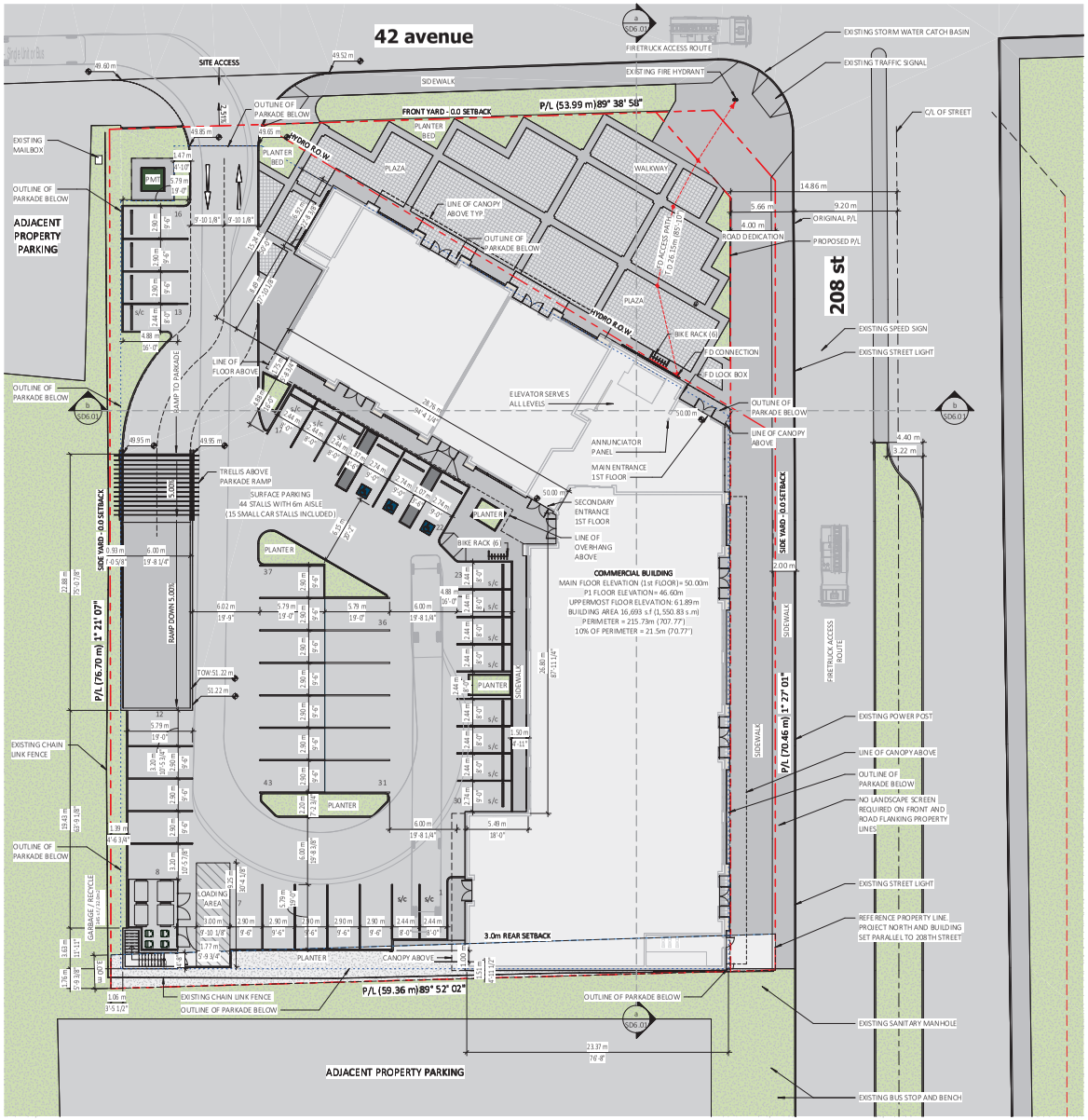
n/e corner along streets



east commercial retail unit

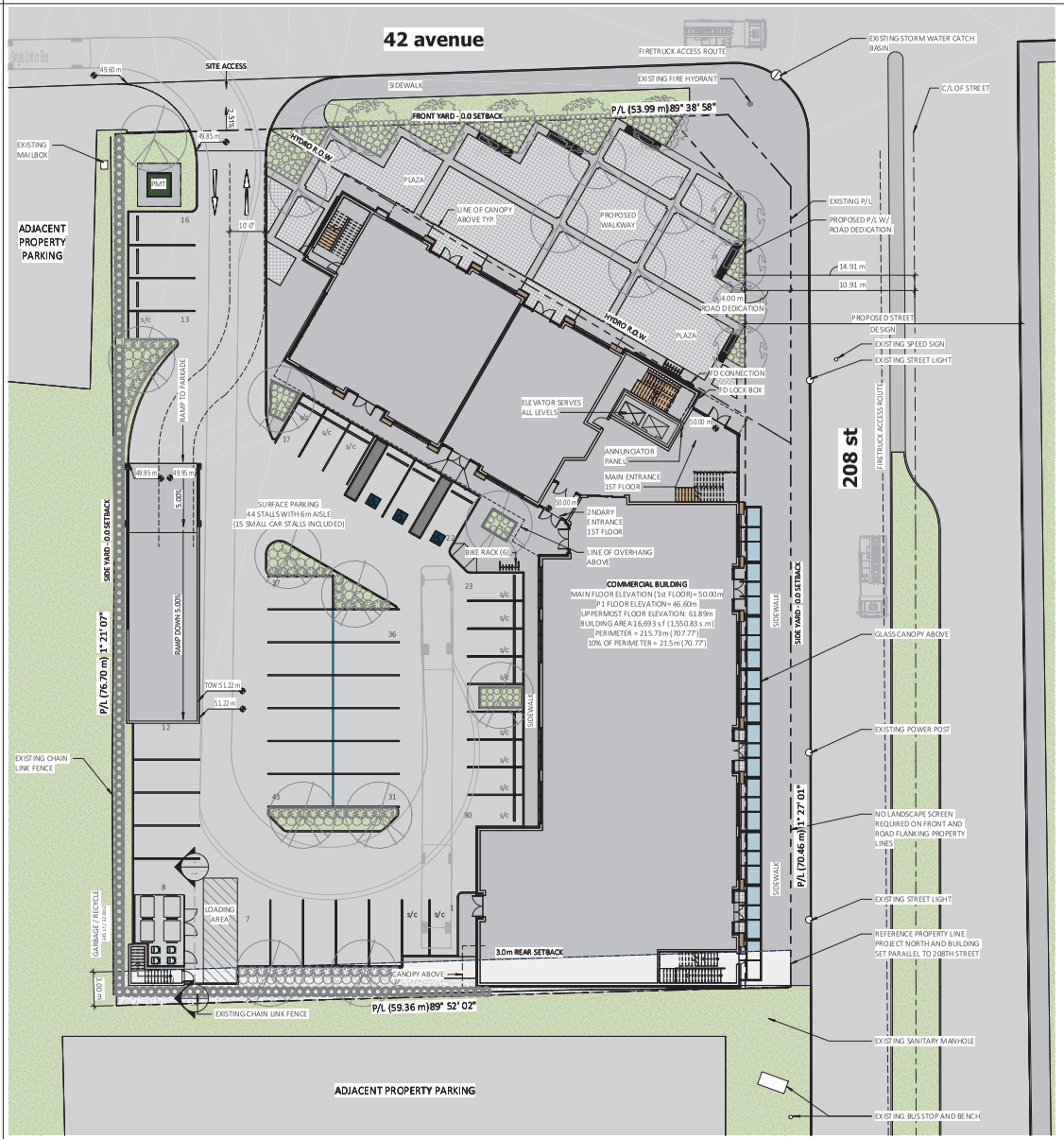


n/e overall



site plan

1/16" = 1'-0"



THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBORIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.

ARCHITECT - KEYSTONE ARCHITECTURE & PLANNING LTD.
333 - 11 AVE SW
CALGARY, AB T2R 1L9
PH: (587) 391-4768

LANDSCAPE ARCHITECT - C. KAVOLINAS & ASSOCIATES INC.
2462 JONQUIL COURT
ABBOTSFORD, B.C. V3G 3E8
PH: (604) 857-2376

LAND SURVEYOR - ONDERWATER LAND SURVEYING LTD.
104 - 5830 176 'A' STREET
SURREY, B.C. V3S 4H5
PH: (604) 574-7311

CIVIL ENGINEER - ISL ENGINEERING AND LAND SERVICES
201 - 8506 200th STREET
LANGLEY, B.C. V2Y 0M1
PH: (604) 371-0091

ARBORIST - DIAMOND HEAD CONSULTING
3559 COMMERCIAL ST.
VANCOUVER, B.C. V5N 4E8
PH: (604) 733-4886

LINE TYPE UTILITIES LEGEND

- SEWER PIPE
- NATURAL GAS
- TELEPHONE LINE
- WATER PIPE
- TREE PROTECTION FENCING

CIVIL LEGEND

KEY	NAME
	PROPOSED ELEVATION
	EXISTING ELEVATION
	EX OFFSITE TREES
	EX UTILITY LIGHTINGTRAFFIC SIGNAL POLE
	UTILITY / POWER POLE
	UTILITY GAS CAPPED END
	UTILITY GAS VALVE
	MANHOLE COVER
	TREE TO BE REMOVED

PLANT LIST LEGEND

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER GRISEUM	PAPERBARK MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	CERCIS CANADENSIS 'PINK PANSEY'	REDBUD	8	6 CM. CAL.	AS SHOWN	B. & B.
	CALAMGROSTIS ACUTITIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	111	#3 POT	90 CM. O.C.	
	PENNISETUN ALOPECUROIDES	FOUNTAIN GRASS	121	#3 POT	90 CM. O.C.	
	KOELERIA GLAUCA	BLUE HAIRGRASS	259	#3 POT	45 CM. O.C.	
	HELICTOTRICHON SEMPERVIRONS	BLUE OAT GRASS	309	#3 POT	45 CM. O.C.	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	212	#3 POT	65 CM. O.C.	
	RUDBECKA TRILOBA	BLACK EYED SUSAN	146	#3 POT	65 CM. O.C.	
	BEARDED IRIS (VARIOUS)	BEARDED IRIS	196	#2 POT	45 CM. O.C.	
	JUNCUS EFFUSUS	SOFT RUSH	98	#2 POT	45 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	150	1.50 METERS	70 CM. O.C.	
	ROSA MEIDILAND 'PINK'	PINK MEIDILAND ROSE	35	#3 POT	90 CM. O.C.	
	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	42	#3 POT	90 CM. O.C.	
	POTENTILLA FRUTICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL	171	#3 POT	90 CM. O.C.	

site plan
1/16" = 1'-0"

keystonearch.ca

EASTWOOD CORNER COMMERCIAL
4185 208th STREET
TOWNSHIP OF LANGLEY, B.C.

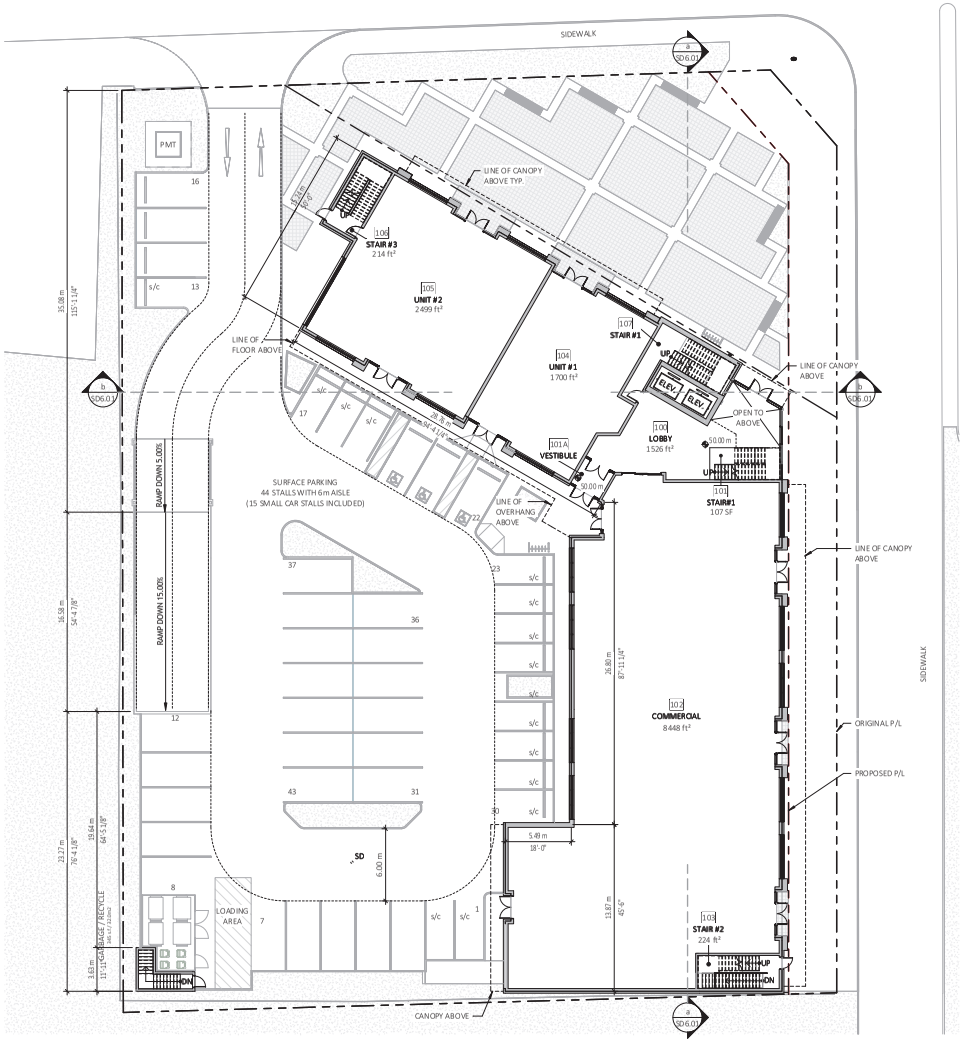
ISDC PLAN
SCALE: N.T.S.

RE-ISSUE FOR DEVELOPMENT PERMIT
2024-09-20 REVISION #: 1
TOWNSHIP OF LANGLEY FILE # DP101346
PROJECT NUMBER: 20186.1

2024-10-02

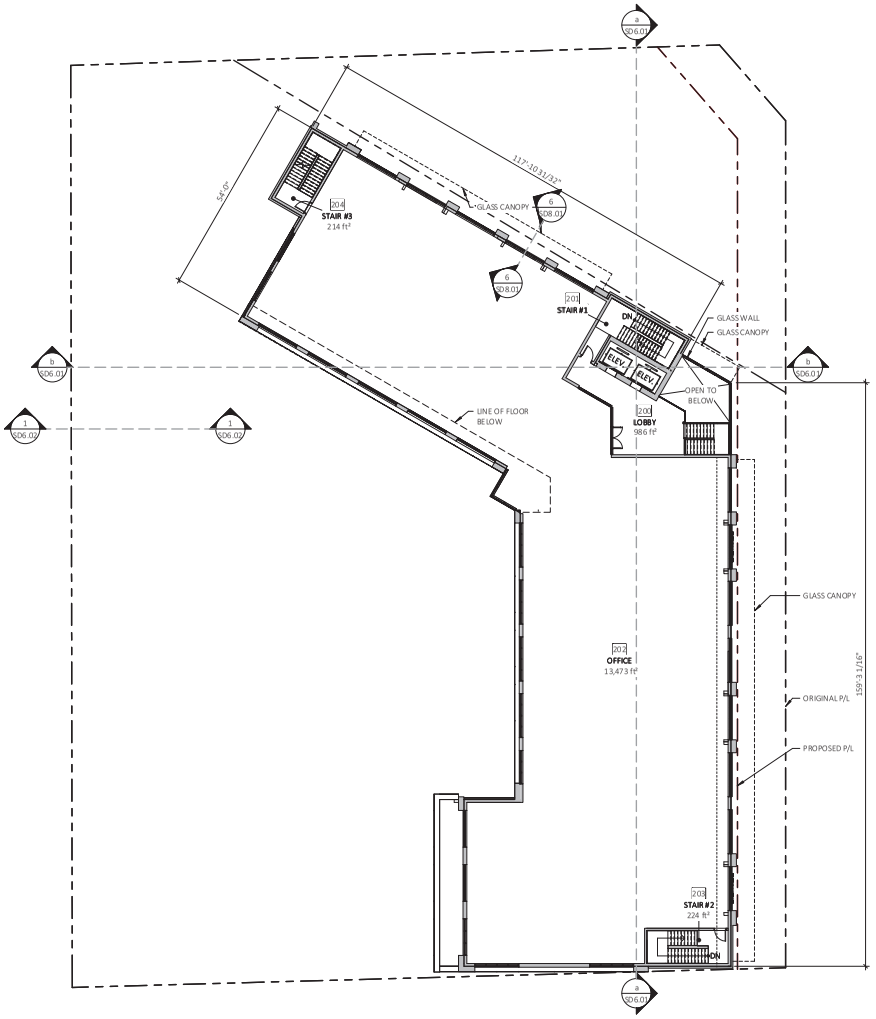
martini development + construction

E.2
SD2.02



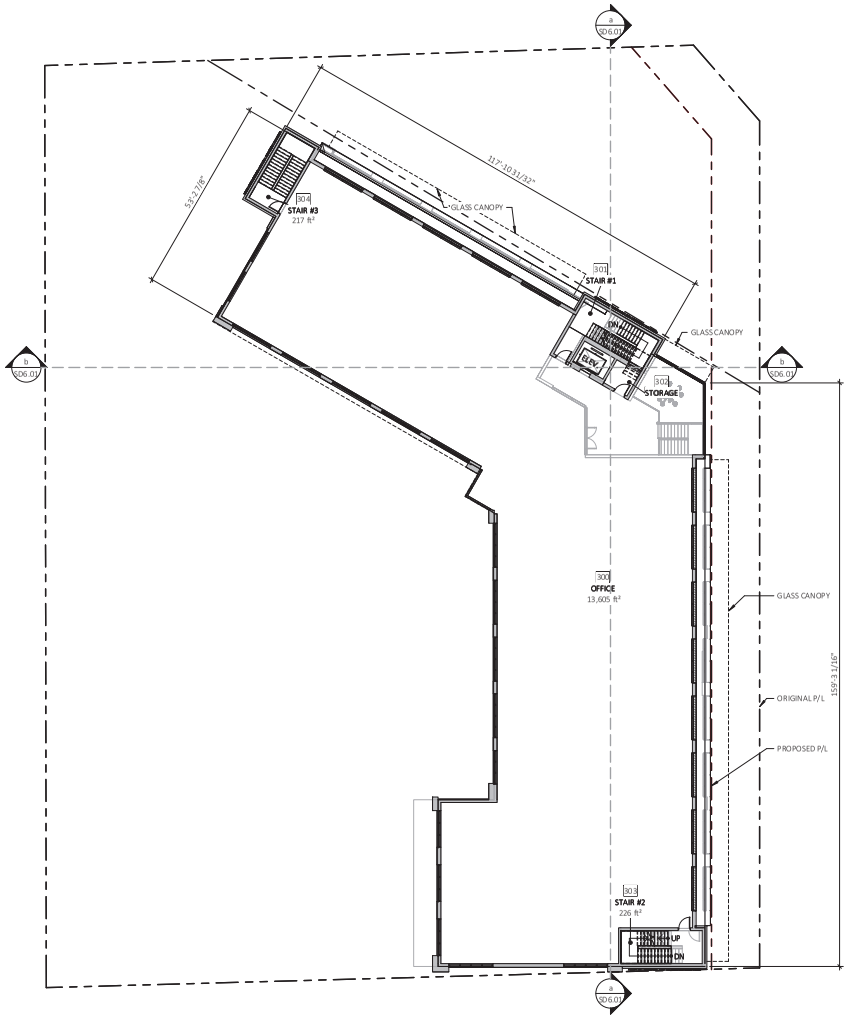
1st level

1/16" = 1'-0"



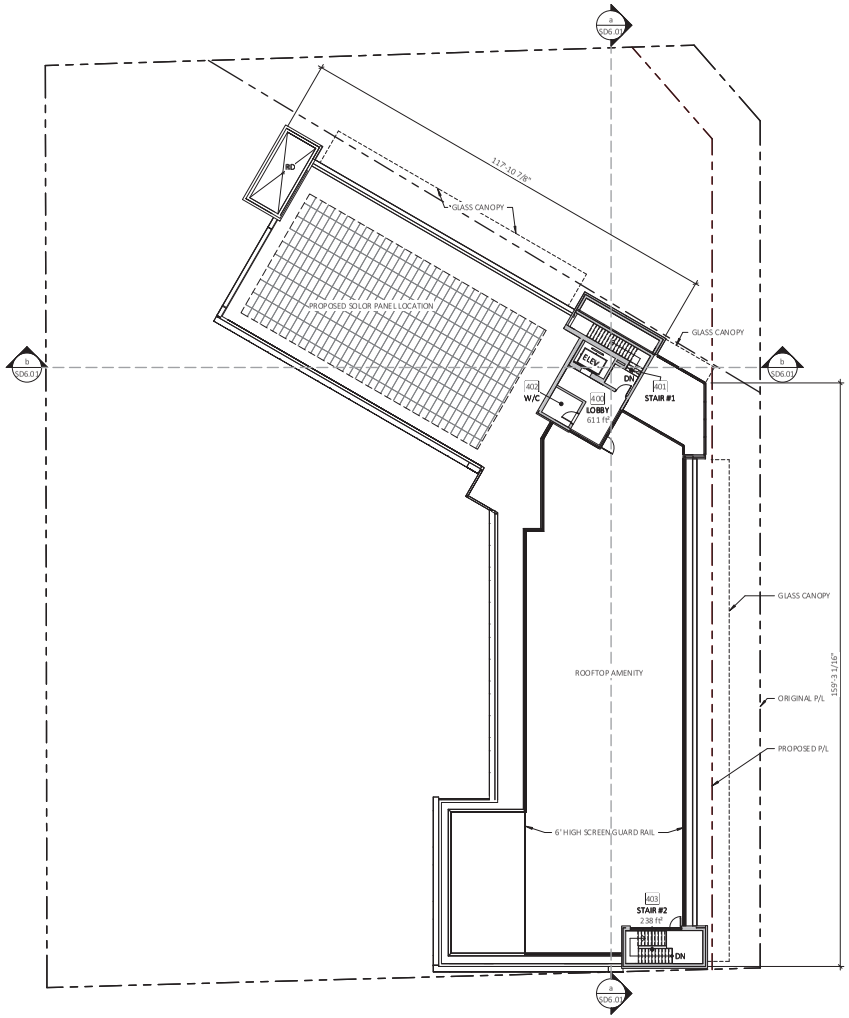
2nd level

1/16" = 1'-0"



3rd level

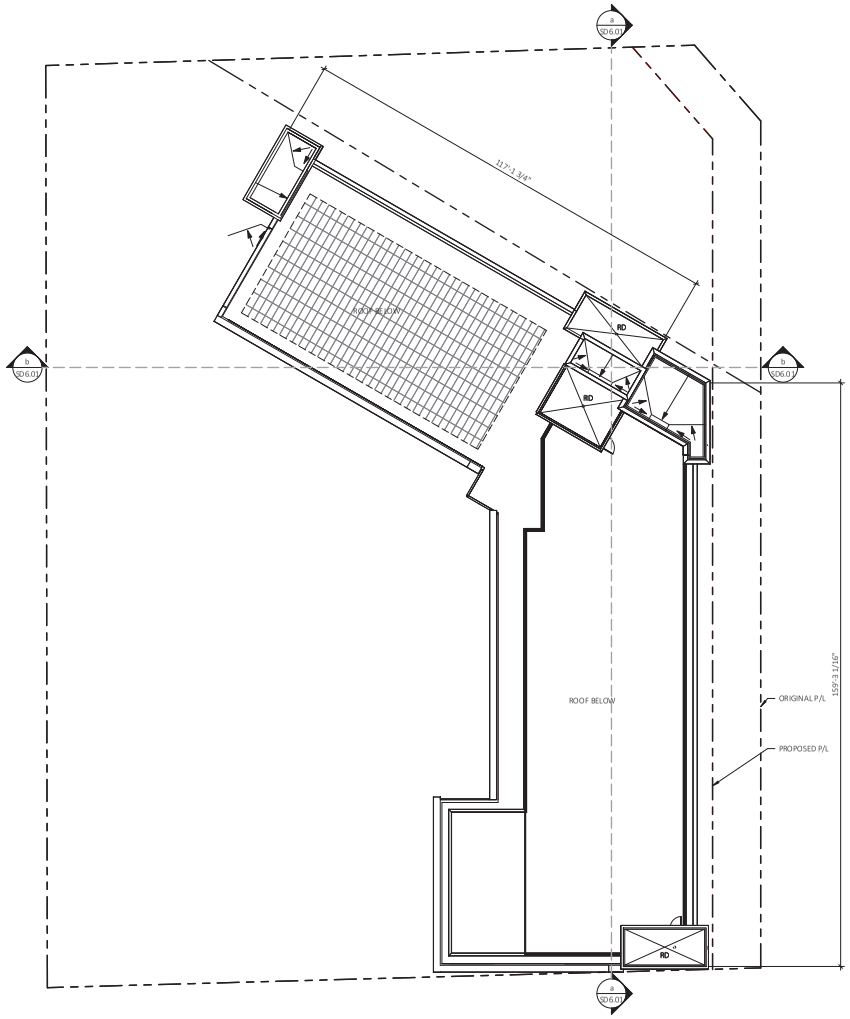
1/16" = 1'-0"



roof level

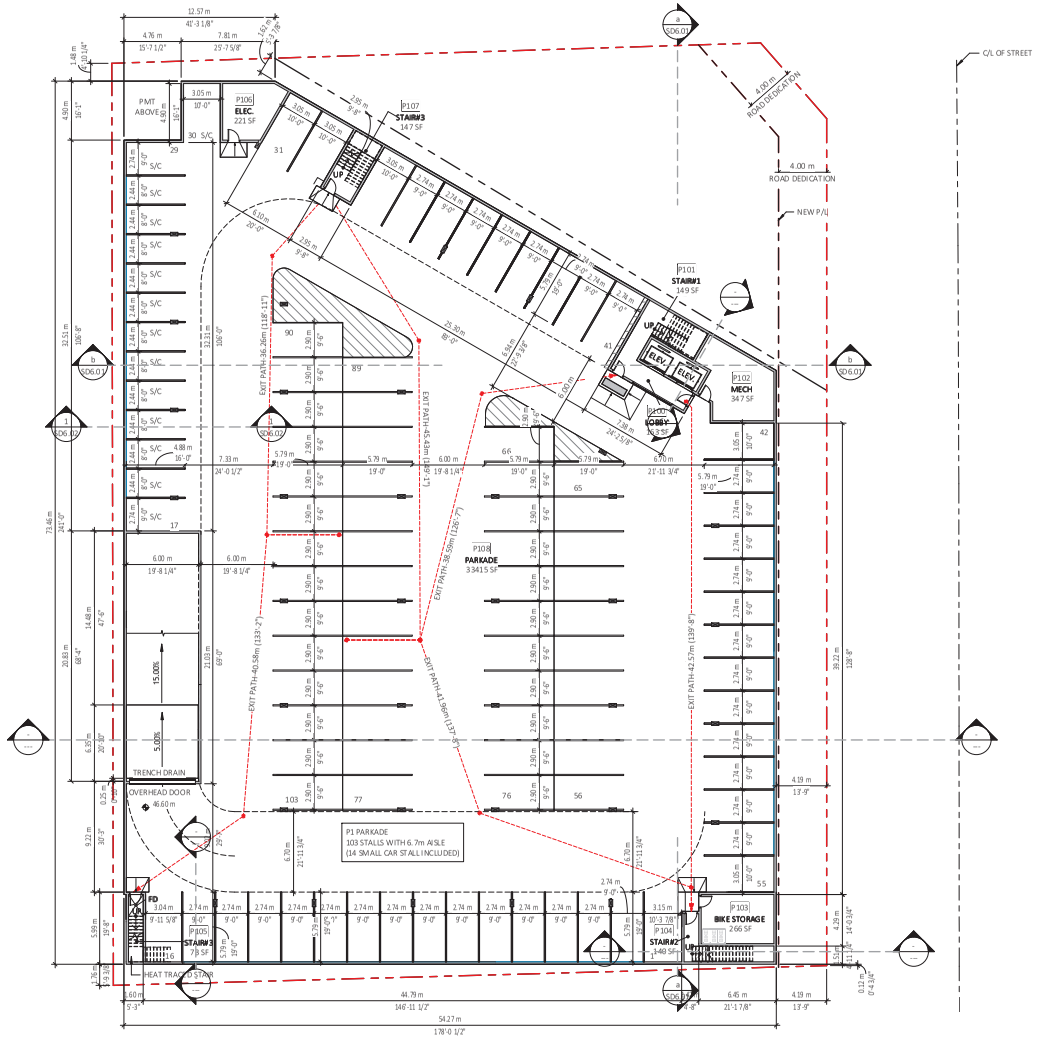
1/16" = 1'-0"

stonearch.ca	**EASTWOOD CORNER COMMERCIAL** 4185 208th STREET TOWNSHIP OF LANGLEY, B.C.	**FLOOR PLANS - LEVEL 3 & ROOF** SCALE: 1/16" = 1'-0"	**RE-ISSUE FOR DEVELOPMENT PERMIT** 2024-09-20 REVISION #: 1 TOWNSHIP OF LANGLEY FILE # DP101346 PROJECT NUMBER: 20186.1	2024-10-02	martini development + construction	E.2 SD2.11



uppermost roof level

1/16" = 1'-0"



p1 level

1/16" = 1'-0"



a. north elevation

3/32" = 1'-0"



material legend

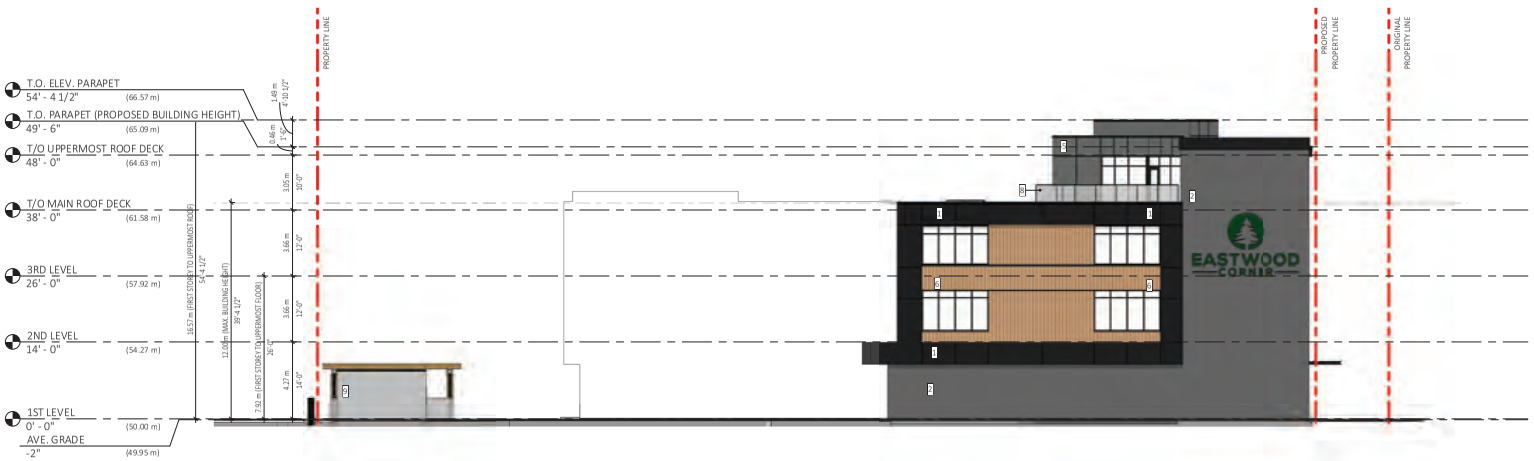
1	ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING) - COLOUR: 'MATTE BLACK'
2	BRICK PRECAST PANEL -COLOUR: 'CHARCOAL', MORTAR COLOUR: 'LIGHT GRAY'
3	CONCRETE PRECAST TILT UP PANEL: - COLOUR: 'MEDIUM GREY W/ CLEAR SEALER'
4	CONCRETE PRECAST TILT UP PANEL: - COLOUR: 'LIGHT GREY W/ CLEAR SEALER'
5	ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING) - COLOUR: 'CHARCOAL GREY'
6	STAGGERED VERTICAL WOOD - COLOUR: 'NATURAL CEDAR'
7	ALUMINUM GLAZED SYSTEM: SSG, METAL MULLION AND WOOD TONE MULLION COMBINATION
8	ALUMINUM/ PERFORATED GUARD/RAILING: - COLOUR: 'BLACK ANODIZED'
9	CONCRETE WALL -COLOUR; ' CLEAR SEALER'

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.

b. east elevation

3/32" = 1'-0"



c. south elevation

3/32" = 1'-0"



d. south courtyard elevation

3/32" = 1'-0"

material legend

1. ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)
   - COLOUR: 'MATTE BLACK'
2. BRICK PRECAST PANEL
   -COLOUR: 'CHARCOAL', MORTAR COLOUR: 'LIGHT GRAY'
3. CONCRETE PRECAST TILT UP PANEL:
   - COLOUR: 'MEDIUM GREY W/ CLEAR SEALER'
4. CONCRETE PRECAST TILT UP PANEL:
   - COLOUR: 'LIGHT GREY W/ CLEAR SEALER'
5. ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING)
   - COLOUR: 'CHARCOAL GREY'
6. STAGGERED VERTICAL WOOD
   - COLOUR: 'NATURAL CEDAR'
7. ALUMINUM GLAZED SYSTEM: SSG, METAL MULLION AND WOOD TONE MULLION COMBINATION
8. ALUMINUM/ PERFORATED GUARD/RAILING:
   - COLOUR: 'BLACK ANODIZED'
9. CONCRETE WALL
   -COLOUR: ' CLEAR SEALER'

NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



e. west courtyard elevation

3/32" = 1'-0"



f. west end stair elevation

3/32" = 1'-0"

material legend

1	ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING) - COLOUR: 'MATTE BLACK'
2	BRICK PRECAST PANEL -COLOUR: 'CHARCOAL', MORTAR COLOUR: 'LIGHT GRAY'
3	CONCRETE PRECAST TILT UP PANEL: - COLOUR: 'MEDIUM GREY W/ CLEAR SEALER'
4	CONCRETE PRECAST TILT UP PANEL: - COLOUR: 'LIGHT GREY W/ CLEAR SEALER'
5	ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING) - COLOUR: 'CHARCOAL GREY'
6	STAGGERED VERTICAL WOOD - COLOUR: 'NATURAL CEDAR'
7	ALUMINUM GLAZED SYSTEM: SSG, METAL MULLION AND WOOD TONE MULLION COMBINATION
8	ALUMINUM/ PERFORATED GUARD/RAILING: - COLOUR: 'BLACK ANODIZED'
9	CONCRETE WALL -COLOUR; ' CLEAR SEALER'

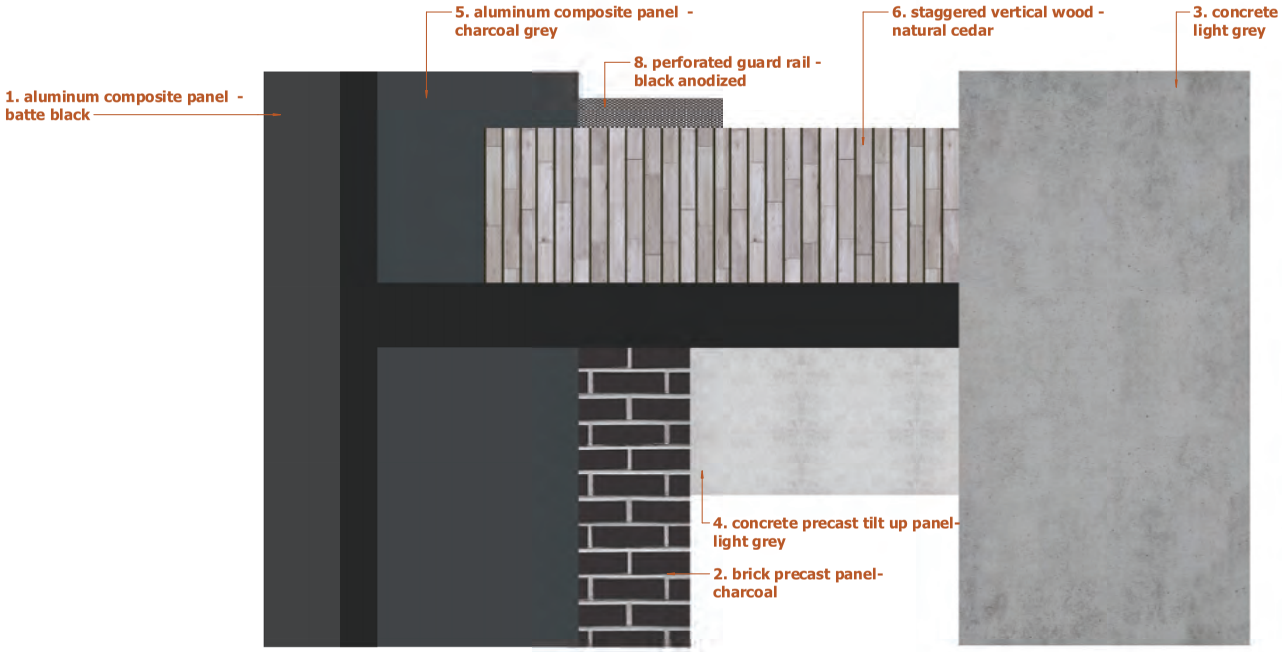
NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



north elevation

1" = 10'-0"



material legend

1	ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING) - COLOUR: 'MATTE BLACK'
2	BRICK PRECAST PANEL -COLOUR: 'CHARCOAL', MORTAR COLOUR: 'LIGHT GRAY'
3	CONCRETE PRECAST TILT UP PANEL: - COLOUR: 'MEDIUM GREY W/ CLEAR SEALER'
4	CONCRETE PRECAST TILT UP PANEL: - COLOUR: 'LIGHT GREY W/ CLEAR SEALER'
5	ALUMINUM COMPOSITE MATERIAL (ACM) (C/W COLOUR MATCHED TRIM AND FLASHING) - COLOUR: 'CHARCOAL GREY'
6	STAGGERED VERTICAL WOOD - COLOUR: 'NATURAL CEDAR'
7	ALUMINUM GLAZED SYSTEM: SSG, METAL MULLION AND WOOD TONE MULLION COMBINATION
8	ALUMINUM/ PERFORATED GUARD/RAILING: - COLOUR: 'BLACK ANODIZED'
9	CONCRETE WALL -COLOUR,' CLEAR SEALER'

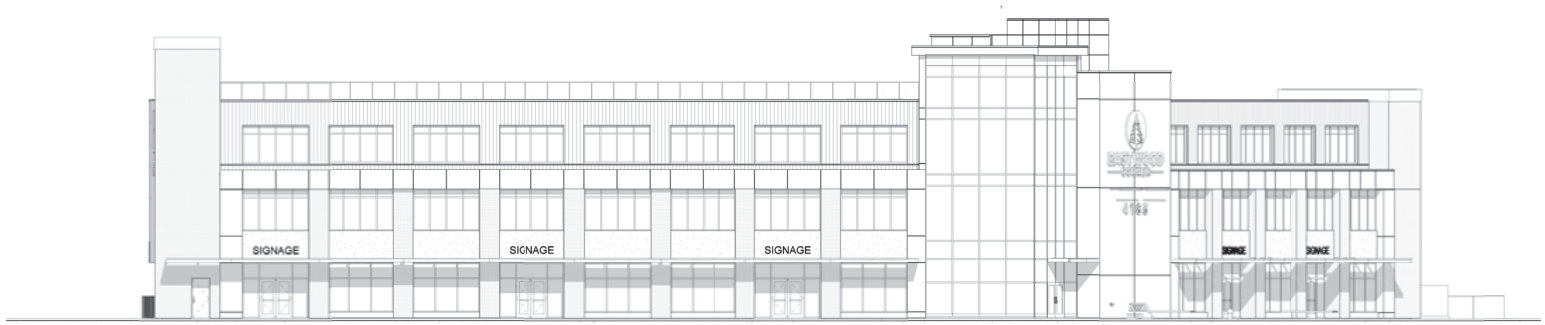
NOTES:

1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



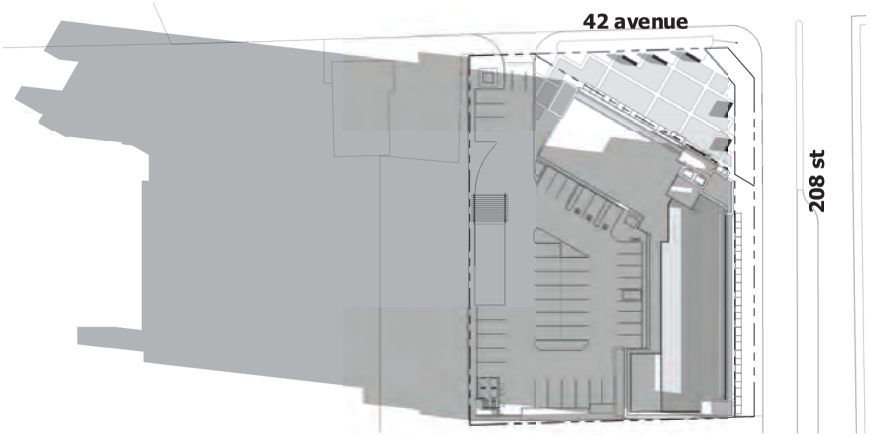
42 avenue

3/32" = 1'-0"



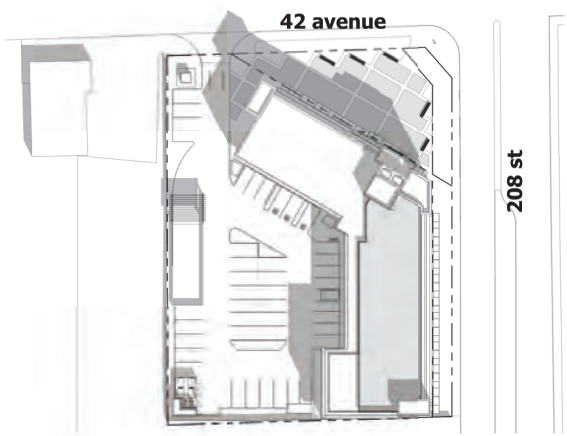
208 st

3/32" = 1'-0"



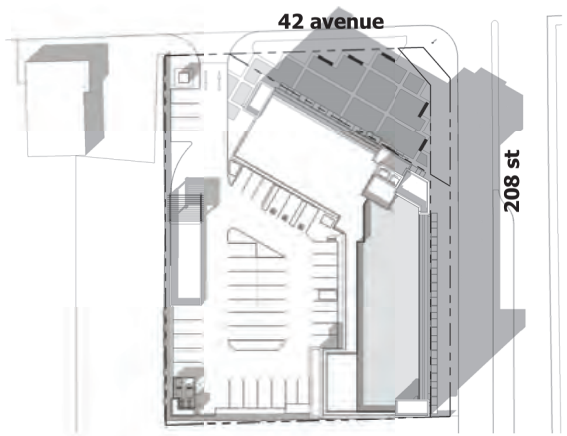
spring equinox 8 am

1" = 40'-0"



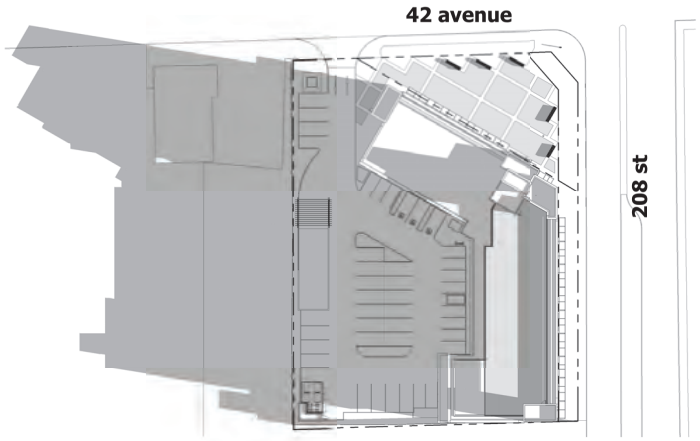
spring equinox 12 pm

1" = 40'-0"



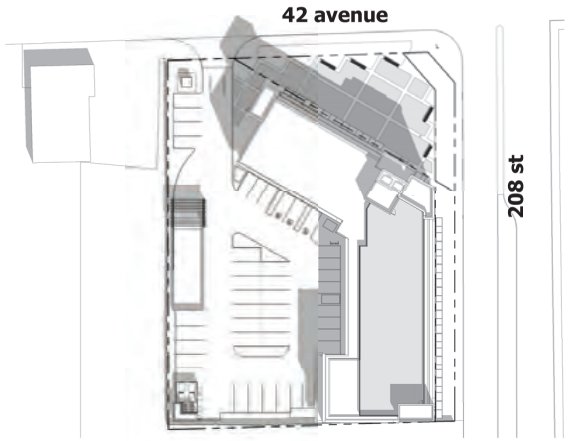
spring equinox 4 pm

1" = 40'-0"



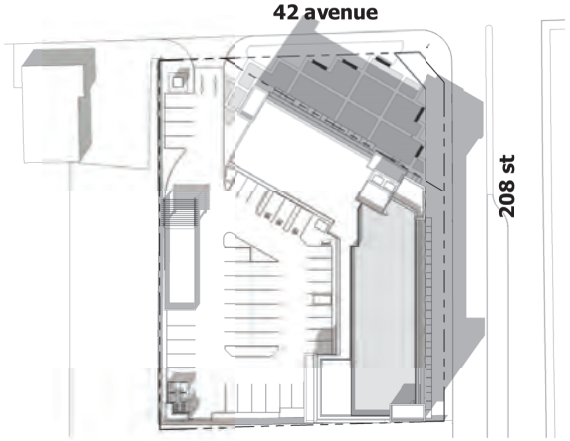
autumn equinox 8 am

1" = 40'-0"



autumn equinox 12 pm

1" = 40'-0"

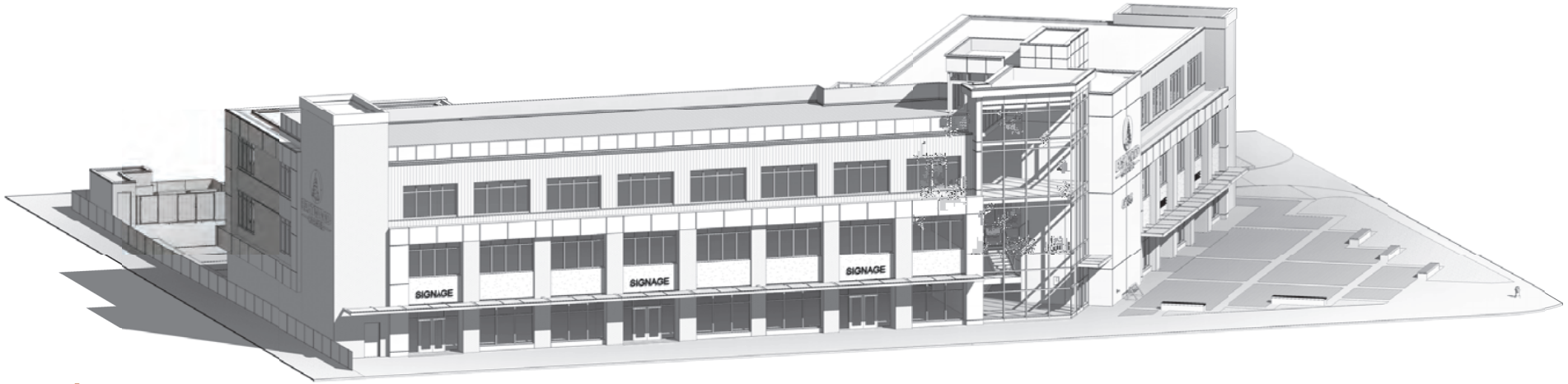


autumn equinox 3 pm

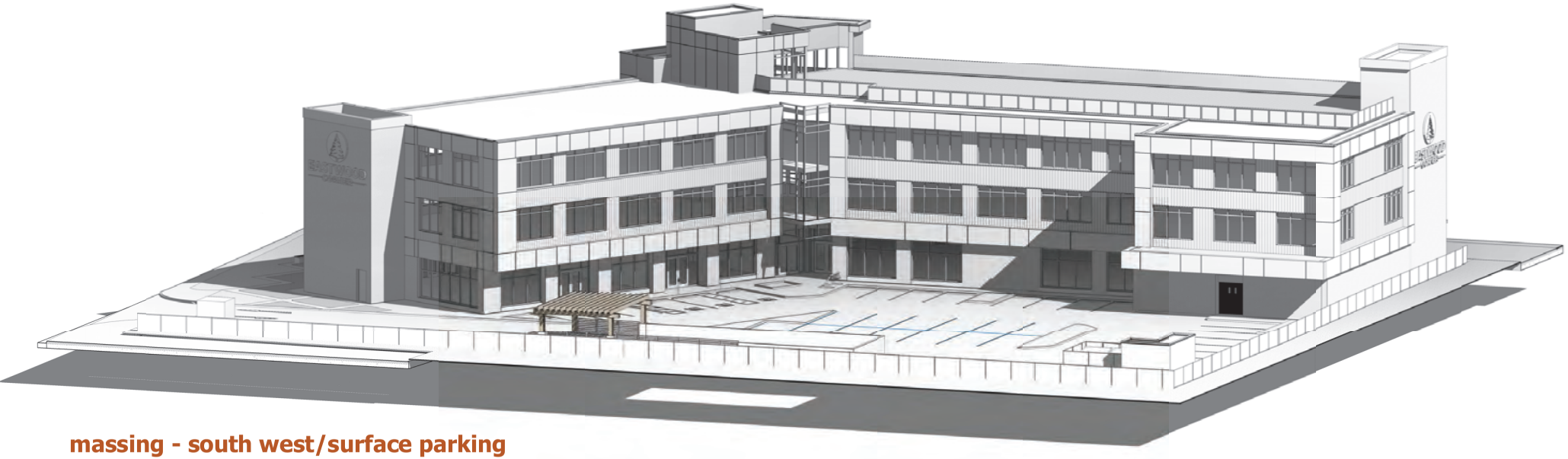
1" = 40'-0"



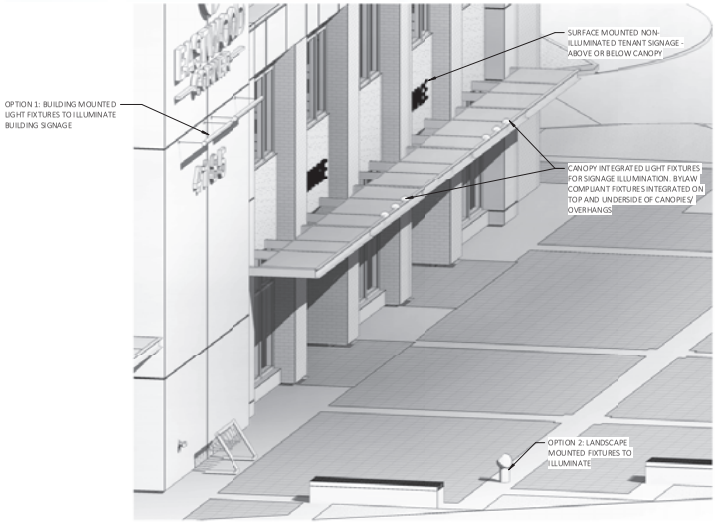
massing - north east



massing - east



massing - south west/surface parking



3D view - Exterior lighting at canopy



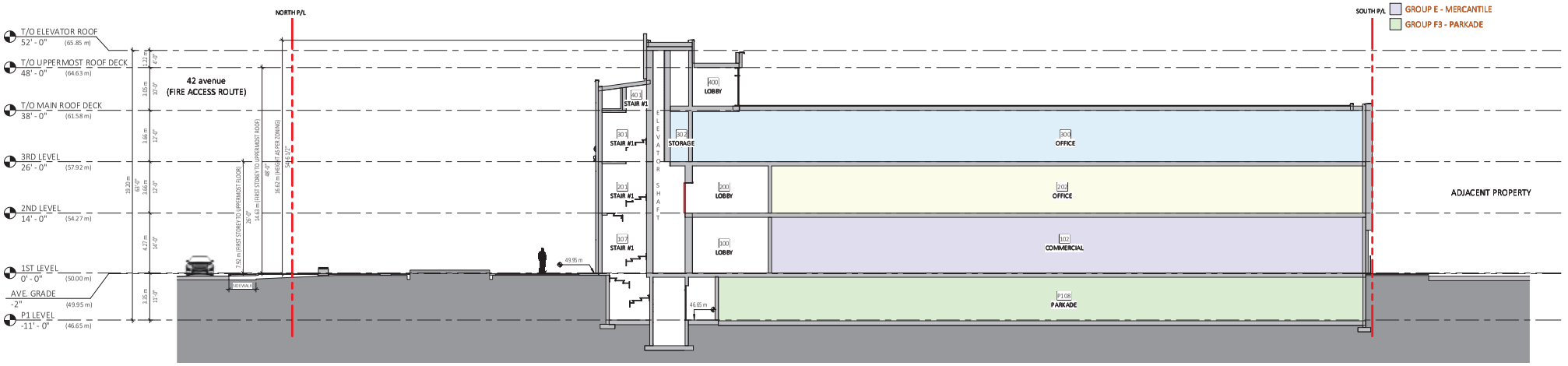
stonearch.ca	**EASTWOOD CORNER COMMERCIAL** 4185 208th STREET TOWNSHIP OF LANGLEY, B.C.	**RENDERINGS** SCALE: N.T.S.	**RE-ISSUE FOR DEVELOPMENT PERMIT** 2024-09-20 REVISION #: 1 TOWNSHIP OF LANGLEY FILE # DP101346 PROJECT NUMBER: 20186.1	2024-10-02	martini development + construction	E.2 SD5.22



keystonearch.ca	**EASTWOOD CORNER COMMERCIAL** 4185 208th STREET TOWNSHIP OF LANGLEY, B.C.	**RENDERINGS** SCALE: N.T.S.	**RE-ISSUE FOR DEVELOPMENT PERMIT** 2024-09-20 REVISION #: 1 TOWNSHIP OF LANGLEY FILE # DP101346 PROJECT NUMBER: 20186.1	2024-10-02	martini development + construction	**E.2** **SD5.23**

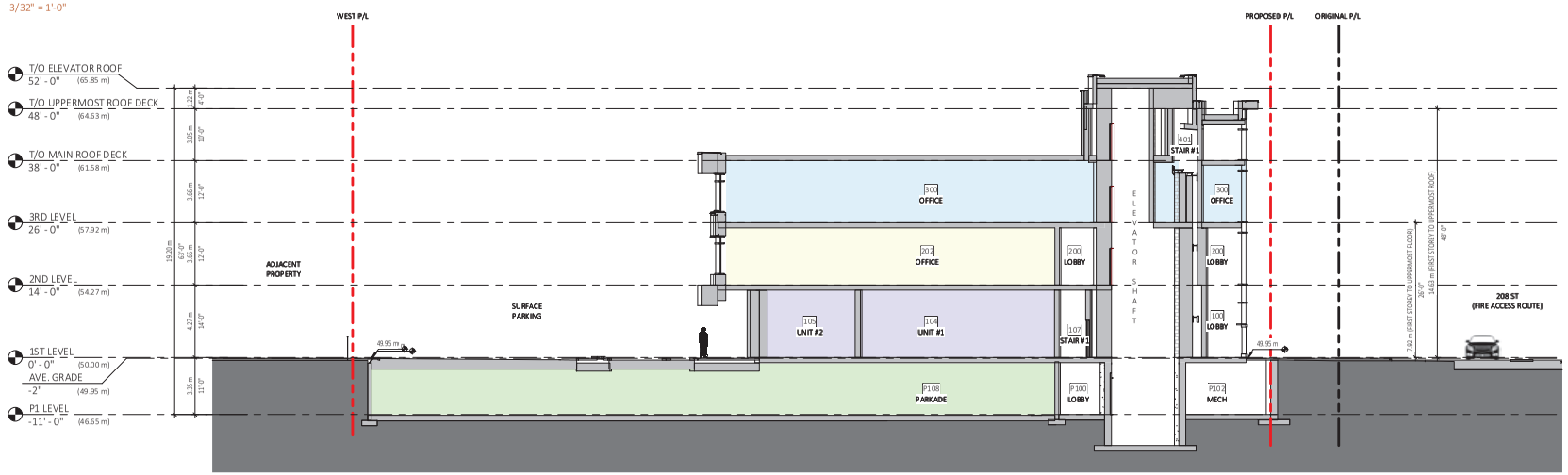
OCCUPANCIES

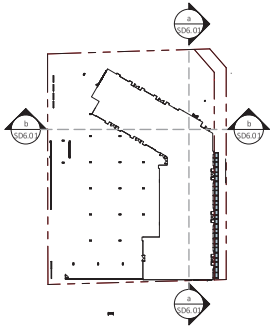
- GROUP A2 - ASSEMBLY
- GROUP D - BUSINESS AND PERSONAL SERVICES
- GROUP E - MERCANTILE
- GROUP F3 - PARKADE



a. n/s site section

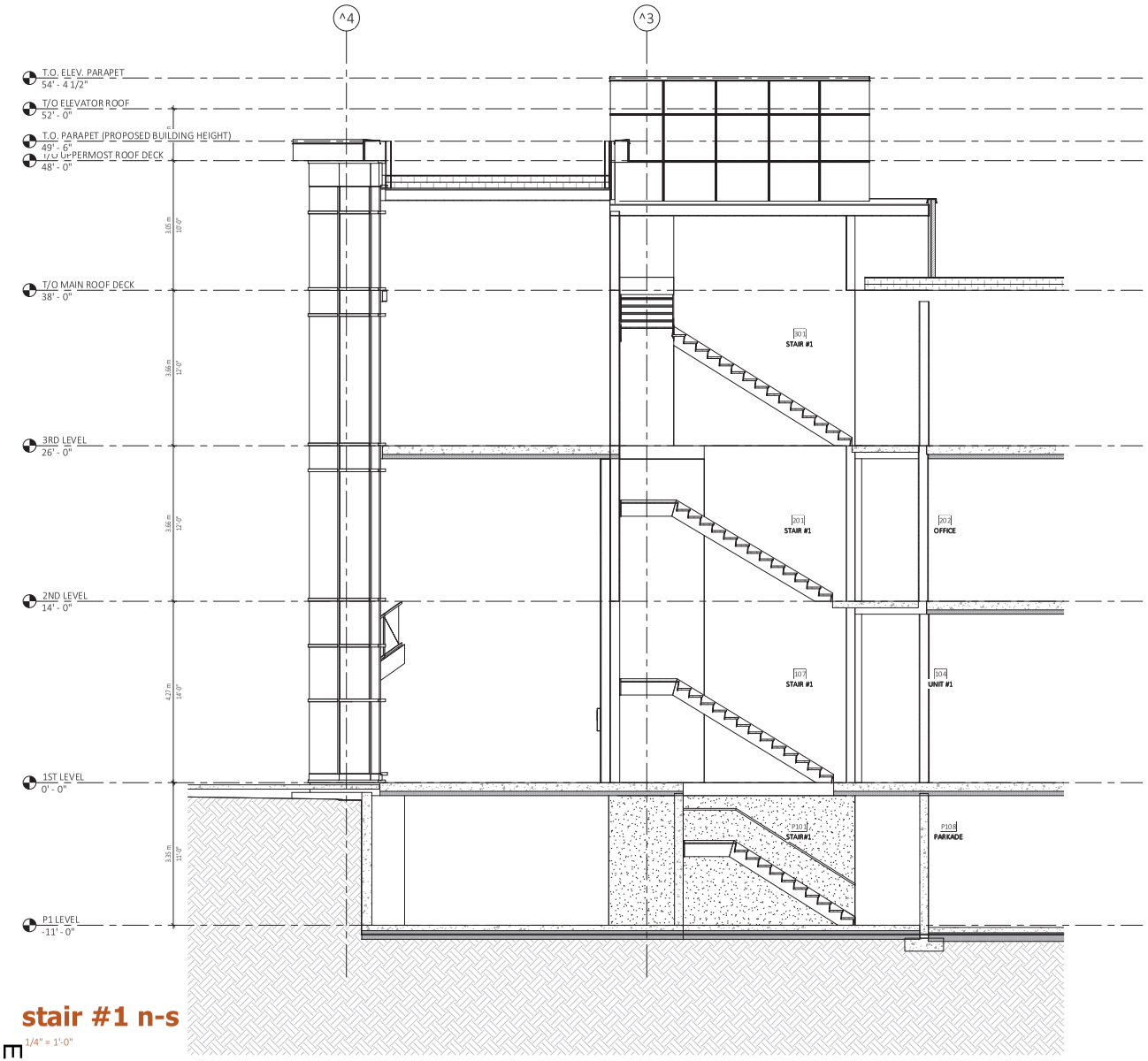
3/32" = 1'-0"





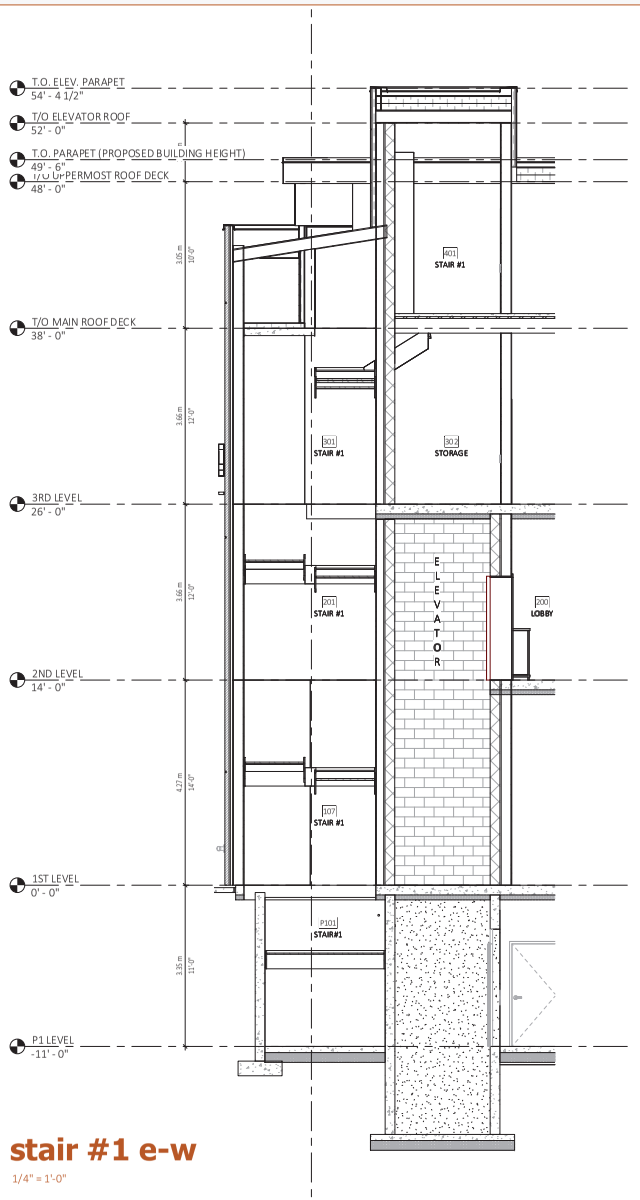
b. e/w site section

3/32" = 1'-0"



stair #1 n-s

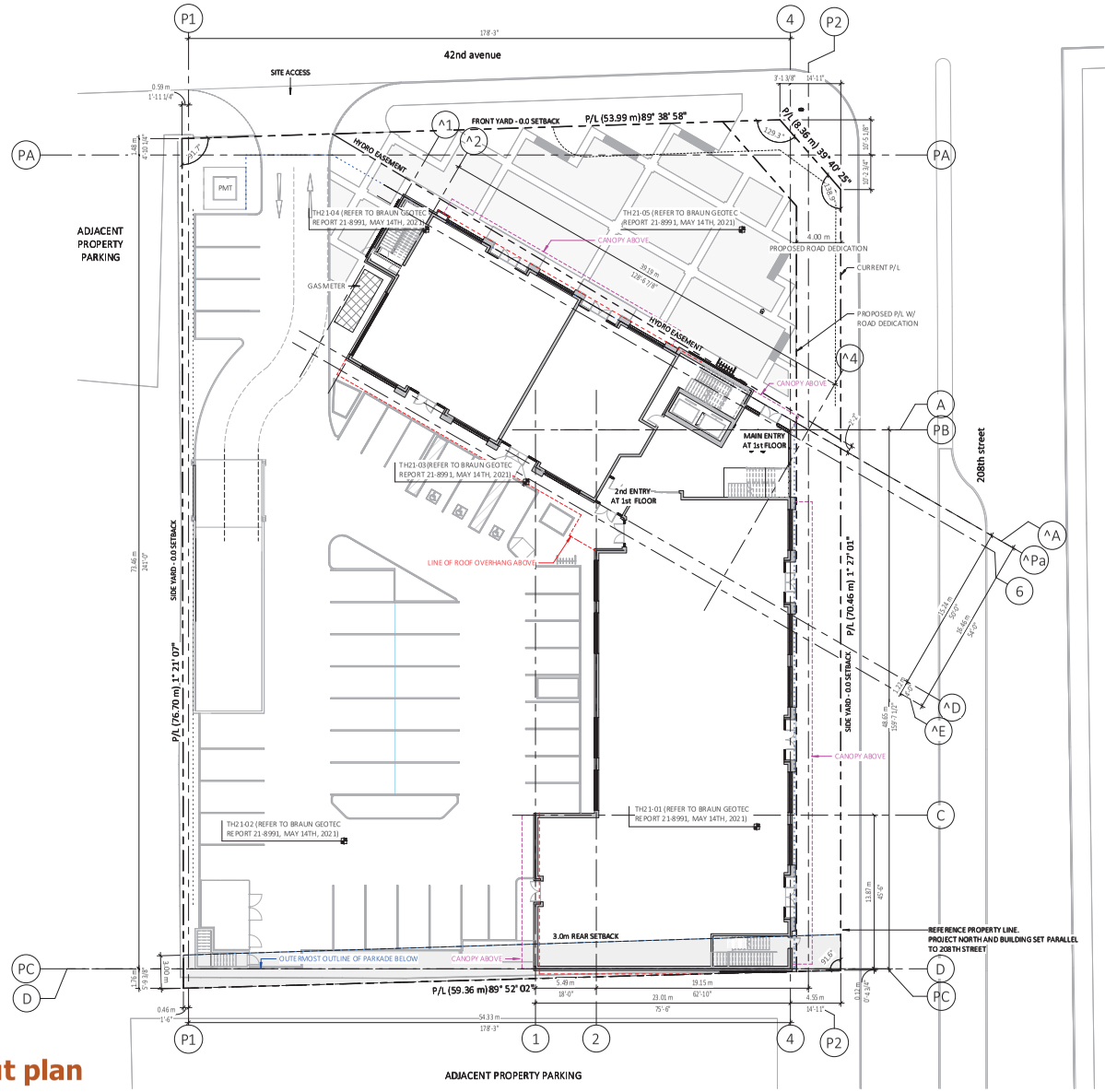
1/4" = 1'-0"



stair #1 e-w

1/4" = 1'-0"

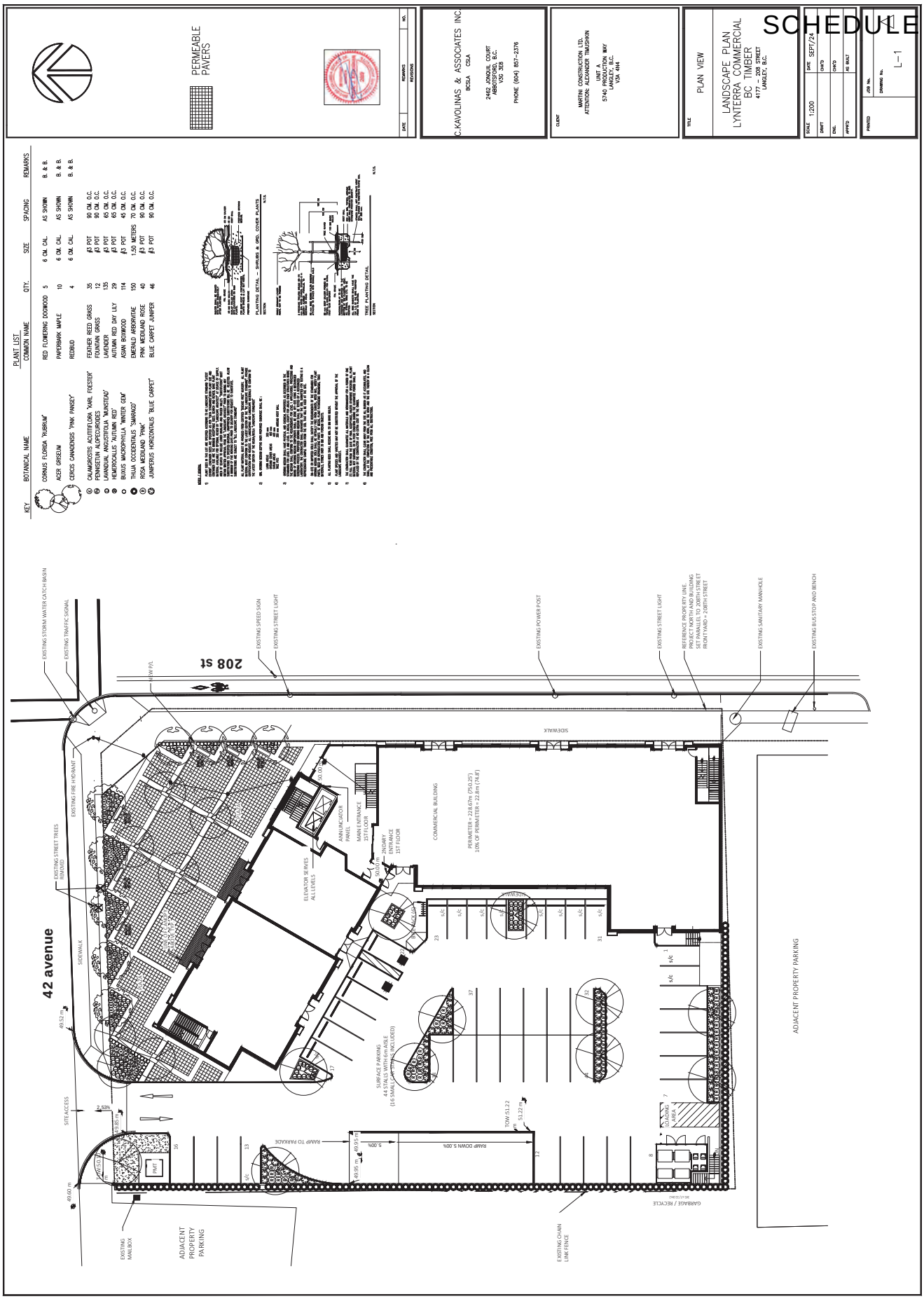
LEGAL ADDRES: LOT A, SEC 35, TWP 7, NWD, PL NWP32197
CIVIC ADDRESS: 4185 208TH STREET, TOWNSHIP OF LANGLEY, BC



site layout plan

1/16" = 1'-0"

SCHEDULE B


PERMEABLE PAVERS
REMARKS
REVISIONS
DATE
NO.
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD B.C.
V2S 3E8
PHONE (604) 857-2378
CLIENT
MARTINI CONSTRUCTION LTD.
ATTENTION: ALEXANDER TAUSHON
UNIT A
5740 PRODUCTION WAY
LANGLEY B.C.
V3A 4N4
TITLE
PLAN VIEW
LANDSCAPE PLAN
LYNTERRA COMMERCIAL
BC TIMBER
4177 - 208 STREET
LANGLEY, B.C.
SCALE 1:200
DRAFT
DES.
APPVD
DATE SEPT/24
CHK'D
CHK'D
AS BUILT
JOB No.
DRAWING No.
L-1
PRINTED
PLANT LIST
KEY BOTANICAL NAME COMMON NAME QTY. SIZE SPACING REMARKS
CORNUS FLORIDA 'RUBRUM' RED FLOWERING DOGWOOD 5 6 CM. CAL. AS SHOWN B. & B.
ACER GRISEUM PAPERBARK MAPLE 10 6 CM. CAL. AS SHOWN B. & B.
CERCIS CANADENSIS 'PINK PARASOL' REDBUD 4 6 CM. CAL. AS SHOWN B. & B.
CALAMAGROSTIS ACUTIFLORA 'KARL FOESTER' FEATHER REED GRASS 35 #3 POT 90 CM. O.C.
PENNISETUM ALOPECUROIDES FOUNTAIN GRASS 12 #3 POT 90 CM. O.C.
LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD' LAVENDER 135 #3 POT 65 CM. O.C.
HEMEROCALLIS 'AUTUMN RED' AUTUMN RED DAY LILY 29 #3 POT 65 CM. O.C.
BUXUS MACROPHYLLA 'WINTER GEM' ASIAN BOXWOOD 114 #3 POT 45 CM. O.C.
THUJA OCCIDENTALIS 'SMARAGD' EMERALD ARBORVITAE 150 1.50 METERS 70 CM. O.C.
ROSA MEIDILAND 'PINK' PINK MEIDILAND ROSE 40 #3 POT 90 CM. O.C.
JUNIPERUS HORIZONTALIS 'BLUE CARPET' BLUE CARPET JUNIPER 46 #3 POT 90 CM. O.C.
208 st
42 avenue
EXISTING STORM WATER CATCH BASIN
EXISTING TRAFFIC SIGNAL
EXISTING FIRE HYDRANT
EXISTING STREET TREES REMOVED
SIDEWALK
SITE ACCESS
EXISTING SPEED SIGN
EXISTING STREET LIGHT
EXISTING POWER POST
EXISTING STREET LIGHT
REFERENCE PROPERTY LINE
EXISTING SANITARY MANHOLE
EXISTING BUS STOP AND BENCH
SIDEWALK
ANNUNCIATOR PANEL
MAIN ENTRANCE 1ST FLOOR
ELEVATOR SERVES ALL LEVELS
2NDARY ENTRANCE 1ST FLOOR
COMMERCIAL BUILDING
PERIMETER = 228.67m (750.25')
10% OF PERIMETER = 22.8m (74.8')
SURFACE PARKING
44 STALLS AVAILABLE
(16 SMALL CAR STALLS INCLUDED)
RAMP TO PARKADE
RAMP DOWN 5.00%
TOW 51.22
51.22 m
GARBAGE / RECYCLE
ADJACENT PROPERTY PARKING
EXISTING CHAIN LINK FENCE
EXISTING MANHOLE
ADJACENT PROPERTY PARKING

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 – REGULAR MEETING	**REPORT:**	24-208
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-32-0111
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101438 (22652 FRASER HWY HOLDINGS LTD. / 22652 FRASER HIGHWAY)		

PROPOSAL:

Development permit application (including a siting variance) to facilitate the construction of five (5) industrial buildings totaling 40,183 m^2 (432,526 ft^2) of floor area on property located at 22652 Fraser Highway.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101438 subject to nine (9) conditions.

RATIONALE:

The proposal complies with the Murrayville Community Plan (and its Development Permit Guidelines) and with the site's Service Industrial M-1B zoning, with the exception of the proposed variance.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101438 to 22652 Fraser Hwy Holdings Ltd. for property located at 22652 Fraser Highway 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. All signage being in substantial compliance with Schedule "A" and with the Township's sign bylaw.
d. 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).
e. Section 701.6 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 10.0 m to 3.0 m for the side lot line setback for proposed Building A, as shown in Schedule "A".
f. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act:
    a. restricting access to Fraser Highway to right in right out only movements.
    b. requiring front yard landscape installation as per the ultimate landscape design at time of frontage road construction.
g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
h. All refuse areas to be located within buildings and / or in enclosures and screened.

i. Provision of an 8.0 m wide ALR buffer along relevant property lines to be secured by a restrictive covenant registered on title.

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

a. On-site landscaping and boulevard treatment being secured by a letter of credit at the Building Permit stage.
b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
e. 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.
f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

22652 Fraser Hwy Holdings Ltd. has applied for a development permit to facilitate the construction of five (5) industrial buildings with a total floor area of 40,183 m^2 (432,526 ft^2). Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Murrayville Community Plan and complies with the site's current Service Industrial M-1B zone with the exception of the siting variance. Issuance of Development Permit 101438 is recommended subject to nine (9) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations regarding proposed Development Permit No. 101438.

REFERENCE:

Owner:	22652 Fraser Hwy Holdings Ltd. CRU 111, 23189 Francis Avenue Langley, BC V1M 0G4
Agent:	Wesmont Group Ltd. CRU 111, 23189 Francis Avenue Langley, BC V1M 0G4
Legal Description:	Lot B Section 32 Township 10 New Westminster District Plan EPP132353
Location:	22652 Fraser Highway
Area:	3.1 ha / 7.7 ac
Existing Zoning:	Service Industrial Zone M-1B
Murrayville Community Plan:	Industrial

BACKGROUND/HISTORY:

- The subject site is designated Industrial and is located in Development Permit Area E (Industrial) in the Murrayville Community Plan.
- The subject site is zoned Service Industrial M-1B, which permits a range of industrial uses and currently accommodates several industrial buildings and accessory structures.
- A statutory right-of-way to secure a future frontage road crosses the site.

DISCUSSION/ANALYSIS:

- 22652 Fraser Hwy Holdings Ltd. has applied for a development permit that includes a siting variance to support the construction of five (5) industrial buildings totaling 40,183 m^2 (432,526 ft^2) of floor area.
- The proposed development is consistent with the Murrayville Community Plan, the applicable Development Permit Guidelines and complies with the site's Service Industrial M-1B zoning with the exception of the proposed variance.

Adjacent Uses:

	Existing Use:	Plan Designation:	Existing Zoning:
North:	Fraser Highway, beyond which are a commercial property and an industrial property	Murrayville Community Plan: Commercial	Service Industrial Zone M-1A and Service Commercial Zone C-3
South:	Two agricultural properties, both within in the ALR	Rural Plan: Small Farms / Country Estates	Rural Zone RU-1

East:	A rural farm market (outside the ALR) and an agricultural property within the ALR	Rural Plan: Small Farms / Country Estates	Rural Farm Market Zone RU-14 and Rural Zone RU-1
West:	One agricultural property located in the ALR and an industrial property	Rural Plan: Small Farms / Country Estates Murrayville Community Plan: Industrial	Rural Zone RU-1 and Service Industrial Zone M-1B

Development Permit:

- The subject site is designated as Industrial Development Permit Area "E" within the Murrayville Community Plan.
- Proposed Development Permit No. 101438 (Attachment B) includes renderings, site plans, building elevations, and tree and landscaping plans.
- The applicant proposes a strata industrial development comprised of five (5) buildings, resulting in a combined floor area of 40,183 m² (432,526 ft²).
- The applicant proposes two phases of construction:
    - Phase One: Buildings A, B, and C (Northern Buildings)
    - Phase Two: Buildings D and E (Southern Buildings)
- Access to the site is proposed from Fraser Highway (restricted right in/right out turn movements) until such time as the frontage road network is complete. The site design indicated in Development Permit No. 101438 accommodates the future frontage road.

Development Variance Permit:

- Section 701.6 - Siting of Buildings and Structures of the Township of Langley Zoning Bylaw 1987 No. 2500 specifies:

    "Except as provided for in Sections 104.4, 104.15 and 105.1 2), no building or structure shall be sited less than:
    e) 10.0 metres from a lot line abutting an SR, R, RM, RU, MH-1 or P zone."

- The applicant is seeking a variance to reduce the required setback from 10.0 m (33 ft) to 3.0 m (10 ft) for Building A along the eastern property line.
- The 10.0 m (33 ft) setback required in the zone serves as a buffer to mitigate potential conflicts between industrial and residential or agricultural uses. In this case, the easterly adjacent Rural Farm Market Zone (RU-14) property operates as a farm market and the proposed development accommodates a 3.0 m (10 ft) landscape screen. Given the circumstances, staff do not object to the proposed variance.
- The applicant's rationale in support of the variance is provided as Attachment C.

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	193	193	0	193

Policy Considerations:

The proposed development complies with the site's Industrial designation in the Murrayville Community Plan, the Development Permit Guidelines and the existing Service Industrial M-1B zoning requirements with the exception of a siting variance. Staff recommend that Development Permit No. 101438 be issued as attached.

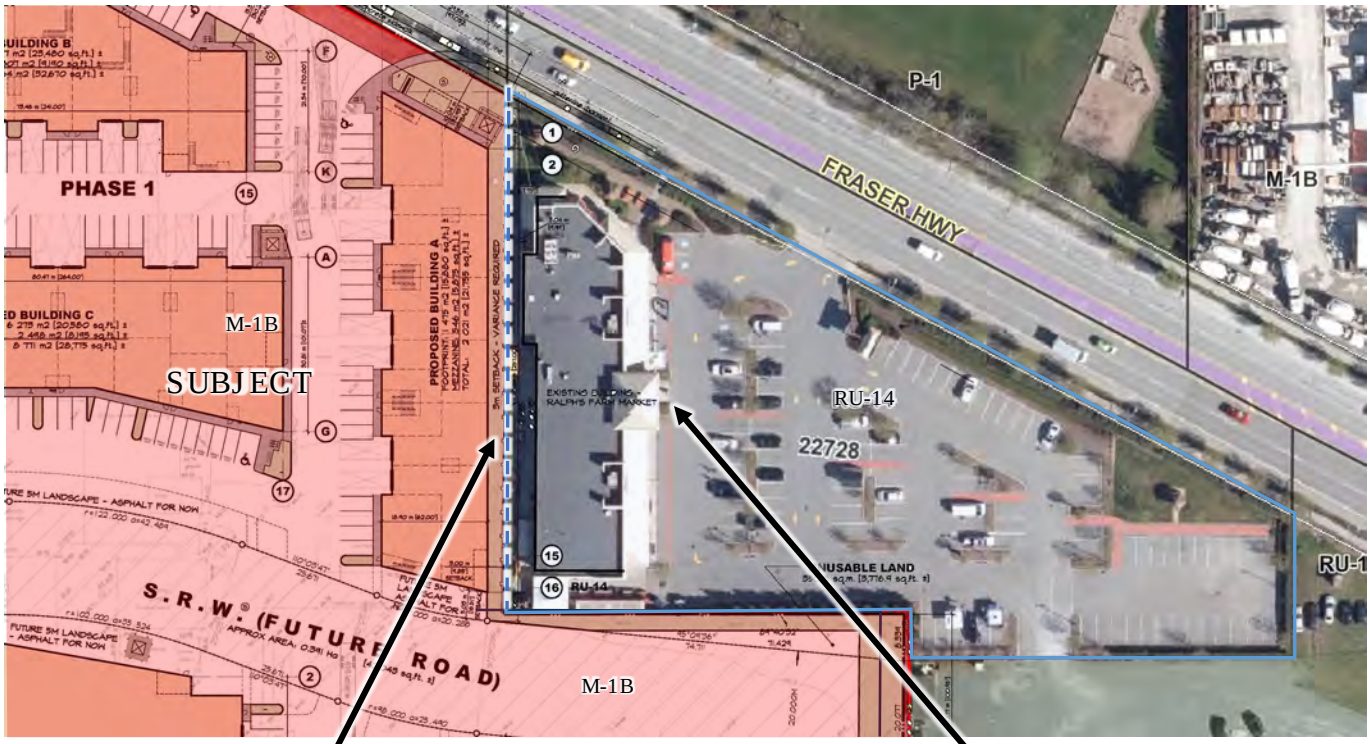
Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101438
ATTACHMENT C	Applicant Rationale



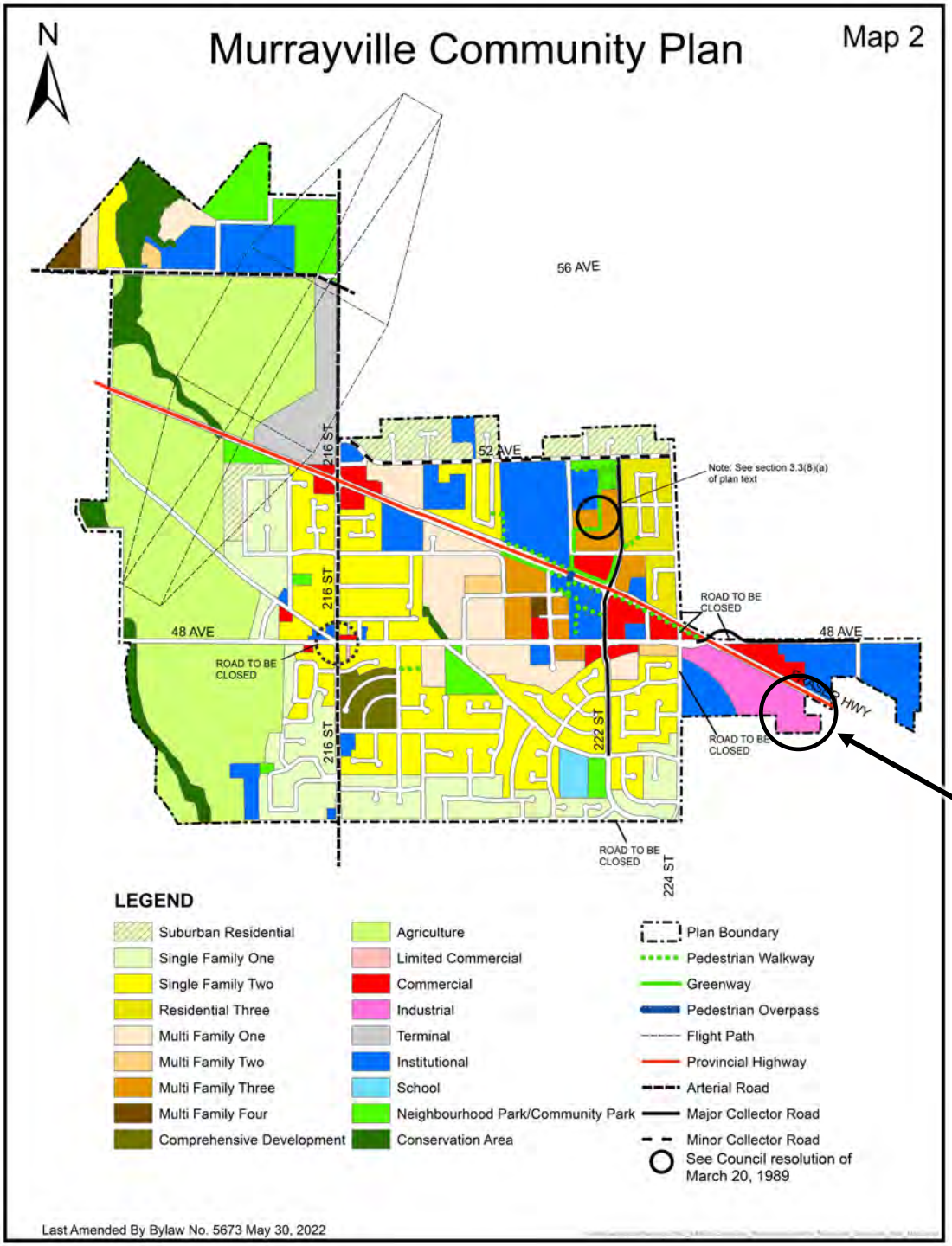
AERIAL CONTEXT MAP

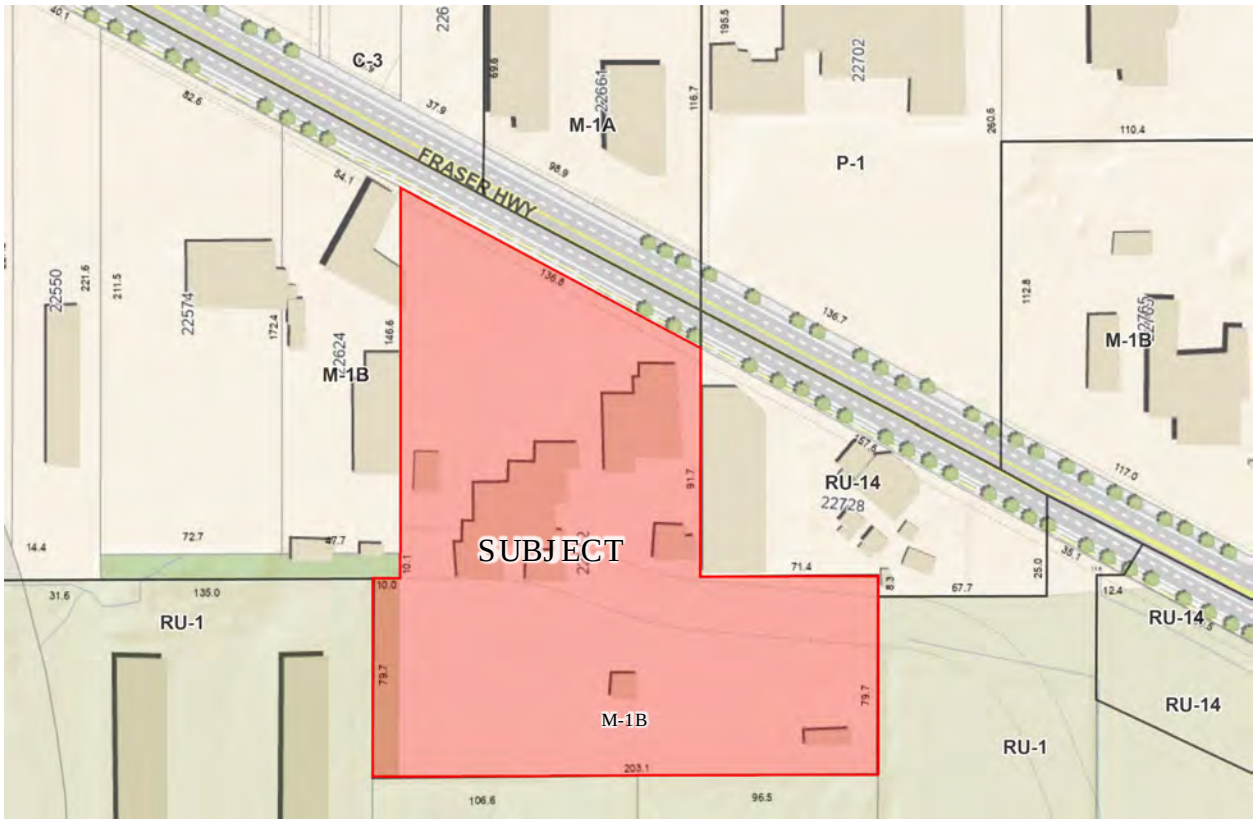


PROPERTY LINE OF PROPOSED SITING VARIANCE

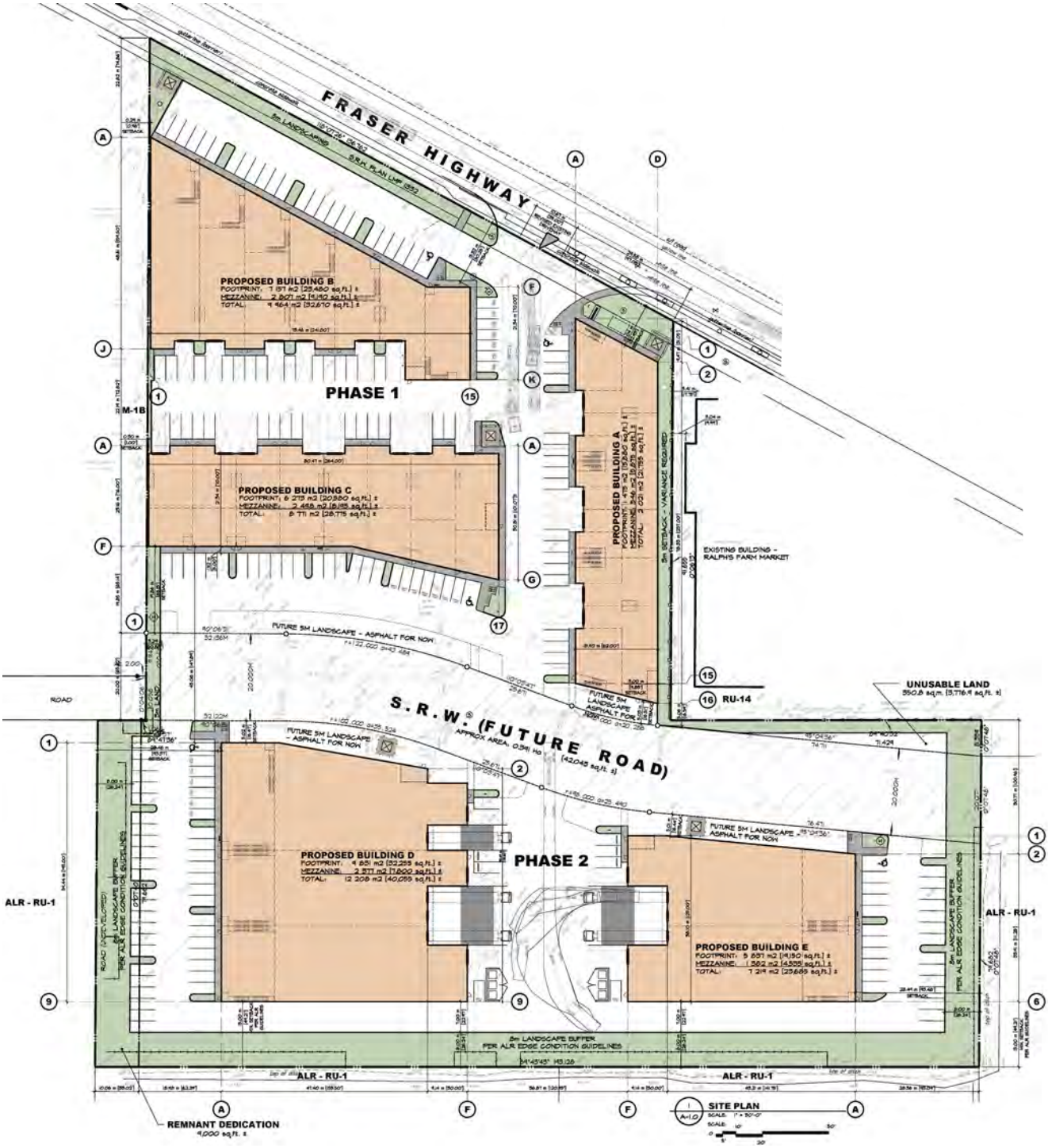
ADJACENT USE: RURAL FARM MARKET ZONE (RU-14)

AERIAL CONTEXT MAP – DEVELOPMENT VARIANCE PERMIT AREA DETAIL


N
Murrayville Community Plan
Map 2
56 AVE
52 AVE
216 ST
48 AVE
222 ST
224 ST
Note: See section 3.3(8)(a) of plan text
ROAD TO BE CLOSED
HWY
SUBJECT
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5673 May 30, 2022



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



AERIAL VIEW OF THE SITE



BUILDING A FROM FRASER HWY



BUILDING B FROM FRASER HWY



BUILDING C FROM FUTURE ROAD

RENDERINGS – SUBMITTED BY APPLICANT



BUILDING A



BUILDING D

ELEVATIONS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101438

This Permit is issued this _____day of _____, 2024 to:

1. Name: 22652 Fraser Hwy Holdings Ltd.

   Address: CRU 111, 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: Lot B Section 32 Township 10 New Westminster District Plan EPP132353
   CIVIC ADDRESS: 22652 Fraser Highway

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
   c. All signage being in substantial compliance with Schedule “A” and with the Township’s sign bylaw.
   d. 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).
   e. Section 701.6 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from 10.0 m to 3.0 m for the side lot line setback for proposed Building A, as shown in Schedule “A”.
   f. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act:
      a. restricting access to Fraser Highway to right in right out only movements.
      b. requiring front yard landscape installation as per the ultimate landscape design at time of frontage road construction
   g. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   h. All refuse areas to be located within buildings and / or in enclosures and screened.
   i. Provision of an 8.0 m wide ALR buffer along relevant property lines to be secured by a restrictive covenant registered on title.

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

   a. On-site landscaping and boulevard treatment being secured by a letter of credit at the Building Permit stage.
   b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees.

c. Submission of a site specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw.
d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
e. 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.
f. Payment of Development Cost Charges, 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 _____, 2024

Attachments:

SCHEDULE A	Architectural Plan
SCHEDULE B	Landscape Plan

PROPOSED INDUSTRIAL BUILDINGS FOR:

WESMONT PARK

22652 FRASER HWY, TOWNSHIP OF LANGLEY, BC



AERIAL VIEW OF THE SITE



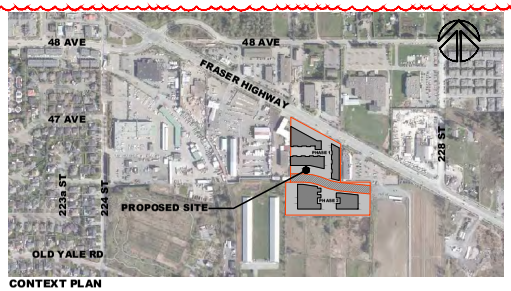
BUILDING A FROM FRASER HWY



BUILDING B FROM FRASER HWY



BUILDING C FROM FUTURE ROAD



CONTEXT PLAN

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
OVERALL SITE PLAN	A-1.0
PHASE 1 SITE PLAN	A-1.1
PHASE 2 SITE PLAN	A-1.2
SITE DETAILS	A-1.3
SIGNAGE DETAILS	A-1.4
BUILDING A FLOOR PLANS	A-2.0
BUILDING A ELEVATIONS	A-4.0
BUILDING B MAIN FLOOR PLAN	A-2.0
BUILDING B UPPER FLOOR PLAN	A-2.1
BUILDING B ELEVATIONS	A-4.0
BUILDING C FLOOR PLANS	A-2.0
BUILDING C ELEVATIONS	A-4.0
BUILDING D FLOOR PLANS	A-2.0
BUILDING D ELEVATIONS	A-4.0
BUILDING E FLOOR PLANS	A-2.0
BUILDING E ELEVATIONS	A-4.0

SCHEDULE A

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 306 - 1483 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RLCH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.

THESE DRAWINGS AND THE DESIGN AND ARE AT ALL TIMES REMAIN THE PROPERTY OF THE ARCHITECTURAL PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THE DRAWINGS. ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE ON THE JOB SITE OR DEVIATIONS FROM THESE DRAWINGS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWING, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
4	AUG.12.24	RE-ISSUED FOR DP
3	JUL.26.24	REVISED PER CITY COMMENTS
2	JAN.18.24	ISSUED FOR DP
1	DEC.22.23	ISSUED FOR DP REVIEW

DEVELOPER:

WESMONT

ADDRESS: #111 2318 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK

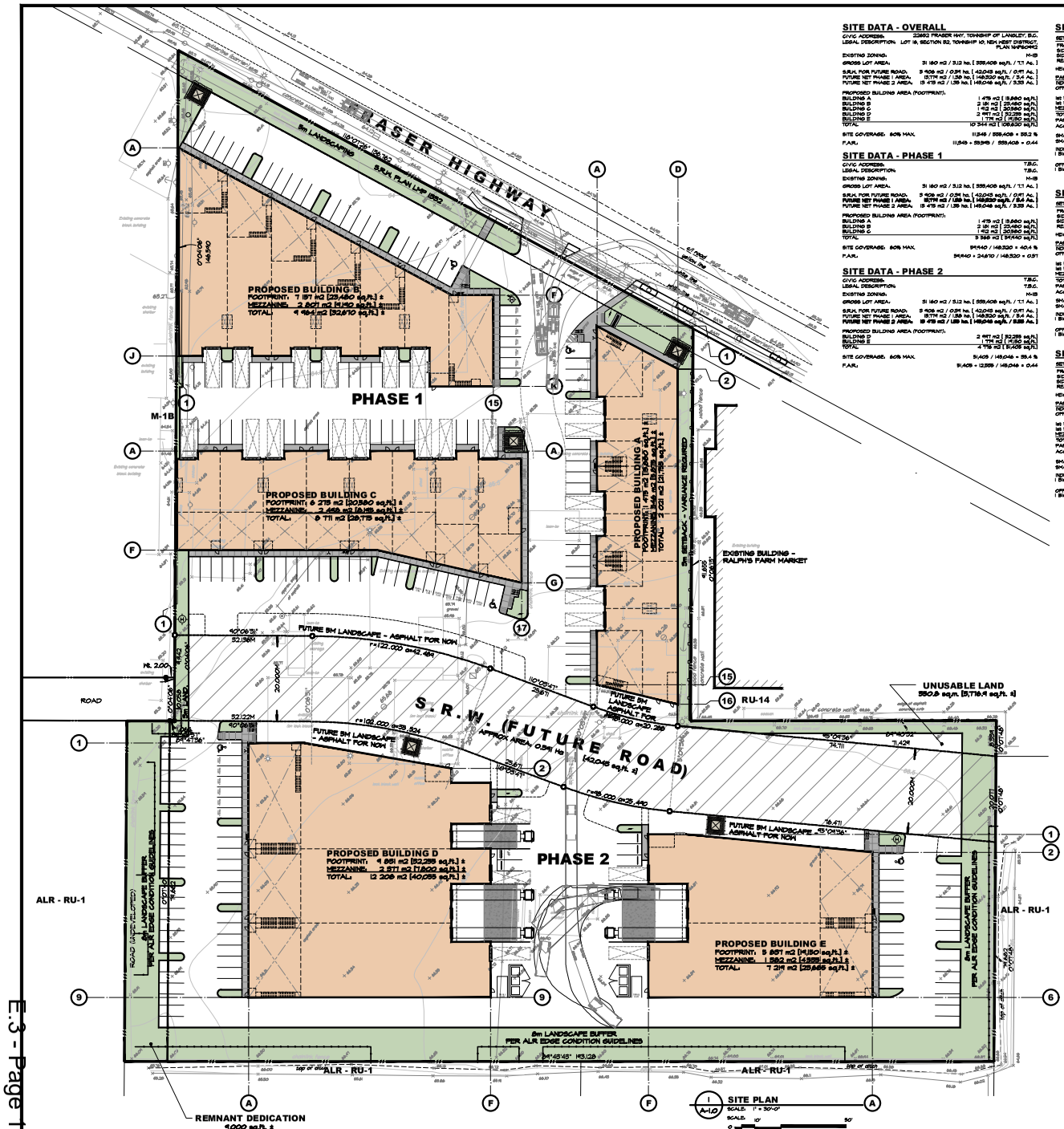
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING:
COVER SHEET

E3

SEAL	JOB NO. 22-031	DRAWN VCF
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-0.0
REV: 4



SITE DATA - OVERALL

CIVIC ADDRESS: 22662 FRASER HWY, TOWNSHIP OF LANGLEY, B.C.
LEGAL DESCRIPTION: LOT 19, SECTION 32, TOWNSHIP 10, NEW WEST DISTRICT, PLAN NWP4092

EXISTING ZONING: M-1B
GROSS LOT AREA: 31 180 m2 / 3.12 ha. [335,408 sq.ft. / 7.71 Ac.]
S.R.W. FOR FUTURE ROAD: 5 406 m2 / 0.54 ha. [42,043 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA: 15774 m2 / 1.58 ha. [148,320 sq.ft. / 3.4 Ac.]
FUTURE NET PHASE 2 AREA: 15 479 m2 / 1.55 ha. [149,046 sq.ft. / 3.33 Ac.]

PROPOSED BUILDING AREA (FOOTPRINT):
BUILDING A: 1 475 m2 [15,880 sq.ft.]
BUILDING B: 2 187 m2 [23,540 sq.ft.]
BUILDING C: 1 621 m2 [17,450 sq.ft.]
BUILDING D: 2 187 m2 [23,540 sq.ft.]
BUILDING E: 1 714 m2 [18,450 sq.ft.]
TOTAL: 10 544 m2 [113,500 sq.ft.]

SITE COVERAGE: 60% MAX. 11,548 / 335,408 = 33.2 %
F.A.R.: 11548 + 23365 / 335,408 = 0.44

SITE DATA - PHASE 1

CIVIC ADDRESS: T.B.C.
LEGAL DESCRIPTION: T.B.C.
EXISTING ZONING: M-1B
GROSS LOT AREA: 31 180 m2 / 3.12 ha. [335,408 sq.ft. / 7.71 Ac.]
S.R.W. FOR FUTURE ROAD: 5 406 m2 / 0.54 ha. [42,043 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA: 15774 m2 / 1.58 ha. [148,320 sq.ft. / 8.4 Ac.]
FUTURE NET PHASE 2 AREA: 15 479 m2 / 1.55 ha. [149,046 sq.ft. / 9.39 Ac.]

PROPOSED BUILDING AREA (FOOTPRINT):
BUILDING A: 1 475 m2 [15,880 sq.ft.]
BUILDING B: 2 187 m2 [23,540 sq.ft.]
BUILDING C: 1 621 m2 [17,450 sq.ft.]
TOTAL: 9 560 m2 [94,440 sq.ft.]

SITE COVERAGE: 60% MAX. 9,560 / 148,320 = 40.4 %
F.A.R.: 94,440 + 24,870 / 148,320 = 0.81

SITE DATA - PHASE 2

CIVIC ADDRESS: T.B.C.
LEGAL DESCRIPTION: T.B.C.
EXISTING ZONING: M-1B
GROSS LOT AREA: 31 180 m2 / 3.12 ha. [335,408 sq.ft. / 7.71 Ac.]
S.R.W. FOR FUTURE ROAD: 5 406 m2 / 0.54 ha. [42,043 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA: 15774 m2 / 1.58 ha. [148,320 sq.ft. / 8.4 Ac.]
FUTURE NET PHASE 2 AREA: 15 479 m2 / 1.55 ha. [149,046 sq.ft. / 9.39 Ac.]

PROPOSED BUILDING AREA (FOOTPRINT):
BUILDING D: 2 187 m2 [23,255 sq.ft.]
BUILDING E: 1 714 m2 [18,450 sq.ft.]
TOTAL: 4 776 m2 [51,405 sq.ft.]

SITE COVERAGE: 60% MAX. 51,405 / 149,046 = 35.4 %
F.A.R.: 51,405 + 12,559 / 149,046 = 0.44

SITE DATA - BUILDING A

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH):	10m [32.8']		10.24 m [33.6']
SIDE (EAST-RU ZONE):	10m [32.8']	VARIANCE	5.24 m [17.2']
SIDE (WEST-M ZONE):	0m [0']		N/A
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		10.04 m [32.92']
HEIGHT:	12 m [39.3']		10.2 m [33.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,000 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 10,000 / 2,000 = 4.4
1st FLOOR OFFICE: 5,880 / 371 = 15.4
MEZZANINE STORAGE: 5,880 / 2,000 = 2.4
TOTAL REQUIRED: 24 (26.4)
PARKING PROVIDED: 44
ACCESSIBLE PARKING PROVIDED: 1
SMALL CAR PARKING ALLOWED: 20% OR 9.4
SMALL CAR PARKING PROVIDED: 10

INDUSTRIAL BICYCLE PARKING: 21,780 / 10,764 = 2.0
[BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]]: 2 SPACES PROVIDED

OFFICE BICYCLE PARKING
[BICYCLE SPACE PER PUBLIC ENTRANCE]: MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING B

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH):	10m [32.8']		18.82 m [60.39']
SIDE (EAST-RU ZONE):	10m [32.8']		N/A
SIDE (WEST-M ZONE):	0m [0']		0.24 m [0.76']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		N/A
HEIGHT:	12 m [39.3']		4.4 m [52.9']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,000 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 14,250 / 2,000 = 7.1
1st FLOOR OFFICE: 4,140 / 371 = 24.5
MEZZANINE STORAGE: 4,140 / 2,000 = 4.6
TOTAL REQUIRED: 36
PARKING PROVIDED: 37
ACCESSIBLE PARKING PROVIDED: 1
SMALL CAR PARKING ALLOWED: 20% OR 7.2
SMALL CAR PARKING PROVIDED: 0

INDUSTRIAL BICYCLE PARKING: 32,670 / 10,764 = 3.0
[BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]]: 3 SPACES PROVIDED

OFFICE BICYCLE PARKING
[BICYCLE SPACE PER PUBLIC ENTRANCE]: MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING C

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH):	10m [32.8']		N/A
SIDE (EAST-RU ZONE):	10m [32.8']		N/A
SIDE (WEST-M ZONE):	0m [0']		0.3 m [1.00']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		11.86 m [38.9']
HEIGHT:	12 m [39.3']		4.4 m [52.9']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,000 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 12,555 / 2,000 = 6.3
1st FLOOR OFFICE: 8,145 / 371 = 21.1
MEZZANINE STORAGE: 8,145 / 2,000 = 4.1
TOTAL REQUIRED: 32 (32)
PARKING PROVIDED: 40
ACCESSIBLE PARKING PROVIDED: 1
SMALL CAR PARKING ALLOWED: 20% OR 8.0
SMALL CAR PARKING PROVIDED: 0

INDUSTRIAL BICYCLE PARKING: 28,875 / 10,764 = 2.7
[BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]]: 3 SPACES PROVIDED

OFFICE BICYCLE PARKING
[BICYCLE SPACE PER PUBLIC ENTRANCE]: MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING D

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8']	VARIANCE	5.02 m [16.47']
SIDE (EAST-RU ZONE):	10m [32.8']		N/A
SIDE (WEST-M ZONE):	10m [32.8']		28.48 m [93.37']
REAR (SOUTH-RU ZONE):	10m [32.8']		13.60 m [44.31']
HEIGHT:	12 m [39.3']		4.41 m [52.9']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,000 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 34,485 / 2,000 = 12.3
1st FLOOR OFFICE: 7,800 / 371 = 20.9
UPPER FLOOR STORAGE: 11,800 / 2,000 = 5.8
TOTAL REQUIRED: 57 (59.0)
PARKING PROVIDED: 44
ACCESSIBLE PARKING PROVIDED: 1
SMALL CAR PARKING ALLOWED: 20% OR 9.2
SMALL CAR PARKING PROVIDED: 10

INDUSTRIAL BICYCLE PARKING: 40,285 / 10,764 = 3.7
[BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]]: 4 SPACES PROVIDED

OFFICE BICYCLE PARKING
[BICYCLE SPACE PER PUBLIC ENTRANCE]: MAX PUBLIC ENTRANCES: 5
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING E

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8']	VARIANCE	5.01 m [16.44']
SIDE (EAST-RU ZONE):	10m [32.8']		28.48 m [93.44']
SIDE (WEST-M ZONE):	0m [0']		N/A
REAR (SOUTH-RU ZONE):	10m [32.8']		13.60 m [44.31']
HEIGHT:	12 m [39.3']		4.41 m [52.9']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,000 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 14,605 / 2,000 = 7.3
1st FLOOR OFFICE: 4,695 / 371 = 12.6
UPPER FLOOR STORAGE: 4,695 / 2,000 = 2.3
TOTAL REQUIRED: 22 (23)
PARKING PROVIDED: 24
ACCESSIBLE PARKING PROVIDED: 1
SMALL CAR PARKING ALLOWED: 20% OR 9.6
SMALL CAR PARKING PROVIDED: 0

INDUSTRIAL BICYCLE PARKING: 25,665 / 10,764 = 2.2
[BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.]]: 2 SPACES PROVIDED

OFFICE BICYCLE PARKING
[BICYCLE SPACE PER PUBLIC ENTRANCE]: MAX PUBLIC ENTRANCES: 2
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

GENERAL NOTES:

1. SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
2. ASPHALT & SUBBASE DESIGN PER SOILS REPORT
3. CONTRACTOR TO PROVIDE TOOTHE 4 (FULL SURVEY) BY REGISTERED ALS(J) DURING CONSTRUCTION, COPY COPIED TO CITY BUILDING DEPT.
4. SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
5. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
6. ALL CONSTRUCTION PRODUCTS AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
7. SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE. DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
8. THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
9. ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONSTRUCTION SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIED MANUFACTURERS.
10. ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
11. VENTILATION SHALL BE PROVIDED AS PER MECHANICAL ENGINEERS SPECIFICATIONS. ALL UNITS ARE TO BE LABELED WITH AN ASE CODED AS PER MANUFACTURERS RATING. ALL DUCTWORK SHALL BE SEALED THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE PASSAGE OF ELECTRICAL BOXES OR ELECTRICAL SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
12. THE DRAWINGS ARE NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
13. THE DRAWINGS/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
14. ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH 6000 BUILDING PRACTICES NOTED ON THE CONTRACT DOCUMENTS.
15. THESE SHALL BE SHOP DRAWINGS PRODUCED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE REVIEW IN TIME FOR ASSESSMENT BY THE CONSTRUCTION ARCHITECT/ENGINEER AND OTHER CONSULTANTS RESPONSIBLE.
16. ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
17. SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHALL BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW.
18. ROOF TO BE CONSTRUCTED IN CONFORMITY WITH N.R.C.A.(L) OR SIMILAR METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO CONFORMATION ARCHITECT/ENGINEER.
19. PROVIDE DETAILED SHOP DRAWINGS FOR ALL DOORS, WINDOWS, METAL GUARDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (E. JOINTS), FIRE SHUTTERS (IF APPLICABLE).
20. PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY.
21. ALL SURVEY TO BE CARRIED OUT BY REGISTERED SURVEYOR DURING CONSTRUCTION & PROVIDE DOCUMENTATION TO ARCHITECT.
22. CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND TEMPORAL CONNECTIONS. PROVIDE DOCUMENTATION TO ARCHITECT.

NOTE: ALL GRATES AND OPPSITE GRADING TO BE CONFIRMED WITH CIVIL ENGINEER.
NOTE: ALL GARBAGE STORED INSIDE BUILDING.

LEGEND

EXISTING GRADE: x 0.00
PROPOSED GRADE: (0.00)
SELECT GRADES SHOWN.
REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 339 - 1489 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604.685.3600 | RUCHI@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN LTD.
#4-7134 ALLIANCE STREET, ABBOTSFORD, B.C. V2S 7J4
604.746.0401 ADMIN@DFORCEDESIGN.COM

THESE DRAWINGS AND THE DESIGN AND USE ARE AT ALL TIMES SUBJECT TO THE COPYRIGHT OF THE ARCHITECTURE PANEL INC. AND SUPPORT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTORS IS RESPONSIBLE AND VERIFICATION OF ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THESE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11	OCT.04.24	RESPONSE TO CITY COMMENTS
10	AUG.12.24	RE-ISSUED FOR DP
9	JUL.26.24	REVISED PER CITY COMMENTS
8	JUL.16.24	SRW UPDATED
7	JUL.16.24	RESPONSE TO TOL COMMENTS
6	JUN.18.24	ISSUED FOR DP
5	DEC.22.23	ISSUED FOR DP REVIEW
4	DEC.15.23	ISSUED FOR CLIENT REVIEW
3	DEC.05.23	ISSUED FOR CONSULTANT USE
2	NOV.21.23	ISSUED FOR CONSULTANT USE
1	NOV.09.23	ISSUED FOR CONSULTANT USE

DEVELOPER:
WESMONT
ADDRESS: #1112 3189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22662 FRASER HWY, LANGLEY, B.C.

DRAWING: OVERALL SITE PLAN

SEAL:
JOB NO. 23-031
DRAWN: DF/VP
DESIGNED
CHECKED: RD
PLOT DATE: OCT.04.24

PROJECT - DRAWING NUMBER: A-1.0
REV.: 11

SITE DATA - PHASE 1

CIVIC ADDRESS: T.B.C.
LEGAL DESCRIPTION: T.B.C.
EXISTING ZONING: M-1B
GROSS LOT AREA: 51 160 m2 / 5.12 ha. [555,408 sq.ft. / 11.76 Ac.]
S.R.W. FOR FUTURE ROAD: 5 406 m2 / 0.54 ha. [42,245 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA: 18178 m2 / 1.38 ha. [149,559 sq.ft. / 3.44 Ac.]
FUTURE NET PHASE 2 AREA: 13 479 m2 / 1.35 ha. [145,048 sq.ft. / 3.33 Ac.]

PROPOSED BUILDING AREA (FOOTPRINT):
BUILDING A: 1 479 m2 [15,880 sq.ft.]
BUILDING B: 2 351 m2 [25,480 sq.ft.]
BUILDING C: 1 613 m2 [17,360 sq.ft.]
TOTAL: 5 368 m2 [57,440 sq.ft.]

SITE COVERAGE: 60% MAX. 57,440 / 148,320 = 40.4 %
F.A.R.: 54,440 + 24,610 / 148,320 = 0.51

SITE DATA - BUILDING A

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH):	10m [32.8']		10.04 m [32.93']
SIDE (EAST-WJ ZONE):	10m [32.8']	VARIANCE	5.04 m [9.93']
SIDE (WEST-M ZONE):	0m [0']		N/A
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		10.04 m [32.93']
HEIGHT:	12 m [39.3']		10.21 m [33.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 10,000 / 2,002 = 4.4
1st FLOOR OFFICE: 5,880 / 371 = 15.8
MEZZANINE STORAGE: 9,880 / 2,002 = 4.9
TOTAL REQUIRED: 24 [25.4]
PARKING PROVIDED: 28
ACCESSIBLE PARKING PROVIDED: 1

SMALL CAR PARKING ALLOWED: 20% OR 5.4
SMALL CAR PARKING PROVIDED: 0

INDUSTRIAL BICYCLE PARKING: 21,785 / 10,764 = 2.0
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 2 SPACES PROVIDED

OFFICE BICYCLE PARKING:
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 6
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING B

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH):	10m [32.8']		9.32 m [30.58']
SIDE (EAST-WJ ZONE):	10m [32.8']		N/A
SIDE (WEST-M ZONE):	0m [0']		0.24 m [0.46']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		N/A
HEIGHT:	12 m [39.3']		4.41 m [32.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 14,250 / 2,002 = 7.1
1st FLOOR OFFICE: 4,150 / 371 = 24.5
MEZZANINE STORAGE: 4,150 / 2,002 = 4.8
TOTAL REQUIRED: 36
PARKING PROVIDED: 37
ACCESSIBLE PARKING PROVIDED: 1

SMALL CAR PARKING ALLOWED: 20% OR 7.2
SMALL CAR PARKING PROVIDED: 0

INDUSTRIAL BICYCLE PARKING: 52,610 / 10,764 = 5.0
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 5 SPACES PROVIDED

OFFICE BICYCLE PARKING:
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 8
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING C

SETBACKS:	MIN.		PROPOSED
FRONT (NORTH):	10m [32.8']		N/A
SIDE (EAST-WJ ZONE):	10m [32.8']		N/A
SIDE (WEST-M ZONE):	0m [0']		0.3 m [1.00']
REAR (SOUTH-FUTURE ROAD):	5.0m [16.4']		14.86 m [48.75']
HEIGHT:	12 m [39.3']		4.41 m [32.5']

PARKING REQUIRED:
INDUSTRIAL: 1 STALLS PER 2,002 sq.ft. [186 sq.m.]
OFFICE: 1 STALLS PER 371 sq.ft. [35 sq.m.]

1st FLOOR INDUSTRIAL: 12,588 / 2,002 = 6.3
1st FLOOR OFFICE: 8,196 / 371 = 21.1
MEZZANINE STORAGE: 8,196 / 2,002 = 4.1
TOTAL REQUIRED: 32 [31]
PARKING PROVIDED: 40
ACCESSIBLE PARKING PROVIDED: 2

SMALL CAR PARKING ALLOWED: 20% OR 8.0
SMALL CAR PARKING PROVIDED: 1

INDUSTRIAL BICYCLE PARKING: 29,975 / 10,764 = 2.7
1 BICYCLE SPACE PER 10,764 sq.ft. [1000 sq.m.] 3 SPACES PROVIDED

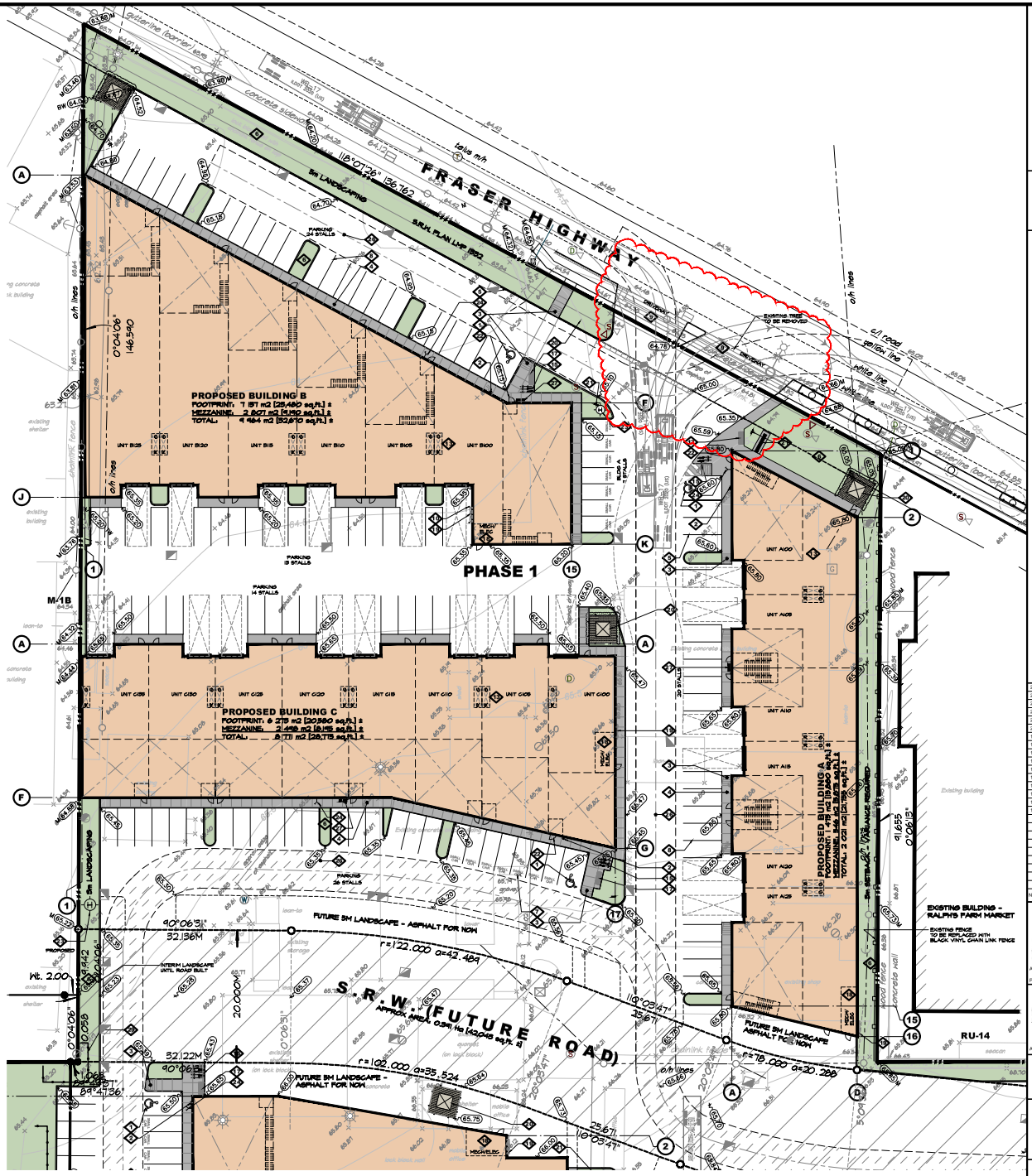
OFFICE BICYCLE PARKING:
1 BICYCLE SPACE PER PUBLIC ENTRANCE MAX PUBLIC ENTRANCES: 8
FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 1/A-1.3
2	POST OR BUILDING MOUNTED ACCESSIBLE PARKING SIGN, BUILDING MOUNTED SEE DETAIL 3/A-1.3 POST MOUNTED SEE DETAIL 4/A-1.3
3	W.L.R.W. SIDEWALK LETDOWN, PROVIDE MINIMUM 915' CLEAR AT TOP OF LETDOWN, SEE DETAIL 2/A-1.3
4	CONCRETE SIDEWALK, 6"± ABOVE ADJACENT ASPHALT ---- FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 10/A-1.3
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	6'-0" X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED, SMOOTH ROUND TOP, OR EQUIVALENT, AT EACH SIDE OF GRADE LEVEL DOOR, TYPICAL AT ALL GRADE DOORS, SEE DETAIL 6/A-1.3
11	RETAINING WALL, UNPAINTED c/w 42" PIPE GUARDRAIL. GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE CIVIL DRAWINGS FOR RETAINING WALL HEIGHTS
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
13	GARBAGE LOCATION ENCLOSURE OR INSIDE BUILDING, TYPICAL FOR INSIDE BUILDING SEE DETAIL 8/A-1.3 FOR ENCLOSURE SEE DETAIL 2/A-1.3
14	CONCRETE DOLLY PAD
15	BICYCLE PARKING, SEE DETAIL 8/A-1.3
16	SAWCUT CONCRETE
17	SITE FURNITURE PER LANDSCAPE ARCHITECT'S DRAWINGS
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	GAS METERS, PER MECHANICAL DRAWINGS SET BACK LOCATION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 8/A-1.3
20	ELECTRICAL KIOSK, SEE DETAIL 7/A-1.3, SEE ELECTRICAL DRAWINGS
21	SIGNAGE, SEE DETAIL 1/A-1.4 FOR PYLON SIGN, AND DETAIL 2/A-1.4 FOR MONUMENT SIGN
22	TYPICAL ACCESSIBLE ENTRANCE
23	FIRE HYDRANT, SEE CIVIL DRAWINGS
24	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
25	TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE)
26	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS FOR ROUTE: -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE A CENTRELINE RADIUS NOT LESS THAN 12m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A GRADIENT OF APPROACH NOT MORE THAN 1 IN 12.5 -OVER 15 YEARS OF STRATA DEVELOPMENT, 20 YEARS OF RENTAL BUILDING DESIGNED TO CARRY FIRETRUCK LOADING OF 90,000 LBS. GVW -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90M LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
27	ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
28	WHEELSTOP, PER DETAIL 11/A-1.3
29	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS

UNIT AREAS

Building A	Main floor (Sq.Ft)	Sq.M.	Upper floor (Sq.ft.)	Sq.M.
Unit A100	3290	306	1575	146
Unit A105	2150	200	675	63
Unit A110	2150	200	675	63
Unit A115	2150	200	675	63
Unit A120	2150	200	675	63
Unit A125	3990	371	1600	149
Total	15880	1475	5875	546



1 SITE PLAN
A-1.1 SCALE: 1" = 30'-0"

SCALE: 0 5 10 20 30

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 306 - 1450 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCH@PARCHITECTURE PANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN TRUE
#216 ALLARD MEWS, WESTHAVEN, B.C. V9B 5J1
TEL: (604) 418 0778 EXT. 5 EMAIL: DAVE@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECTURE PANEL INC. THEY CANNOT BE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECTURE PANEL INC. CONTRACTORS SHALL CHECK ALL DIMENSIONS BEFORE AND WHERE SHOP OR ON SITE WORK IS DEPENDENT THEREON. ANY DISCREPANCIES OR OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE ON THE JOB SITE OR VARIATIONS FROM THESE DRAWINGS SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
12	OCT 04.,24	RESPONSE TO CITY COMMENTS
11	AUG.12.,24	RE-ISSUED FOR DP
10	JUL.26.,24	REVISED PER CITY COMMENTS
9	JUL.16.,24	RESPONSE TO ITOL COMMENTS
8	JUL.11.,24	ISSUED FOR CLIENT REVIEW
7	JUN.25.,24	ISSUED FOR CLIENT REVIEW
6	JAN.18.,24	ISSUED FOR DP
5	DEC.22.,23	ISSUED FOR DP REVIEW
4	DEC.15.,23	ISSUED FOR CLIENT REVIEW
3	DEC.05.,23	ISSUED FOR CONSULTANT USE
2	NOV.21.,23	ISSUED FOR CONSULTANT USE
1	NOV.08.,23	ISSUED FOR CONSULTANT USE

DEVELOPER:
WESMONT
ADDRESS: #111 2319 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22952 FRASER HWY, LANGLEY, B.C.

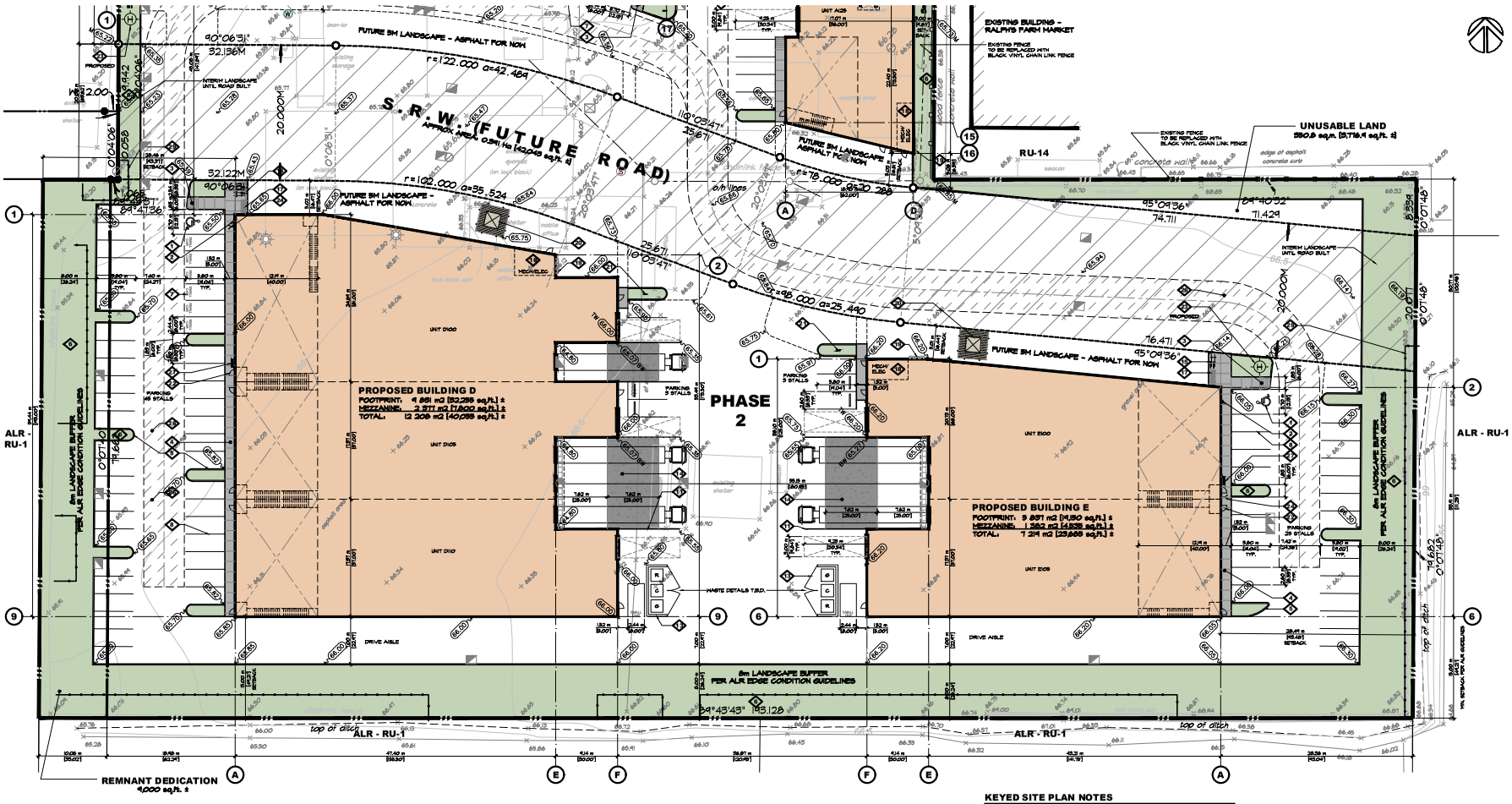
DRAWING:
PHASE 1 SITE PLAN

SCALE: 1" = 30'-0"

SEAL

JOB NO.	DRAWN
22-031	VCF.DP
DESIGNED	
CHECKED	R.D.
PLOT DATE	OCT.04.,24

PROJECT - DRAWING NUMBER: A-1.1
REV. 12



1 SITE PLAN
A-1.3
SCALE: 1" = 20'-0"

SCALE:
0 5' 10' 20' 50'

SITE DATA - PHASE 2

CIVIC ADDRESS:	T.B.C.
LEGAL DESCRIPTION:	T.B.C.
EXISTING ZONING:	M-5
GROSS LOT AREA:	31 160 m2 / 3.2 ha. [338,408 sq.ft. / 7.7 Ac.]
S.R.W. FOR FUTURE ROAD:	3 308 m2 / 0.33 ha. [42,045 sq.ft. / 0.97 Ac.]
FUTURE NET PHASE 1 AREA:	13 774 m2 / 1.38 ha. [148,320 sq.ft. / 3.4 Ac.]
FUTURE NET PHASE 2 AREA:	18 478 m2 / 1.85 ha. [198,943 sq.ft. / 4.569 Ac.]
PROPOSED BUILDING AREA (FOOTPRINT):	
BUILDING D	9 441 m2 [93,239 sq.ft.]
BUILDING E	1 772 m2 [19,150 sq.ft.]
TOTAL:	4 778 m2 [51,409 sq.ft.]
SITE COVERAGE: 60% MAX.	51,409 / 169,048 = 29.4 %
F.A.R.	51,409 + 12,339 / 169,048 = 0.44

SITE DATA - BUILDING D

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8']	VARIANCE 5.02 m [16.47']
SIDE (EAST-RU ZONE):	10m [32.8']	N/A
SIDE (WEST-RU ZONE):	10m [32.8']	39.46 m [129.51']
REAR (SOUTH-RU ZONE):	10m [32.8']	9.00 m [29.53']
HEIGHT:	12 m [39.3']	4.16 m [13.7']
PARKING REQUIRED:		
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]	
OFFICE:	1 STALLS PER 371 sq.ft. [35 sq.m.]	
1st FLOOR INDUSTRIAL:		24,459 / 2,002 = 12.2
1st FLOOR OFFICE:		1,800 / 371 = 20.8
UPPER FLOOR STORAGE:		1,800 / 2,002 = 3.6
TOTAL REQUIRED:		37 (38.8)
PARKING PROVIDED:		44
ACCESSIBLE PARKING PROVIDED:		1
SMALL CAR PARKING ALLOWED:		20% OR 4.2
SMALL CAR PARKING PROVIDED:		7
INDUSTRIAL BICYCLE PARKING:		40,059 / 10'764 = 3.7
1 BICYCLE SPACE PER 10'764 sq.ft. [1000 sq.m.]		4 SPACES PROVIDED
OFFICE BICYCLE PARKING:		
1 BICYCLE SPACE PER PUBLIC ENTRANCE		MAX PUBLIC ENTRANCES: 3
		FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

SITE DATA - BUILDING E

SETBACKS:	MIN.	PROPOSED
FRONT (NORTH-FUTURE ROAD):	10m [32.8']	VARIANCE 5.01 m [16.44']
SIDE (EAST-RU ZONE):	10m [32.8']	39.44 m [129.46']
SIDE (WEST-RU ZONE):	10m [32.8']	N/A
REAR (SOUTH-RU ZONE):	10m [32.8']	9.00 m [29.53']
HEIGHT:	12 m [39.3']	4.16 m [13.7']
PARKING REQUIRED:		
INDUSTRIAL:	1 STALLS PER 2,002 sq.ft. [186 sq.m.]	
OFFICE:	1 STALLS PER 371 sq.ft. [35 sq.m.]	
1st FLOOR INDUSTRIAL:		14,615 / 2,002 = 7.3
1st FLOOR OFFICE:		1,558 / 371 = 13.0
UPPER FLOOR STORAGE:		4,935 / 2,002 = 2.5
TOTAL REQUIRED:		22 (23.8)
PARKING PROVIDED:		24
ACCESSIBLE PARKING PROVIDED:		1
SMALL CAR PARKING ALLOWED:		20% OR 5.6
SMALL CAR PARKING PROVIDED:		1
INDUSTRIAL BICYCLE PARKING:		29,669 / 10'764 = 2.8
1 BICYCLE SPACE PER 10'764 sq.ft. [1000 sq.m.]		2 SPACES PROVIDED
OFFICE BICYCLE PARKING:		
1 BICYCLE SPACE PER PUBLIC ENTRANCE		MAX PUBLIC ENTRANCES: 2
		FINAL NUMBER TO BE DETERMINED AT TENANT IMPROVEMENTS

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 1/A-2.3	16	SAWCUT CONCRETE
2	POST OR BUILDING MOUNTED ACCESSIBLE PARKING SIGN, BUILDING MOUNTED SEE DETAIL 8/A-1.3 POST MOUNTED SEE DETAIL 4/A-1.3	17	SITE FURNITURE PER LANDSCAPE ARCHITECT'S DRAWINGS
3	5% MAX. ASPHALT LETDOWN, PROVIDE MINIMUM 9'X9' CLEAR AT TOP OF LETDOWN, SEE DETAIL 2/A-1.3	18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
4	CONCRETE SIDEWALK, 6"± ABOVE ADJACENT ASPHALT ---- FINISH	19	GAS METERS, PER MECHANICAL DRAWINGS INFRASTRUCTURE AND PROTECTION AS REQUIRED BY ELECTRICAL AND MUNICIPALITY. SEE DETAIL 8/A-1.3
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 10/A-1.3	20	ELECTRICAL KIOSK, SEE DETAIL 7/A-1.3, SEE ELECTRICAL DRAWINGS
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS	21	SIGNAGE, SEE DETAIL 1/A-1.4 FOR PYLON SIGN, AND DETAIL 2/A-1.4 FOR MONUMENT SIGN
7	PAINT ON ASPHALT	22	TYPICAL ACCESSIBLE ENTRANCE
8	4" PAINT STRIPE, TYPICAL	23	FIRE HYDRANT, SEE CIVIL DRAWINGS
9	ASPHALT CROSSING TO MUNICIPAL SPECS	24	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
10	6"X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED BRIGHT YELLOW AS PER DETAIL 5/A-1.3	25	TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE)
11	RETAINING WALL (PAINTED) c/w 42" FIRE GUARDRAIL/ GUARDRAIL REQUIRED (WTL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE CIVIL DRAWINGS FOR RETAINING WALL	26	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS FOR BELOW: -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A GRADIENT NOT EXCEEDING 1:12.5 OVER 15m -HAVE A GRADIENT OF GRADED TO NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m -HAVE A SURFACE CAPABLE TO CARRY FIRETRUCK LOADING UNDER ALL WEATHER CONDITIONS -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION.		
13	GARBAGE LOCATION ENCLOSURE OR INSIDE BUILDING, TYPICAL FOR ENCLOSURE, SEE DETAIL 3/A-1.3		
14	CONCRETE DOLLY PAD	27	ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
15	BICYCLE PARKING, SEE DETAIL 8/A-1.3	28	WHEELSTOP, SEE DETAIL 11/A-1.3
		29	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 136 - 1459 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCH@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORGE DESIGN LTD.
#4-7574 ALDERBRIDGE STREET, RICHMOND, B.C. V7A 1Y6
TEL: (604) 607-5858 E-MAIL: DAVE@DFORGE.CA

THESE DRAWINGS AND THE DESIGN AND ARE AT ALL TIMES AND SHALL BE & REMAIN THE PROPERTY OF THE ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE PERMISSION OF THE ARCHITECT & WRITTEN AGREEMENT. CONTRACTORS SHALL BE RESPONSIBLE AND VERIFY ALL CONDITIONS & DIMENSIONS ON THE JOB BEFORE COMMENCING ANY CONSTRUCTION TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
9	AUG.12.24	RE-ISSUED FOR DP
7	JUL.26.24	REVISED PER CITY COMMENTS
6	JAN.18.24	ISSUED FOR DP
5	DEC.22.23	ISSUED FOR DP REVIEW
4	DEC.15.23	ISSUED FOR CLIENT REVIEW
3	DEC.05.23	ISSUED FOR CONSULTANT USE
2	NOV.21.23	ISSUED FOR CONSULTANT USE
1	NOV.09.23	ISSUED FOR CONSULTANT USE

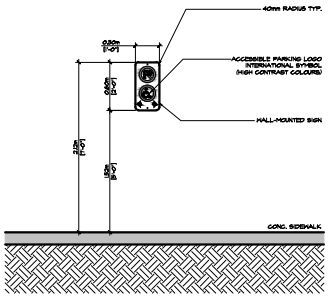
DEVELOPER:
WESMONT
ADDRESS: #1 11123189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22 652 FRASER HWY, LANGLEY, B.C.

DRAWING:
PHASE 2 SITE PLAN
E.3

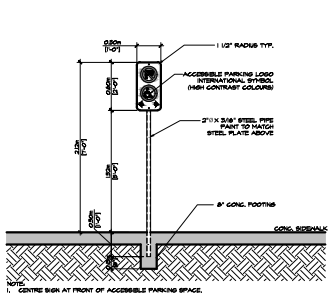
SEAL	JOB NO. 22-031	DRAWN VCF/DF
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-1.2
REV: 8



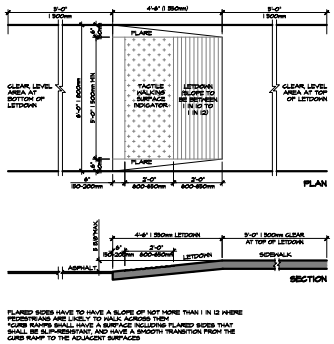
NOTE:
1. MOUNT TO FACE OF WALL AT FRONT OF ACCESSIBLE PARKING SPACE.CENTER UNLESS THERE IS BLADING
2. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 'P', GREEN BOTTOM CIRCLE. BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

4 A-1.3 ACCESSIBLE BUILDING-MOUNTED PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"



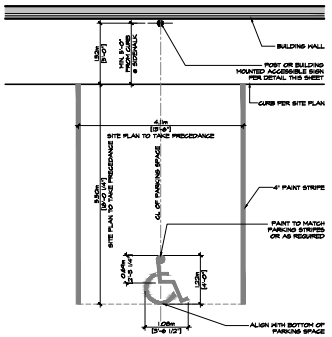
NOTE:
1. CENTRE SIGN AT FRONT OF ACCESSIBLE PARKING SPACE.
2. SIGN FACE LOCATED MIN. 8'-0" CLEAR FROM THE FRONT OF ACCESSIBLE PARKING SPACE FOR ACCESSIBILITY.
3. COLOUR: WHITE BACKGROUND THROUGHOUT, RED TOP CIRCLE & CENTER SLASH, BLACK 'P', GREEN BOTTOM CIRCLE. BLACK CENTER SYMBOL, BLACK ARROWS & BLACK BORDER.

3 A-1.3 ACCESSIBLE POLE-MOUNTED PARKING SIGN DETAIL
SCALE: 1/2" = 1'-0"

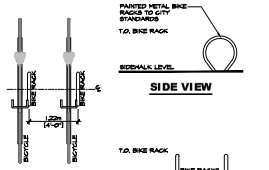


FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM
*CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

2 A-1.3 LETDOWN DETAIL
SCALE: 1/2" = 1'-0"

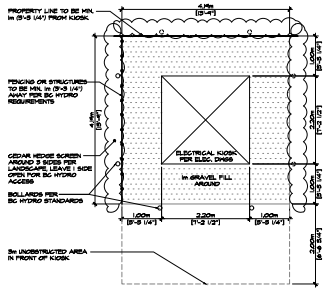


1 A-1.3 ACCESSIBLE PARKING STALL DETAIL
SCALE: 1/4" = 1'-0"



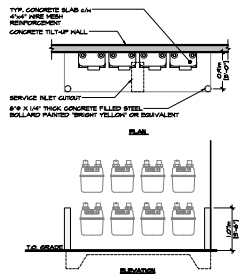
REFER TO LANDSCAPE FOR BIKE RACK SIZE AND SHAPE

8 A-1.3 BIKE RACK DETAIL
SCALE: 1/4" = 1'-0"



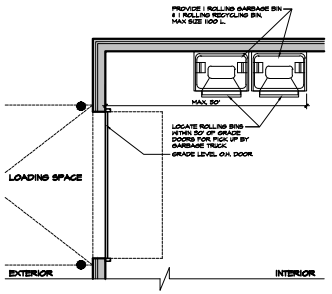
SCREENING TO BE SIMILAR TO IMAGE
LANDSCAPE ARCHITECT TO SELECT PLANTS ARE APPROPRIATE HEIGHT AND DENSITY TO SCREEN KIOSK FROM VIEW

7 A-1.3 ELECTRICAL KIOSK DETAIL
SCALE: 1/4" = 1'-0"

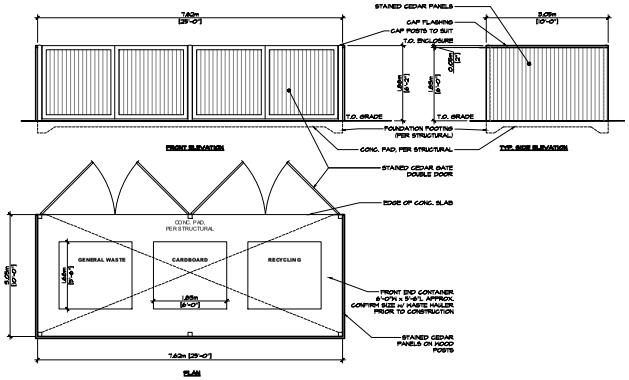


GENERAL ENCLOSURE NOTES:
TYPICAL SLAB & FENCE:
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.
2) ENSURE MINIMUM INSIDE DIMENSIONS ARE MAINTAINED PER BC HYDRO STANDARDS

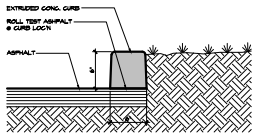
6 A-1.3 GAS METER DETAIL
SCALE: 1/4" = 1'-0"



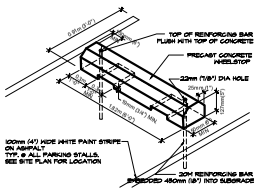
5 A-1.3 INTERIOR GARBAGE DETAIL
SCALE: 1/4" = 1'-0"



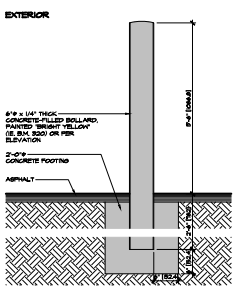
12 A-1.3 GARBAGE ENCLOSURE DETAIL
SCALE: 1 1/2" = 1'-0"



10 A-1.3 CURB DETAIL
SCALE: 1 1/2" = 1'-0"



11 A-1.3 TYPICAL WEEL STOP
SCALE: 1 1/2" = 1'-0"



9 A-1.3 BOLLARD DETAIL
SCALE: 1" = 1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1459 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604.685.3600 | RUCHI@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN LTD.
302 5TH AVENUE, NEW WESTMINSTER, B.C. V3L 1Y8
TEL: (604) 407-7888 E-MAIL: DAVE@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS. ELEVATIONS, AND OTHER CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE AFOREMENTIONED CONSENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5	AUG.12.24	RE-ISSUED FOR DP
4	JUL.26.24	REVISED PER CITY COMMENTS
3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

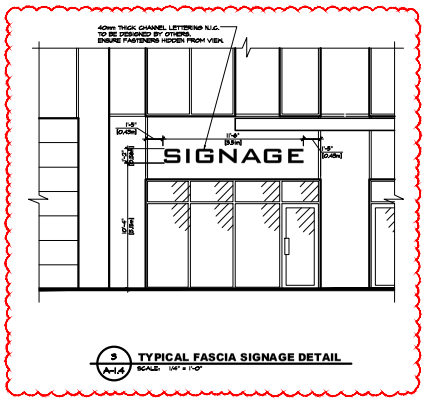
DEVELOPER:
WESMONT
ADDRESS: #111 2 3189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22 652 FRASER HWY, LANGLEY, B.C.

DRAWING:
SITE DETAILS 3

SEAL	JOB NO. 23-031	DRAWN NP
	DESIGNED	
	CHECKED RD.	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-1.3
REV: 5



5 / A-1.4 **TYPICAL FASCIA SIGNAGE DETAIL**
SCALE: 1/4" = 1'-0"

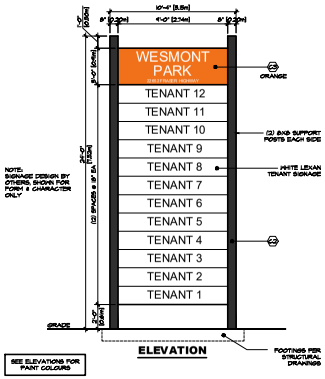
SIGNAGE LIGHTING NOTES:

- LIGHTING TO USE CONSTANT ILLUMINATION AS OPPOSED TO FLASHING, INTERMITTENT OR NEON-TYPE LIGHTING
- ILLUMINATED SIDES OF SIGNS TO BE FACED AWAY FROM ADJACENT RURAL/RESIDENTIAL PROPERTIES.
- LIGHTING TO BE DESIGNED TO LIGHT SIGN ONLY AND NOT BE DIFFUSED TO ALSO LIGHT OTHER SITE FIXTURES
- SIGN LIGHTING TO BE DIMMED OR TURNED OFF WHEN NOT NEEDED
- LIGHTING DESIGN TO COMPLY WITH TOL. SIGN CONTROL BYLAW



ELEVATION

2 / A-1.4 **MONUMENT SIGN DETAIL**
SCALE: 1 1/2" = 1'-0"



ELEVATION

1 / A-1.4 **PYLON SIGN DETAIL**
SCALE: 1 1/2" = 1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 130 - 1459 FOSTER'S WAY, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RUCHI@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN LTD.
302 5 St Avenue, 2nd Floor, New Westminster, B.C. V3L 1J4
TEL: (604) 407-7888 E-mail: d.force@telus.net

THESE DRAWINGS AND THE DESIGNS ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3		
2		
1	AUG.12.24	RE-ISSUED FOR DP

DEVELOPER:

WESMONT

ADDRESS: #1 11 2 3189 FRANCIS AVENUE,
LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK

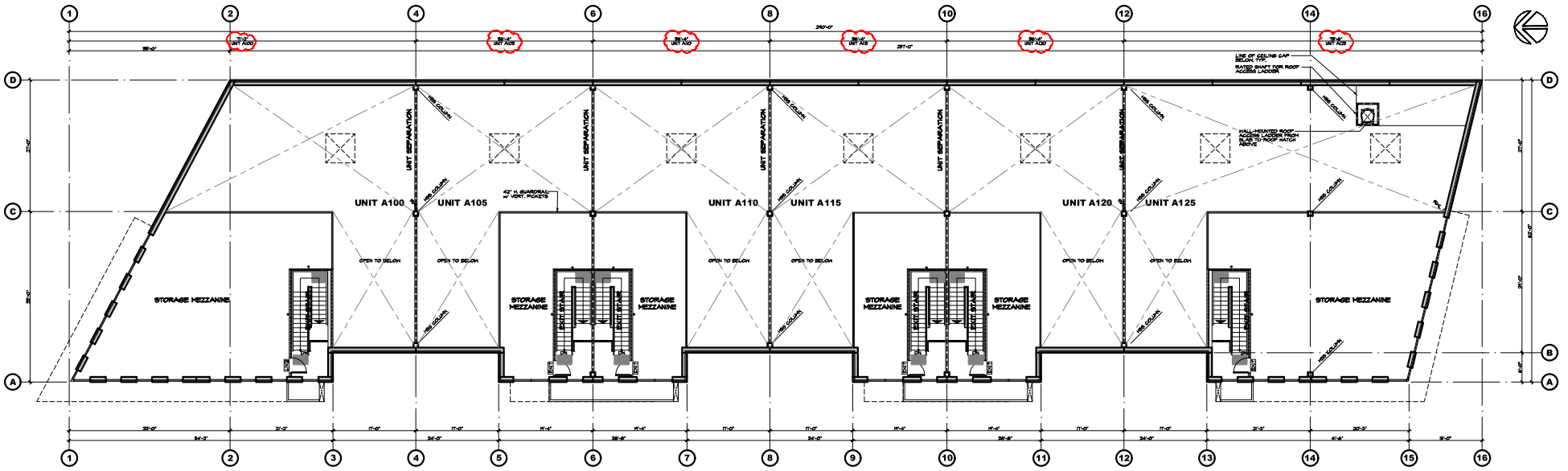
ADDRESS: 22 652 FRASER HWY, LANGLEY, B.C.

DRAWING:
SIGNAGE DETAILS

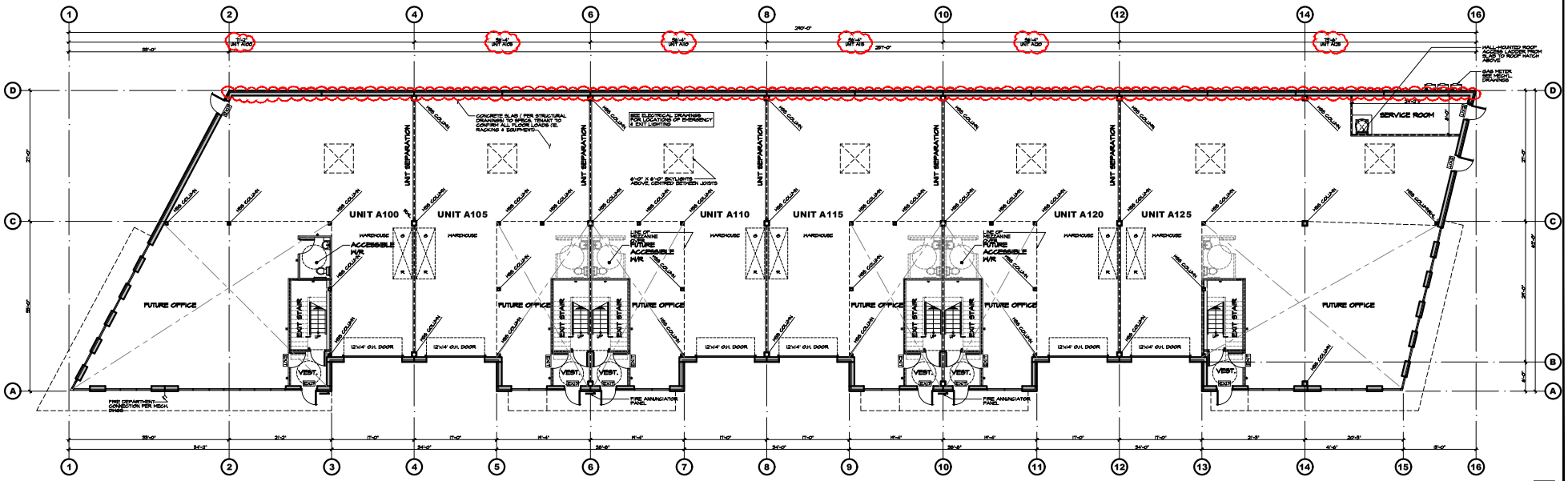
SEAL:

JOB NO.	DRAWN
22-03 1	NP
DESIGNED	
CHECKED	R.D.
PLOT DATE	AUG.12.24

PROJECT - DRAWING NUMBER: A-1.4
REV.: 1



1 A-2.0 **MEZZANINE PLAN**
SCALE 1/8"=1'-0"



2 A-2.0 **MAIN FLOOR PLAN**
SCALE 1/8"=1'-0"

E.3

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THEIR EXPRESS PERMISSION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY CALCULATIONS, DIMENSIONS AND CONDITIONS ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS. WITHOUT THE ARCHITECTS WRITTEN AGREEMENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

ARCHITECTURE PANEL Inc.
IN ASSOCIATION WITH
D.FORCE DESIGN INC.

SEAL

DEVELOPER:
WESMONT
ADDRESS: #111 2199 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-6250

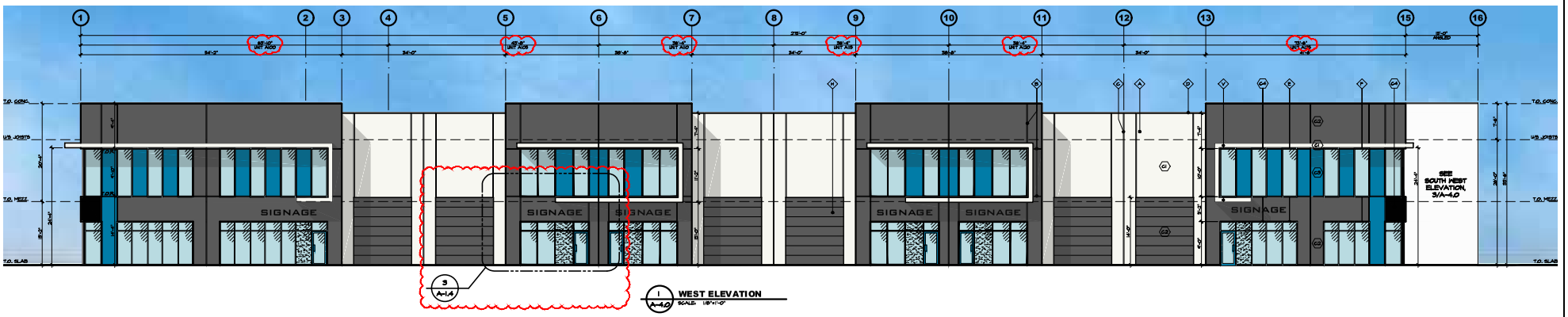
ISSUE NO	DATE	REVISION
1	DEC. 15.23	ISSUED FOR CLIENT REVIEW
2	DEC. 22.23	ISSUED FOR DP REVIEW
3	JUL. 26.24	REVISED PER CITY COMMENTS
4	AUG. 12.24	RE-ISSUED FOR DP

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

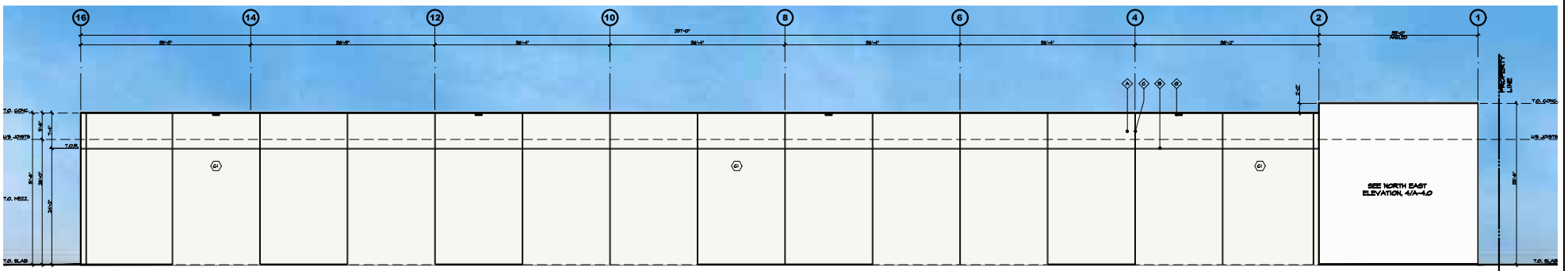
DRAWING:
BUILDING A FLOOR PLANS

REV. 4

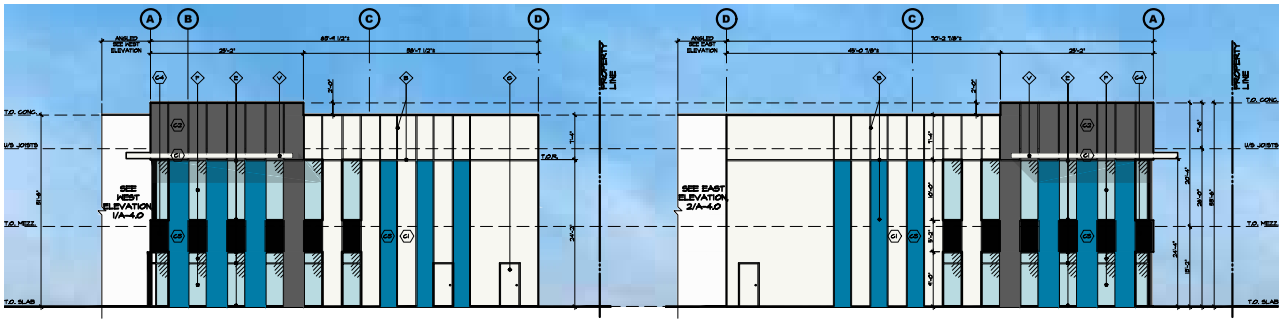
DRAWN:	CHECKED:
	R.D.
JOB NO.: 22-031	
DATE PLOT TED: AUG. 12.24	
DRAWING NUMBER: A-2.0	



1 WEST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"

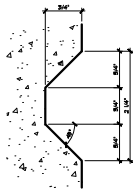


2 EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



3 SOUTH WEST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"

4 NORTH EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



5 TYPICAL REVEAL
A-4.0 FULL SCALE

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY, BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 300x300 TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4)WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED. CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

CHECK TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

LEGEND

PROPOSED GRADE

EXISTING GRADE

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- 1" PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL HANDDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- 3/4" RECESS IN CONCRETE
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- HORIZONTAL CORRUGATED WAVE CONCRETE FORM-LINER
- STEEL CHANNEL CANOPY - PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
+ SPANDREL GLAZING

PROJECT COLOURS

ALL COLORS TO BE SHERWIN WILLIAMS.

* C1	MAIN FIELD COLOUR 1:	HIGH REFLECTIVE WHITE (SW 7757)
* C2	FIELD ACCENT COLOUR 1:	GYPSUM (SW 7570)
* C3	FIELD ACCENT COLOUR 1:	BLUE PLATE (SW 6766)
* C4	FIELD ACCENT COLOUR 1:	COLOUR MATCH TO RGB 1, 1, 1

BENJAMIN MOORE
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS: PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS: BLACK ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR (LOW E AND / OR TINTED AS PER 40.1 2014 ENERGY EFFICIENCY)
SPANDREL GLAZING COLOUR: GREY
TYPICAL METAL CAP FLASHING: PAINTED

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATES ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S CONSENT WILL RELIEVE THE ARCHITECT'S OF ALL RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

ARCHITECTURE PANEL Inc.
IN ASSOCIATION WITH
D.FORCE THE DESIGN FORCE

SEAL

DEVELOPER:
WESMONT
ADDRESS: #11 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0230

ISSUE NO	DATE	REVISION
1	DEC. 15.23	ISSUED FOR CLIENT REVIEW
2	DEC. 21.23	ISSUED FOR DP REVIEW
3	JAN. 16.24	ISSUED FOR DP
4	JUL. 26.24	REVISED PER CITY COMMENTS
5	AUG.12.24	REVISSUED FOR DP
6		
7		
8		
9		
10		
11		
12		

NO	DATE	REVISION
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		

NO	DATE	REVISION
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22 652 FRASER HWY, LANGLEY, B.C.

DRAWN: | CHECKED: R.D.
JOB NO.: 22-001
DATE PLOTTED: AUG. 12 24
DRAWING NUMBER:

DRAWING: BUILDING A ELEVATIONS | REV: 5

A-4.0



1 A-2.0 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 139 - 1459 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604.685.3600 | RUCHI@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D. FORCE DESIGN LTD.
#6 5764 ALDERBRIDGE WAY | RICHMOND, B.C. V7B 1Y4
TEL: 1.604.241.4077 EXT. 8 | E-MAIL: DAVE@DFORCE.CA

THESE DRAWINGS AND THE DESIGN AND IDEAS AND ARRANGEMENTS SHOWN THEREON ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT. ALL DIMENSIONS TO BE VERIFIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. DO NOT SCALE DRAWINGS. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT. ANY UNAUTHORIZED USE OF THESE DRAWINGS WILL BE THE CONSTRUCTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
5	AUG.12.24	RE-ISSUED FOR DP
4	JUL.2.6.24	REVISED PER CITY COMMENTS
3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

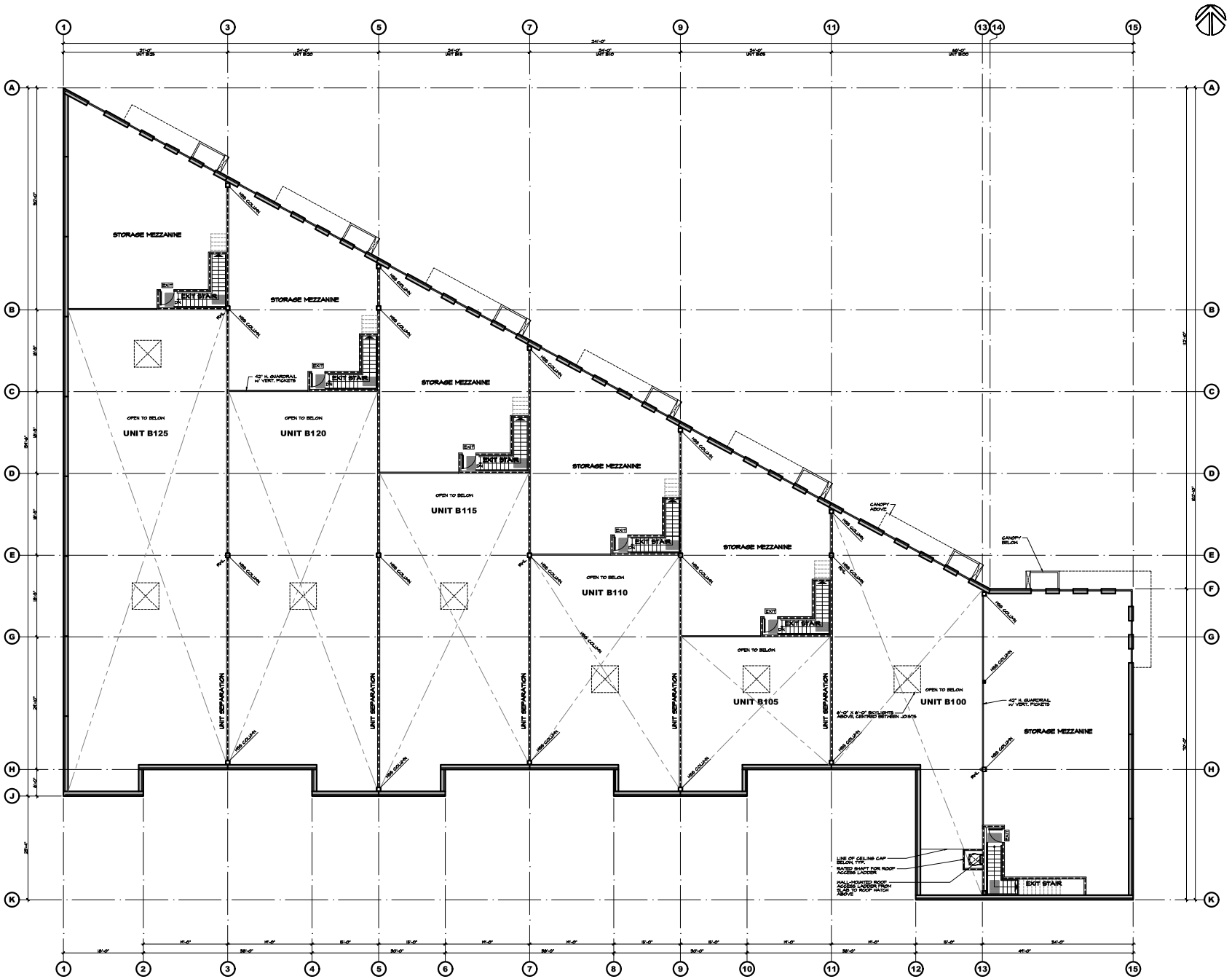
DEVELOPER:
WESMONT
ADDRESS: #1 11 2 3189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22 652 FRASER HWY, LANGLEY, B.C.

DRAWING:
BUILDING B - MAIN FLOOR PLAN

SEAL	JOB NO. 22-001	DRAWN RP
	DESIGNED	
	CHECKED RD	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-2.0
REV: 5



1 / A-2.1 UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 106 - 1459 FOSTER ST, WHITE ROCK, BC, V4B 0C4
604.685.3600 | RUCHI@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D. FORCE DESIGN LTD.
#6 5764 Alderbridge Street, Addmore Bldg., Richmond, BC, V6X 2A9
TEL: 1.604.241.7888 E-MAIL: dforce@dforcedesign.com

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE EXPRESSED AND WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE AND VERIFICATION OF CONDITIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY. IF A DISCREPANCY EXISTS IN CURRENT DRAWINGS, IT IS ARCHITECTURE PANEL'S OPINION THAT WORK SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
5	AUG.12.24	RE-ISSUED FOR DP
4	JUL.26.24	REVISED PER CITY COMMENTS
3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

DEVELOPER:
WESMONT
ADDRESS: #1 11123189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT: PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22 652 FRASER HWY, LANGLEY, B.C.

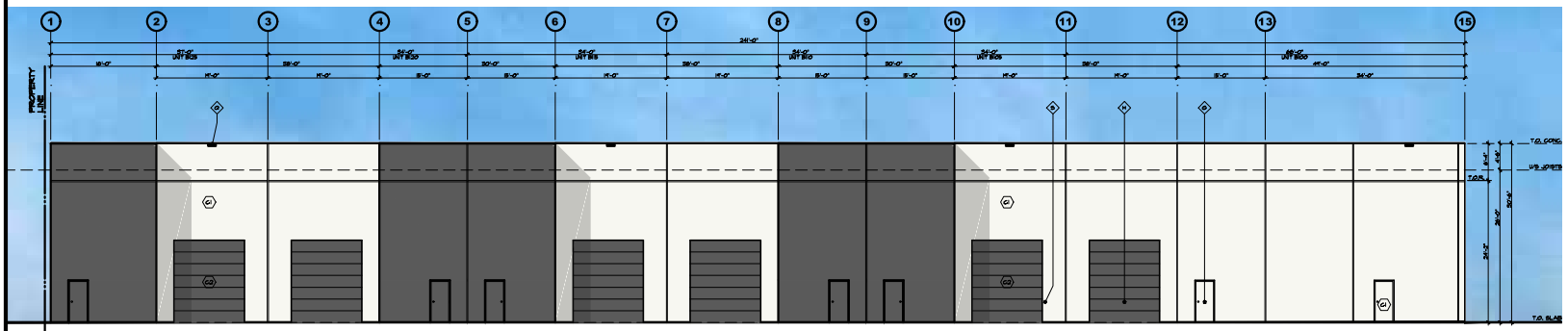
DRAWING: BUILDING B - UPPER FLOOR PLAN

SEAL	JOB NO. 22-001	DRAWN MP
	DESIGNED	
	CHECKED RD	
	PLOT DATE AUG.12.24	

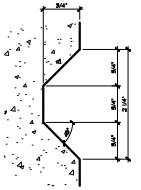
PROJECT - DRAWING NUMBER: A-2.1
REV: 5



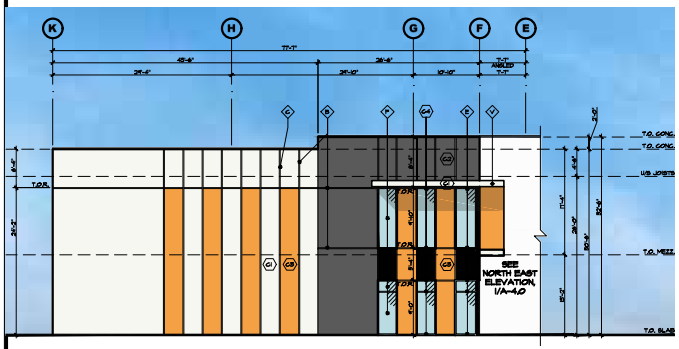
1 NORTH EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



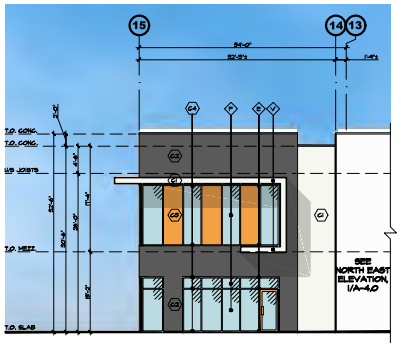
2 SOUTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



5 TYPICAL REVEAL
A-4.0 FULL SCALE



3 EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



4 PARTIAL NORTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY SPONY PAINT.

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY, BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. CORRECT ALL LOOSE MATERIAL AND FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' TEST PANGH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4)WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS + FINISHES WITH THE OWNER PRIOR TO FABRICATION FOR PAINTING

LEGEND

PROPOSED GRADE

EXISTING GRADE

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL HANDDORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- 5/4" RECESS IN CONCRETE
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- HORIZONTAL CORRUGATED WAVE CONCRETE FORM LINER
- STEEL CHANNEL CANOPY - PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

NOTES:
- NOT ALL MATERIALS ARE APPLICABLE
- SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS.

MAIN FIELD COLOUR 1:	HIGH REFLECTIVE WHITE (SW 7757)
FIELD ACCENT COLOUR 1:	OVERSPACE (SW 7076)
FIELD ACCENT COLOUR 1:	GRAVE ORANGE (SW 6640)
FIELD ACCENT COLOUR 1:	COLOUR MATCH TO RGB 1, 1, 1

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD. COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS:	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS:	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR (LOW E AND / OR ARGHAE 40) 30% COMPLIANT)
SPANDREL GLAZING COLOUR:	GREY
TYPICAL METAL CAP FLASHING:	SLATE GREY

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 306 - 1485 FOSTER STREET, WHITE ROCK, BC, V4B 0C6
604 385 3600 | RUCH@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
#216 ALLIANCE ENERGY, AIRDRIE, AB, T4B 3J4
TEL: 1-800-461-8705 EMAIL: DAVE@DFORCEDESIGN.CA

THESE DRAWINGS AND THE DESIGN AND USE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR WHO IS RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES, OMISSIONS OR CONSTRUCTION TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE TO THE DRAWINGS WITHOUT THE ARCHITECT'S CONSENT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWING, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
6	AUG.12.24	RE-ISSUED FOR DP
4	JUL.26.24	REVISED PER CITY COMMENTS
3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

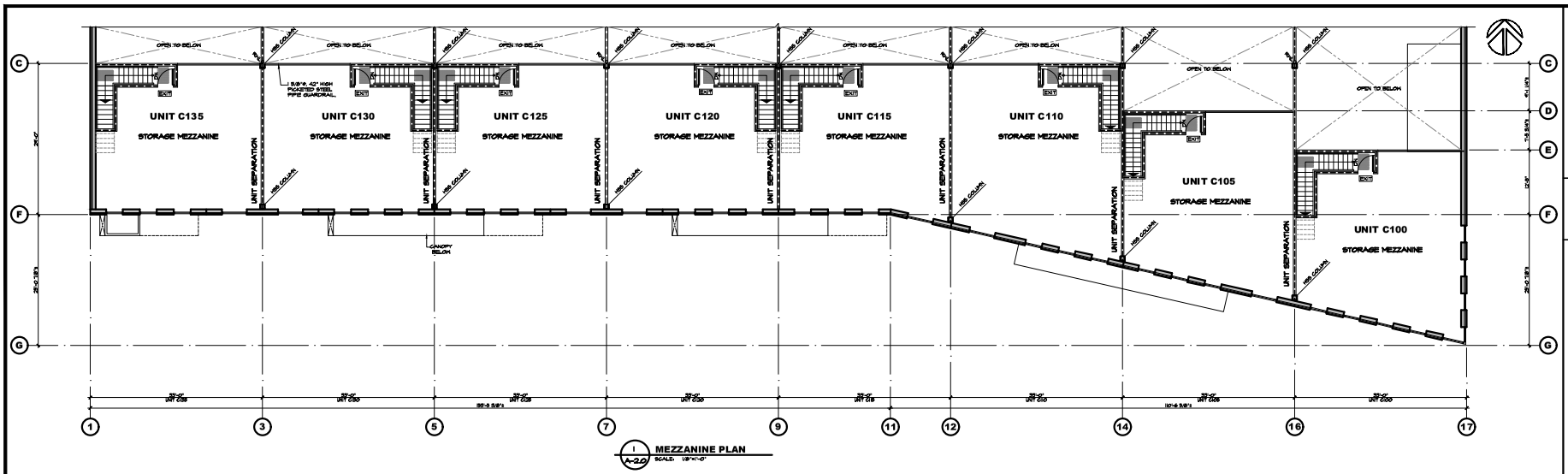
DEVELOPER:
WESMONT
ADDRESS: #111 2318 FRANCIS AVENUE
LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 2265 2 FRASER HWY, LANGLEY, B.C.

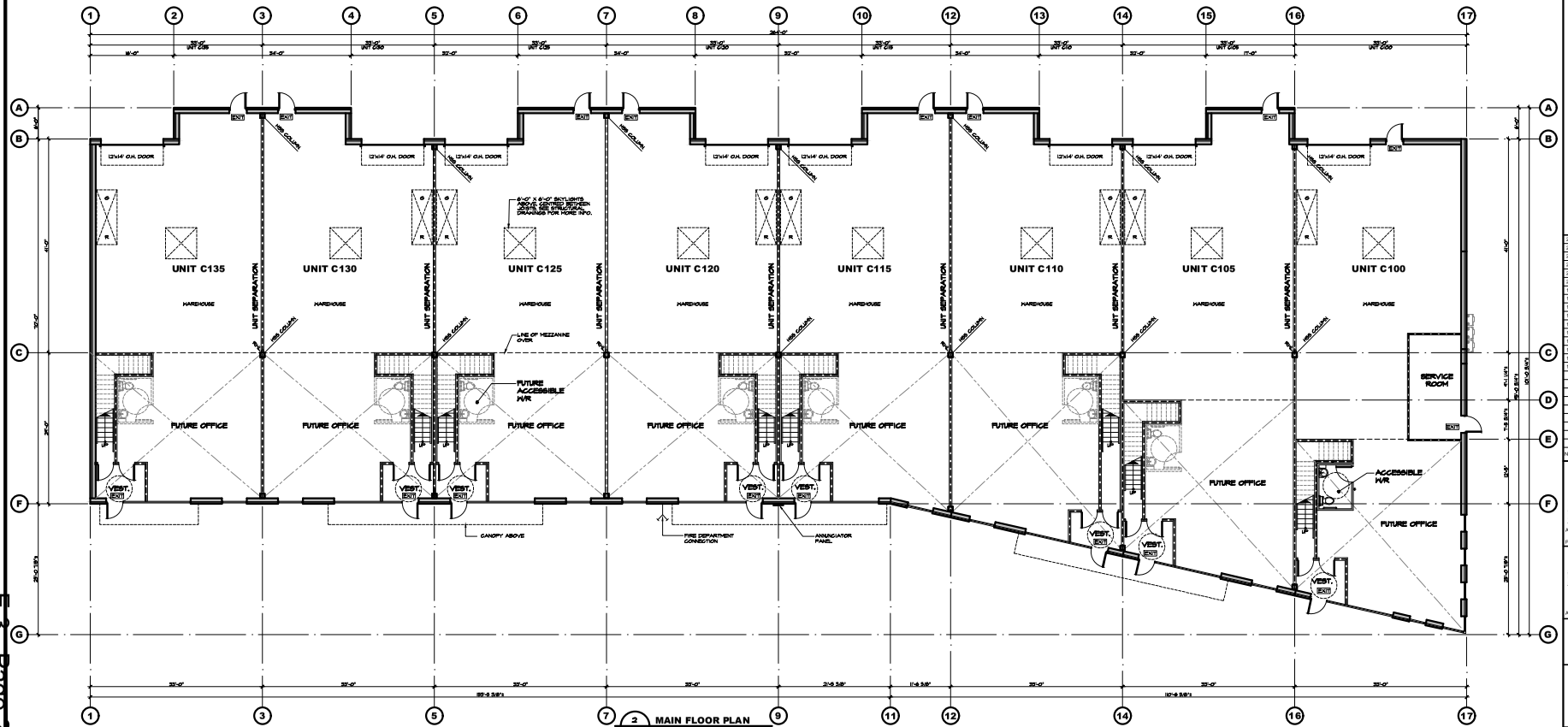
DRAWING:
BUILDING B ELEVATIONS

SEAL	JOB NO. 22-031	DRAWN MP
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-4.0
REV: 5



1 A-2.0 MEZZANINE PLAN
SCALE: 1/8"=1'-0"



2 A-2.0 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 306 - 1485 ROSTER STREET, WHITE ROCK, BC, V4B 0C6
604 385 3600 | RUCH@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
#416 ALLARD BLDG - 1451 ANDERSON ST, VICTORIA, B.C. V8S 3J4
TEL: 1-800-461-8778 (USA) EMAIL: DAVE@DFORCEDESIGN.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S EXPRESS CONSENT. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE. ALL DIMENSIONS, ELEVATIONS AND OTHER DATA ON EXISTING CONDITIONS SHOWN ON THESE CONTRACT DRAWINGS, ARE DESCRIPTIVE AS TO BE REVIEWED IMMEDIATELY BY THE ARCHITECT. ANY CHANGES REQUIRED TO THE CONTRACT DRAWINGS SHALL BE MADE ONLY BY THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWING, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
6	AUG.12.24	RE-ISSUED FOR DP
4	JUL.26.24	REVISED PER CITY COMMENTS
3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

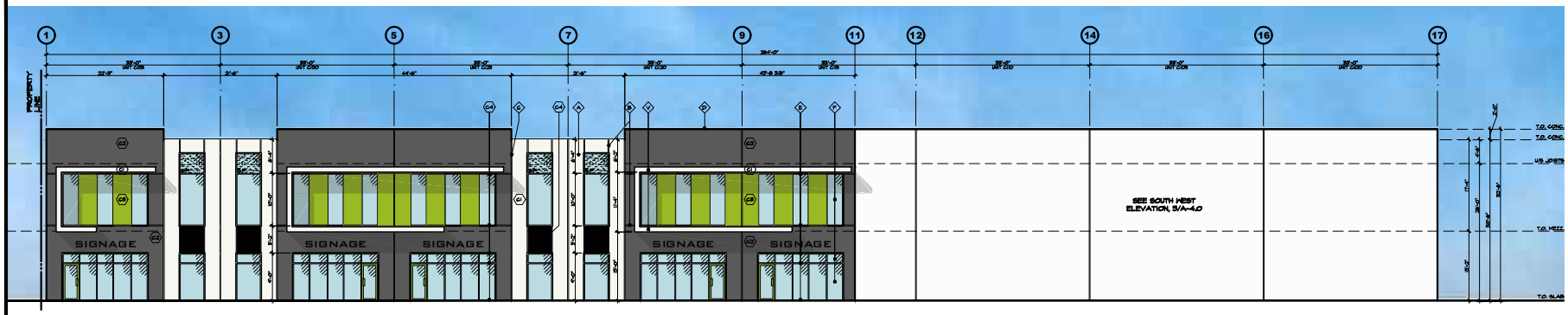
DEVELOPER:
WESMONT
ADDRESS: #111 2318 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22852 FRASER HWY, LANGLEY, B.C.

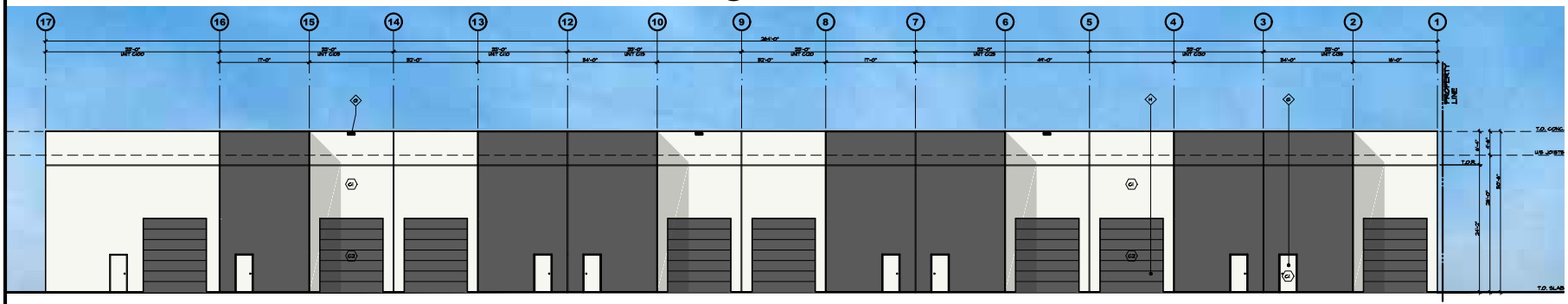
DRAWING:
BUILDING C FLOOR PLANS

SEAL	JOB NO. 22-031	DRAWN MP
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-2.0
REV: 5



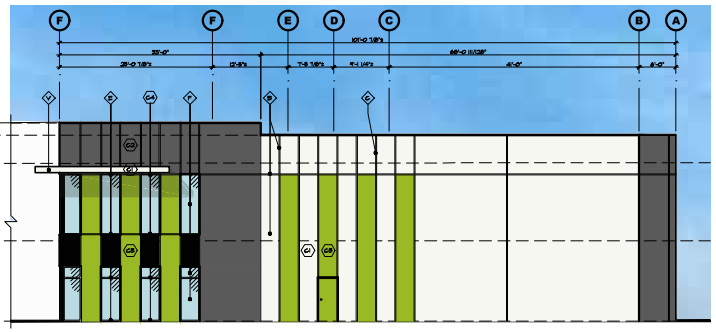
1 SOUTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



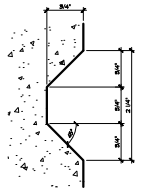
2 NORTH ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



3 SOUTH WEST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



4 EAST ELEVATION
A-4.0 SCALE: 1/8"=1'-0"



5 TYPICAL REVEAL
A-4.0 FULL SCALE

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- 3/4" REGESS IN CONCRETE
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- HORIZONTAL CORRUGATED WAVE CONCRETE FORM-LINER
- STEEL CHANNEL CANOPY - PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE
SPAN = SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS.

MAIN FIELD COLOUR 1:	CF1	HIGH REFLECTIVE WHITE (SW 7757)
FIELD ACCENT COLOUR 1:	CF2	OVERSPRAY (SW 7016)
FIELD ACCENT COLOUR 2:	CF3	ELECTRIC LIME (SW 6433)
FIELD ACCENT COLOUR 3:	CF4	COLOUR MATCH TO RGB 1, 1, 1

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER OR DRAWINGS THAN IN THE FIELD.
COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS: PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS: BLACK ANODIZED ALUMINUM
TYPICAL GLAZING: CLEAR (LOW E AND / OR ARGRAE *(X): 30M COMPLIANT)
SPANDREL GLAZING COLOUR: GREY
TYPICAL METAL CAP FLASHING: SLATE GREY

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATABILITY BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK, AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES WET, ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL FOREIGN MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP OR EQUIV. RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 30'x30' TEST PATCH OR WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4)WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 306 - 1485 ROSTER STREET, WHITE ROCK, BC, V4B 0C6
604 385 3600 | RUCH@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
#216 ALLARD STREET, ABBOTSFORD, B.C. V2S 1L4
TEL: 1 800 461 8778 (USA) EMAIL: DAVE@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECTS WRITTEN CONSENT. ALL DIMENSIONS ESTIMATED AND OTHER DATA OR INFORMATION SHOWN ON THESE OR ACCOMPANYING DRAWINGS, ARE DESCRIPTIVE AS TO BE REFERRED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECTS KNOWLEDGE AND CONSENT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWING, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
6	AUG.12.24	RE-ISSUED FOR DP
4	JUL.26.24	REVISED PER CITY COMMENTS
3	JAN.18.24	ISSUED FOR DP
2	DEC.22.23	ISSUED FOR DP REVIEW
1	DEC.15.23	ISSUED FOR CLIENT REVIEW

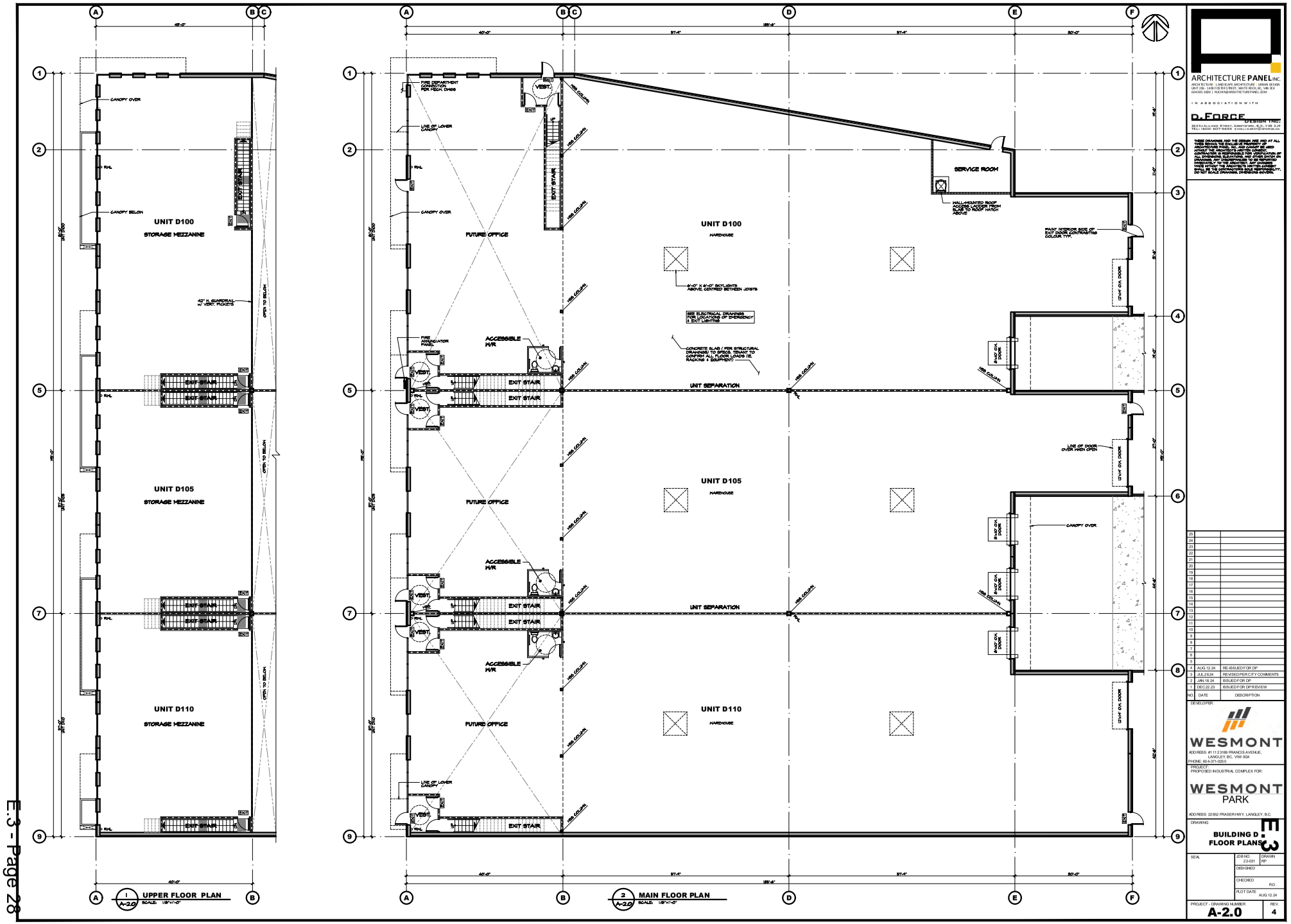
DEVELOPER:
WESMONT
ADDRESS: #111 2318 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22852 FRASER HWY, LANGLEY, B.C.

DRAWING:
BUILDING C ELEVATIONS

SEAL	JOB NO. 22-031	DRAWN MP
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-4.0
REV. 5



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 139 - 1459 FOSTER ST, WHITE ROCK, BC, V4B 0C4
604.685.3600 | RICK@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D. FORCE DESIGN LTD.
#4-5764 ALDERBRIDGE WAY, RICHMOND, B.C. V7B 1Y4
TEL: 604-241-4077 EXT. 8 E-MAIL: DAVE@DFORCE.CA

THESE DRAWINGS AND THE DESIGN AND IDEA AND AT ALL TIMES REMAIN THE PROPERTY OF THE ARCHITECTURE PANEL INC. AND SUPPLIED BY AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY WORK PERFORMED WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
4	AUG.12.24	RE-ISSUED FOR DP
3	JUL.21.24	REVISED PER CITY COMMENTS
2	JAN.19.24	ISSUED FOR DP
1	DEC.22.23	ISSUED FOR DP REVIEW

DEVELOPER:
WESMONT
ADDRESS: #111 2 3189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

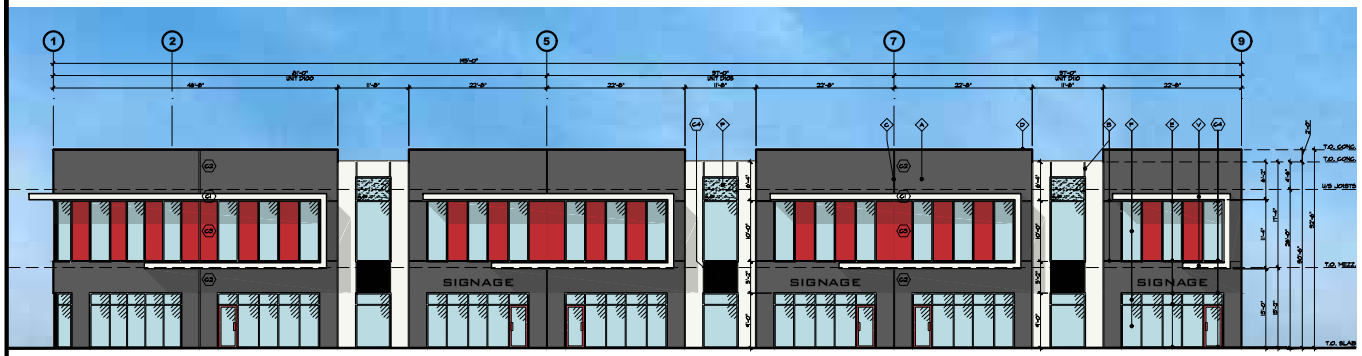
PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22 652 FRASER HWY, LANGLEY, B.C.

DRAWING:
BUILDING D - FLOOR PLANS

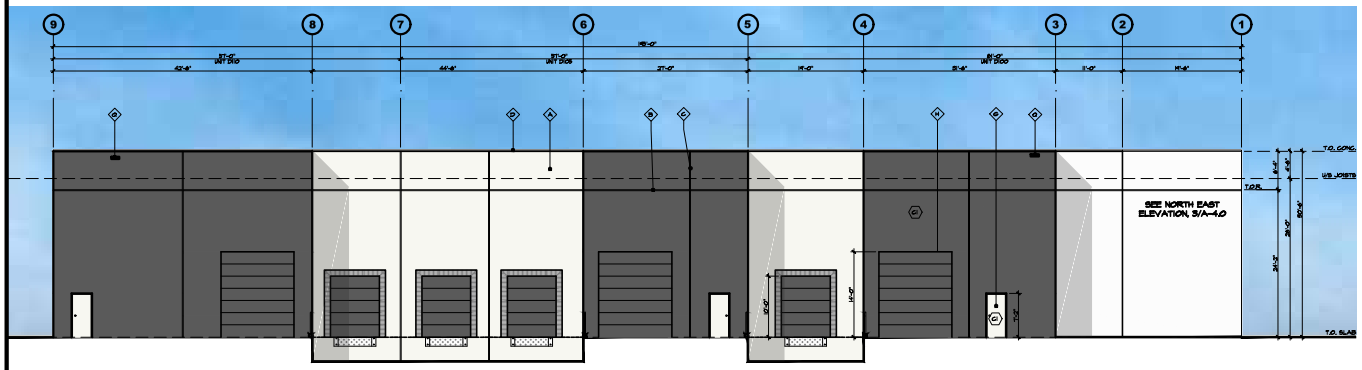
SEAL:

JOB NO. 22-031 | DRAWN MP
DESIGNED
CHECKED RD
PLOT DATE AUG.12.24

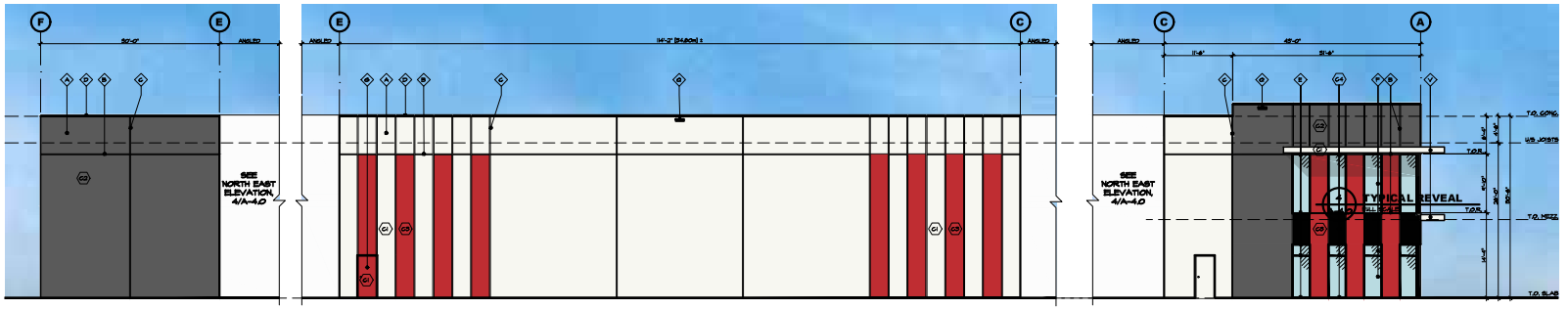
PROJECT - DRAWING NUMBER: A-2.0
REV: 4



1 A-4.0 **WEST ELEVATION**
SCALE: 1/8"=1'-0"



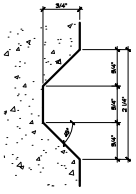
2 A-4.0 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



3 A-4.0 **PARTIAL NORTH ELEVATION**
SCALE: 1/8"=1'-0"

4 A-4.0 **NORTH EAST ELEVATION**
SCALE: 1/8"=1'-0"

5 A-4.0 **PARTIAL NORTH ELEVATION**
SCALE: 1/8"=1'-0"



6 A-4.0 **TYPICAL REVEAL**
FULL SCALE

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL MANDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- 3/4" REGLEB IN CONCRETE
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- HORIZONTAL CORRUGATED HAVE CONCRETE FORM LINER
- STEEL CHANNEL CANOPY - PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

= SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS

MAIN FIELD COLOUR 1:		HIGH REFLECTIVE WHITE (SW 7757)
FIELD ACCENT COLOUR 1:		OVERSPACE (SW 7076)
FIELD ACCENT COLOUR 1:		REAL RED (SW 6868)
FIELD ACCENT COLOUR 1:		COLOUR MATCH TO RGB 1, 1, 1

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWING THAN IN THE FIELD.
COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS:	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS:	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR LOW E AND / OR ASHRAE 90.1 2019 COMPLIANT
SPANDREL GLAZING COLOUR:	GREY
TYPICAL METAL CAP FLASHING:	SLATE GREY

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY, BETWEEN CONCRETE BOND BREAKER AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS & PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS PER LEGEND ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 20'x20' 'TEST PATCH' ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

2)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4)WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION AND/OR PAINTING

LEGEND

- PROPOSED GRADE
- EXISTING GRADE

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 3615 FOSTER STREET, WHITE ROCK, BC, V4A 0G6
604 385 3600 | RUDI@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
#4-19A - ALLIANCE STREET, ABBOTSFORD, B.C., V2S 7J4
TEL: (604) 614-8778 EXT. 5555 EMAIL: DAVE@DFORCE.CA

THESE DRAWINGS AND THE DESIGN AND ART AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE AND ANY DISCREPANCIES IN THE DRAWINGS, ANY SPECIFICATIONS OR THE ACTUAL CONDITIONS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE ON THE JOB SITE WITHOUT THE ARCHITECT'S KNOWLEDGE SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
4	AUG.12.24	RE-ISSUED FOR DP
3	JUL.26.24	REVISED PER CITY COMMENTS
2	JAN.18.24	ISSUED FOR DP
1	DEC.21.23	ISSUED FOR DP REVIEW

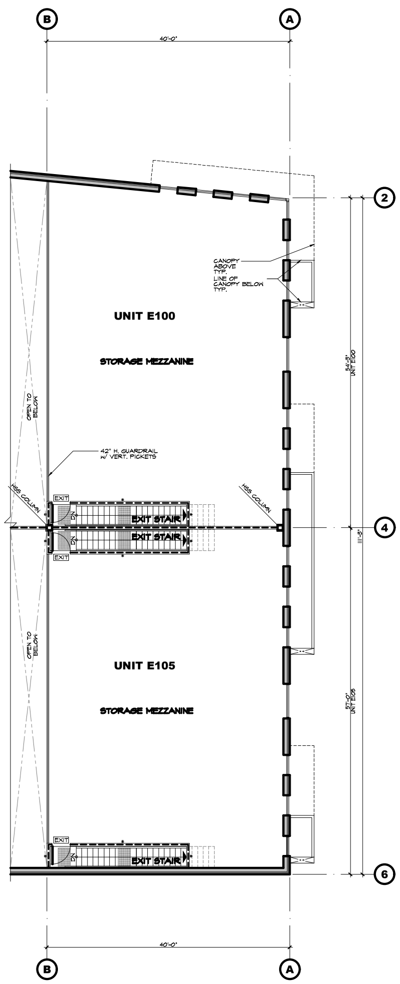
DEVELOPER:
WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22852 FRASER HWY, LANGLEY, B.C.

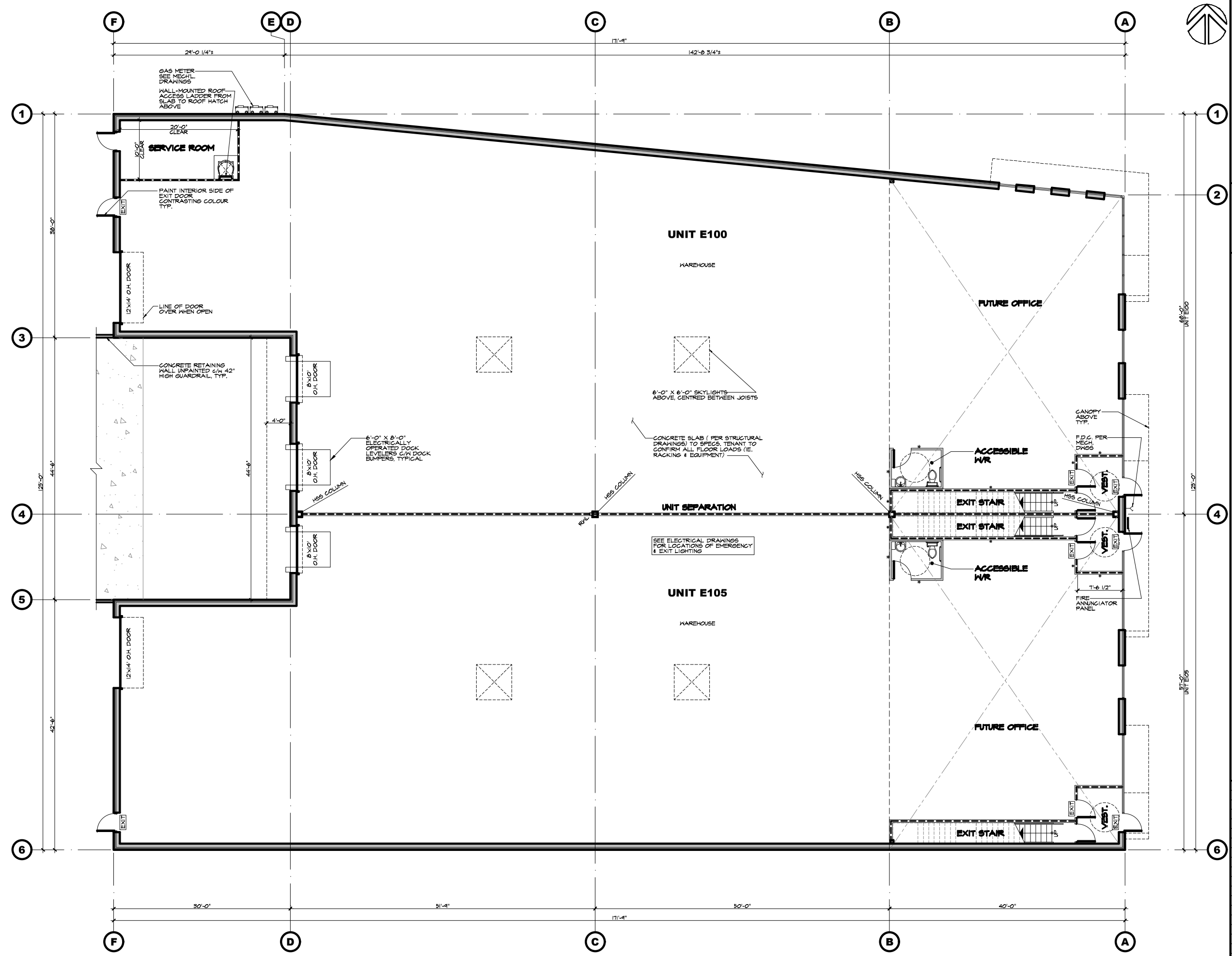
DRAWING:
BUILDING D ELEVATIONS

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE AUG.12.24	

PROJECT - DRAWING NUMBER: A-4.0
REV.: 4



1 / A-2.0 **UPPER FLOOR PLAN** SCALE: 1/8"=1'-0"



2 / A-2.0 **MAIN FLOOR PLAN** SCALE: 1/8"=1'-0"

ARCHITECTURE PANEL INC.
ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
UNIT 206 - 1493 FOSTER STREET, WHITE ROCK, BC, V4B 0C6
604 385 3600 | RUCHIR@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607-5655 EMAIL: DARCY@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, ELEVATIONS, AND OTHER DATUM ON DRAWINGS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT THE ARCHITECT'S WRITTEN CONSENT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

NO.	DATE	DESCRIPTION
3	JUL.26.24	REVISED PER CITY COMMENTS
2	JAN.18.24	ISSUED FOR DP
1	DEC.22.23	ISSUED FOR DP REVIEW

DEVELOPER:

WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0250

PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:

WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

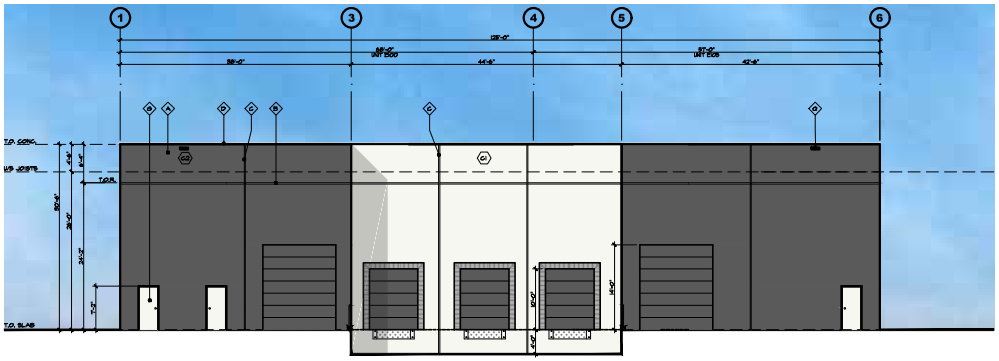
DRAWING
BUILDING E
FLOOR PLANS

E.3

SEAL

JOB NO. 22-031	DRAWN RP
DESIGNED	
CHECKED	R.D.
PLOT DATE	JUL.26.24

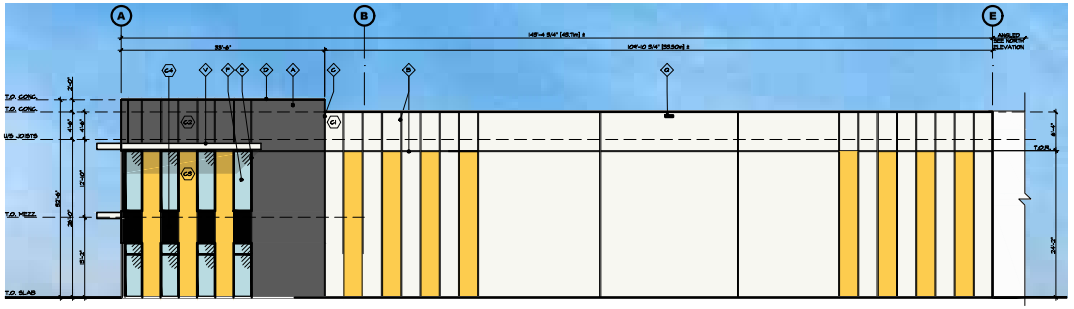
PROJECT - DRAWING NUMBER: A-2.0 REV. 3



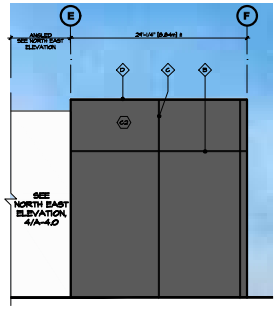
1 A-4.0 **WEST ELEVATION**
SCALE: 1/8"=1'-0"



2 A-4.0 **EAST ELEVATION**
SCALE: 1/8"=1'-0"



4 A-4.0 **NORTH EAST ELEVATION**
SCALE: 1/8"=1'-0"

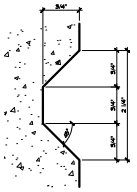


5 A-4.0 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"

LEGEND

PROPOSED GRADE

EXISTING GRADE



2 A-4.0 **TYPICAL REVEAL**
FULL SCALE

MATERIAL LEGEND

- CONCRETE TILT-UP WALL TYP. - PAINTED
- REVEAL IN CONCRETE - PAINTED
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
- STOREFRONT GLASS - CLEAR
- STEEL HANDDORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWG'S
- CONCRETE STAIR w/ STEEL PIPE GUARDRAIL
- 3/4" REGLEE IN CONCRETE
- SPANDREL GLAZING (OBSCURE, TO MATCH VISION GLASS)
- SCUPPER
- METAL CLAD CANOPY
- STEEL BOLLARD - PAINTED
- CONCRETE CURB UNDER, PAINTED
- HORIZONTAL CORRUGATED WAVE CONCRETE FORM-LINER
- STEEL CHANNEL CANOPY - PAINTED
- CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLASS - CLEAR

NOTE:
- NOT ALL MATERIALS ARE APPLICABLE

SPANDREL GLAZING

PROJECT COLOURS

ALL COLOURS TO BE SHERWIN WILLIAMS.

MAIN FIELD COLOUR 1:	HIGH REFLECTIVE WHITE (SW 7757)
FIELD ACCENT COLOUR 1:	CYBERSPACE (SW 7076)
FIELD ACCENT COLOUR 1:	DESIGNER YELLOW (SW 6903)
FIELD ACCENT COLOUR 1:	COLOUR MATCH TO RGB 1, 1, 1

IMPORTANT NOTE:
- COLOURS MAY APPEAR LIGHTER ON DRAWINGS THAN IN THE FIELD.
COLOURS TO BE VERIFIED THROUGH SAMPLES PROVIDED BY PAINT COMPANY

EXTERIOR GUARDRAILS:	PAINTED STEEL
ALUMINUM STOREFRONT MULLIONS:	BLACK ANODIZED ALUMINUM
TYPICAL GLAZING:	CLEAR (LOW E AND / OR. ARGRAE 40) 2014 COMPLIANT
SPANDREL GLAZING COLOUR:	GREY
TYPICAL METAL CAP FLASHING:	SLATE GREY

PAINTING NOTES

ALL MATERIALS AND WORK SHALL CONFORM TO THE STANDARDS OF THE CANADIAN PAINTING CONTRACTORS ASSOCIATION.

FOR THE PAINTING OF CONCRETE SURFACES THE MAXIMUM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY EPOXY PAINT

IT IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR TO ENSURE COMPATIBILITY BETWEEN CONCRETE BOND BREAKERS AND PAINT OR PRIMERS. IT IS ALSO THE PAINTING CONTRACTORS RESPONSIBILITY TO FOLLOW ALL APPLICATIONS + PREPAINTING PROCEDURES AS ADVISED BY THE BOND BREAKER MANUFACTURER.

THE PAINTING CONTRACTOR IS TO EXAMINE ALL SURFACES TO BE PAINTED BEFORE COMMENCING WORK, AND REPORT ALL DEFECTS TO THE GENERAL CONTRACTOR. DO NOT PAINT SURFACES UNTIL ACCEPTED BY THE GENERAL CONTRACTOR. REMOVE ALL LOOSE MATERIAL, FOREIGN MATTER, REMOVE OIL OR GREASE WITH TSP, WASH, RINSE AND LET DRY.

PROTECT ALL OTHER SURFACES DURING PAINTING.

ALL EXTERIOR PAINT COLOURS FOR LISTED ON ELEVATIONS, AND TO BE APPROVED BY THE GENERAL CONTRACTOR OR OWNER. PAINTING SUBCONTRACTOR TO PAINT A 300x300 TEST PATCH ON WALL FOR APPROVAL BEFORE PAINTING REMAINDER OF BUILDING.

ALL INTERIOR COLOURS BY INTERIOR DESIGNER OR OWNER (EXCEPT AS NOTED FOR SAFETY). PAINTING CONTRACTOR TO CONFIRM COLOURS BEFORE COMMENCING WORK.

PAINT SURFACES AS FOLLOWS:
1) CONCRETE TILT-UP WALLS - PAINT EXTERIOR FACE ONLY WITH 2 COATS OF ACRYLIC LATEX APPLIED PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.

2)DRYWALL SURFACES - TO BE PAINTED WITH 2 COATS LATEX PAINT.

3)METAL DOORS AND FRAMES, AND OTHER METAL SURFACES - 1 COAT ALKYD PRIMER, 2 COATS OF ALKYD ENAMEL.

4)WOODWORK - 1 COAT SEALER, 2 COATS SEMI GLOSS FINISH.

ALL PAINT TO BE SHERWIN WILLIAMS OR APPROVED EQUAL.

ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE PAINTED, CONFIRM WITH GENERAL CONTRACTOR AS REQUIRED.

OWNER TO CONFIRM IF INTERIOR SIDE OF WAREHOUSE WALLS AND OR JOISTS AND DECK TO BE PAINTED.

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION AND PAINTING

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 330 - 1488 FOUNTAIN STREET, WHITE ROCK, BC, V4B 0C4
604 385 3600 | RJ.CHIN@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D. FORCE DESIGN INC.
#204-1 ALLIANCE STREET, ABBOTSFORD, B.C., V2S 0J4
TEL: (604) 607-8656 EMAIL: DARRYL@DFORCE.CA

THESE DRAWINGS AND THE DESIGN, AND ARE AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE PERMISSION IN WRITTEN AGREEMENT WITH THE ARCHITECTURE PANEL INC. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY VARIATIONS OR DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY PROPOSED CHANGES FROM THE DRAWINGS AND SPECIFICATIONS. NO WORK SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.

NO	DATE	DESCRIPTION
3	JUL.26.24	REVISED PER CITY COMMENTS
2	JAN.18.24	ISSUED FOR DP
1	DEC.22.23	ISSUED FOR DP REVIEW

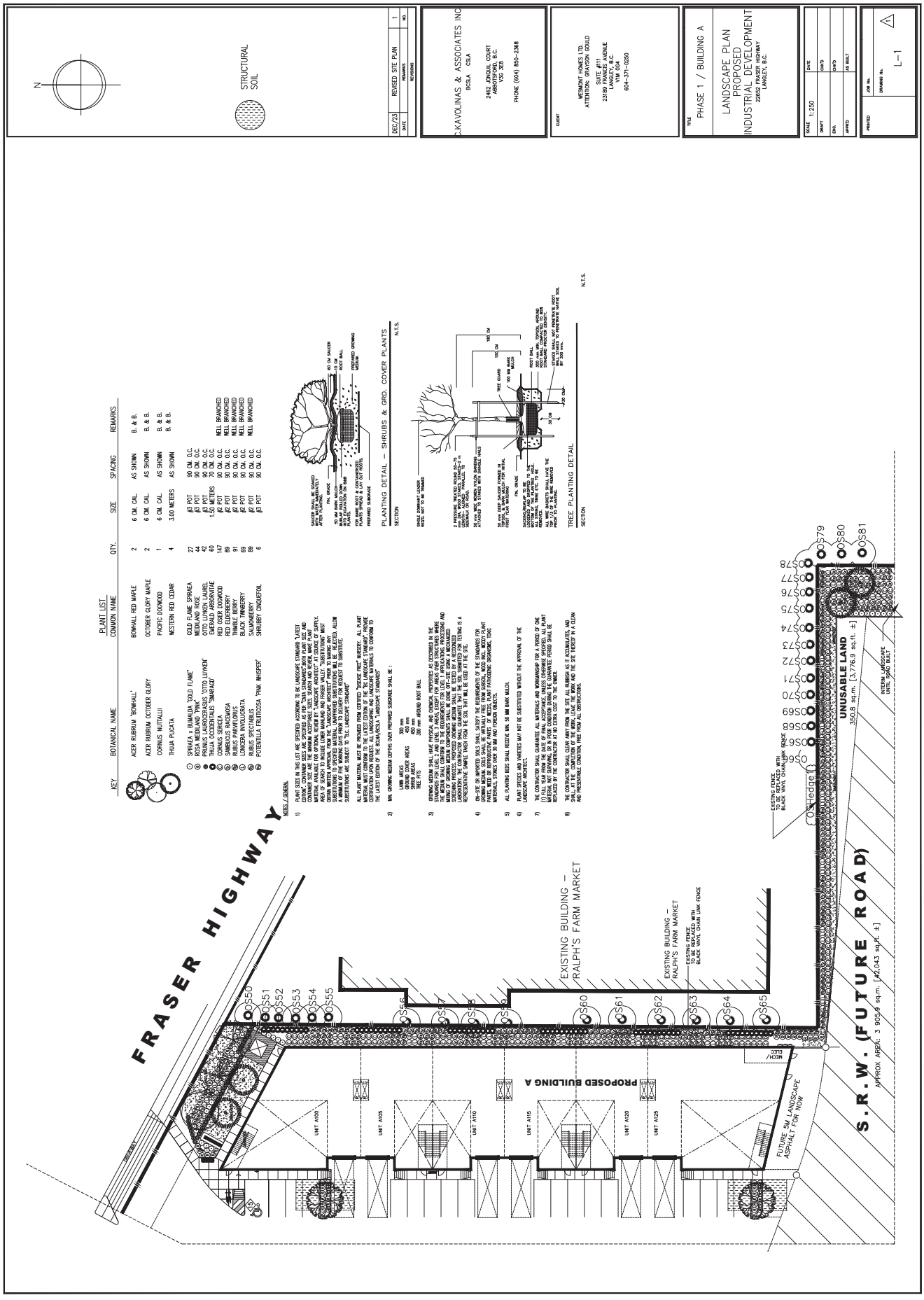
DEVELOPER:
WESMONT
ADDRESS: #111 23189 FRANCIS AVENUE, LANGLEY, BC, V1M 0G4
PHONE: 604-371-0200

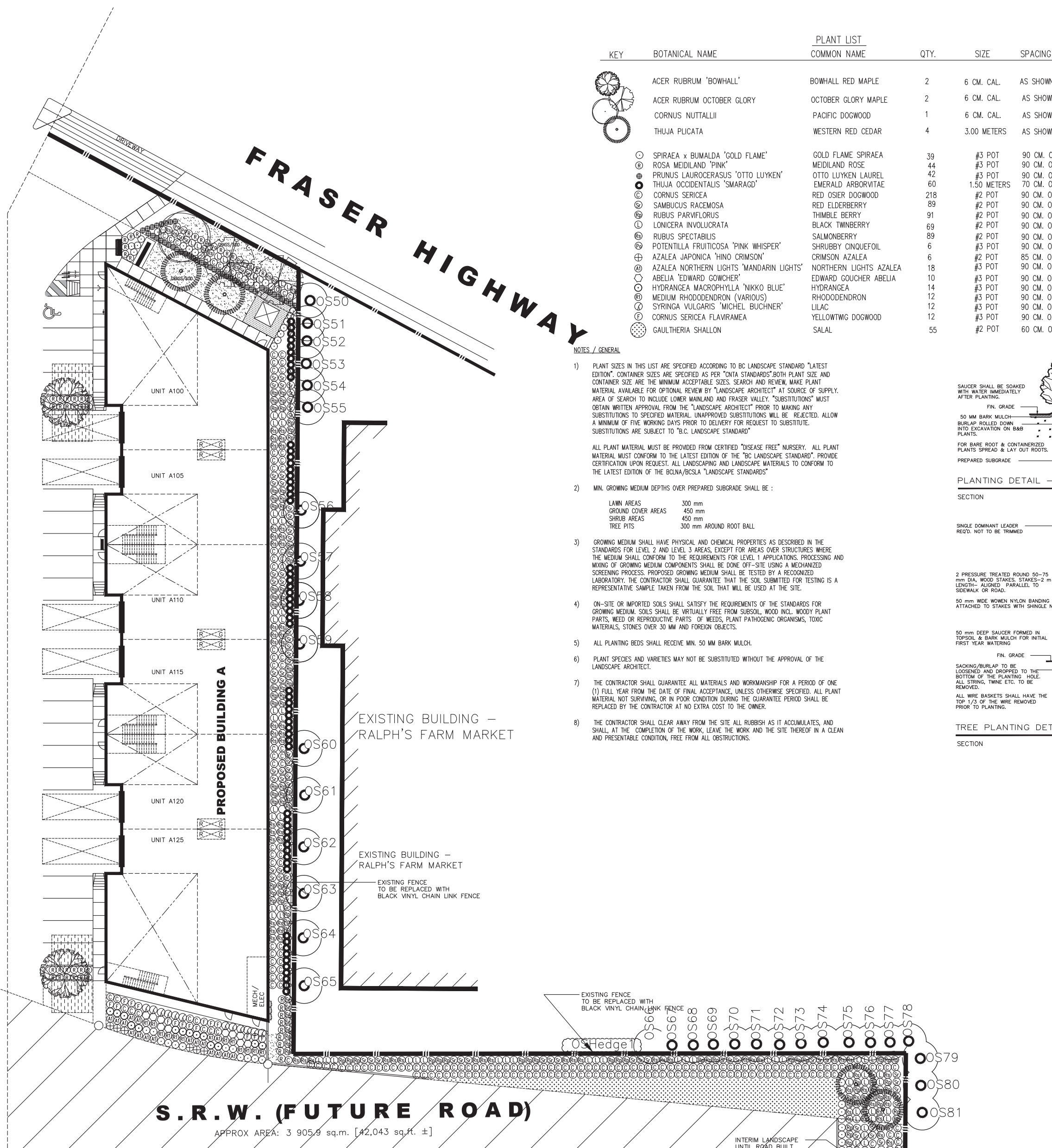
PROJECT:
PROPOSED INDUSTRIAL COMPLEX FOR:
WESMONT PARK
ADDRESS: 22652 FRASER HWY, LANGLEY, B.C.

DRAWING:
BUILDING E ELEVATIONS

SEAL	JOB NO. 22-031	DRAWN RP
	DESIGNED	
	CHECKED R.D.	
	PLOT DATE JUL.26.24	

PROJECT - DRAWING NUMBER: A-4.0
REV: 3


PLANT LIST
KEY BOTANICAL NAME COMMON NAME QTY. SIZE SPACING REMARKS
ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE 2 6 CM. CAL. AS SHOWN B. & B.
ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE 2 6 CM. CAL. AS SHOWN B. & B.
CORNUS NUTTALII PACIFIC DOGWOOD 1 6 CM. CAL. AS SHOWN B. & B.
THUJA PLICATA WESTERN RED CEDAR 4 3.00 METERS AS SHOWN B. & B.
SPIRAEA x BUMALDA 'GOLD FLAME' GOLD FLAME SPIRAEA 27 #1 POT 90 CM. O.C.
ROSA NUTKANA 'PINK' NOOTKA ROSE 44 #3 POT 90 CM. O.C.
PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL 42 #3 POT 90 CM. O.C.
THUJA OCCIDENTALIS 'SMARAGD' EMERALD ARBORVITAE 60 1.50 METERS 70 CM. O.C. WELL BRANCHED
SAMBUCUS RACEMOSA RED ELDERBERRY 147 #2 POT 90 CM. O.C. WELL BRANCHED
RUBUS PARVIFLORUS THIMBLE BERRY 91 #2 POT 90 CM. O.C. WELL BRANCHED
LONICERA INVOLUCRATA BLACK TWINBERRY 69 #2 POT 90 CM. O.C. WELL BRANCHED
RUBUS SPECTABILIS SALMONBERRY 89 #2 POT 90 CM. O.C. WELL BRANCHED
POTENTILLA FRUTICOSA 'PINK WHISPER' SHRUBBY CINQUEFOIL 6 #3 POT 90 CM. O.C. WELL BRANCHED
NOTES / GENERAL
1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 7.1.3.1(1). CONTAINER, CONTAINED SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" (NOT PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MARC PLANT MATERIAL AVAILABILITY WITH LOCAL NURSERIES AT LEAST 6 MONTHS PRIOR TO DELIVERY. ALLOW AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO BIDDING ANY SUBSTITUTIONS WILL NOT BE CONSIDERED AFTER THE BIDDING PERIOD HAS EXPIRED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO B.C. LANDSCAPE STANDARD"
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST BE ACCOMPANIED BY A CERTIFICATE OF INSPECTION AND PHYTOSANITARY CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCSLA/BCNLA "LANDSCAPE STANDARDS"
2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
LAWN AREAS 300 mm
GROUND COVER AREAS 450 mm
SHRUB BEDS 450 mm AROUND ROOT BALL
TREE PITS 300 mm AROUND ROOT BALL
3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE REQUIREMENTS FOR LEVEL 1 AREAS SHALL APPLY. THE CONTRACTOR SHALL SUBMIT SAMPLES OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED MIXING OPERATION. THE CONTRACTOR SHALL SUBMIT SAMPLES OF GROWING MEDIUM TO AN APPROVED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE FREE OF WEEDS, PLANT PARTS, SEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENS, ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, TO THE FULL SATISFACTION
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS
N.T.S.
SECTION
TREE PLANTING DETAIL
N.T.S.
SECTION
STRUCTURAL SOIL
FRASER HIGHWAY
EXISTING BUILDING – RALPH'S FARM MARKET
EXISTING BUILDING – RALPH'S FARM MARKET
EXISTING FENCE TO BE REPLACED WITH BLACK VINYL CHAIN LINK FENCE
EXISTING FENCE TO BE REPLACED WITH BLACK VINYL CHAIN LINK FENCE
PROPOSED BUILDING A
UNIT A100
UNIT A105
UNIT A110
UNIT A115
UNIT A120
UNIT A125
FUTURE SW LANDSCAPE ASPHALT FOR NOW
S.R.W. (FUTURE ROAD)
APPROX. AREA: 3 905.8 sq.m. [42,043 sq.ft. ±]
UNUSABLE LAND
350.8 sq.m. [3,776.9 sq.ft. ±]
INTERIM LANDSCAPE UNTIL ROAD BUILT
DEC/23 REVISED SITE PLAN 1
DATE REMARKS NO.
REVISIONS
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3Z8
PHONE (604) 855-2368
CLIENT
MESAMONT HOMES LTD.
ATTENTION: GRAYSON GOULD
SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0A4
604-371-0250
TITLE
PHASE 1 / BUILDING A
LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT
22858 FRASER HIGHWAY
LANGLEY, B.C.
SCALE 1:250
DRAFT
ENG.
APPR'D
PRINTED
DATE
CHK'D
CHK'D
AS BUILT
JOB No.
DRAWING No.
L-1



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	1	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	4	3.00 METERS	AS SHOWN	B. & B.
	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	39	#3 POT	90 CM. O.C.	
R	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	44	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	42	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	60	1.50 METERS	70 CM. O.C.	
C	CORNUS SERICEA	RED OSIER DOGWOOD	218	#2 POT	90 CM. O.C.	WELL BRANCHED
Sr	SAMBUCUS RACEMOSA	RED ELDERBERRY	89	#2 POT	90 CM. O.C.	WELL BRANCHED
Rp	RUBUS PARVIFLORUS	THIMBLE BERRY	91	#2 POT	90 CM. O.C.	WELL BRANCHED
L	LONICERA INVOLUCRATA	BLACK TWINBERRY	69	#2 POT	90 CM. O.C.	WELL BRANCHED
Rs	RUBUS SPECTABILIS	SALMONBERRY	89	#2 POT	90 CM. O.C.	WELL BRANCHED
Po	POTENTILLA FRUITICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL	6	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	6	#2 POT	85 CM. O.C.	
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	18	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	10	#3 POT	90 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	14	#3 POT	90 CM. O.C.	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	12	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	12	#3 POT	90 CM. O.C.	
F	CORNUS SERICEA FLAVIRAMEA	YELLOWTWIG DOGWOOD	12	#3 POT	90 CM. O.C.	WELL BRANCHED
	GAULTHERIA SHALLON	SALAL	55	#2 POT	60 CM. O.C.	

NOTES / GENERAL

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

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

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

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

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

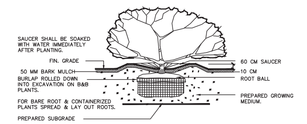
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

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

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

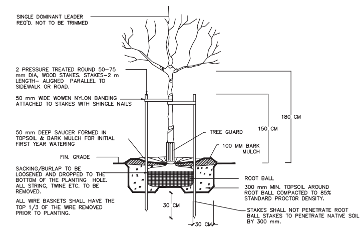
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

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



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

N

STRUCTURAL SOIL

DATE	REMARKS	NO.
DEC/23	REVISED SITE PLAN	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT
WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD
SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0G4
604-371-0250

TITLE
ULTIMATE / BUILDING A

LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT
22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE 1:250	DATE
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED
JOB No.
DRAWING No. L-1 (revision 1)

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS NUTTALLII	PACIFIC DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	3	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	3	3.00 METERS	AS SHOWN	B. & B.
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	69	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	2	#3 POT	90 CM. O.C.	
⊛	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	10	#3 POT	90 CM. O.C.	
Ⓙ	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	36	#3 POT	90 CM. O.C.	
Ⓡ	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	108	#3 POT	90 CM. O.C.	
●	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	80	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	10	1.50 METERS	70 CM. O.C.	
Ⓒ	CORNUS SERICEA	RED OSIER DOGWOOD	63	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓢ	SAMBUCUS RACEMOSA	RED ELDERBERRY	27	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓡ	RUBUS PARVIFLORUS	THIMBLE BERRY	6	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓛ	LONICERA INVOLUCRATA	BLACK TWINBERRY	45	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓡ	RUBUS SPECTABILIS	SALMONBERRY	44	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓟ	POTENTILLA FRUTICOSA 'PINK WHISPER'	SHRUBBY CINQUEFOIL	42	#3 POT	90 CM. O.C.	

NOTES / GENERAL

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

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

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

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

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

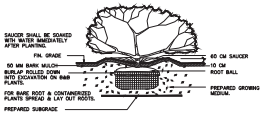
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

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

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

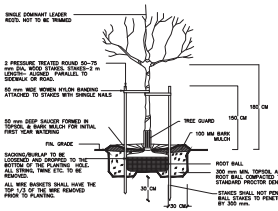
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

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



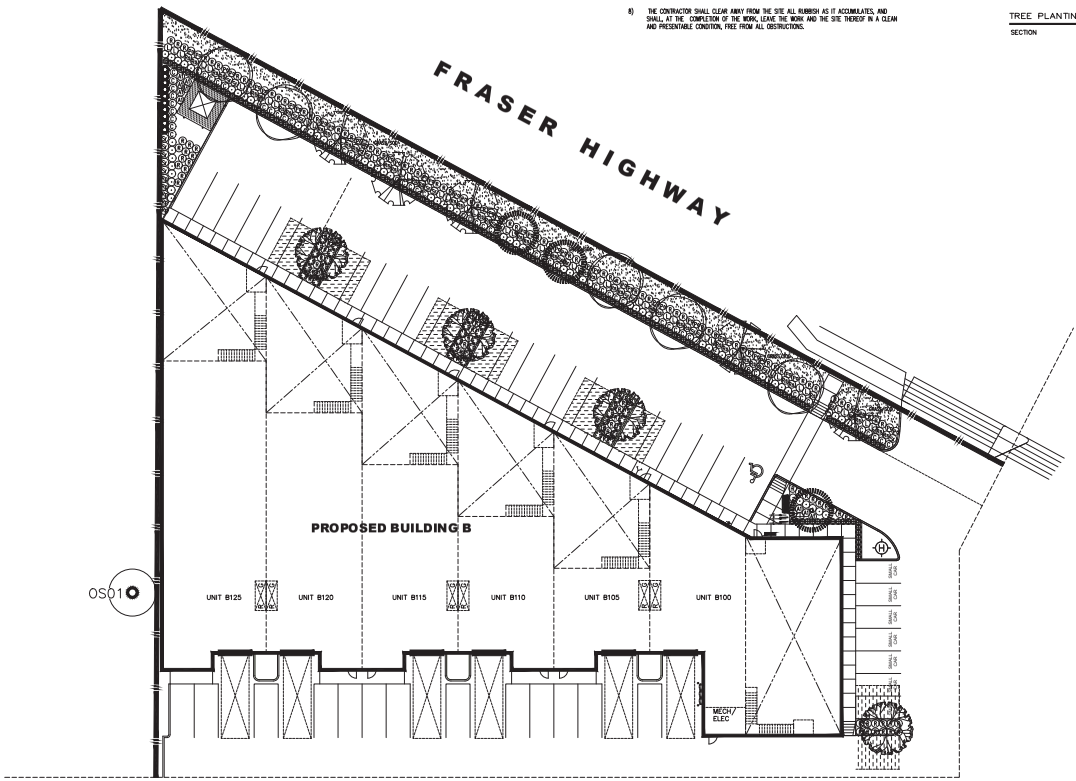
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



N

STRUCTURAL SOIL

DATE	REMARKS	NO.
DEC/23	REVISED SITE PLAN	1
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD

SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0G4
604-371-0250

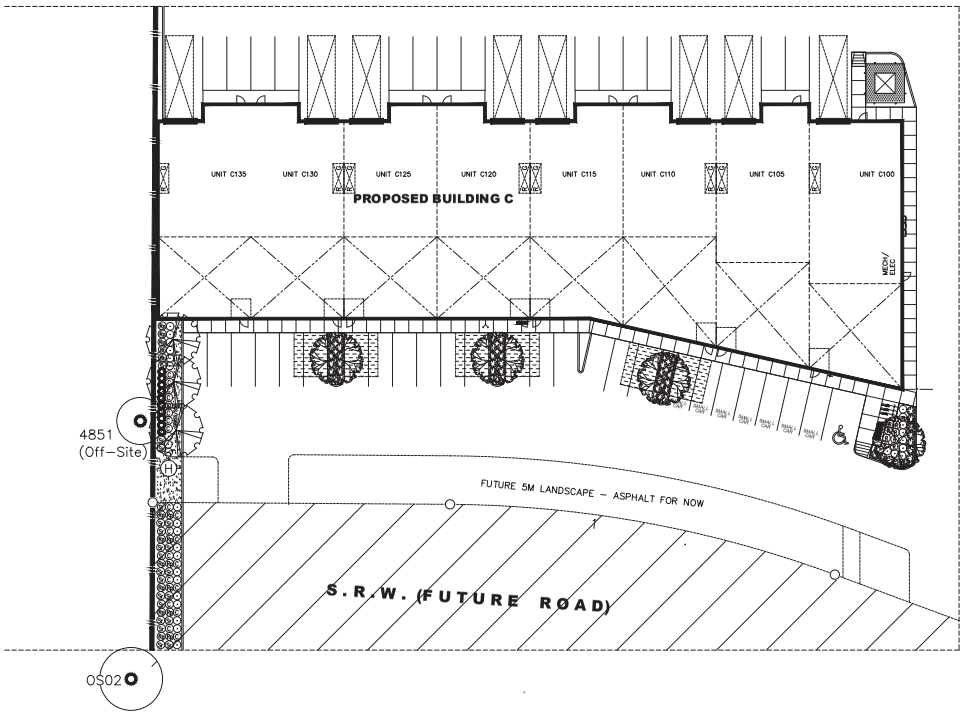
TITLE

PHASE 2 / BUILDING B

LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT
22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE 1:250	DATE
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-2B



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	3	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	1	6 CM. CAL.	AS SHOWN	B. & B.
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	30	#3 POT	90 CM. O.C.	
✲	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	45	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	10	1.50 METERS	70 CM. O.C.	
(C)	CORNUS SERICEA	RED OSIER DOGWOOD	20	#2 POT	90 CM. O.C.	WELL BRANCHED
(S)	SAMBUCUS RACEMOSA	RED ELDERBERRY	23	#2 POT	90 CM. O.C.	WELL BRANCHED
(Rg)	RUBUS PARVIFLORUS	THIMBLE BERRY	15	#2 POT	90 CM. O.C.	WELL BRANCHED
(R)	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	8	#3 POT	90 CM. O.C.	

NOTES / GENERAL

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

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

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

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

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

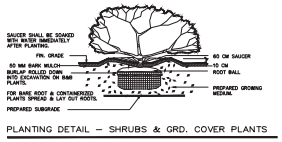
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

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

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

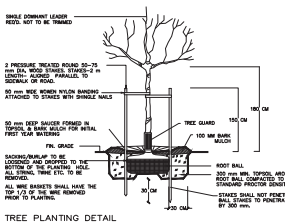
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

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



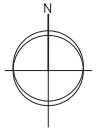
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



STRUCTURAL SOIL

DATE	REMARKS	NO.
DEC/23	REVISED SITE PLAN	1
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD

SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0G4
604-371-0250

TITLE

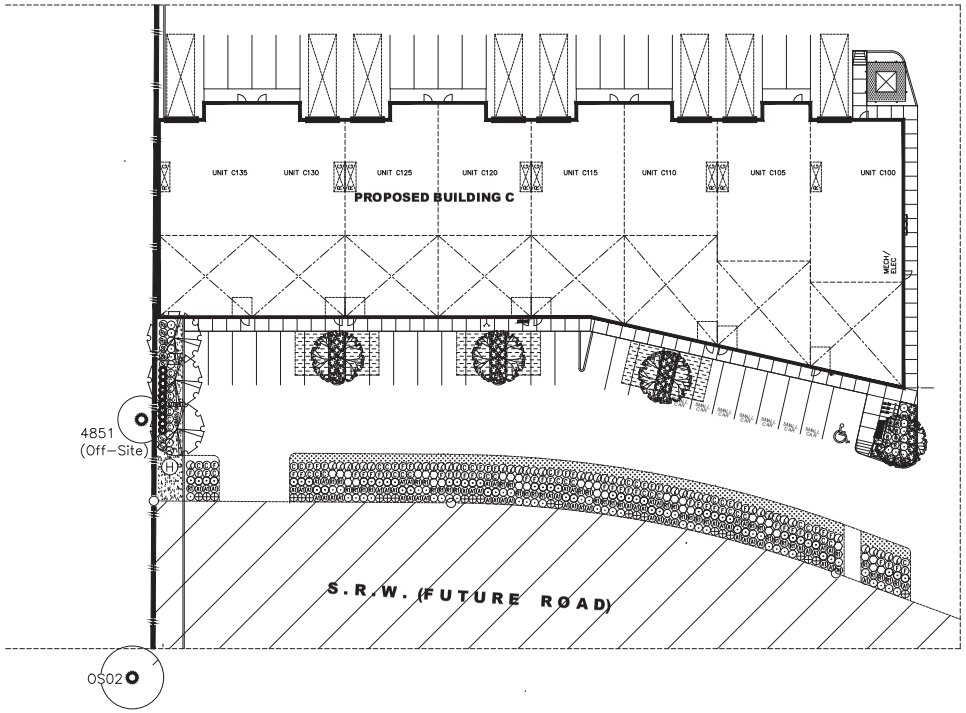
PHASE 2 / BUILDING C

LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT

22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE	1:250	DATE
DRAFT		CHK'D
ENG.		CHK'D
APP'D		AS BUILT

PRINTED	JOB No.
	DRAWING No. L-2C



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY MAPLE	3	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	1	6 CM. CAL.	AS SHOWN	B. & B.
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	67	#3 POT	90 CM. O.C.	
⊛	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	45	#3 POT	90 CM. O.C.	
⊛	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	10	1.50 METERS	70 CM. O.C.	
⊙	CORNUS SERICEA	RED OSIER DOGWOOD	20	#2 POT	90 CM. O.C.	WELL BRANCHED
⊙	SAMBUCUS RACEMOSA	RED ELDERBERRY	23	#2 POT	90 CM. O.C.	WELL BRANCHED
⊙	RUBUS PARVIFLORUS	THIMBLE BERRY	15	#2 POT	90 CM. O.C.	WELL BRANCHED
⊙	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	8	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	24	#2 POT	85 CM. O.C.	
⊛	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	66	#3 POT	90 CM. O.C.	
⊙	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	35	#3 POT	90 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	53	#3 POT	90 CM. O.C.	
⊛	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	43	#3 POT	90 CM. O.C.	
⊙	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	43	#3 POT	90 CM. O.C.	
⊙	CORNUS SERICEA FLAVIRAMEA	YELLOWTWIG DOGWOOD	56	#3 POT	90 CM. O.C.	WELL BRANCHED
	GAULTHERIA SHALLON	SALAL	150	#2 POT	60 CM. O.C.	

NOTES / GENERAL

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

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

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

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

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

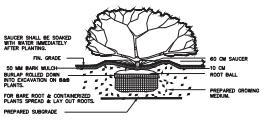
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIMA. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

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

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

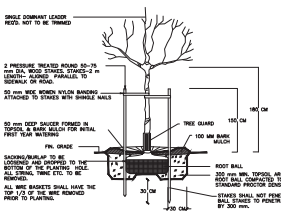
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

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



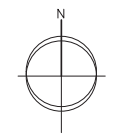
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



DATE	REMARKS	NO.
DEC/23	REVISED SITE PLAN	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT

WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD
SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0G4
604-371-0250

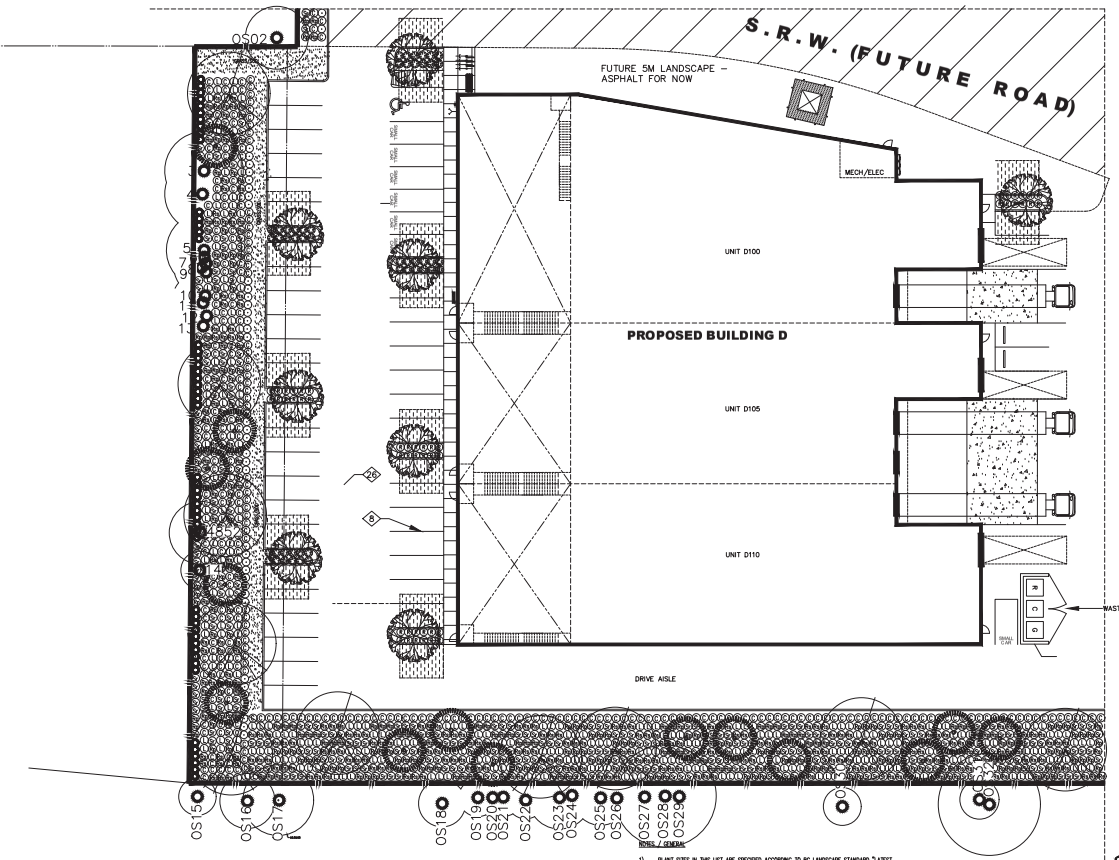
TITLE

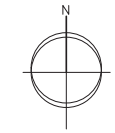
ULTIMATE / BUILDING C

LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT
22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE	1:250	DATE	
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No. L-2C





DEC/23	REVISED SITE PLAN	1
DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD

SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0C4

604-371-0250

TITLE

PHASE 3 / BUILDING D

LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT

22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE	1:250	DATE
DRAFT		CH'D
ENG.		CH'D
APP'D		AS BUILT

PRINTED	JOB No.
	DRAWING No. L–3D

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER MACROPHYLLUM	BIGLEAF MAPLE	10	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	14	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
⊙	SPIRAEA x BUMALDA "GOLD FLAME"	GOLD FLAME SPIRAEA	42	#3 POT	90 CM. O.C.	
Ⓙ	JUNIPERUS HORIZONTALIS "BLUE CARPET"	BLUE CARPET JUNIPER	48	#3 POT	90 CM. O.C.	
⊕	ROSA MEIDILAND "PINK"	MEIDILAND ROSE	48	#3 POT	90 CM. O.C.	
Ⓣ	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	51	1.50 METERS	70 CM. O.C.	
Ⓒ	CORNUS SERICEA	RED OSIER DOGWOOD	280	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓢ	SAMBUCUS RACEMOSA	RED ELDERBERRY	256	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓡp	RUBUS PARVIFLORUS	THIMBLE BERRY	280	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓛ	LONICERA INVOLUCRATA	BLACK TWINBERRY	268	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓡs	RUBUS SPECTABILIS	SALMONBERRY	236	#2 POT	90 CM. O.C.	WELL BRANCHED

NOTES / GENERAL

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

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

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

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

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

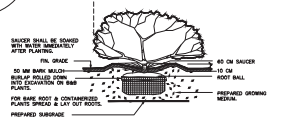
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

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

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

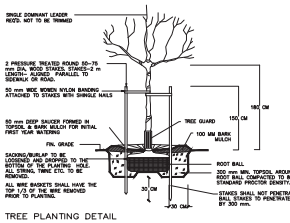
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

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



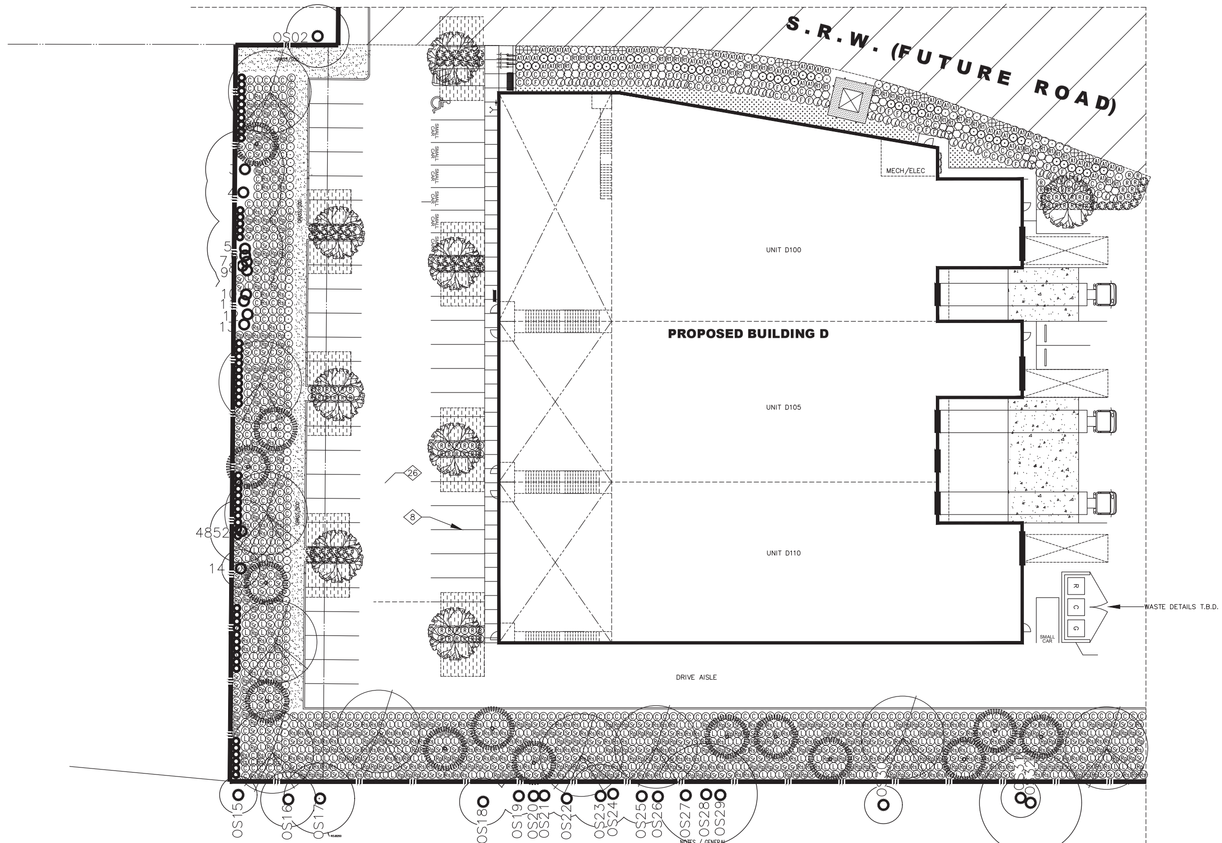
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



NOTES / GENERAL

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

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

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

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

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

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

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

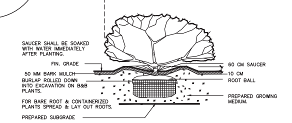
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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

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

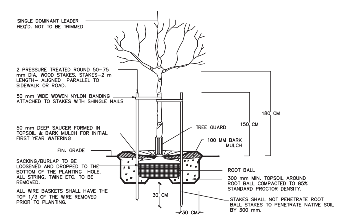
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER MACROPHYLLUM	BIGLEAF MAPLE	10	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	14	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	78	#3 POT	90 CM. O.C.	
	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	57	#3 POT	90 CM. O.C.	
R	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	65	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	51	1.50 METERS	70 CM. O.C.	
C	CORNUS SERICEA	RED OSIER DOGWOOD	310	#2 POT	90 CM. O.C.	WELL BRANCHED
Sr	SAMBUCUS RACEMOSA	RED ELDERBERRY	256	#2 POT	90 CM. O.C.	WELL BRANCHED
Rp	RUBUS PARVIFLORUS	THIMBLE BERRY	280	#2 POT	90 CM. O.C.	WELL BRANCHED
L	LONICERA INVOLUCRATA	BLACK TWINBERRY	268	#2 POT	90 CM. O.C.	WELL BRANCHED
Rs	RUBUS SPECTABILIS	SALMONBERRY	236	#2 POT	90 CM. O.C.	WELL BRANCHED
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	18	#2 POT	85 CM. O.C.	
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	54	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	30	#3 POT	90 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	42	#3 POT	90 CM. O.C.	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	36	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	36	#3 POT	90 CM. O.C.	
F	CORNUS SERICEA FLAVIRAMEA	YELLOWTWIG DOGWOOD	36	#3 POT	90 CM. O.C.	WELL BRANCHED
	GAULTHERIA SHALLON	SALAL	140	#2 POT	60 CM. O.C.	



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

N

STRUCTURAL SOIL

DATE	REMARKS	NO.
DEC/23	REVISED SITE PLAN	1

REVISIONS

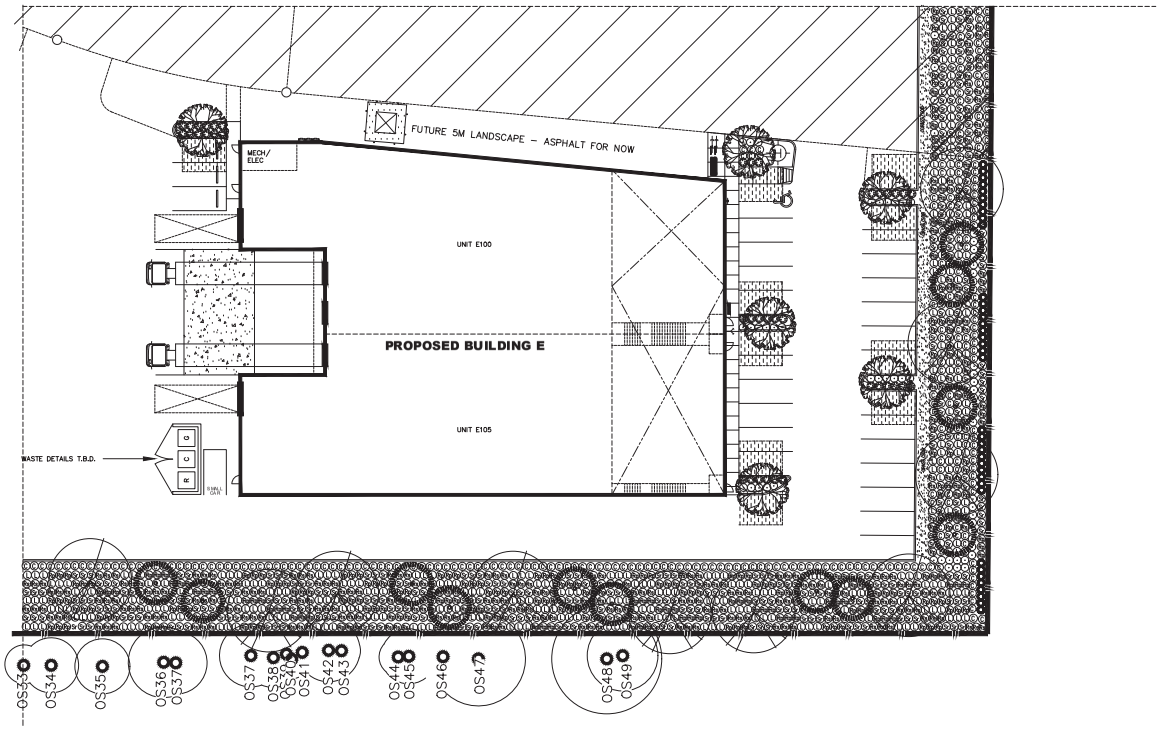
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 850-2368

CLIENT
WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD
SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0G4
604-371-0250

TITLE
ULTIMATE / BUILDING D
LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT
22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE	1:250	DATE	
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED
JOB No.
DRAWING No. L-3D



N

STRUCTURAL SOIL

DEC/23	REVISED SITE PLAN	1
DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD

SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0G4
604-371-0250

TITLE

PHASE 3 / BUILDING E

LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT

22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE	1:250	DATE
DRAFT		CHK'D
ENG.		CHK'D
APPR'D		AS BUILT

PRINTED	JOB No.
	DRAWING No. L-3E 1

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER MACROPHYLLUM	BIGLEAF MAPLE	10	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	12	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	83	#3 POT	90 CM. O.C.	
⊕	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	39	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	38	1.50 METERS	70 CM. O.C.	
Ⓒ	CORNUS SERICEA	RED OSIER DOGWOOD	234	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓢ	SAMBUCUS RACEMOSA	RED ELDERBERRY	299	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓡ	RUBUS PARVIFLORUS	THIMBLE BERRY	288	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓛ	LONICERA INVOLUCRATA	BLACK TWINBERRY	290	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓡ	RUBUS SPECTABILIS	SALMONBERRY	272	#2 POT	90 CM. O.C.	WELL BRANCHED

NOTES / GENERAL

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

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

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

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

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

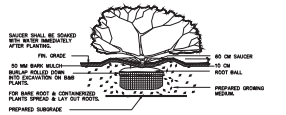
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENS ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

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

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

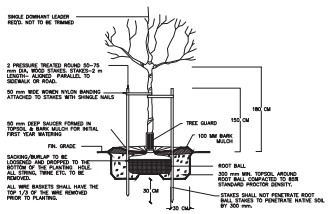
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

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



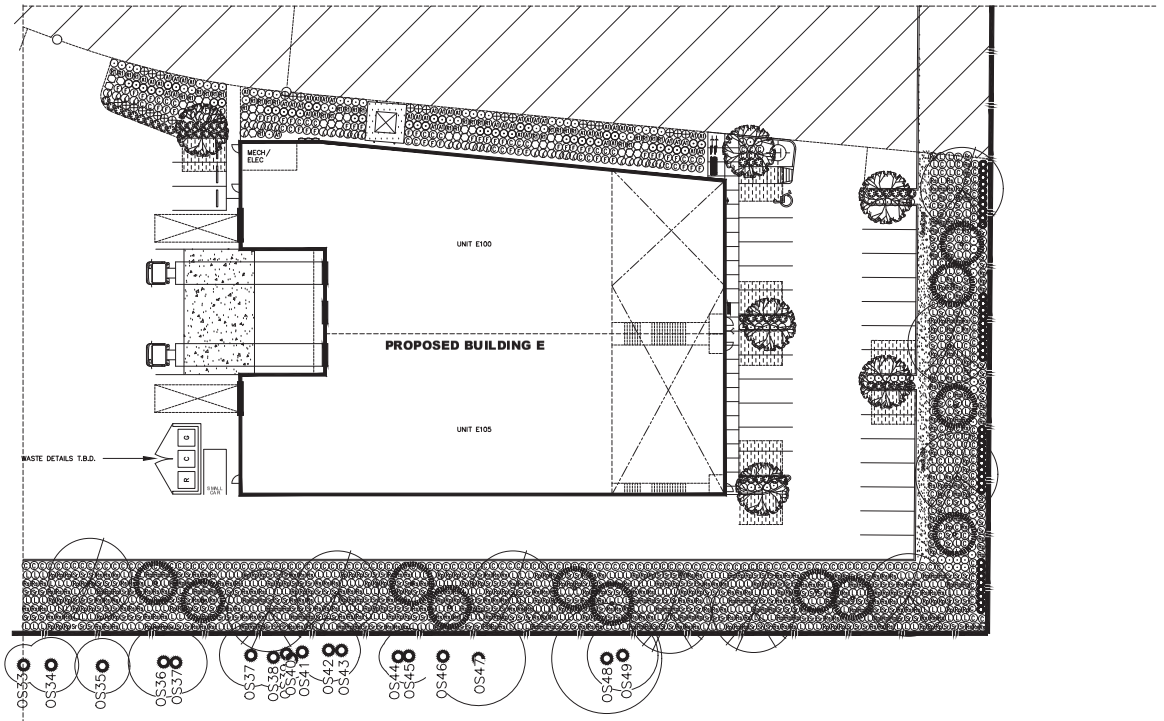
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER MACROPHYLLUM	BIGLEAF MAPLE	10	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	12	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	123	#3 POT	90 CM. O.C.	
⊛	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	49	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	38	1.50 METERS	70 CM. O.C.	
Ⓒ	CORNUS SERICEA	RED OSIER DOGWOOD	164	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓔ	SAMBUCUS RACEMOSA	RED ELDERBERRY	299	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓡ	RUBUS PARVIFLORUS	THIMBLE BERRY	288	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓛ	LONICERA INVOLUCRATA	BLACK TWINBERRY	290	#2 POT	90 CM. O.C.	WELL BRANCHED
Ⓢ	RUBUS SPECTABILIS	SALMONBERRY	272	#2 POT	90 CM. O.C.	WELL BRANCHED
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	26	#2 POT	85 CM. O.C.	
Ⓐ	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	30	#3 POT	90 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	33	#3 POT	90 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	44	#3 POT	90 CM. O.C.	
Ⓡ	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	40	#3 POT	90 CM. O.C.	
Ⓛ	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	40	#3 POT	90 CM. O.C.	
Ⓕ	CORNUS SERICEA FLAVIRAMEA	YELLOWTWIG DOGWOOD	51	#3 POT	90 CM. O.C.	WELL BRANCHED

NOTES / GENERAL

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

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

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

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

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

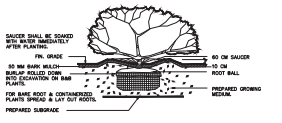
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD WCL, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

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

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

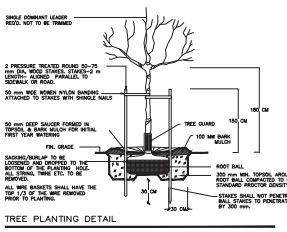
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

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



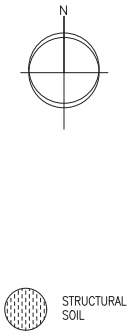
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



DATE	REMARKS	NO.
DEC/23	REVISED SITE PLAN	1
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850–2368

CLIENT

WESMONT HOMES LTD.
ATTENTION: GRAYSON GOULD

SUITE #111
23189 FRANCIS AVENUE
LANGLEY, B.C.
V1M 0G4
604–371–0250

TITLE

ULTIMATE / BUILDING E

LANDSCAPE PLAN
PROPOSED
INDUSTRIAL DEVELOPMENT

22652 FRASER HIGHWAY
LANGLEY, B.C.

SCALE 1:250	DATE
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L–3E

ATTACHMENT C

22652 Fraser Highway Langley, BC

WESMONT

22652 Fraser Highway, Langley, BC

Letter of Intent & Variance Explanation

604-371-0250 / wesmont.com

Residential - Commercial - Development - Property Management

CRU#111 – 23189 Francis Avenue, Langley, BC V1M 0G4

WESMONT

January 3, 2024
Township of Langley
Planning Department
20338 65 Avenue
Langley, BC

RE: 22652 Fraser Highway - Langley

Introduction

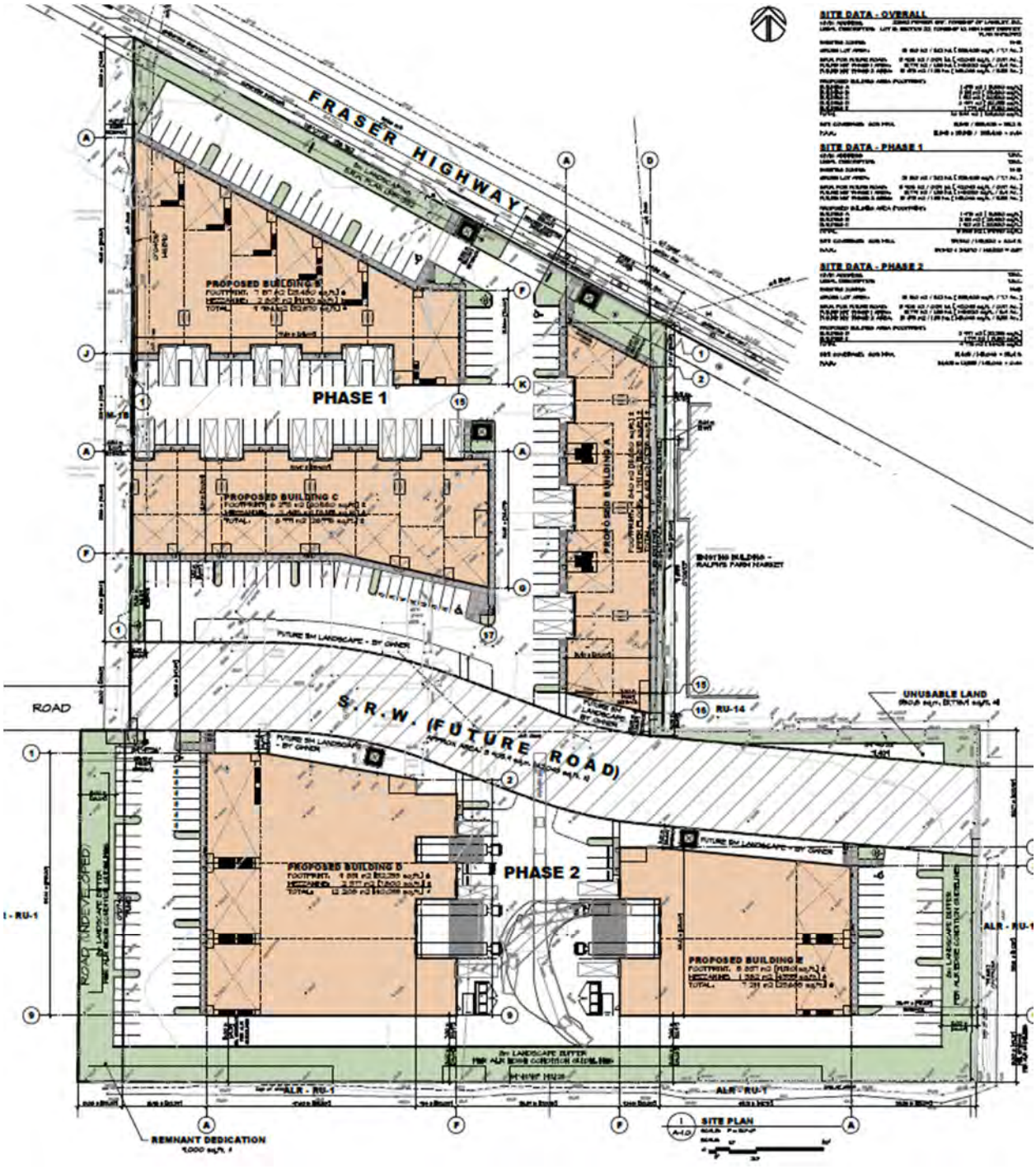
This letter is to outline the design rationale for the property located on Fraser highway, and how we achieved the exterior façade, floor layouts, and why the variance for the side lot line. The proposed development consists of five buildings in total, the site is to remain as one parcel, which the buildings/units will be individually stratified. We have a total gross floor area of 146,940 square feet. The project has a healthy mix of unit types for different users, medium and large unit type users, and below will go into further detail.

604-371-0250 / wesmont.com

Residential - Commercial - Development - Property Management

CRU#111 – 23189 Francis Avenue, Langley, BC V1M 0G4

Figure 1: Site plan



604-371-0250 / wesmont.com

Residential - Commercial - Development - Property Management

CRU#111 – 23189 Francis Avenue, Langley, BC V1M 0G4

Design Rationale:

Wesmont has worked with D.force Architecture to come up with the overall layout, design, colours, and functionality of the property, for what is best suited for the south Langley area of Murrayville. We have designed this complex to abide by the zoning M-1B, and no rezoning is required for this parcel. The complex is comprised of 3 distinct different user types:

1. Front load medium sized bays. These types of units have front entrances and overhead bay doors that enter on the same side of a building. This is Building A. this unit is great for the smaller type businesses who maybe don't need the bay door use as much.
2. Rear Load medium sized bays. These types of units have front entrances on one side of the building, and then the overhead bay doors at the rear of the building. This works well as you can have your offices, clients enter on the front, and then all the warehousing type uses come to the rear. This is building B & C.
3. Rear load, Large bays. These type of users are larger manufacturing, or storage type users. These type of users are bringing in larger trucks and hence we put recessed loading docks in. these units have the entrances for office/sales staff on one side of the building, while all trucking/deliveries is at the rear of the building. This type of unit is good for the larger user, and also caters to a one user for the entire building. This is building D & E.

We have planned out where the type of units/building would go based on the visuals form the road. We place the medium bays along fraser highway, as those smaller businesses would get good exposure from Fraser highway. We placed the front load building A along the East property line, so the bay doors wouldn't be facing Fraser Highway. We decided to put the large bay units at the back, so the larger user is not readily seen from Fraser highway, and keeps the noise to within the property itself (as the larger bays will create more noise).

We have planned for one large pylon sign along fraser highway in front of building B. this sign would be used for the units where you cannot see from Fraser highway, so building C, D, E, and some of A.

The property does show the future road that is to cut through the site as an SRW, the plan is for this road would continue to 224th street at a time when the road can be installed all the way through the neighbouring properties. When that time does happen, Wesmont would then have this road ready to be installed, along with the necessary boulevards and landscape areas. Building C, D & E would then front the new road.

The property has reviewed the ALR guidelines/regulations for the industrial zone, and we have followed them closely. The regulations impacted building D and E the most, as the west, south, east property lines around those building do have ALR lands abutting them. Which we created a 8m landscape buffer.

Lastly Wesmont tried to give the development a fresh look, so we took our base colours of a white and a dark charcoal look, and added a colour to differentiate each building, see example of this below. so each building has its own distinct colours.

604-371-0250 / wesmont.com

Residential - Commercial - Development - Property Management

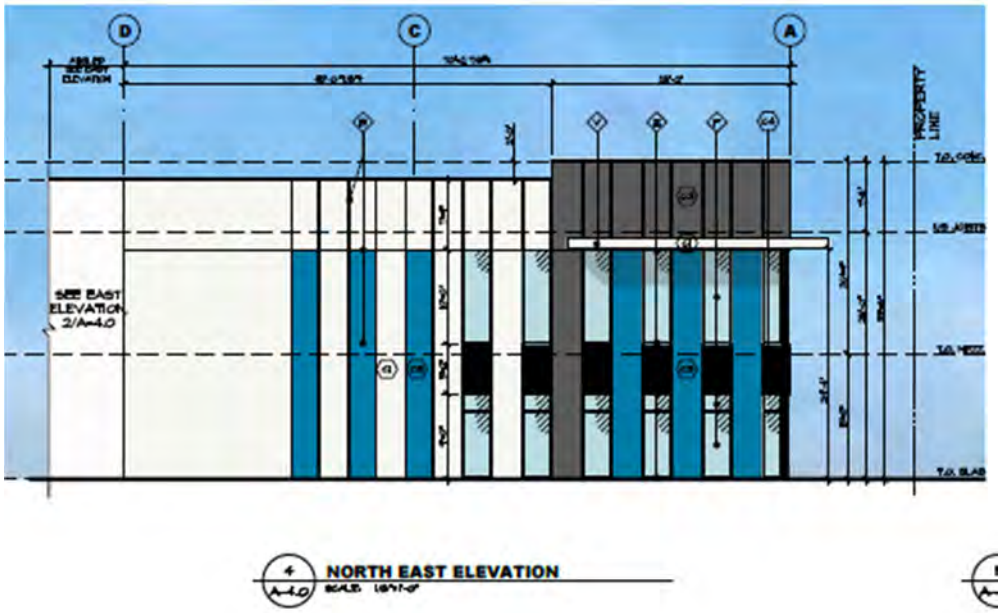
CRU#111 – 23189 Francis Avenue, Langley, BC V1M 0G4

WESMONT

Building A - East Elevation



Building A - North Elevation



604-371-0250 / wesmont.com

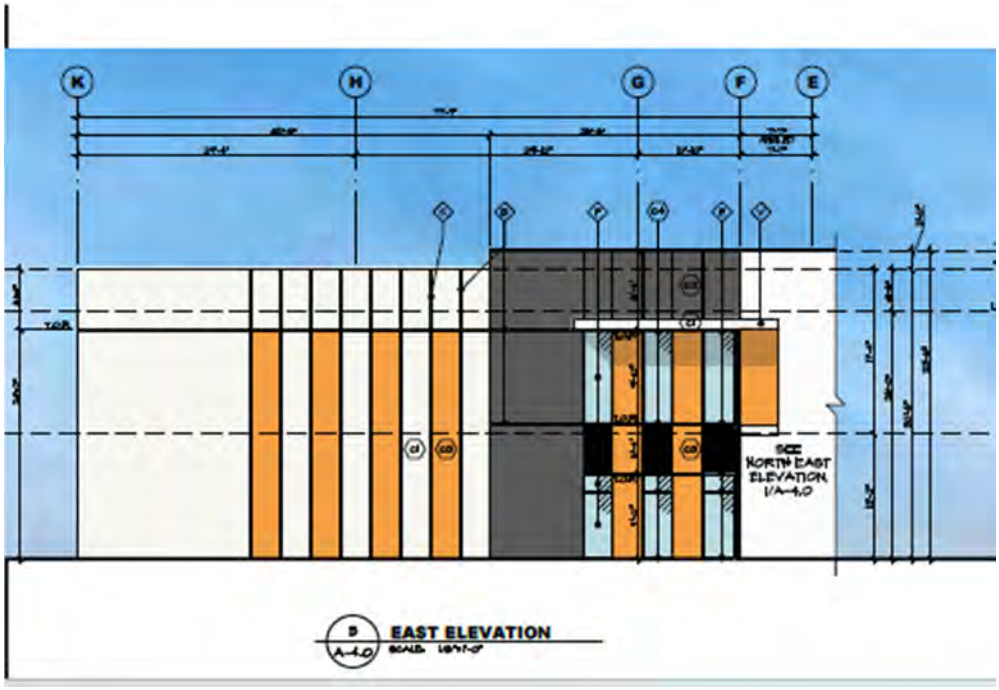
Residential - Commercial - Development - Property Management

CRU#111 – 23189 Francis Avenue, Langley, BC V1M 0G4

Building B – North Elevation



Building B – East Elevation



The property has a mix of how onsite garbage will be held. We have designed the complex so that building A, B, C will have a space indoors to store their garbage, and building D & E will have their own garbage/recycling areas outside, enclosed.

WESMONT

Variance Rationale:

This development application does require a various on a side yard setback along the east property line of building A. the variance was reviewed in detail and determine with TOL staff a good course to move it ahead. figure 3 shows the area of the variance required.

1. Reduced the side yard setback from 10m (due to abutting an RU zone) to 3m.
2. This was thought to be the most practical due to the neighbouring property at 22728 Fraser highway being used as Ralph's farm market. This is more of an industrial or service industrial type use on a busy road.
3. The subject property matches or exceeds the setback of the neighbouring property at 22728 fraser hwy. so we are consistent with the neighbouring property.
4. Allows Wesmont to work within the existing entrance to the property. If we had to meet a 10m setback, it would change building A too drastically, and we would likely add large bay in front of the property, and it would be a narrow building.
5. There will be no windows on the east side of building A. only one exit door onto a sidewalks for emergency walkways as needed.

Thank you for your time and review of this design rationale letter.

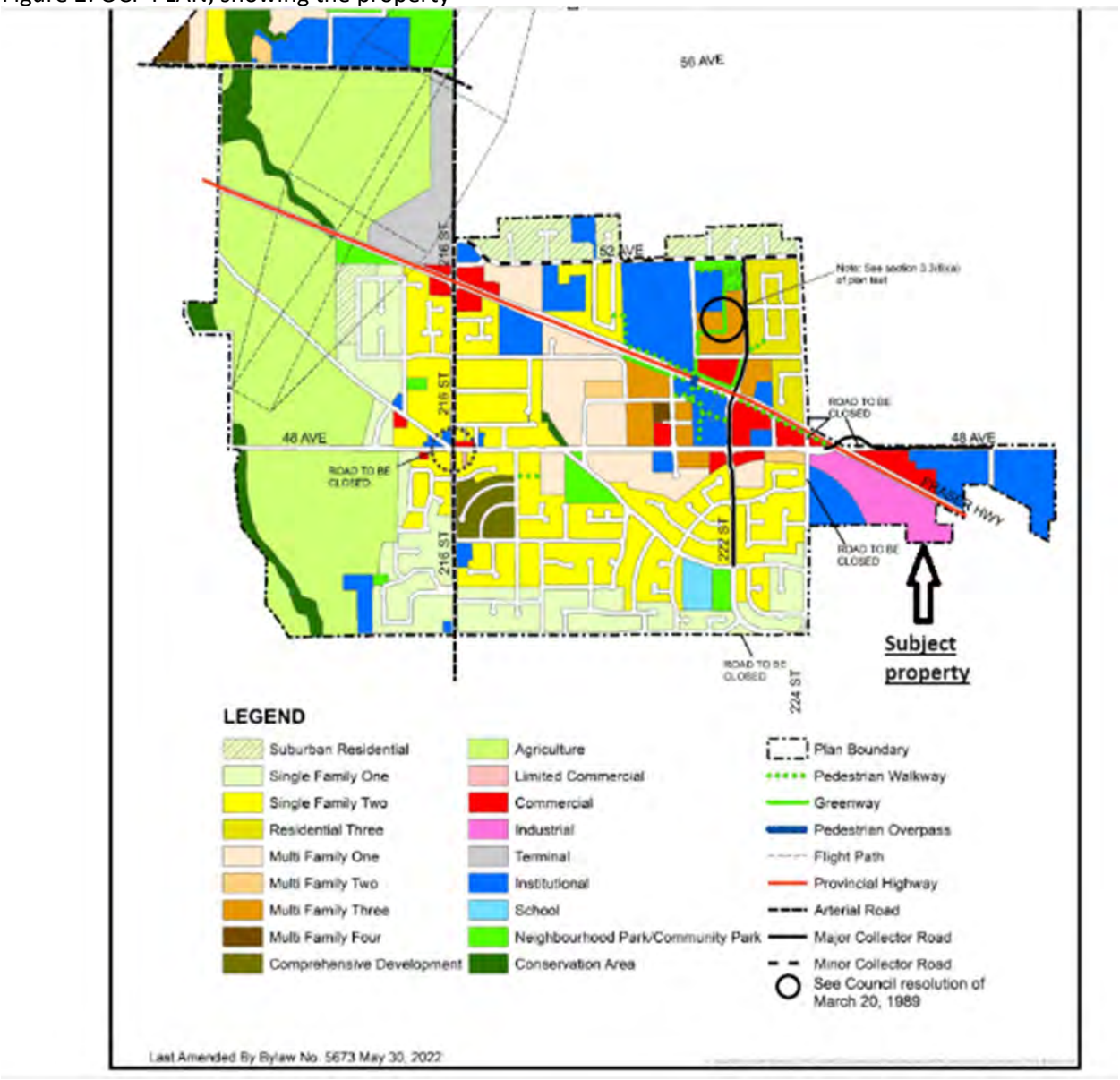
Sincerely,
Sean Tilstra

604-371-0250 / wesmont.com

Residential - Commercial - Development - Property Management

CRU#111 – 23189 Francis Avenue, Langley, BC V1M 0G4

Figure 2: OCP PLAN, showing the property

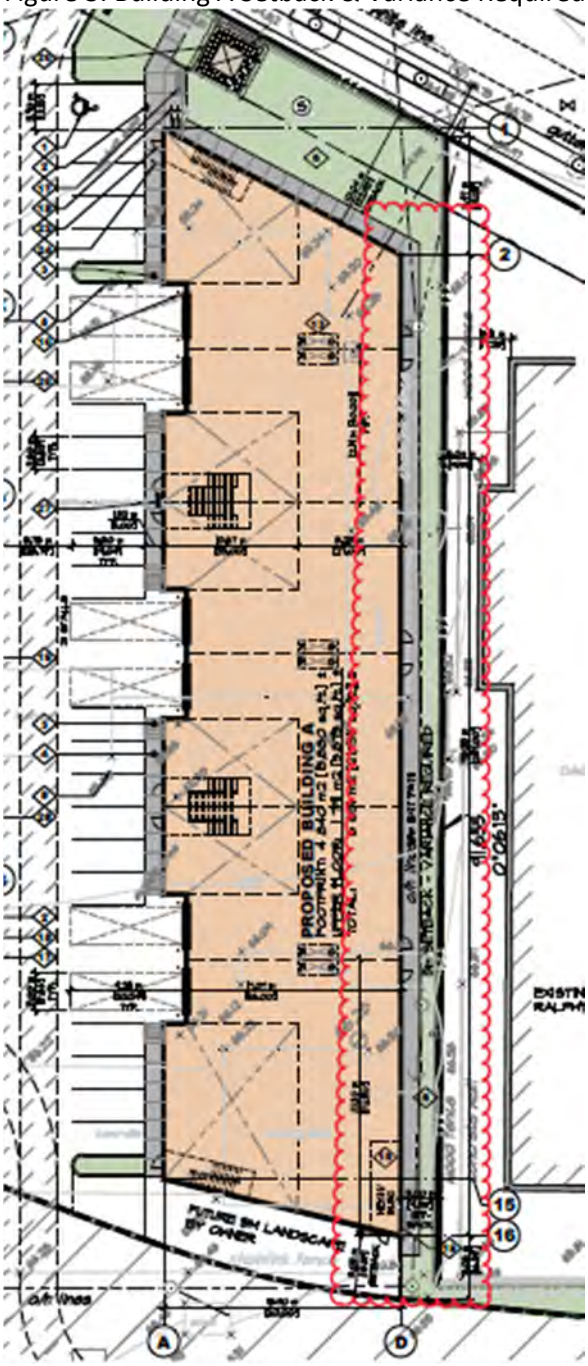


604-371-0250 / wesmont.com

Residential - Commercial - Development - Property Management

CRU#111 – 23189 Francis Avenue, Langley, BC V1M 0G4

Figure 3: Building A Setback & Variance Required



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	**REPORT:**	24-194
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	0530-03
SUBJECT:	ELECTION CANDIDATE - FINANCIAL DISCLOSURE		

RECOMMENDATION:

That Council consider and endorse one of the following:

1) That Council hereby petition the Province of British Columbia to pass or amend legislation to establish rules regarding blind trusts or to require additional financial disclosure for candidates for mayor or council.

OR

2) That Council establish a select committee pursuant to section 134 of the Community Charter which would allow the mayor to summon witnesses for examination under oath.

EXECUTIVE SUMMARY:

At the June 10, 2024 Regular Meeting, Council passed the following motion:

> *Be it resolved that Council direct staff to review and report to Council on the potential for requiring candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination, as required by Provincial legislation, and that staff consider and seek legal review to ascertain if the Chief Election Officer can disqualify or take other action if a candidate refuses to do so.*

Local government election candidates must complete a statement of financial disclosures in accordance with the *Financial Disclosure Act* (the "Act") at the time their nomination papers are filed with the local government. The statement must disclose the candidate's financial details as prescribed by sections 3 and 4 of the Act. There is no exemption or exception in the Act for a blind trust.

As per Council direction, staff sought an external legal opinion, included as Attachment A. The opinion concluded that there is no valid and enforceable mechanism to require a candidate to disclose assets held in a blind trust or to seek additional clarification regarding information provided on a financial disclosure form. The Chief Election Officer for the Township of Langley cannot, by bylaw, be authorized to disqualify or take other action if a candidate refuses to make full financial disclosure.

PURPOSE:

The purpose of this report is in response to Council direction from the June 10, 2024 Regular Meeting on the potential for requiring candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination.

DISCUSSION/ANALYSIS:

A candidate for a local government election is required by the *Financial Disclosure Act* to disclose assets owned by the candidate, including assets held by a trustee for the benefit of the candidate. There are no exceptions to this requirement, such as in the case of a blind trust where the beneficiary will not be aware of the assets held by the trustee. As a practical matter, to be effective as a blind trust the beneficiary cannot be made aware of the assets held by the trustee. The trust deed may state that the trustee will act at the trustee's complete discretion and will not be under any duty to consult with any beneficiary or give effect to the wishes of any beneficiary. It is also possible that the trustee of a blind trust is prohibited, by the terms of the trust deed, from disclosing trust assets to a beneficiary.

In the case of a blind trust, a requirement for the beneficiary to disclose assets held in trust defeats the very nature, and ultimate purpose, of the trust. Therefore, the effect of requiring candidates in local government elections to disclose all assets, including those held by a trustee in a blind trust, is to preclude such individuals from participating in local government elections as candidates or risk being found liable for a fine of up to $10,000 as there is no exemption or exception in the Act for a blind trust.

In response to the direction from Council with respect to requiring candidates in local government and school district elections to fully disclose assets, staff sought an external legal opinion, included as Attachment A. The opinion concluded that there was no valid and enforceable mechanism for a municipal council to require a candidate to disclose assets held in a blind trust or to seek additional clarification regarding information provided on a financial disclosure form. Only Elections BC is responsible for the administration of campaign financing and disclosure under the *Local Elections Campaign Financing Act*.

Local governments do not have delegated authority from the Province of British Columbia to enact bylaws which would supersede or augment the existing disclosure regime. Therefore, Council is unable to adopt a valid bylaw which would regulate financial disclosure of candidates for mayor or council.

The Chief Election Officer for the Township of Langley cannot, by bylaw, be authorized to disqualify or take other action if a candidate refuses to make full financial disclosure. Rather, to enforce the *Local Elections Campaign Financing Act* a person may file a complaint with the RCMP or Elections BC. If the RCMP, in consultation with Elections BC, recommend a charge then the Crown prosecutor may proceed if there is a reasonable likelihood of conviction. However, under section 3 of the *Offence Act*, proceedings must not be instituted more than six months after the time when the subject matter arose which means that the limitation period has expired for any alleged offences committed during the 2022 local government election.

Respectfully submitted,

Christopher D. Konrad
SOLICITOR
for
CORPORATE ADMINISTRATION DIVISION

ATTACHMENT A August 22, 2024 Letter from Lidstone & Company

LIDSTONE & COMPANY
BARRISTERS AND SOLICITORS

PRIVILEGED & CONFIDENTIAL

August 22, 2024

BY EMAIL

Wendy Bauer
Township Clerk - Legislative Services
Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Wendy:

Re: Enactments Governing Blind Trusts for Local Elected Officials
File 10028-080

YOUR REQUEST

Council has adopted the following resolution:

> **Lawful and Full Disclosure of Assets for Local Elections**
>
> Be it resolved that Council direct staff to review and report to Council on the potential for requiring candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination, as required by Provincial legislation, and that staff consider and seek legal review to ascertain if the Chief Election Officer can disqualify or take other action if a candidate refuses to do so.

Accordingly, we have reviewed and commented on the applicable legislation and regulations in the context of case law and best practices.

APPLICABLE LAW

(a) The Legislation

We have researched the legislation and case law to ascertain if there is a way the Chief Electoral Officer or Council can require a candidate to disclose their assets in a blind trust or to seek additional clarification on the content of required financial disclosure forms.

Every local government election candidate must complete a statement of financial disclosure in accordance with the *Financial Disclosure Act* at the time their nomination documents are filed with the local government [see section 87(1)(d) of the *Local Government Act* and section 2(1) of the *Financial Disclosure Act*].

> **2** (1)A person who accepts a nomination for election to office as a Provincial or municipal official must make a written disclosure and file it with the person's nomination papers.

For the purposes of that section, a "municipal official" includes a person for whom nomination papers for election to office as a municipal official have been filed.

The statement must set out the individual's corporate and personal holdings and must be available for public inspection. In particular, a written disclosure by a municipal official must under section 4 specify:

- the name of each corporation in which the person or a trustee for the person holds one or more shares;
- the name of each business situated or carrying on business in the municipality and financially remunerating the nominee as an owner, part owner, trustee or partner;
- the name of each business located or carrying on business in the municipality and financially remunerating the nominee or public employee for services performed by the person as an employee;
- the name of each organization located in the municipality and financially remunerating the nominee or public employee for an office held by the person that is not disclosed in the previous two paragraphs;

- the name of the creditor for each debt of the nominee or public employee;

- a description and location of land located in the municipality in which the nominee or public employee, or a trustee for that person, owns an interest or has an agreement entitling the nominee, public employee or trustee to acquire an interest.

The statement must be delivered before the close of nominations and be available for public inspection in the local government offices from the date of receipt by the Chief Election Officer until 30 days after the declaration of election results [sections 89(1) and (7) of the *Local Government Act*].

The disclosure form required under the applicable Regulation (BC Reg 235/96) requires the candidate to list the name of each corporation in which "you hold one or more shares, including shares held by a trustee on your behalf". There are numerous circumstances in respect of which a trustee can hold assets for a beneficiary without this being a blind trust, but oddly this regulatory language also captures a blind trust which may not be blind if the assets are publicly disclosed and updated under the enactments.

A candidate who, as a municipal official, fails to make or file a written disclosure under the *Financial Disclosure Act*, commits an offence. A person who commits an offence is liable on conviction to a fine of not more than $10 000.

BLIND TRUSTS

Financial disclosure under the statute requires the municipal nominee to specify in the prescribed form "the name of each corporation in which the person or a trustee for the person holds one or more shares". In our view, this requires express disclosure of the name of each corporation in which the candidate holds shares or in which the "blind trust" trustee for the candidate holds shares. There is no exemption or exception in the legislation for a blind trust.

Also, financial disclosure under the statute requires the municipal nominee to specify in the prescribed form "a description and location of land located in [the municipality per section 4] in which the nominee, or a trustee for that person, owns an interest" or has an agreement entitling them to acquire

an interest. In our view, this requires express disclosure of the description and location of such land in which the in which the nominee holds an interest or in which the trustee owns an interest. There is no exemption or exception in the legislation for a blind trust.

The nominee must also specify "the name of the creditor for each debt of the nominee". In our view, this cannot be masked by a blind trust.

Finally, it strikes us that the local government statutes governing conflict of interest lose efficacy or relevance if there is no person in authority or member of the public who can allege a direct or indirect pecuniary interest in cases where a disclosure is empty.

ENFORCEMENT

Elections BC is responsible for the administration of the campaign financing and disclosure under the *Local Elections Campaign Financing Act*. A person interested may file a complaint with the RCMP or Elections BC. This would be investigated and prosecuted in the same manner as other provincial statutes, such as the *Local Government Act*. If the RCMP in consultation with Elections BC recommend a charge, then the Crown prosecutors would be able to proceed – they may prosecute or in some cases not proceed on the basis that there would not be a reasonable likelihood of conviction. Under section 3(2) and (3) of the *Offence Act*, proceedings must not be instituted more than 6 months after the time when the subject matter arose.

Municipalities, Councils, and Chief Election Officers do not have delegated authority from the Province to enforce the *Financial Disclosure Act* or to enact bylaws or make rules to supersede the existing disclosure regime.

BEST PRACTICES

In Canada and the USA there are public concerns about the lack of accountability and transparency regarding declarations of "blind trust" when nothing more is disclosed.

In federal and state elections in the USA and in relation to elected officials in that country, blind trusts are common, and we are not aware of laws there to require opening such blind trust declarations to public exposure.

Regarding the option of seeking additional disclosure guidance, legislation, or directives, we are aware of the Canadian Treasury Board DIRECTIVE ON CONFLICT OF INTEREST dated April 1, 2020, which contains a directive on blind trusts for federal officials. Section B.2.2.7 entitled "Blind Trust Arrangements" contains the federal directives on this subject, although these provisions are not a law. These can be found here: https://www.tbs-sct.canada.ca/pol/doc-eng.aspx?id=32627&section=html

To be clear, this Directive applies to federal officials, but not to nominees for local government council or board, or school trustee, elected positions. It does, however, provide constructive guidance to promote accountability and transparency.

Section 27(4) of the federal *Conflict of Interest Act* articulates ten conditions that must be satisfied by blind trusts, including that the public official must not have any power of management or control over the trust assets and that the trustee must not provide information about the trust and its composition to the public official.

REQUIRING DISCLOSURE AND AMPLIFYING CEO AUTHORITY

In addition to seeking our legal opinion regarding the requirement of candidates in local government and school district elections to lawfully and fully disclose assets at the time of nomination as required by Provincial legislation, Council has asked us to ascertain if the Chief Election Officer can disqualify or take other action if a candidate refuses to disclose assets lawfully.

As stated, in our opinion municipalities, councils, and Chief Election Officers do not have delegated authority from the Province to enforce the *Financial Disclosure Act* or to enact bylaws or make rules to supersede the existing disclosure regime.

That said, Council may:

1. pass a resolution to seek an amendment to the legislation or regulations to establish rules around blind trusts or to require additional disclosure,

2. consider a motion to establish a select committee (or the mayor may establish a standing committee) in respect of which the mayor may summon witnesses for examination on oath under section 134 of the *Community Charter*, in accordance with the rules and practice of the

Supreme Court in civil cases.

Sincerely,

LIDSTONE & COMPANY

DLidstone

Don Lidstone, K.C.
Managing Partner
lidstone@lidstone.ca

c. Chanpreet Kooner

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-206
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60
SUBJECT:	TRANSLINK 2025 FUNDING REQUESTS		

RECOMMENDATION:

That Council authorize applications for $2,514,000 in TransLink cost sharing and preapprove Township of Langley cost sharing of $655,000, with $123,750 funded from Transportation Development Cost Charges and $531,250 from Capital Project Reserve in the 2025 Capital Budget.

ANALYSIS:

TransLink annually provides grant funding opportunities for capital projects that expand and enhance Major Road Network (MRN) vehicle, cycling and pedestrian infrastructure. Opportunities for cost-sharing capital projects on the MRN are managed through various TransLink grant programs:

- Bicycle Infrastructure Capital Cost Share (BICCS)
- Major Road Network and Bike Upgrades (MRNB)
- Structures, Bus Speed and Reliability (BSR)
- Walking Infrastructure to Transit (WITT)

Funding is made available through a combination of funding allocated to municipalities and regional competitive programs, with applications due October 31, 2024.

TransLink, through Coast Mountain Bus Company, also provides funding through the Transit Related Road Infrastructure Program (TRRIP), with applications due in March 2025. Staff are currently compiling the proposed locations for 2025 for Council's review and consideration in a subsequent report.

TransLink also provides annual funding to operate and maintain the MRN, based upon lane kilometres within the Township of Langley.

Financial Implications:

A summary is provided in the tables below and each project is detailed in the reference pages including justifications and funding sources. For 2025, no projects are proposed under the BSR. Of note, TransLink funding applications related to allocated and competitive funding for Fraser Highway Widening: 24300 Block to 24600 Block are presented in a separate report for Council's consideration.

Proposed 2025 TransLink Allocated Funding:					
Program	**Proposed Project**	**Total Project Cost**	**TransLink Cost Share**	**2025 TransLink Funding**	**TOL Funding Required**
WITT	Road Widening: 86 Ave 200 St to 202 St	$4,809,000	50%	$209,000	Previously Approved
Total				**$209,000**	**$0**

Proposed 2025 TransLink Competitive Funding:					
Program	**Proposed Project**	**Total Project Cost**	**TransLink Cost Share**	**2025 TransLink Funding**	**TOL Funding Required**
BICCS	Road Widening: 80 Ave 204 St to 212 St	$11,761,120	100%	$1,000,000	Previously Approved
WITT	Road Widening: 86 Ave 200 St to 202 St	$4,809,000	75%	$400,000	Previously Approved
WITT	Road Widening: 72 Ave & 198B St	$500,000	75%	$375,000	$125,000
Structures	Bridge Rehabilitation: 24800 Blk of 16 Ave	$100,000	50%	$50,000	$50,000
Structures	Retaining Wall Rehabilitation: 88 Ave & 208 St	$85,000	50%	$42,500	$42,500
Structures	Culvert Replacement Design: 6400 Blk of 200 St	$200,000	50%	$100,000	$100,000
Structures	Culvert Replacement: 21700 Blk of 16 Ave	$675,000	50%	$337,500	$337,500
Total				**$2,305,000**	**$655,000**

The following projects would require no additional cost-sharing as all required funding is in place for the project:

- Road Widening: 86 Avenue 200 Street to 202 Street (Pre-approved for 2025)
- Road Widening: 80 Avenue 204 Street to 212 Street

The Road Widening: 72 Avenue and 198B Street project requires a Township contribution of $125,000 if successful and is proposed to be funded from $1,250 of Capital Projects Reserve and $123,750 Transportation Development Cost Charges.

The following Structures projects require cost sharing of 50 per cent and are proposed to be funded from the Capital Projects Reserve, totaling $530,000:

- Bridge Rehabilitation: 24800 Block 16 Avenue
- Retaining Wall Rehabilitation: 88 Avenue & 208 Street
- Culvert Replacement Design: 6400 Block of 200 Street
- Culvert Replacement: 21700 Block of 16 Avenue

For the Culvert Replacement: 6400 Block of 200 Street project, funding is requested to begin design, with funding for construction being subject to a future funding request.

The current estimate for construction is $1,735,000 million, which would be refined during the design process and would be eligible for 50 per cent cost share funding from TransLink in a future application year. Details of the total construction estimate, as well as the required Township contribution are presented below for Council's consideration.

Through the various capital programs, the Township could receive an investment of $2,514,000 from TransLink while requiring a Township contribution of $655,000, which is proposed to be preapproved in the 2025 Capital budget. In the case of projects that have already been approved, funding may allow for future phases of Willoughby Road Network Projects to be completed at a reduced Township contribution, subject to final tender pricing. Further funding details are presented in the following Capital Summary tables.

Township of Langley Capital Project Description						
Project Title:	Road Widening: 86 Avenue 200 Street to 202 Street					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$4,409,000				
Budget Remaining	$400,000					
Total Projected Cost	$400,000	$4,409,000				
Project Description *(Phased Project)	86 Avenue is designated as a Major Arterial Road in the 2009 Master Transportation Plan and in the Carvolth Neighbourhood Plan and serves to provide east-west connectivity into the Carvolth Business Park from the east and west sides of 200 Street. The intersection of 86 Avenue at 202 Street connects to the Carvolth Transit Exchange, Park and Ride and underpass of Highway 1 to Walnut Grove and to the High Occupancy Vehicle (HOV) ramps connecting to Highway 1.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	Increased traffic and pedestrian activity between 200 Street and 202 Street require additional widening and construction of active transportation infrastructure. Also supports increased density and the proposed 200 Street Bus Rapid Transit route.					
Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**		**Medium**		**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions		• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now		• action recommended in studies / reports • promotes inter-municipal cooperation
Length of Project (years):	2		Initial Year of Approval:	2023		

Township of Langley Capital Project Description						
Project Title:	Road Widening: 86 Avenue 200 Street to 202 Street					
Work Breakdown	RDS1402-01					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges	$396,000	$2,097,000*				
Reserve: Capital Projects	$4,000	$1,703,000*				
Debt (DCC Funded)						
TransLink		$609,000				
ICBC						
Other: Non-Refundable Deposits						
Total Currently Funded	**$400,000**	**$609,000**				

*Construction pre-approved for 2025

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Road Widening: 80 Avenue 204 Street to 212 Street					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$1,000,000				
Budget Remaining	$10,761,120					
Total Projected Cost	$10,761,120	$1,000,000				
Project Description *(Phased Project)	This project includes road widening at Yorkson Creek and the detention ponds and the completion of 80 Avenue from 204 Street and 212 Street with four travel lanes, protected bike lanes, greenways and multi-use paths. The ultimate works will require developments to continue/proceed, environmental approvals and the relocation of third-party utility poles.					
Project Justification and Consequences of Not Proceeding *(Phased Project)	The portion of 80 Avenue fronting Yorkson Community Park on the north and the detention pond on the south will not be constructed as part of adjacent developments and is eligible for DCC funding. With the growth in Willoughby, there is demand for pedestrian and other non-auto modes for the area. The road widening will provide access for all road users and complete the road network.					
Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**		
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation		
Length of Project (years):	6	Initial Year of Approval:	2020			

Township of Langley Capital Project Description						
Project Title:	Road Widening: 80 Avenue 204 Street to 212 Street					
Work Breakdown	RDS1324-01					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve	$38,684					
Debt	$10,393,584					
TransLink		$1,000,000				
ICBC						
Other: Willoughby Greenway Amenity Residential and Non-Refundable Deposit (NRD)	$328,852					
Total Currently Funded	**$10,761,120**	**$1,000,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Road Widening: 72 Avenue and 198B Street					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$500,000				
Budget Remaining						
Total Projected Cost		$500,000				

Project Description *(Phased Project)	To widen a missing link of the travel section of the road to match the existing road alignment - current situation requires one lane to merge into another travel lane that raises the potential for vehicle and pedestrian conflicts.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Potential safety hazard as we have observed several motor vehicle accidents at this location and near misses with cycling and pedestrian movements.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Road Widening: 72 Avenue and 198B Street					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges		$123,750				
Reserve: Capital Projects Reserve		$1,250				
Debt						
TransLink		$375,000				
ICBC						
Other:_____						
Total Currently Funded		**$500,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Bridge Rehabilitation: 24800 Block 16 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$100,000				
Budget Remaining						
Total Projected Cost		$100,000				

Project Description *(Phased Project)	Repair cracking in the southeast abutment and replace the existing damaged railing to maintain a safe bridge structure and elongate the life of the bridge to avoid major bridge replacement costs.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Maintenance repairs to extend the life cycle of the existing bridge.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Bridge Rehabilitation: 24800 Block 16 Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$50,000				
Debt						
TransLink		$50,000				
ICBC						
Other:_____						
Total Currently Funded		**$100,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Retaining Wall Rehabilitation: 88 Avenue and 208 Street					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$85,000				
Budget Remaining						
Total Projected Cost		$85,000				

Project Description *(Phased Project)	Repair existing retaining wall that is starting to lean into the pedestrian walkway due to the existing trees behind the wall.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Repair to the retaining wall is required to ensure pedestrian safety within this corridor.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Retaining Wall Rehabilitation: 88 Avenue and 208 Street					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$42,500				
Debt						
TransLink		$42,500				
ICBC						
Other:						
Total Currently Funded		**$85,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement Design: 6400 Block of 200 Street					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$200,000	$1,735,000			
Budget Remaining						
Total Projected Cost		$200,000	$1,735,000			

Project Description *(Phased Project)	This project involves open-cut replacement of a deteriorating and undersized corrugated steel pipe (CSP) and concrete culvert section crossing 200 Street at the 6400 Block. The culvert is on a tributary to Matheson (Logan) Creek, a Class A (red-coded) watercourse.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The culvert pipes are in poor condition with significant fractures and corrosion based on the 2022 condition assessment. The damaged pipes could result in roadway failure with significant impacts to travel on 200 Street. The project is eligible for cost-sharing with TransLink under the MRN Structures program.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	2	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement Design: 6400 Block of 200 Street					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$100,000				
Debt						
TransLink		$100,000				
ICBC						
Other:						
Total Currently Funded		**$200,000**				

Total Currently Unfunded			**$1,735,000**			

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement: 21700 Block of 16 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$675,000				
Budget Remaining						
Total Projected Cost		$675,000				

Project Description *(Phased Project)	The project involves open-cut replacement or trenchless methods to replace the culvert crossing at the 21700 Block of 16 Avenue.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The concrete culvert is in poor condition with cracks and deformation noted in the 2022 condition assessment report. The damaged pipe could result in roadway failure with significant impacts to travel on 16 Avenue. Project is eligible for cost-sharing with TransLink under the MRN Structures program.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural, and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	N/A

Township of Langley Capital Project Description						
Project Title:	Culvert Replacement: 21700 Block of 16 Avenue					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$337,500				
Debt						
TransLink		$337,500				
ICBC						
Other:						
Total Currently Funded		**$675,000**				
Total Currently Unfunded						

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATION & BUSINESS SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 – REGULAR MEETING	**REPORT:**	24-210
FROM:	CORPORATE PROJECTS DIVISION	**FILE:**	0810-30
SUBJECT:	CAPITAL REQUEST - FORT LANGLEY COMMUNITY PARK SEWER UPGRADES		

RECOMMENDATION:

That Council authorize an increased budget allocation of $260,000 from Sewer Capital Works Reserve to complete the Fort Langley Community Park Sewer Upgrade project.

BACKGROUND:

A new sanitary lift station was originally considered to decommission the septic field at the Fort Langley Cemetery and facilitate the approved cemetery expansion. Concurrent work in the park, constructing the new spray park, provided mutual benefit to these projects by allowing the connection of both features to the proposed sanitary pump as well as provision for a future connection to the park caretaker and changeroom building. This would allow future decommissioning of a second septic field in the park when further park redevelopment occurred.

Following preliminary design work in 2023 the balance of the initial $1,000,000 funding was approved from the Sewer Capital Works Reserve Fund for completion of design, tendering and construction.

The Fort Langley Community Spray Park was completed and opened for public use in September 2023 at a reduced flow rate, and connected to infiltration pits, until the sanitary lift station is completed. Connection to the new sanitary pump is required to operate the spray park at its fully designed flow rate which exceeds the capacity of the infiltration pits. The sanitary pump station will allow decommissioning of the cemetery septic field which in turn will facilitate expansion of the cemetery.

The lift station design was completed earlier this year and construction tendering has closed with competitive pricing received. Staff have reviewed options for reducing scope, redesign or retendering but have concluded that there are no options that will serve the park and cemetery that will also reduce the costs to bring the project into alignment with the current budget allocation. An additional amount of $260,000 is required to allow an award of the project and to complete the works.

Township of Langley Capital Project Description						
Project Title:						
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$260,000				
Budget Remaining	$999,891					
Total Projected Cost						

Project Description *(Phased Project)	Design and construction of a sanitary lift pump to service Fort Langley Cemetery, Fort Langley Community Spray Park and future capacity for the Fort Langley Caretaker and Change Room building.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Fort Langley Cemetery washroom is currently connected to a septic field that limits the ability to expand cemetery plots

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):		Initial Year of Approval:	

Respectfully submitted,

Scott Groves
DIRECTOR
for
CORPORATE PROJECTS DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff
Engineering Division	A. Ruhl

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-204
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-078
SUBJECT:	CAPITAL REQUEST - OLD YALE ROAD IMPROVEMENTS		

RECOMMENDATIONS:

That Council pre-approve the use of $9,990,000 for the reconstruction of Old Yale Road in 2025, funded $1,600,000 from Water Capital Works Reserve, $1,500,000 from Sewer Capital Works Reserve, $1,320,000 from Canadian Community Building fund, $1,000,000 transfer from the Paving Operating Budget, $2,000,000 from prior year operating surplus and $2,570,000 from Capital Projects Reserve.

That Council authorize a Grant Application to the BC Vision Zero Road Safety Grant Program of $20,000 to implement traffic calming on Historic Old Yale Road.

ANALYSIS:

Old Yale Road is one of the oldest transportation routes in the Fraser Valley dating back to the early 1870's. In 1897 the road was gravelled and subsequently upgraded in 1922 with concrete segments between Glover Road/Fraser Highway and 216 Street. The current condition of the concrete surface is very poor, resulting in numerous complaints from local area residents.

Discussions about potential improvements for Old Yale Road between 216 Street and Fraser Highway have been in progress since 2010 and more recently on January 16, 2023, Council passed resolution directing staff to:

> A. Report to Council with updated estimated costs for the three options presented in 2015 (commemorative, conservative and re-construction), and/or with other options that may be appropriate for Council to consider;
>
> B. Conduct a public open house within the third quarter of 2023 to solicit public feedback on the options endorsed by a previous Council in 2015; and
>
> C. Include resolution of Old Yale Road within the 2024 capital budget for Council to consider commencement and completion within 2024, if so funded and approved by Council.

Updated estimates for the three (3) options were completed on November 1, 2023, an open house was held to seek public feedback on the options.

On December 18, 2023 a summary of the open house was provided and Council endorsed the Reconstruction Option with up to 150 metres of concrete road Commemoration from 214A Street to Five Corners, heritage interpretation and the addition of traffic calming as the preferred configuration and authorized $330,369 funded from Non-Refundable Deposits collected for this project to commence the engineering detail design.

The Old Yale Road design includes concrete road reconstruction from five corners to 214A Street with asphalt reconstruction for the remainder of the road corridor, a multi-use path along the northside of the road and sidewalk on the south side, streetlighting, speed humps, street parking on the southside of the road, landscaping, heritage interpretation areas, watermain upgrades and replacement of the existing sanitary lift station and forcemain with a gravity sewer main.

The following is the current anticipated project schedule:

- October 31, 2024 – Design Completion
- December 1, 2024 – Tender
- January 21, 2025 – Construction Award
- November 28, 2025 – Substantial Completion

The design is at 90 per cent while the third-party utility review and design (BC Hydro, FortisBC, TELUS, Rogers, etc.), working easements, environmental reviews and approvals are outstanding.

A Class-B construction cost estimate was completed with the associated costs shown in the table below:

Construction Component	Estimated Cost
Road Works	$6,890,000
Water Works	$1,600,000
Sewer Works	$1,500,000
Total	**$9,990,000**

The cost estimates noted above is based on design work to date and may be subject to change as the design progresses and the project is tendered.

British Columbia Vision Zero Road Safety Grant Program:

Annually, the Provincial Government, through the British Columbia Injury Research and Prevention Unit, offers funding of up to $20,000 to implement changes to roadways that make travelling safer and more equitable for vulnerable road users. Staff have identified the traffic control measures at Old Yale Road as meeting the requirements of the grant program. Applications to the highly competitive program are due by November 29, 2024.

Environmental Implications:

The road reconstruction requires the replacement of an existing culvert with a new box culvert across Old Yale Road which connects from a “Class C” ditch to a “Class A” ditch requiring an environmental review and approval.

Financial Implications:

Previously approved funding for design of Old Yale Road reconstruction will be fully utilized and additional funding is required to proceed to construction. Estimated construction funding of $9,990,000 is required, with funding sources outlined in the following tables. Should the Township be successful in receiving funding from the Vision Zero Road Safety Grant, an additional $20,000 would be available for the project.

Township of Langley Capital Project Description						
Project Title:	Historic Old Yale Road					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount		$9,990,000				
Budget Remaining						
Total Projected Cost		$9,990,000				
Project Description *(Phased Project)	Old Yale Road reconstruction between 211 Street and 216 Street (Five Corners).					
Project Justification and Consequences of Not Proceeding *(Phased Project)	The concrete road will continue to deteriorate and compromise public safety.					

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	2024

Township of Langley Capital Project Description						
Project Title:	Historic Old Yale Road					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal/Provincial/Other Grants						
Development Cost Charges						
Reserve: Capital Projects Reserve		$2,570,000				
Reserve: Water Capital Works Reserve		$1,600,000				
Reserve: Sewer Capital Works Reserve		$1,500,000				
Reserve: Canadian Community Building Fund		$1,320,000				
Prior Year Surplus		$2,000,000				
Transfer from Paving Operating Budget		$1,000,000				
Debt						
TransLink						
ICBC						
Total Currently Funded		**$9,990,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$8,118

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 Improvements



Township of Langley BC
Est. 1873

Old Yale Road Improvements

Asphalt Replacement
Concrete Replacement

N
W E
S

0 65 130 260 390
Meters

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-211
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-159
SUBJECT:	CAPITAL REQUEST - FRASER HIGHWAY FUNCTIONAL DESIGN AND CONSTRUCTION OF FRASER HIGHWAY 24300 TO 24600 BLOCK		

RECOMMENDATIONS:

That Council endorse the functional designs for the Fraser Highway corridor, as presented in Attachment A and B.

That Council pre-approve in the 2025 Capital Budget the use of up to $9,765,000 for the construction of Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway, funded $6,895,350 from Transportation Development Cost Charges, $69,650 from Capital Projects Reserve and $2,800,000 from Water Capital Works Reserve.

That Council authorize applications to TransLink for $3,535,000 of cost sharing towards Phase 2 (24300 Block to 24600 Block) widening of Fraser Highway.

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the northside.

That Council authorize an application to the British Columbia Active Transportation Infrastructure Grant program for $500,000 of funding for Fraser Highway Multi Use Pathway (24300 Block to 24600 Block) on the southside.

That Council pre-approve in the 2025 Capital Budget the use of up to $2,900,000 from Water Capital Works Reserve for the ultimate watermain design along the Fraser Highway corridor (228 Street to 264 Street), along 240 Street (Fraser Highway to 52 Avenue) and along 248 Street (Fraser Highway to 44 Avenue).

That Council pre-approve in the 2025 Capital Budget the use of up to $1,000,000 from Sewer Capital Works Reserve for the ultimate sanitary trunk sewer design along the Fraser Highway corridor (252 Street to 236 Street).

That Council pre-approve in the 2025 Capital Budget $800,000 for the intersection design of Fraser Highway and 240 Street from $792,000 of Transportation Development Cost Charges and $8,000 Capital Projects Reserve.

ANALYSIS:

To date, the Fraser Highway corridor from the City of Langley boundary to the 23400 Block and the section from the 24600 Block to 24900 Block (Phase 1 and completed in 2023) has been upgraded and widened to a four-lane arterial standard.

The section of Fraser Highway between the 24300 Block and 24600 Block (Phase 2) is currently under detailed design with construction tentatively scheduled for early 2025, subject to funding approval. Table 1 below shows the current sections of Fraser Highway improvements completed.

Table 1 - Previous Fraser Highway Corridor Improvements

Year	Fraser Highway Improvement Locations
2005	216 Street Intersection
2007	21600 Block to 22800 Block
2012	21100 Block to 21600 Block
2014	22800 Block to 23400 Block
2018	26900 Block to 27000 Block
2023	24600 Block to 24900 Block

Council Resolution:
On February 27, 2023 Council adopted the following resolution:

A. *Directs staff to report to Council outlining for its consideration an updated plan and requirements to complete Fraser Highway from 232 Street to 264 Street by 2030, along with potentially updated financial support mechanisms from TransLink, the Province of British Columbia and extraordinary land use conversions;*

B. *Directs staff to include within the aforementioned report to Council the potential provision of sewerage service along Fraser Highway extended to 248 Street;*

C. *Directs staff to continue with the current practice of applying to the TransLink Minor Capital Program, on an annual basis, requiring 50% Township cost-share funding, for the next scheduled segment of improvements along Fraser Highway between the 24300 and 24600 Blocks; and*

D. *Authorizes up to $200,000 from existing budgets to complete functional designs and more detailed construction estimates to widen Fraser Highway: (1) between the 23400 and 24300 Blocks; and (2) between the 25000 Block and 264 Street in time for the 2024 budget process and to inform future discussions with TransLink.*

Fraser Highway Functional Design Endorsement:
Staff worked with qualified consultants to prepare a functional design as presented in Attachments A and B. Functional designs for the remaining sections of the Fraser Highway corridor and the widening to four lanes were advanced for projected development growth along the corridor. This includes Phase 3, which covers the area between the 23400 Block and 24300 Block and Phase 4, covering the area between the 24900 Block and 26400 Block.

The designs were also prepared to provide construction cost estimates for budgeting purposes and to accommodate the future sanitary trunk sewer and transmission watermain along Fraser Highway. Council endorsement for the functional designs along Fraser Highway is requested so staff can proceed with the next design phase and is provided in Attachments A and B.

Phase 2 Construction of Fraser Highway (24300 to 24600 Block):
The detailed design for the next section of Fraser Highway from the 24300 Block to the 24600 Block is at 95 percent while the third-party utility review and design (BC Hydro, FortisBC, TELUS, Rogers, etc.), working easements and rights-of-way, and approvals are outstanding.

The following is the current anticipated project schedule:

- October 2024 – Design Completion
- December 2024 – Tender
- January 2025 – Construction Award
- December 2025 – Substantial Completion

A Class-B construction cost estimate was completed with the associated costs shown in Table 2 below.

Table 2 - Fraser Highway 24300 to 24600 Block Construction Cost Estimate

Construction Component	Estimated Cost
Road Works	$23,100,000
Water Works	$2,800,000
Total	**$25,900,000**

The cost estimate noted above is based on design work to date and may be subject to change as the design progresses and the project is tendered.

Transmission Watermain in the 24300 to 24600 Block:
Design and construction of the transmission watermain is recommended to be completed in conjunction with the road widening to reduce future construction costs and impacts to traffic. The installation of a transmission watermain will provide conveyance capacity from Aldergrove into the Salmon River Uplands area. Direct property connections to transmission mains are not permitted per Council approved Policy 05-208 and a separate distribution watermain would be required for any direct property connections.

Modeling for the future transmission watermain indicates that a 600mm diameter transmission main is required to service the Salmon River Uplands area, the Fraser Highway Corridor and provide additional supply to Aldergrove. The estimated cost to install the watermain in the 24300 Block to the 24600 Block is $2,800,000.

Transmission Watermain Design:
It is recommended to complete the detailed design of the transmission and distribution watermains for the remainder of the corridor to confirm separations and identify any potential conflicts. The scope of the watermain design is shown on Attachment C. The estimated cost to complete this watermain design is $2,900,000.

Sanitary Trunk Sewer Design:
It is recommended to complete the detailed design of the sanitary sewer; however, the construction of the sanitary trunk main is not recommended in interim steps as gravity sewers are more susceptible to conflicts should the sewer grading and alignment change in the future.

The scope of the sewer main design is shown on Attachment C. The estimated cost to complete this sanitary design is $1,000,000.

Phase 3 Design of Fraser Highway and 240 Street:
The next priority section identified for Fraser Highway widening is the 240 Street intersection. This intersection currently experiences significant traffic delays particularly in the peak periods. Due to the proximity of 40 Avenue and Old Yale Road, on the south side of the intersection, significant realignments are anticipated as illustrated on the functional design recently completed. In addition, the Fraser Highway Employment Lands Study is currently underway with coordination required for this section of highway. The estimated cost to complete this detail design is $800,000.

Potential Grant Funding:
For previous sections of Fraser Highway, the Township has also received grant funding from TransLink, ICBC and MOTI through their various funding programs each with specific eligibility requirements. Staff have summarized these programs in Table 3 below and anticipate these programs will continue.

Table 3 - Available Funding Programs

Program	Agency	Criteria	Approximate Annual Amount (Millions)
Major Road Network Minor Capital	TransLink	- Limited to improvements on the Major Road Network - Up to 50% funding levels - Four-year timeline for completion from first funding year	$2.3
Major Road Network Bicycle Program	TransLink	- Cycling projects on the Major Road Network - Up to 50% funding levels - Four-year timeline for completion from first funding year	$0.6
Walking Infrastructure to Transit	TransLink	- Expansion of infrastructure to connect to transit - Limited to distinct areas around transit stops	$0.2
Road Improvement Program	ICBC	- Based on safety improvements - Separate application required - Can only apply in year of construction	Historically ~ $0.15
BC Active Transportation Grant	MOTI	- Competitive funding to expand active transportation infrastructure	$1

Funding Applications for the 24300 to 24600 Block of Fraser Highway:
Staff have previously applied for grant funding for the 24300 Block to 24600 Block section of Fraser Highway. Staff are proposing to apply for 2025 funding for this section as noted in Tables 4 and 5 below, showing allocated and competitive applications, respectively. All required Township cost sharing would be in place with the DCC funding also proposed.

Table 4 - Proposed Allocated Funding Fraser Highway Widening: 24300 to 24600 Block

Agency	Program	2025 Grant Funding	Cost Share
TransLink	MRNB Allocated	$2,312,000	50%
TransLink	BICCS Allocated	$623,000	50%
	Total	**$2,935,000**	

Table 5 - Proposed Competitive Funding Fraser Highway Widening: 24300 to 24600 Block

Agency	Program	2025 Grant Funding	Cost Share	Note
TransLink	BICCS Competitive	$600,000	75%	
MOTI	British Columbia Active Transportation Infrastructure Grant	$500,000	50%	North Side Multi-Use Path
MOTI	British Columbia Active Transportation Infrastructure Grant	$500,000	50%	South Side Multi-Use Path
	Total	**$1,600,000**		

Financial Implications:
A summary of the required funding to complete Fraser Highway Widening (Phase 2): 24300 Block to 24600 Block Funding is presented below. Previously approved funding remaining for construction is $13,200,000 and includes funding previously received from TransLink, Development Cost Charges (DCCS) and Capital Project Reserve.

After considering allocated TransLink funding, which is anticipated at $2,935,000 for 2025, additional funding of $9,765,000 is required. Competitive funding from TransLink and the Province of BC is not incorporated into this estimate as the funding is not guaranteed. If this competitive Grant Funding of $1,600,000 is received, this may allow for the project scope to be expanded and additional portions of the widening of Fraser Highway to be completed or a reduction in Township contributions, subject to any tender pricing received.

Table 6 - Funding Summary for Fraser Highway Widening: 24300 to 24600 Block

Fraser Highway Widening: 24300 Block to 24600 Block Funding	
Estimated Cost of Construction	$25,900,000
Previously approved funding remaining for Construction	($13,200,000)
Additional Funding Required:	**$12,700,000**
2025 TransLink Allocated MRNB Program	($2,312,000)
2025 TransLink Allocated BICCS Program	($623,000)
Remaining Required:	**$9,765,000**
Proposed 2025 Township Funding:	
Transportation Development Cost Charges	($6,895,350)
Capital Project Reserve	($69,650)
Water Capital Works Reserve	($2,800,000)

With the previous grant applications and funding of Fraser Highway from the 24300 Block to 24600 Block, the funding tables for this section are identified below. In addition, tables are also presented for the watermain design on Fraser Highway, sanitary sewer main design on Fraser Highway and the detailed design for the next section of Fraser Highway, 23400 Block to 24300 Block.

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Construction (24300 Block to 24600 Block)					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$12,700,000				
Budget Remaining	$13,200,000					
Total Projected Cost	$13,200,000	$12,700,000				

Project Description *(Phased Project)	Continuation of the design and construction of the next phase of widening Fraser Highway from 243 Street to 246 Street to four travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 244 Street. Project is 50% funded by TransLink (75% for multi-use paths) with additional funding being requested for the next two years as part of the MRNB cost share program.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Existing intersection of 244 Street and Fraser Highway is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes and widening Fraser Highway to four lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, and improve safety.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High** (circled)	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	4	Initial Year of Approval:	2022

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Construction (24300 Block to 24600 Block)					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Transportation Development Cost Charges	$5,430,000	$6,895,350				
Reserve: Capital Projects Reserve	$22,000	$69,650				
Reserve: Water Capital Works Reserve		$2,800,000				
Debt						
TransLink	$7,748,000	$2,935,000				
ICBC						
Other:_____						
Total Currently Funded	**$13,200,000**	**$12,700,000**				

Total Currently Unfunded						

Estimated Annual Operating Impact	$38,956

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Watermain Design					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$2,900,000				
Budget Remaining						
Total Projected Cost		$2,900,000				

Project Description *(Phased Project)	Watermain design from the 22800 Block to 26400 Block along the Fraser Highway corridor.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Modeling for the future transmission watermain was completed requiring a 600mm diameter main to provide service to the Salmon River Uplands area, Fraser Highway corridor, and increased supply to Aldergrove.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Watermain Design					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Water Capital Works Reserve		$2,900,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$2,900,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Sanitary Trunk Sewer Design					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$1,000,000				
Budget Remaining						
Total Projected Cost		$1,000,000				

Project Description *(Phased Project)	Sanitary trunk sewer design from 23600 Block to 25200 Block.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Modeling for the future sanitary was completed requiring a 375mm diameter trunk sewer for future development.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Fraser Highway Sanitary Trunk Sewer Design					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Sewer Capital Works Reserve		$1,000,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$1,000,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Fraser Highway and 240 Street Intersection Improvement					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$800,000				
Budget Remaining						
Total Projected Cost		$800,000				

Project Description *(Phased Project)	Continuation of the detail design for the next phase of widening Fraser Highway from 234 Street to 243 Street to four (4) travel lanes plus multi-use paths on both sides and ultimate intersection improvements with turn bays at 240 Street.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Existing intersection of 240 Street and Fraser Highway is congested during peak hours with high traffic volumes along Fraser Highway. Installation of turn lanes and widening Fraser Highway to four (4) lanes with multi-use paths will improve traffic flows, reduce vehicle conflicts, improve safety and incorporate the Fraser Highway Employment Lands Study which is currently underway.

Project Priority Ranking (please circle applicable ranking)	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	Fraser Highway and 240 Street Intersection Improvements					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges		$792,000				
Capital Projects Reserve		$8,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$800,000**				
Total Currently Unfunded						

Respectfully submitted,

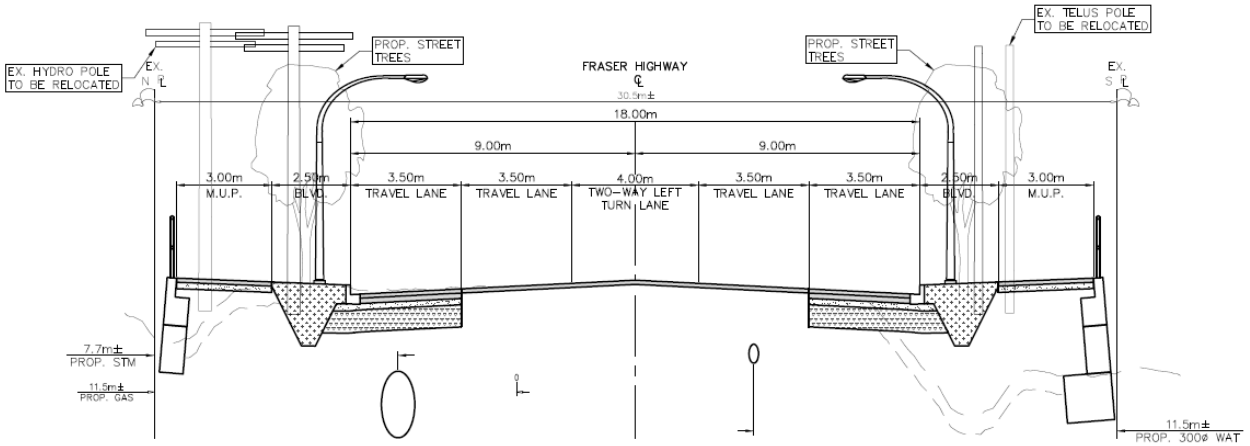
Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

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

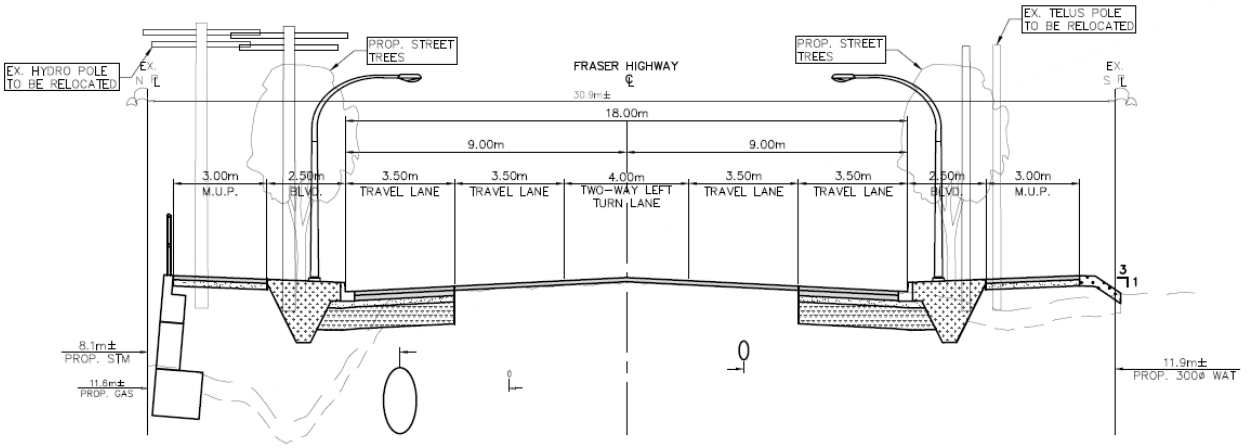
CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Functional Design Phase 3 for 23400 Block to 24300 Block
ATTACHMENT B Functional Design Phase 4 for 24900 Block to 26400 Block
ATTACHMENT C Summary Map of Fraser Highway Corridor

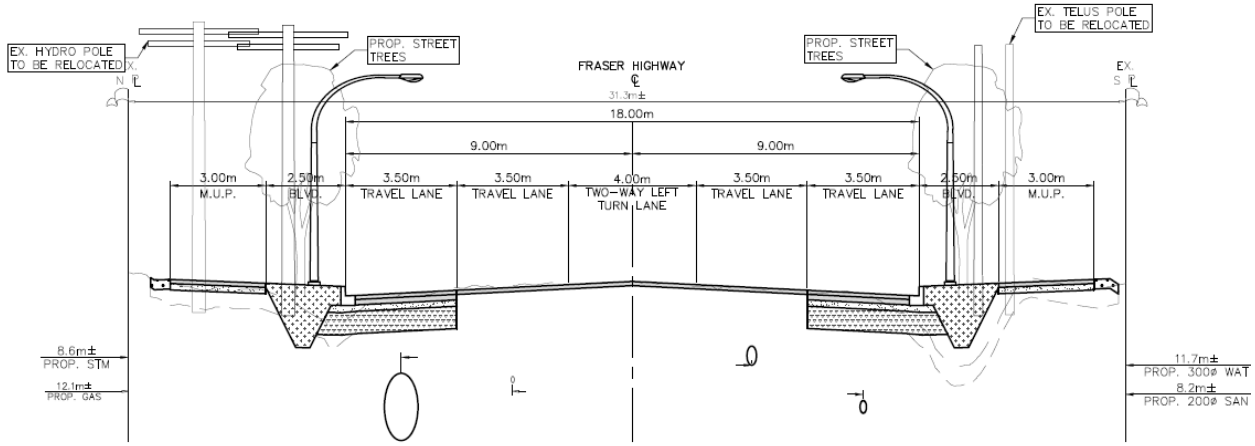
Fraser Highway - 23400 Block to 24300 Block - Functional Design



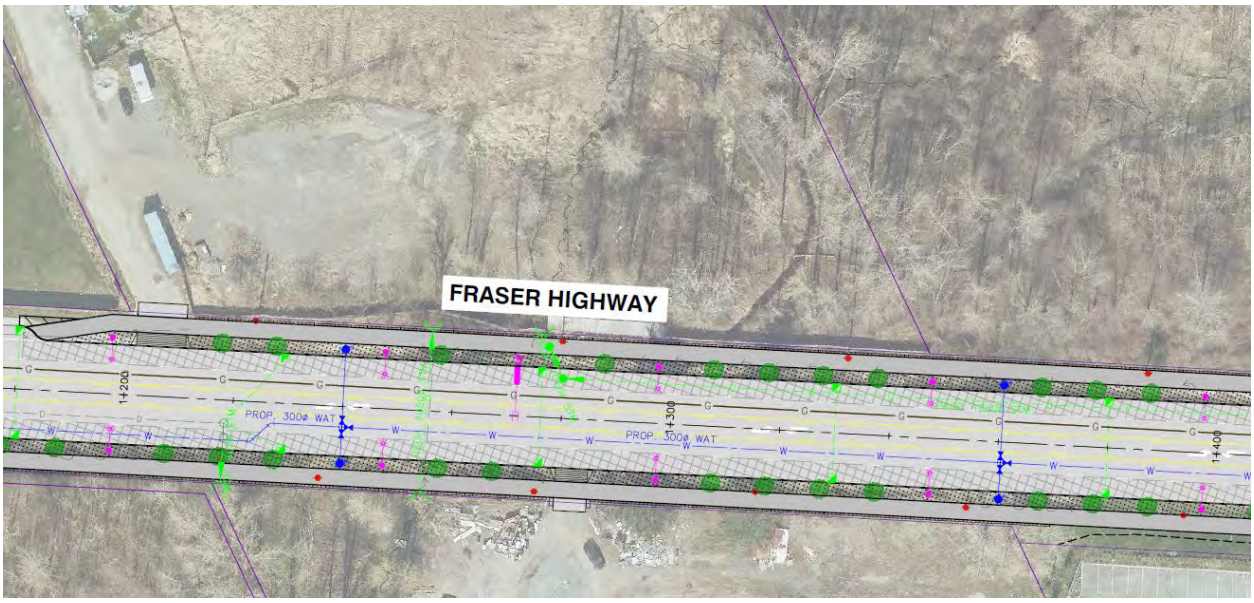
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+200 TO 1+360 & 1+900 TO 1+940 & 2+060 TO 2+160 & 2+540 TO 2+840 & 2+600 TO 3+060
N.T.S.

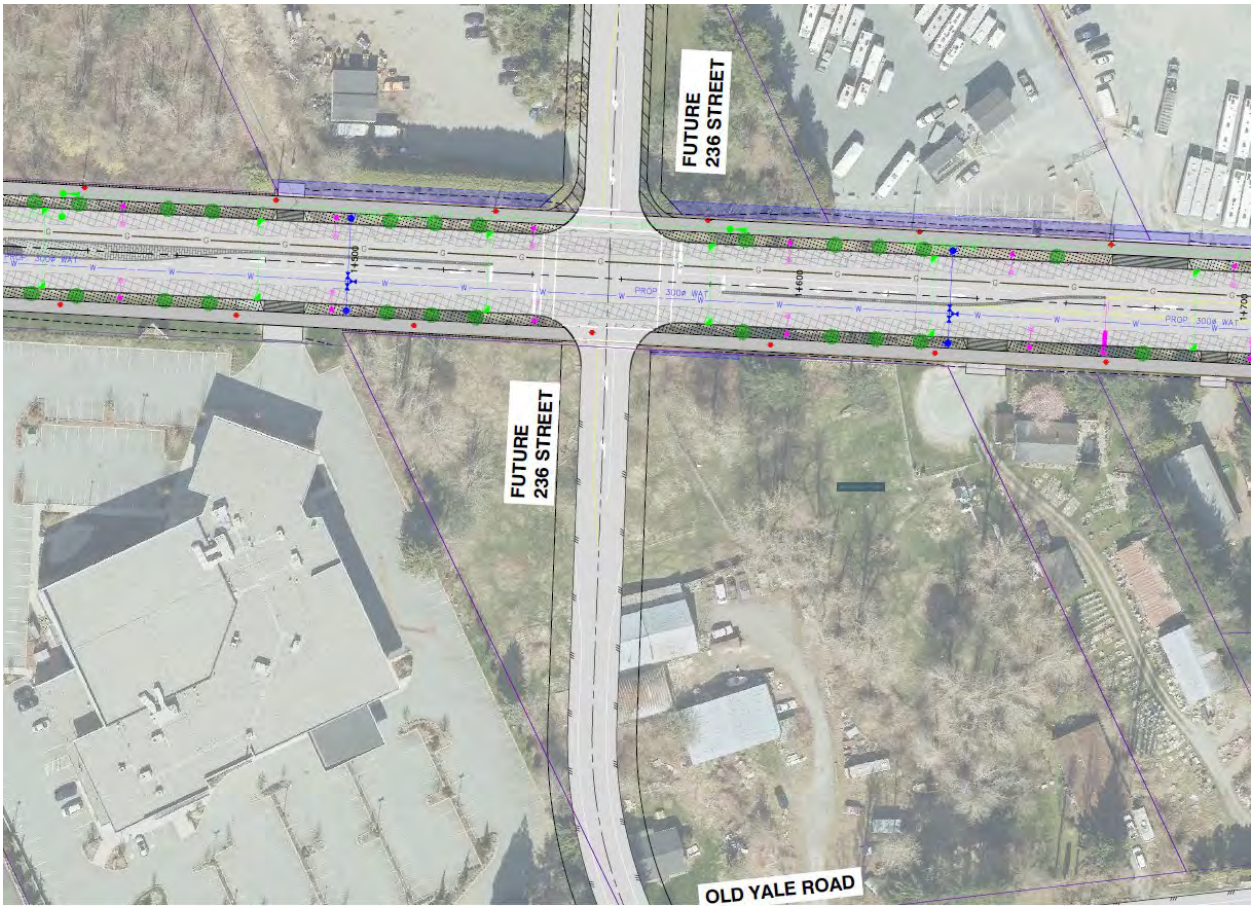


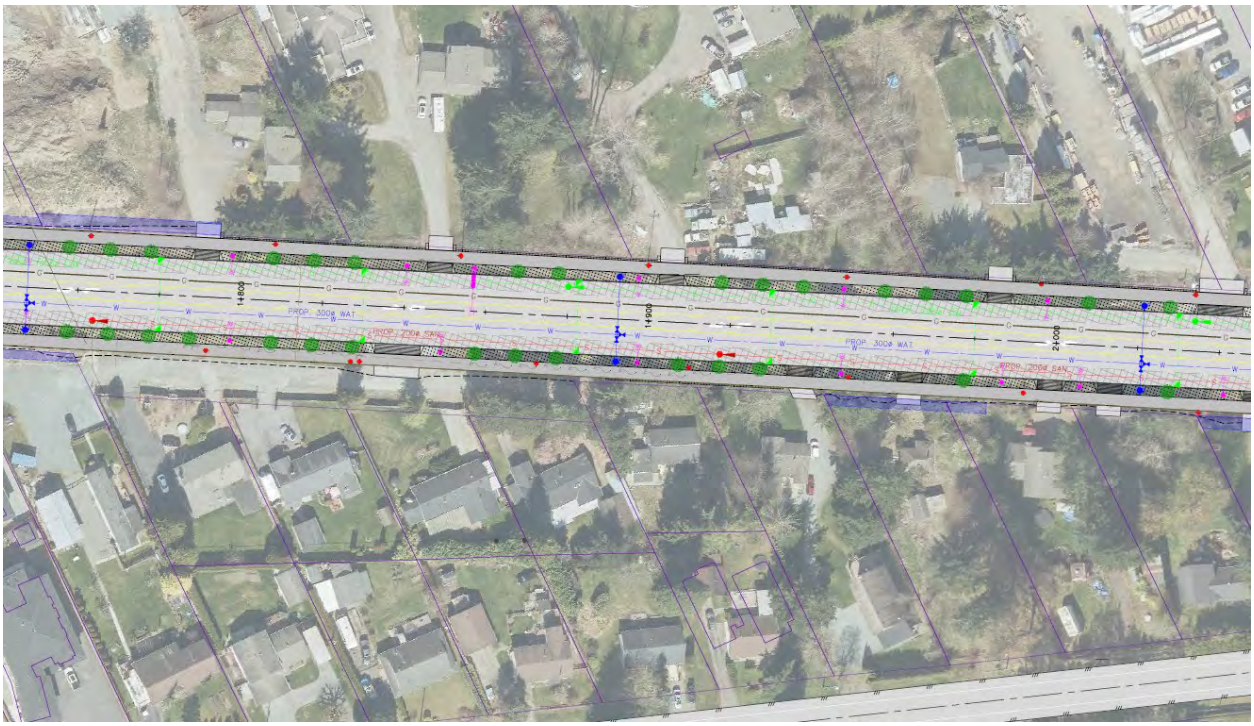
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+380 TO 1+480 & 1+800 TO 1+880 & 1+940 TO 2+060 & 2+420 TO 2+540
N.T.S.

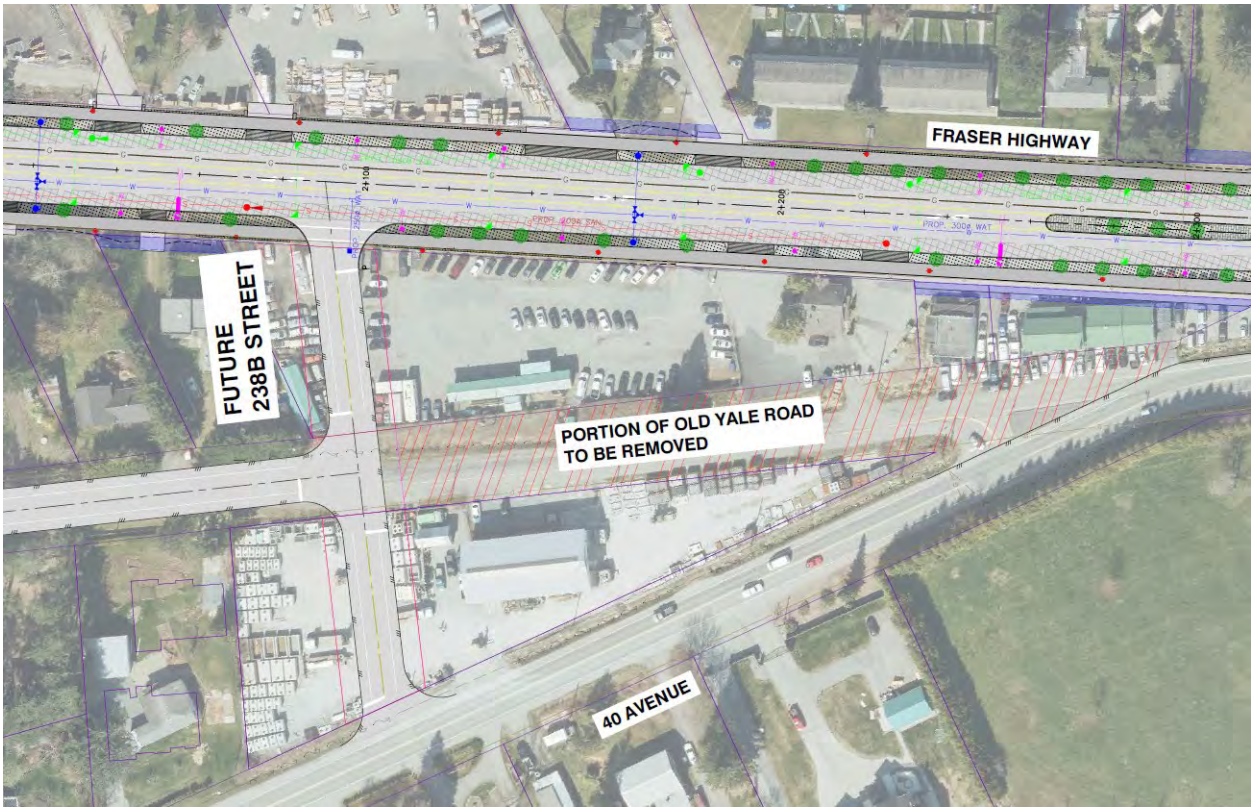


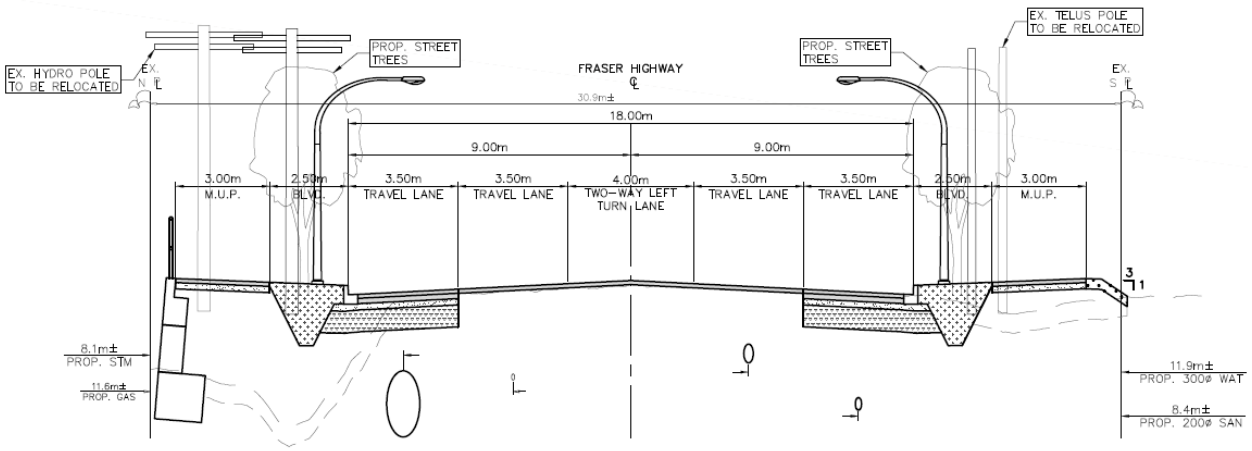
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+480 TO 1+500 & 1+560 TO 1+800 & 2+160 TO 2+180
N.T.S.


FRASER HIGHWAY

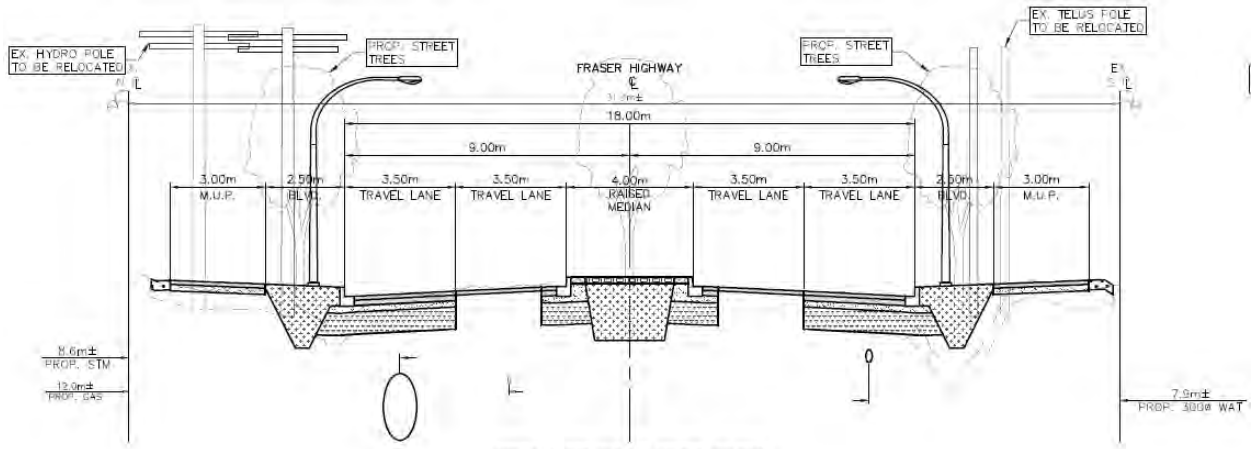

FUTURE
236 STREET
FUTURE
236 STREET
OLD YALE ROAD



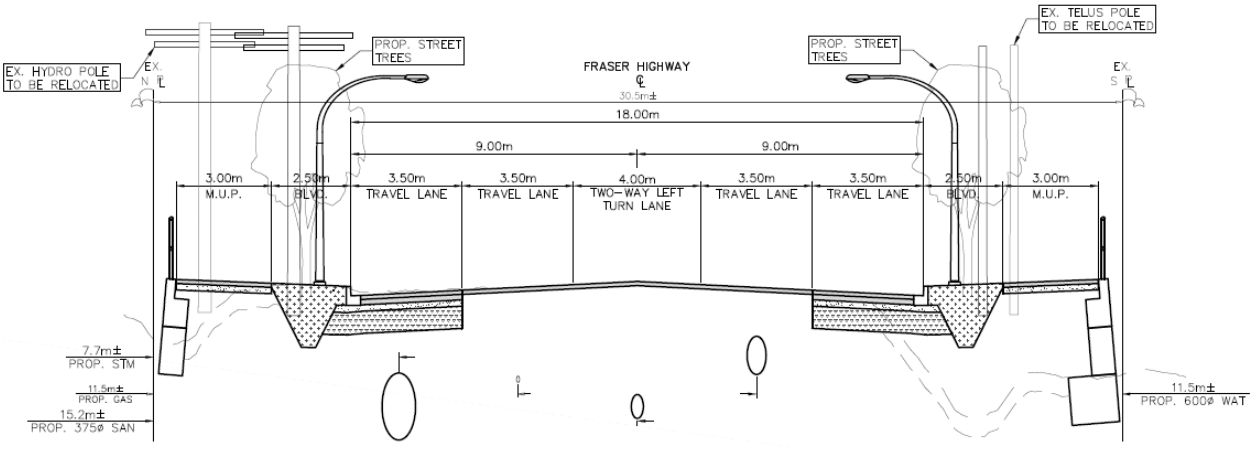

FRASER HIGHWAY
FUTURE
238B STREET
PORTION OF OLD YALE ROAD
TO BE REMOVED
40 AVENUE



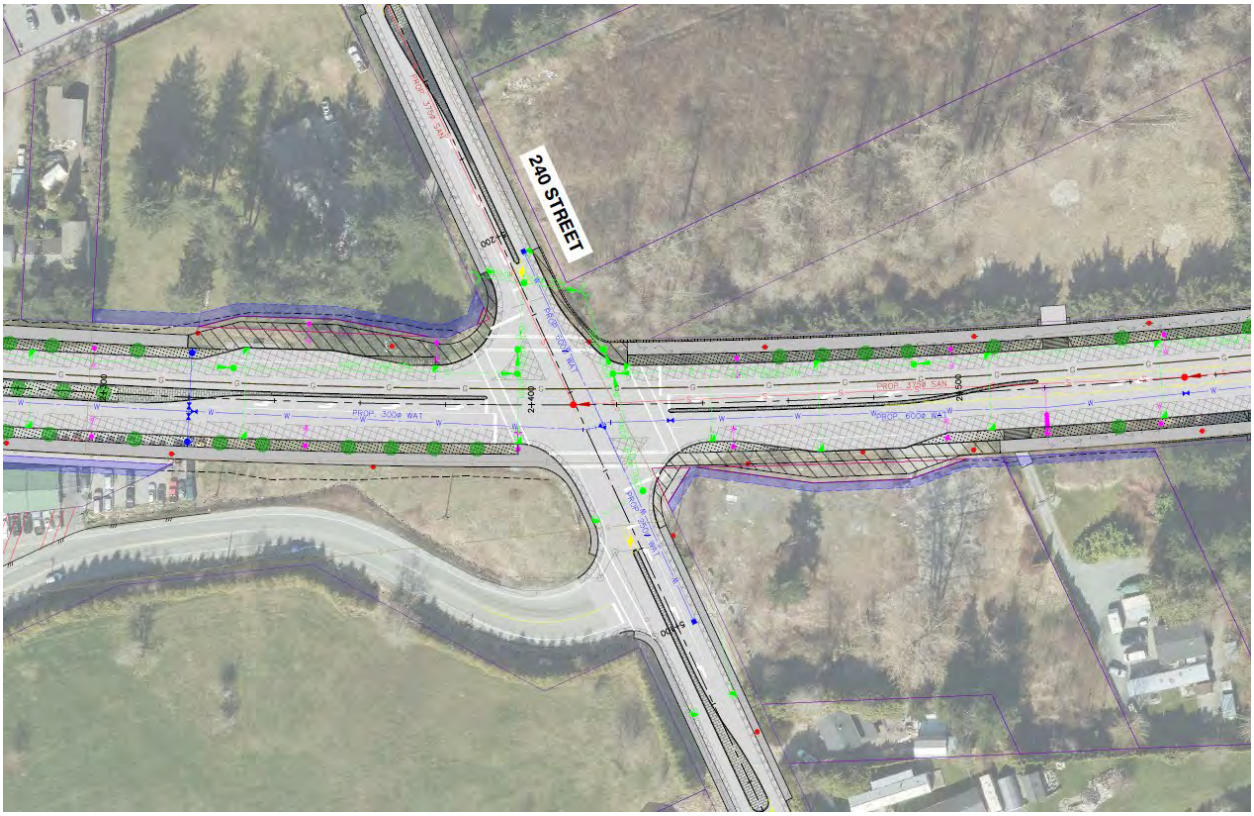
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+380 TO 1+480 & 1+800 TO 1+880 & 1+940 TO 2+060 & 2+420 TO 2+540
N.T.S.



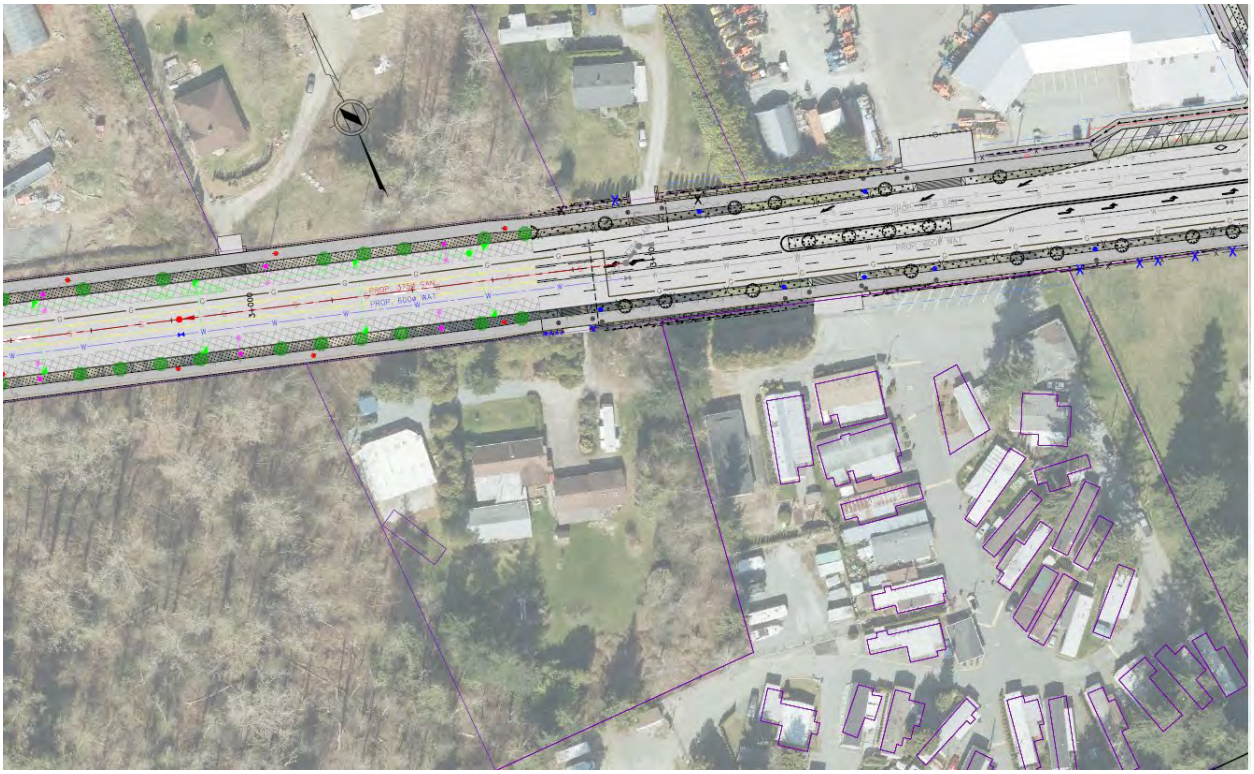
TYPICAL CROSS-SECTION FRASER HIGHWAY STA 2+260 TO 2+400
N.T.S.



TYPICAL CROSS-SECTION FRASER HIGHWAY STA 1+200 TO 1+360 & 1+900 TO 1+940 & 2+060 TO 2+160 & 2+540 TO 2+840 & 2+600 TO 3+060
N.T.S.

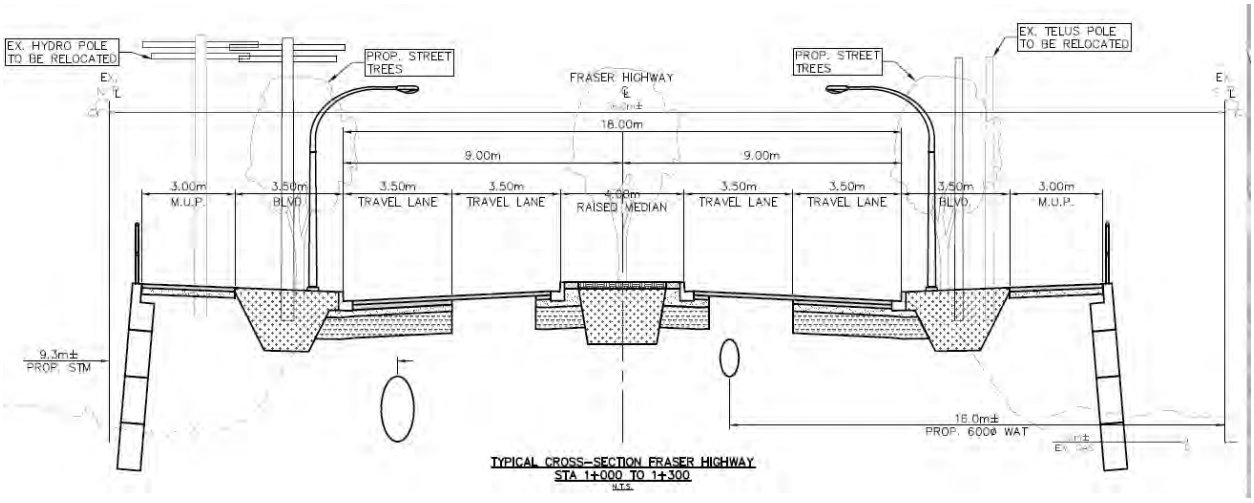

240 STREET

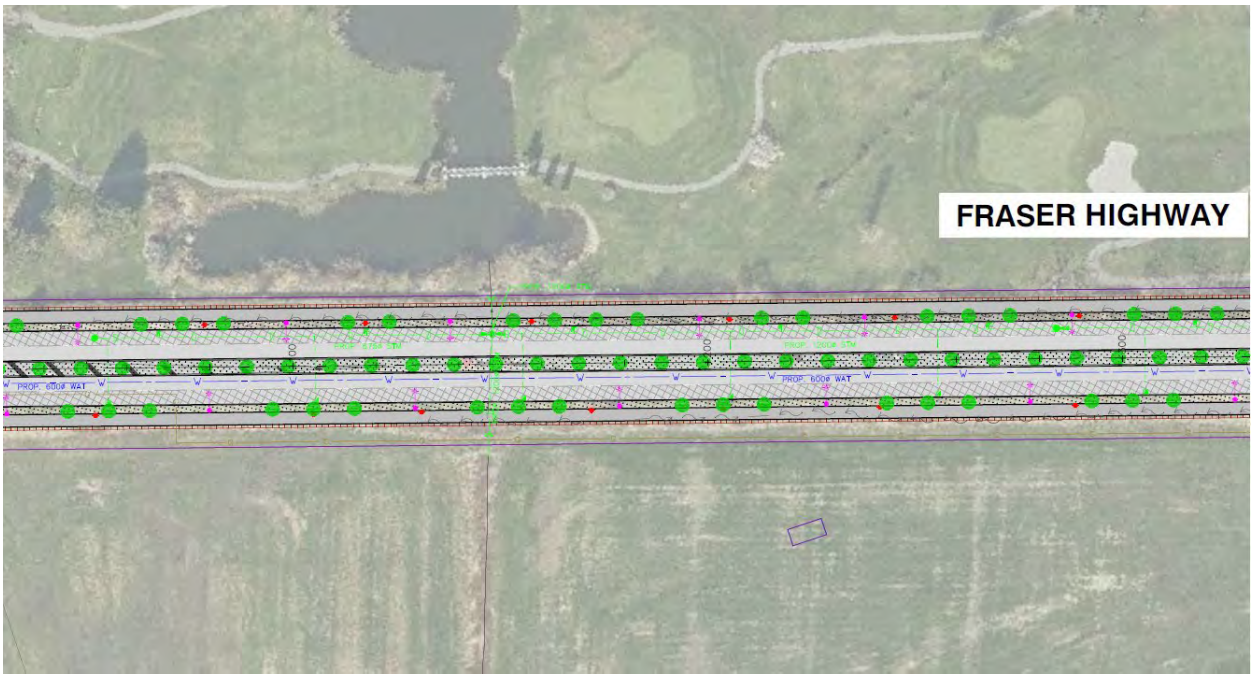

FRASER HIGHWAY

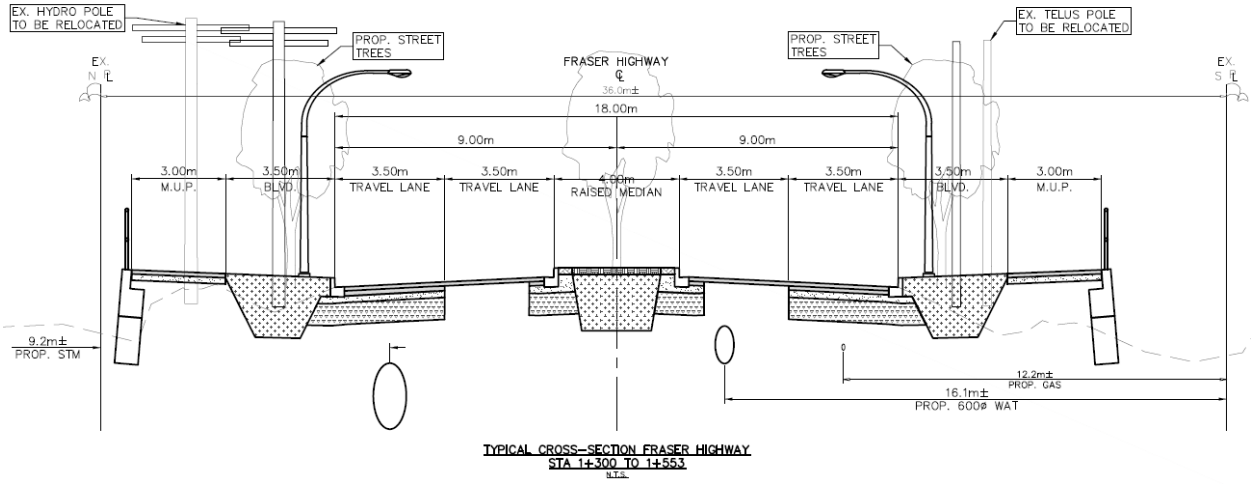

PROP. 375Ø SAN
PROP. 600Ø WAT

ATTACHMENT B

Fraser Highway - 24900 Block to 264 Street - Functional Design

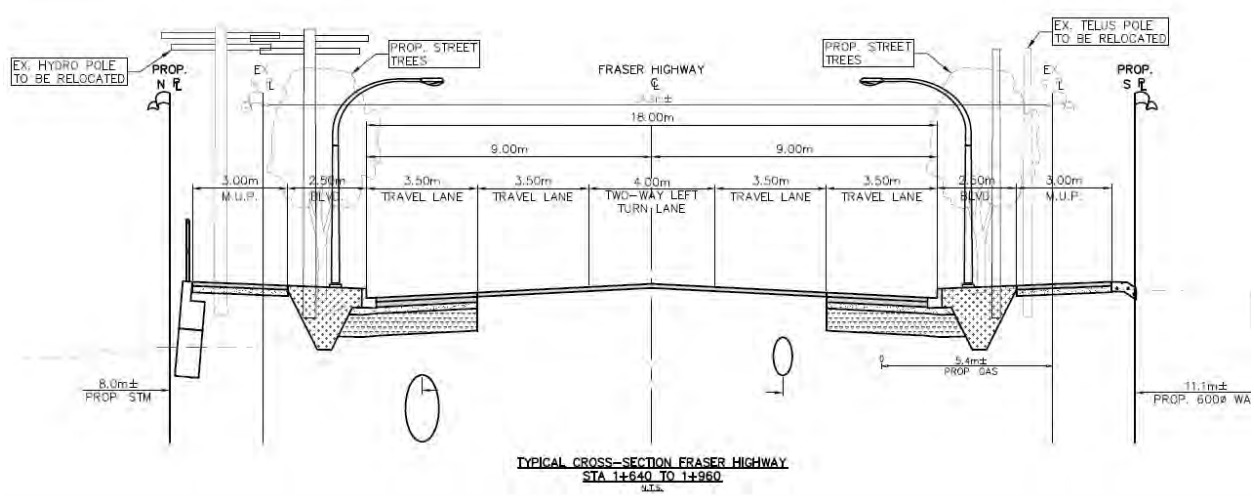




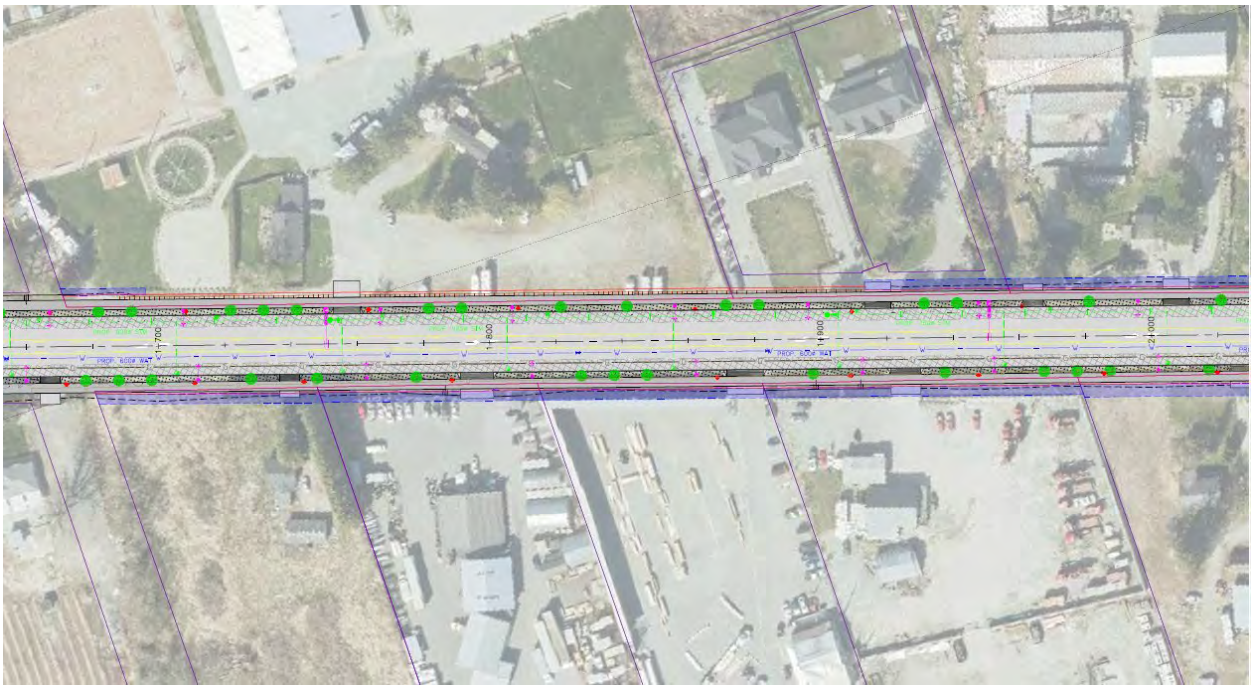


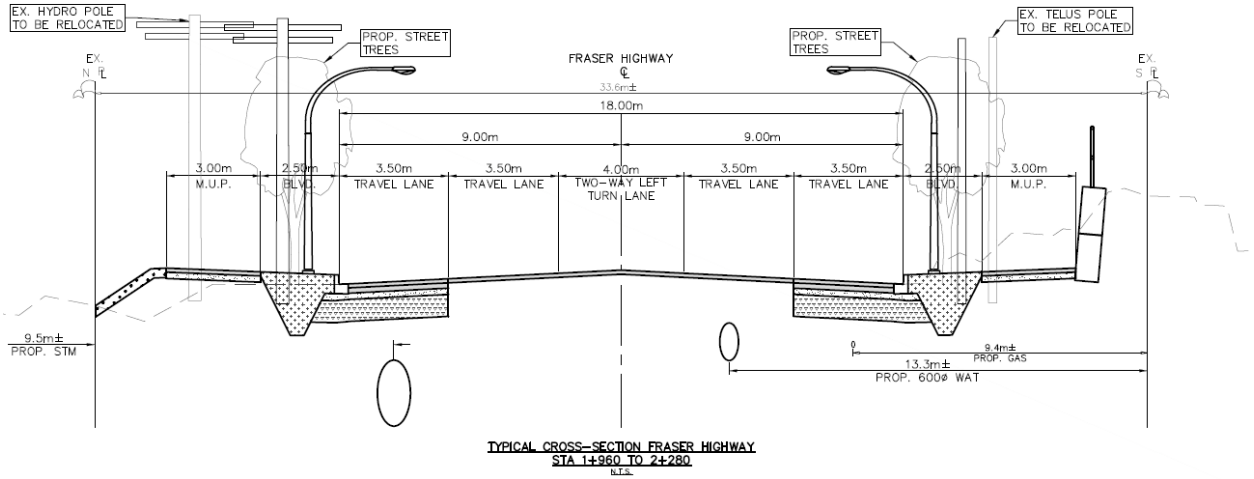
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 1+300 TO 1+553
N.T.S.



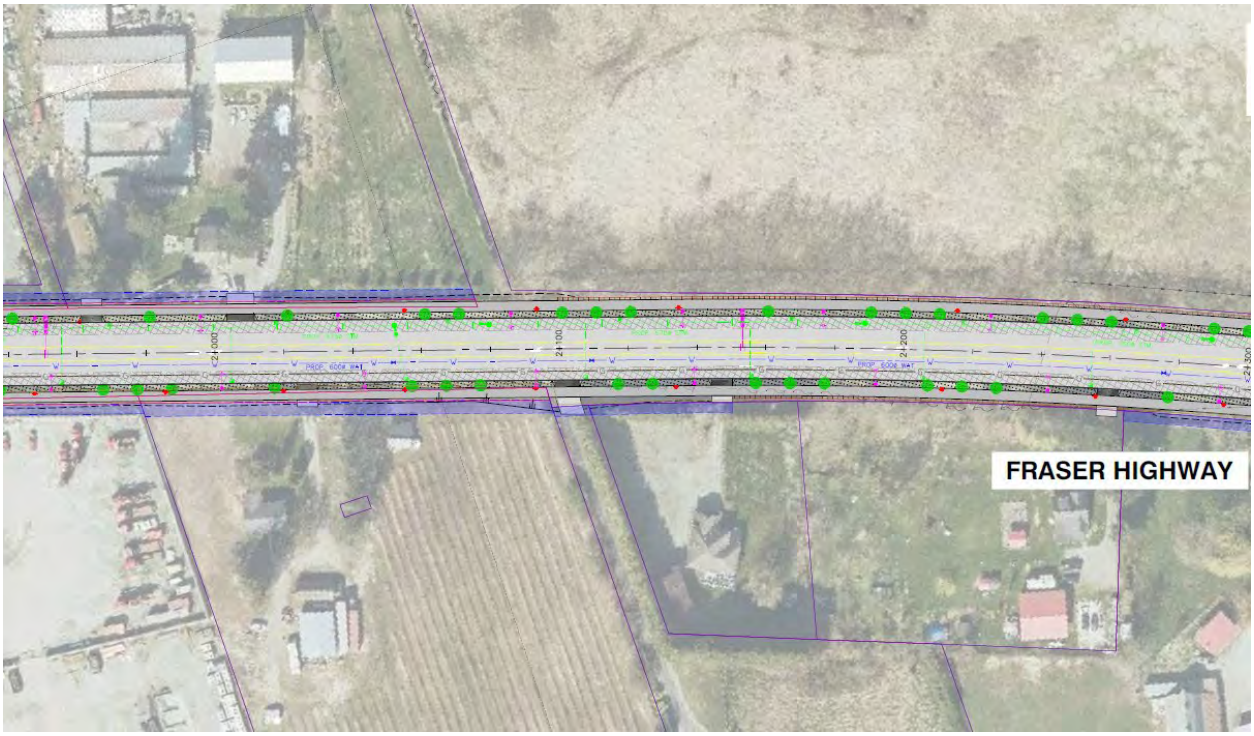


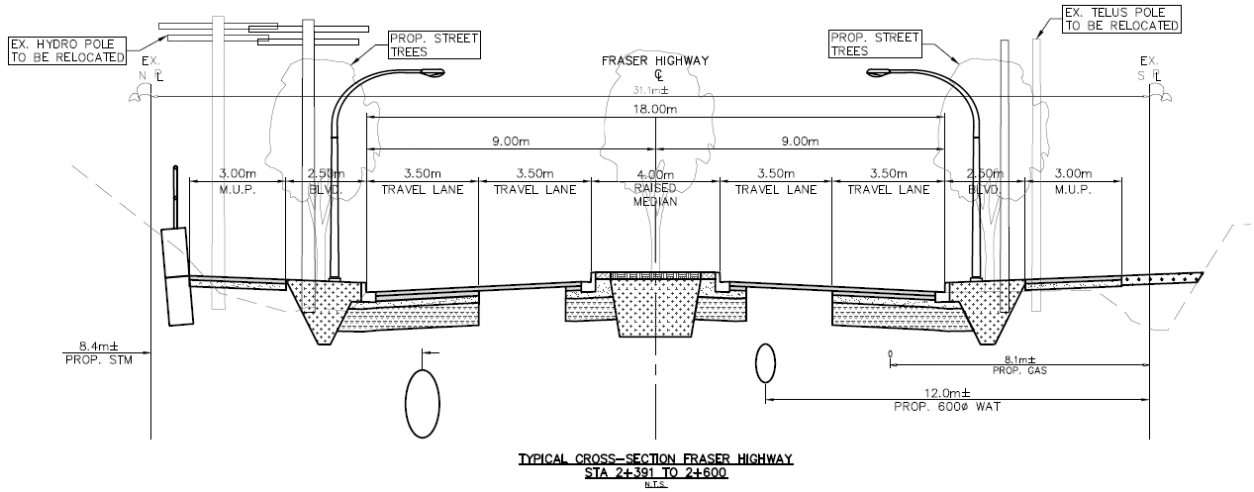
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 1+640 TO 1+960
N.T.S.



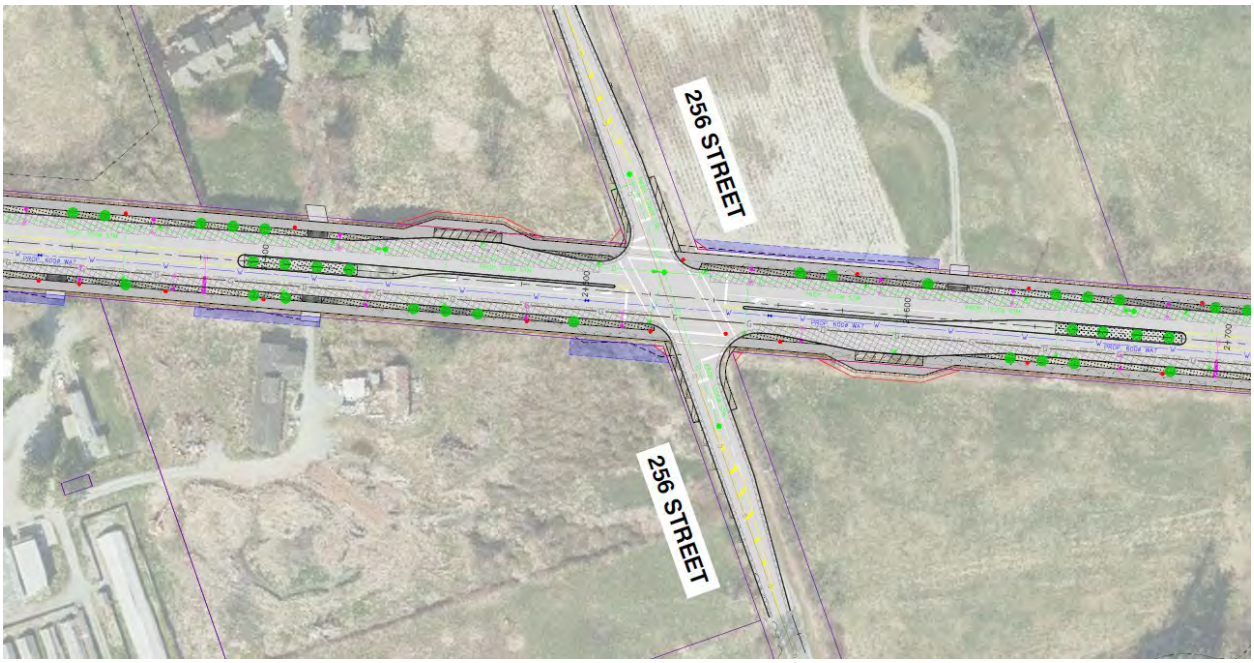


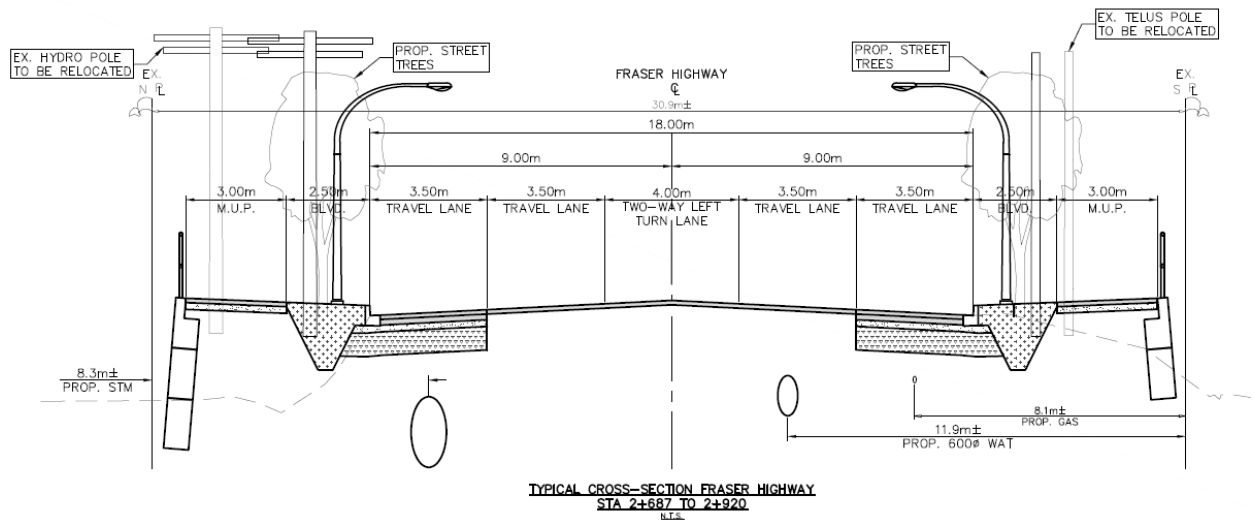
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 1+960 TO 2+280
N.T.S.



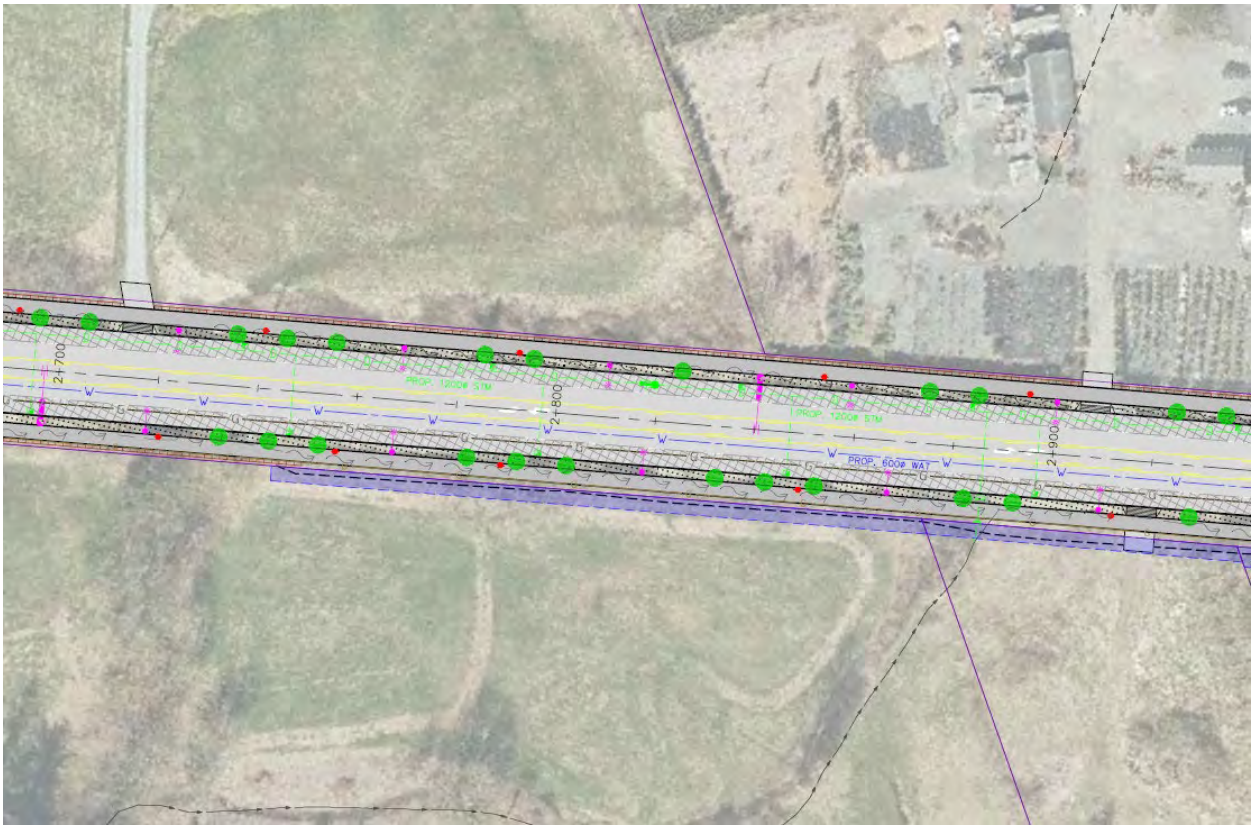


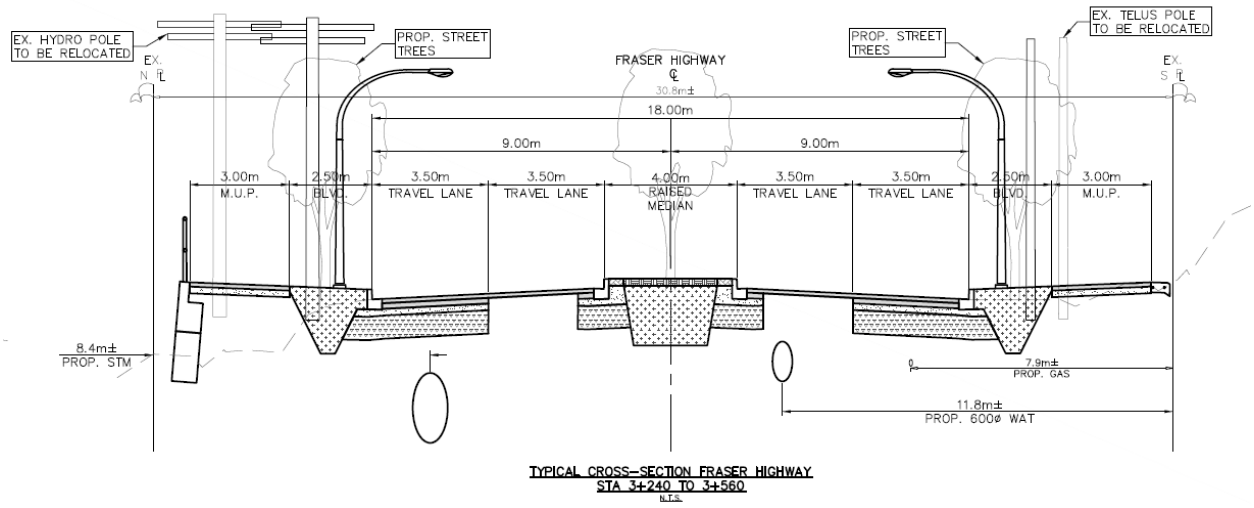
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 2+391 TO 2+600
N.T.S.



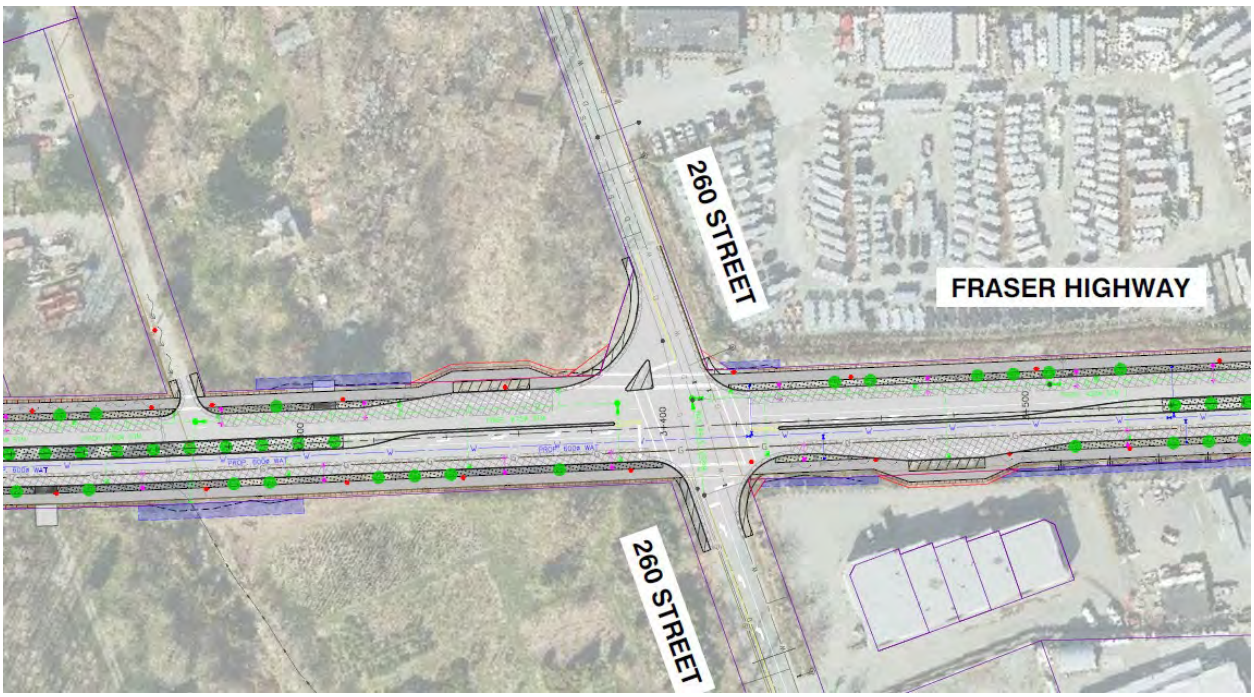


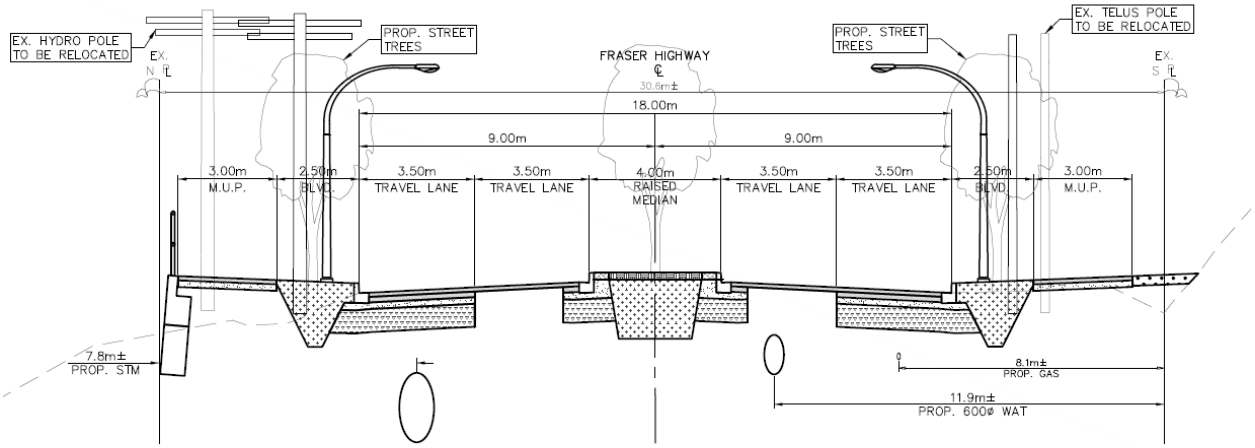
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 2+687 TO 2+920
N.T.S.



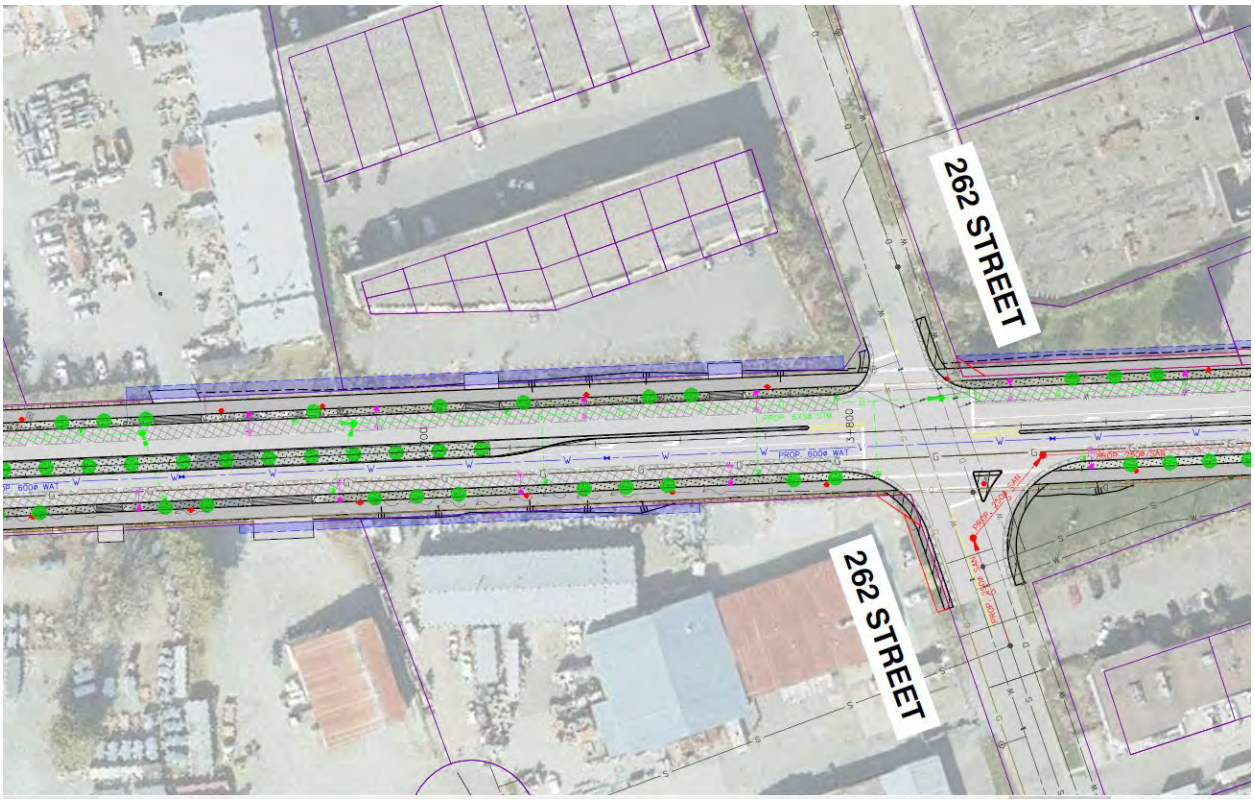


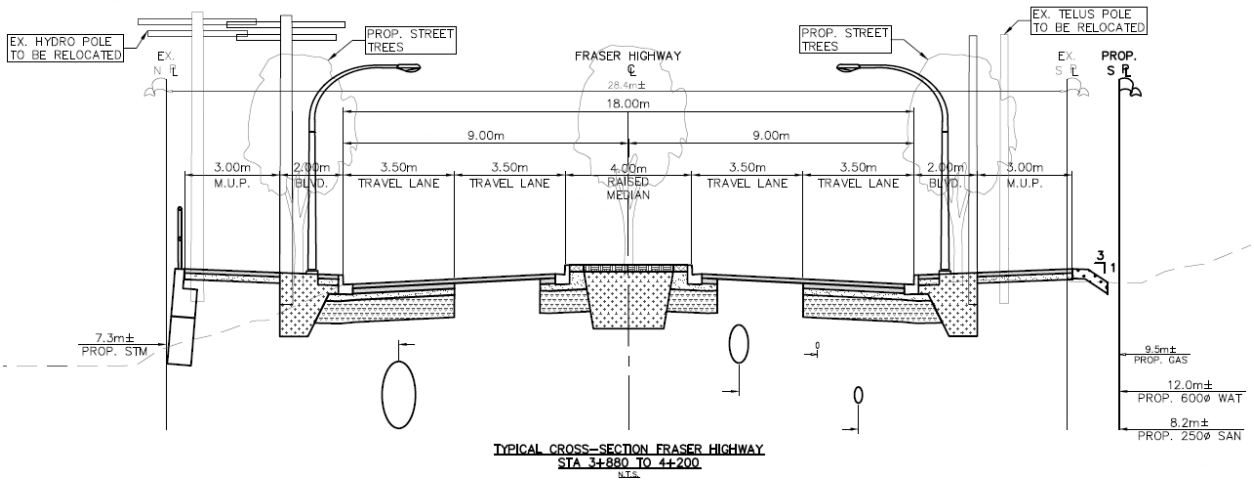
TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 3+240 TO 3+560
N.T.S.



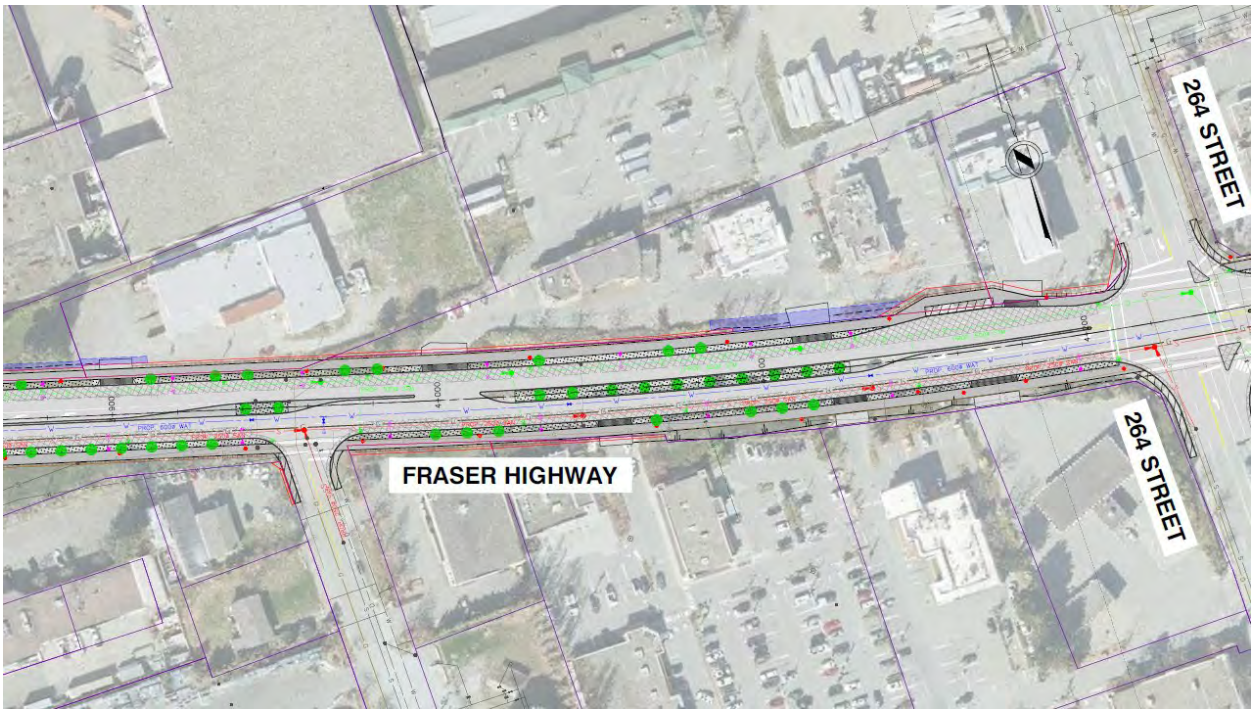


TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 3+560 TO 3+880
N.T.S.

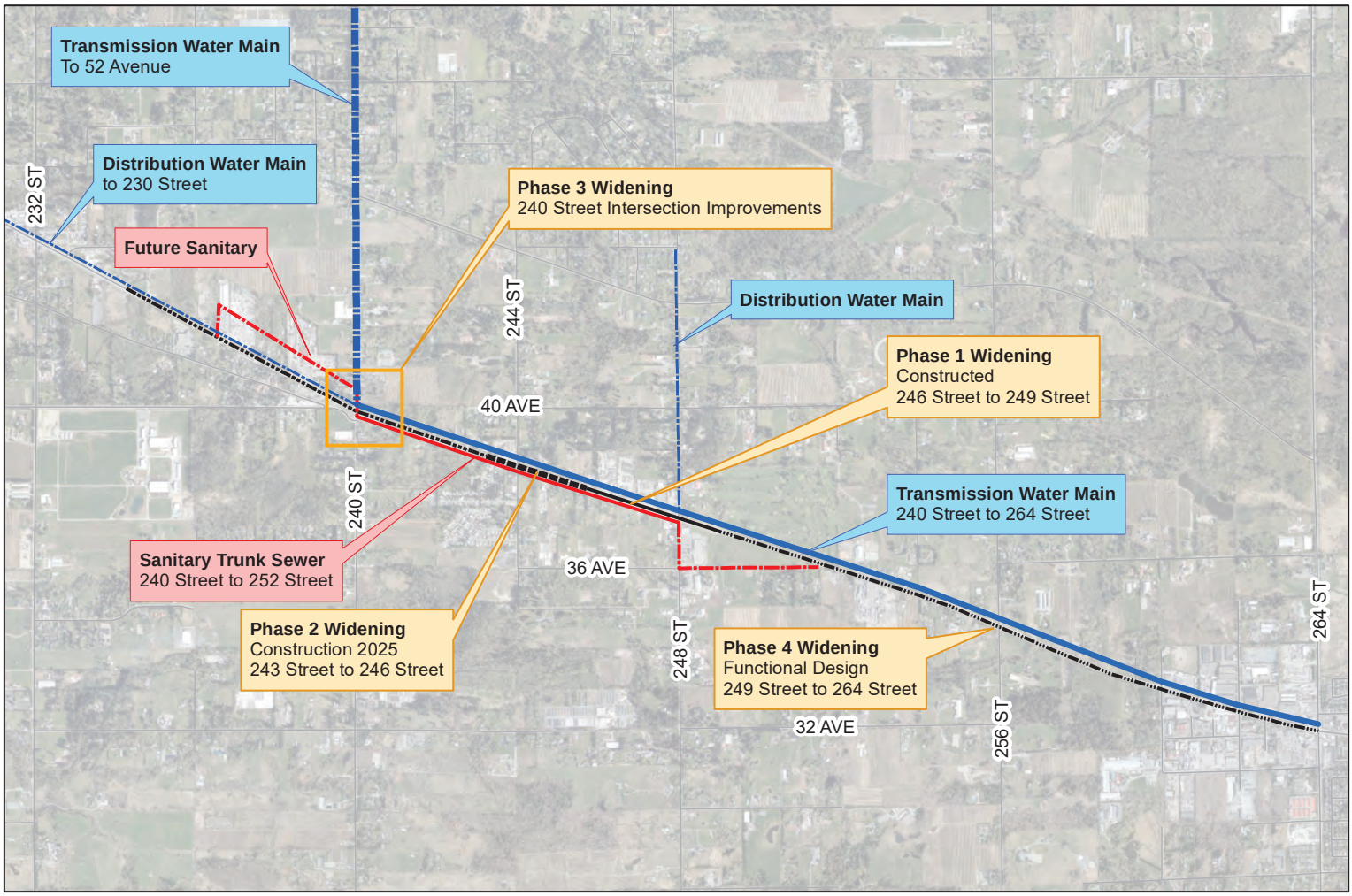




TYPICAL CROSS-SECTION FRASER HIGHWAY
STA 3+880 TO 4+200
N.T.S.



ATTACHMENT C



Township of Langley BC
Est. 1873

Fraser Highway Widening
234 STREET TO 264 STREET

0 0.25 0.5 1 1.5 2 Kilometers

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-212
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0220
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100246 AND DEVELOPMENT PERMIT APPLICATION NO. 101460 AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100156 (QUALICO COMMUNITIES / 20565, 20577, 20593, 20605 - 74B AVENUE AND 20560, 20572, 20596, 20608 - 76 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Yorkson Neighborhood Plan and rezone approximately 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Zone R-1A, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) to facilitate development of 52 lots (one townhouse lot, two single family lots, 17 rowhouse lots and 32 semi-detached lots). A Streamside Development Permit and Development Variance Permit have also been submitted.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5957 and 5958 subject to eight (8) development prerequisites being satisfied prior to final reading; that staff be authorized to schedule the required Public Hearing; and that Council authorize issuance (at time of final reading of Bylaws No. 5957 and 5958) of Development Permit No. 101460 and Development Variance Permit No. 100156.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Yorkson Neighborhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958 rezoning 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications for 206 Street, 74B Avenue, 75 Avenue, 76 Avenue, internal lanes, pedestrian pathways and greenway on the west side of 206 Street, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. restricting development of the townhouse lot, semi-detached and rowhouse lots until a Development Permit is issued
    b. identifying the units (5% of single family, townhouse and attached residential) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    c. prohibiting parking on internal strata roadways of townhouse development (other than in clearly identified parking spaces)
    d. on lands zoned Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles
    e. as proposed by the applicant, maintaining single family uses on proposed single family lots
    f. protection of Streamside Protection and Enhancement Areas.
6. Acceptance of the streamside enhancement plans, fencing, signage and security.
7. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Streamside Protection Development Permit No.101460 in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on "Schedule B" to the acceptance of the Township.
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

That Council at the time of final reading of Bylaws No. 5957 and 5958 authorize the issuance of Development Variance Permit No. 100156 as follows:

a. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a detached garage abutting a lane from 1.5 m to 1.2 m on proposed Lots 31 and 32, indicated on "Schedule A".
b. Section 401.8 – Subdivision Requirements (rear loaded lot) of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum lot depth requirement on proposed Lot 31 from 28.0 m to 26.4 m, indicated on "Schedule A".

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5957 and 5958 in conjunction for Development Permit No. 101460 and Development Variance Permit No. 100156.

EXECUTIVE SUMMARY:

Qualico Communities has applied to develop 4.0 ha (9.88 ac) of land located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots). Streamside Protection Development Permit No. 101460 and Development Variance Permit No. 100156 are being advanced in conjunction with this application.

A delegated Development Permit for form and character for single family and multifamily portion of the development is required prior to building permit issuance should Council elect to advance the application. As the proposal supports the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan, staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of eight (8) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Yorkson Neighbourhood Plan Amendment Bylaw No. 5957, Rezoning Bylaw No. 5958, Development Permit No. 101460 and Development Variance Permit No. 100156.

REFERENCE:

Owner:	1316082 BC Ltd. Qualico Developments (Vancouver) Inc. 201, 6525 - 177B Street Surrey, BC V3S 5N4
Agent:	Qualico Communities 201, 6525 - 177B Street Surrey, BC V3S 5N4
Legal Description:	Lots 49 and 50 Section 23 Township 8 New Westminster District Plan 39118 Lots 117 and 118 Section 23 Township 8 New Westminster District Plan 65728 Lots 113 and 114 Section 23 Township 8 New Westminster District Plan 64586 Lots 111and 112 Section 23 Township 8 New Westminster District Plan 63606
Location:	20565, 20577, 20593, 20605 - 74B Avenue 20572, 20596, 20560, 20608, - 76 Avenue
Area:	0.5 ha (1.2 ac) 20608 76 Avenue 0.5 ha (1.2 ac) 20596 76 Avenue 0.5 ha (1.2 ac) 20572 76 Avenue 0.5 ha (1.2 ac) 20560 76 Avenue 0.5 ha (1.2 ac) 20565 74B Avenue 0.5 ha (1.2 ac) 20577 74B Avenue 0.5 ha (1.2 ac) 20593 74B Avenue 0.5 ha (1.2 ac) 20605 74B Avenue 4.0 ha (9.88 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-208 Residential Zone R-1A Residential Compact Lot Zones R-CL(SD) and R-CL(RH)
Willoughby Community Plan (existing)	Mixed Residential
Willoughby Community Plan: (proposed for the northwest portion of the site)	Multi Family
Yorkson Neighbourhood Plan:	Single Family Mixed Residential (10 UPA)
Yorkson Neighbourhood Plan: (proposed)	Townhouse (22 UPA)

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2, designated Mixed Residential in the Willoughby Community Plan and Single Family Mixed Residential in the Yorkson Neighborhood Plan (NP).

DISCUSSION/ANALYSIS:

- Qualico Communities has applied to amend the Willoughby Community and Yorkson NP on a site specific basis and rezone the 4.0 ha (9.88 ac) site to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A.
- The proposal will facilitate the development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots).
- In order to accommodate the townhouse development at the northwestern portion of the site, the application includes amendments to the Willoughby Community Plan and Yorkson NP.
- The application also includes a proposed increase in density within the "Single Family Mixed Residential" designation from 10 UPA to 10.67 UPA.
- Streamside Development Permit and Development Variance Permit application have also been submitted.
- The proposal will complete the road network in the area by finishing 206 Street, 76 Avenue, 75 Avenue and 74B Avenue.

Adjacent Uses:

	Existing Use	Yorkson Neighbourhood Plan Designation	Existing Zoning
North:	Intersection of 206 Street and 76 Avenue, one suburban residential property, four semi-detached lots, three rowhouse lots approved under application (ToL Project No. 08-23-0180) and one habitat lot	Single Family Mixed Residential (10 UPA)	Suburban Residential Zone SR -2 and Residential Compact Lot Zones R-CL(SD) and R-CL(RH)
South:	74B Avenue and four suburban residential properties	Special Study Area in Smith Neighbourhood Plan	Suburban Residential Zone SR-2
East:	A property under application (ToL Project: 08-24-0191) at third reading for townhouse and mixed residential development	Single Family Mixed Residential (10 UPA) and Townhouse (22 UPA)	Suburban Residential Zone SR-2

West:	11 single family lots, one manor home lot and one rowhouse lot approved under development application 08-23-0181.	Single Family Mixed Residential (10 UPA)	Residential Zone R-1A Residential Compact Zones R-CL(A), R-CL(B) R-CL(MH) and R-CL(RH

Community / Neighborhood Plan Amendments:

- The subject lands are designated Mixed Residential in the Willoughby Community Plan and Single Family Mixed Residential (10 UPA) in the Yorkson NP.
- Bylaw No. 5957 proposes to amend the Willoughby Community Plan to designate a portion of the site "Multi Family". The proposal also includes amendments to the Yorkson NP to designate the northwest portion of the site to Townhouse (22 UPA) and to amend Table 4.1 requirements for the remaining portion of the site designated Single Family Mixed Residential.
- The intent of the Single Family Mixed Residential land use designation is to provide a mixture of housing types within individual developments. Table 4.1 of the Yorkson NP includes specific requirements with respect to unit typology and quantity.
- The applicant proposes the following amendments to Table 4.1 of the Yorkson NP:
    a) Column C (Type Mix): Minimum of two (2) attached residential types from column A with no type to exceed 60% of the total required attached residential unit mix. The proposal includes 65% R-CL(SD) lots and 35% R-CL(RH) lots.
    b) Column C (Type Mix): Minimum of three (3) detached residential types from column A with no type providing less than 10% and more than 40% of the single family units. The proposal includes one (1) single family unit type at 4%.
    c) Column D (Gross Density): Overall mixed residential density of 20 minimum and 25 maximum units per hectare (8 – 10 units per acre). The proposed density is 35 uph (10.67 upa).
    d) Column E (Proportion): 60% minimum to 75% maximum of single family units The proposal includes 4% single family units.
    e) Column E (Proportion): 25% minimum to 40% maximum attached residential units. The proposal includes 96% of the units to be attached residential units.
- The applicant indicates that, *"in the light of current market conditions, denser and smaller forms of housing provide more attainable options for individuals and families desiring to live in the Township of Langley. The proposed development will also contribute in completing the road network in the area."*
- Staff do not object the proposed Neighbourhood Plan amendment as it is consistent with the overall objectives of the Willoughby Community Plan and Yorkson NP, results in a variety of housing forms, more functional site layout and completes the road network in the area.

Zoning Amendment:

- Bylaw No. 5958 proposes to rezone the site to Comprehensive Development Zone CD-208, Residential Compact Lot Zones R-CL(SD) and R-CL(RH) and Residential Zone R-1A to facilitate development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots).

- The project complies with the provisions of the proposed zoning in terms of site coverage, height and use with the exception of the proposed siting and lot depth variances.

Development Permits:

- The subject site is located in Development Permit Areas 'B' – Residential in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, the associated applications are being processed concurrently for consideration by a delegated staff official.

Development Variance Permit:

- The proposal includes two single family lots proposed to be zoned Residential Zone R-1A fronting 206 Street and flanked by proposed lanes.
- The applicant is proposing the following variances:
    a) Varying side lot line setback abutting a lane for accessory detached garage from 1.5 m to 1.2 m for Lots 31 and 32.
    b) Reduction in lot depth for Lot 31 from 28.0m to 26.4m
- Staff do not object to the proposed siting variance as they will result in achieving more functional building envelopes and lot configuration.

Streamside Protection and Enhancement Area (SPEA) Development Permit:

- There are five (5) watercourses on the site: Class B watercourse along 76 Avenue, Class B watercourse along the west property line, Class B watercourse that transitions to class C watercourse between the subject site and adjacent development proposal to the east (ToL Project No. 08-23-0191), Class C watercourse along 74B Avenue and Class C watercourse isolated onsite.
- Proposed works include realigning the Class B watercourse along 76 Avenue to support road widening, infilling the Class B watercourse along a section of the east property boundary and the Class C watercourses. The watercourse along the west property line will remain onsite.
- Proposed works include impacting 3,352m² (36,087 sq. ft) of riparian area associated with the Class B watercourses and reconstructing 3,353m² (36,091 sq. ft) of riparian and 105m² (1,130 sq. ft) of wetted area.
- The SPEA will be restored with native vegetation, protected in a restrictive covenant and will be subject to a 5-year monitoring and maintenance program.
- The proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No.101460 is Attachment B to this report.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

As a result of the proposed NP amendment, the number of permitted units on the site has increased from 93 to 117. As such, the proponent has volunteered to provide additional Community Amenity Contributions for these additional 24 units to address changes in built form.

Based on current rates, the CAC calculation for this proposal is as follows:

	Unit Count	Rate per Unit	Total
Townhouses	66	$14,400	$950,400
Rowhouses	17	$14,400	$244,800
Duplexes	32	$14,400	$460,800
Single family	2	$16,900	$33,800
Units exceeding the maximum permitted density (single family)	2	$25,000	$50,000
Units exceeding the maximum permitted density (townhouses, rowhouse, duplex)	22	$20,000	$440,000
	117		
Total			**$2,179,800**

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
19	0	163	163	65	228

Policy Considerations:

The proposed Willoughby Community Plan and Yorkson NP amendments and rezoning will facilitate the development of 52 lots (one townhouse lot with approximately 66 townhouse units, two single family lots, 17 rowhouse lots and 32 semi-detached lots).

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Yorkson NP. Staff recommend that Council give first and second reading to Bylaws No. 5957 and 5958 (subject to eight (8) development prerequisites) and authorize staff to schedule the required Public Hearing for Amendment Bylaw No. 5957 and Rezoning Bylaw No. 5958.

Respectfully submitted,

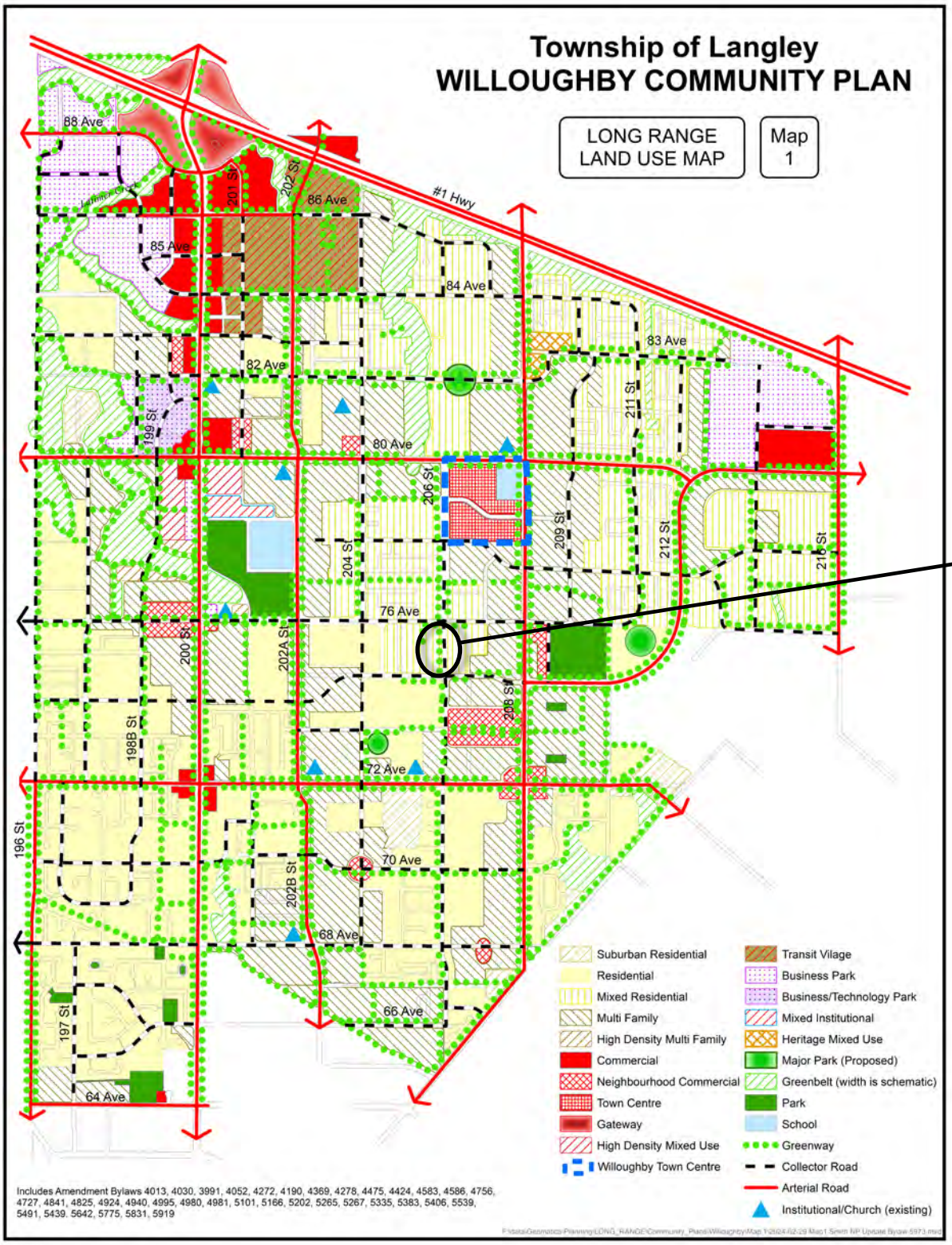
Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

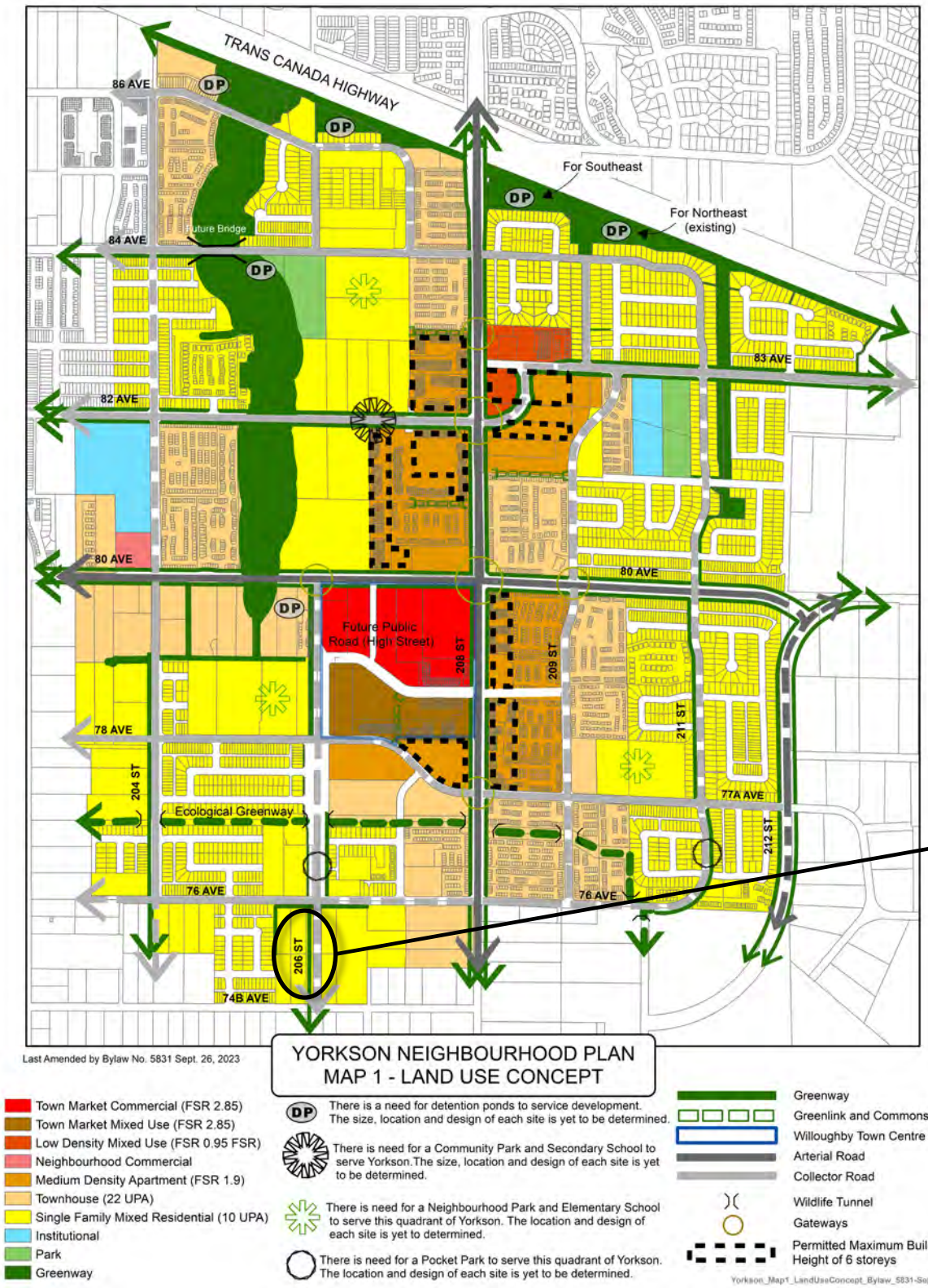
ATTACHMENT A Maps and Graphics
ATTACHMENT B Streamside Development Permit No. 101460
ATTACHMENT C Development Variance Permit No. 100156

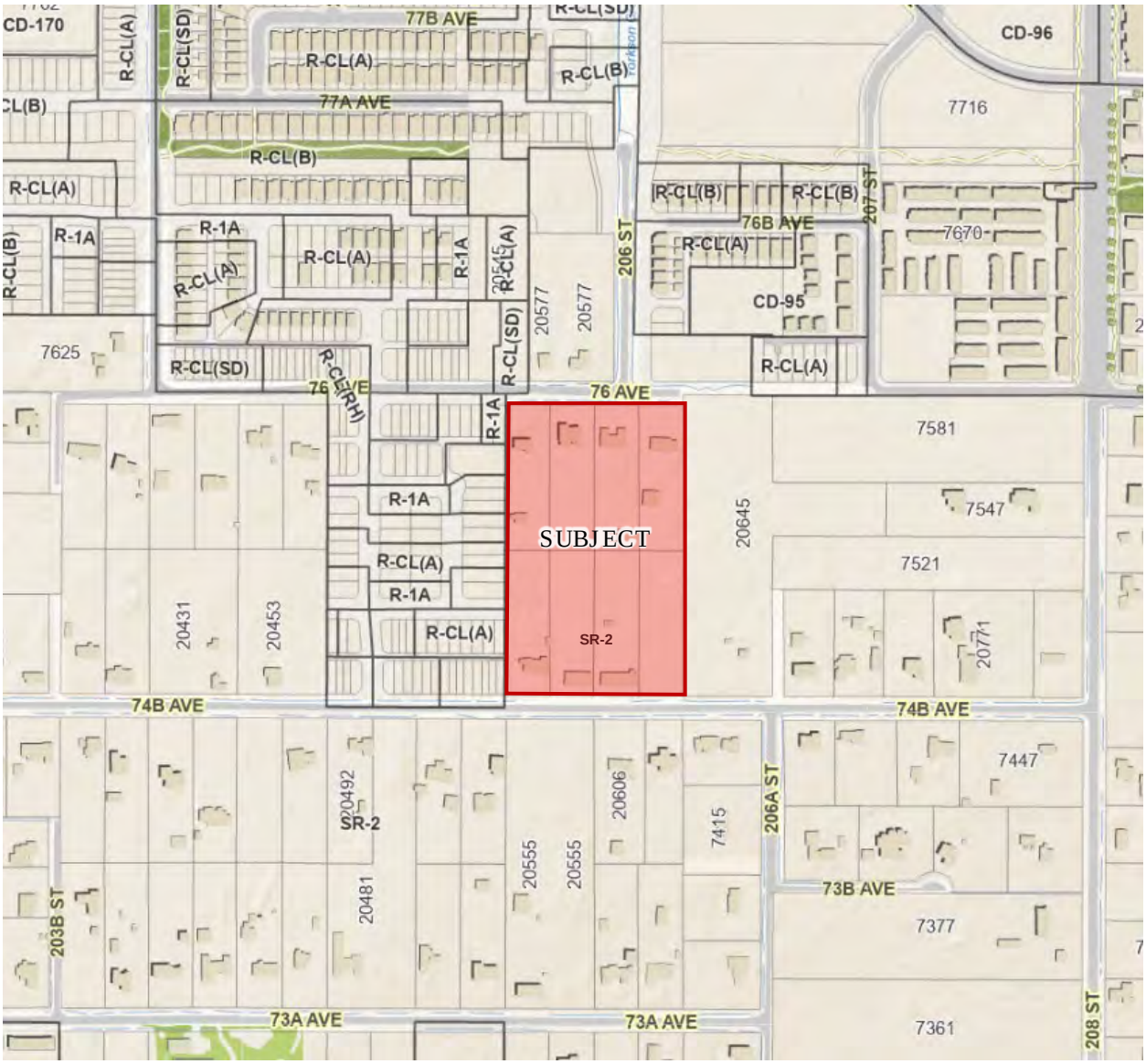
ATTACHMENT A



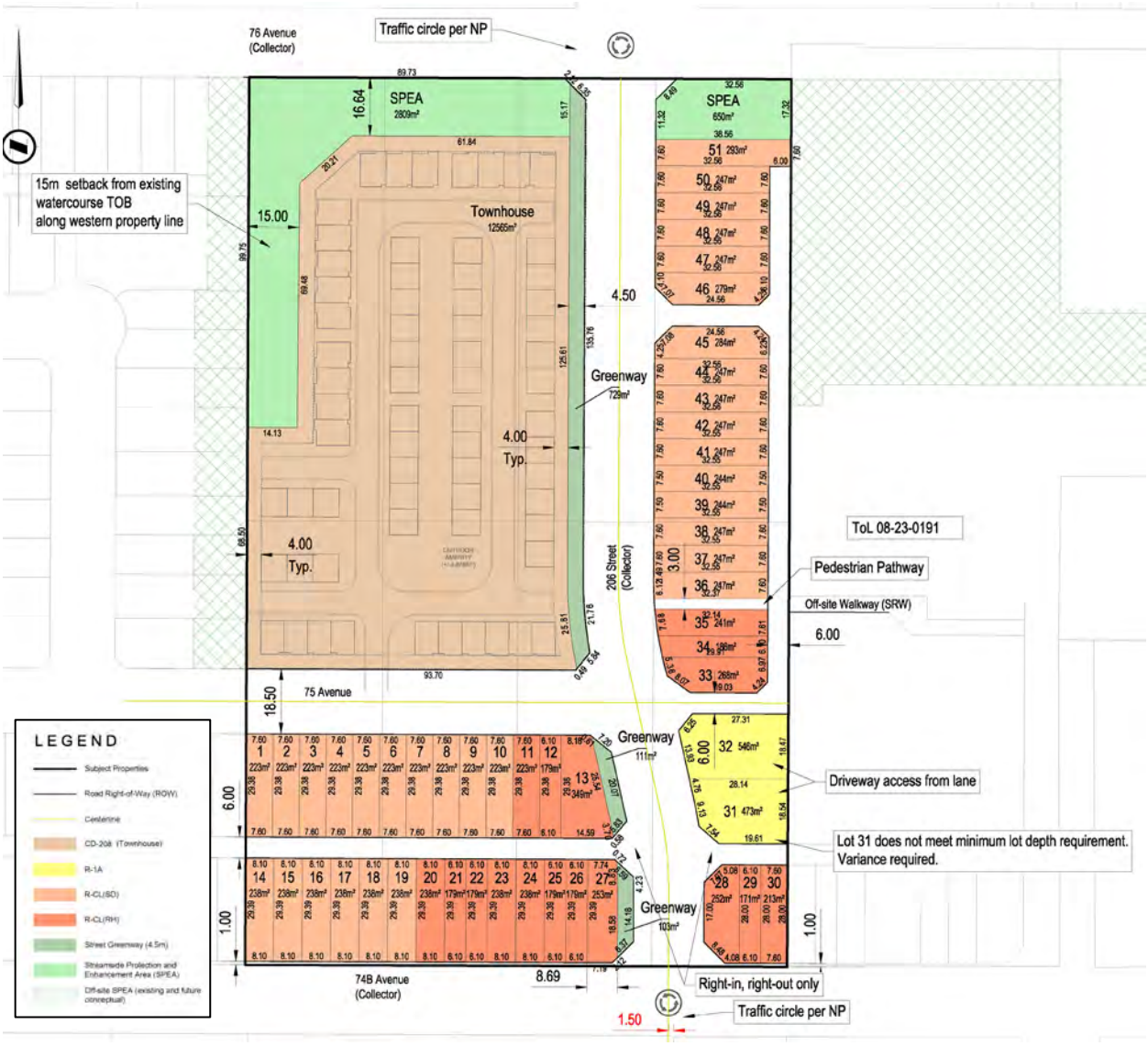
AERIAL CONTEXT MAP


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
209 St
211 St
212 St
216 St
SUBJECT
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
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, 5642, 5775, 5831, 5919


TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
82 AVE
80 AVE
78 AVE
76 AVE
74B AVE
83 AVE
77A AVE
206 ST
204 ST
209 ST
211 ST
212 ST
Future Public Road (High Street)
Ecological Greenway
DP
SUBJECT
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Last Amended by Bylaw No. 5831 Sept. 26, 2023
Town Market Commercial (FSR 2.85)
Town Market Mixed Use (FSR 2.85)
Low Density Mixed Use (FSR 0.95 FSR)
Neighbourhood Commercial
Medium Density Apartment (FSR 1.9)
Townhouse (22 UPA)
Single Family Mixed Residential (10 UPA)
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
Yorkson_Map1_LandUseConcept_Bylaw_5831-Sept 25-2023



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101460

This Permit is issued this _____ day of _____, 2024 to:

1. NAME: 1316082 BC Ltd.
Qualico Developments (Vancouver) Ltd.

ADDRESS: 201, 6525 - 177B Street
Surrey, BC V3S 5N4

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 117 and 118, Section 23, Township 8, New Westminster District, Plan 65728; Lot 113 and 114; Section 23, Township 8, New Westminster District, Plan 64586; Lots 111 and 112, Section 23, Township 8, New Westminster District, Plan 63606; and Lots 49 and 50, Section 23, Township 8, New Westminster District, Plan 39118.

CIVIC ADDRESS: 20577, 20593, 20605 & 20565 - 74B Avenue and 20560, 20572, 20596 & 20608 - 76 Avenue

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

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on “Schedule B” to the acceptance of the Township.
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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 Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

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.

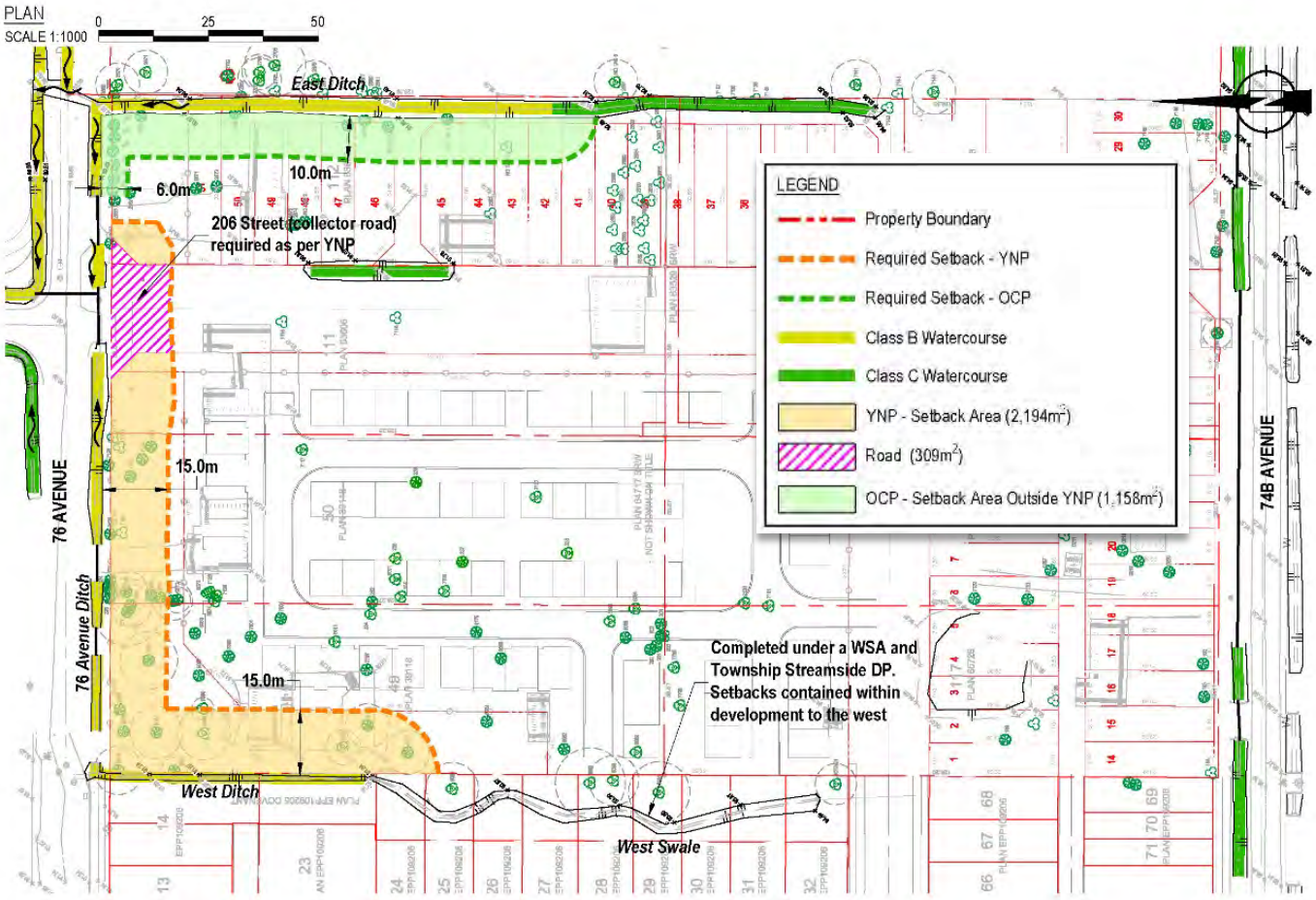
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2024.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

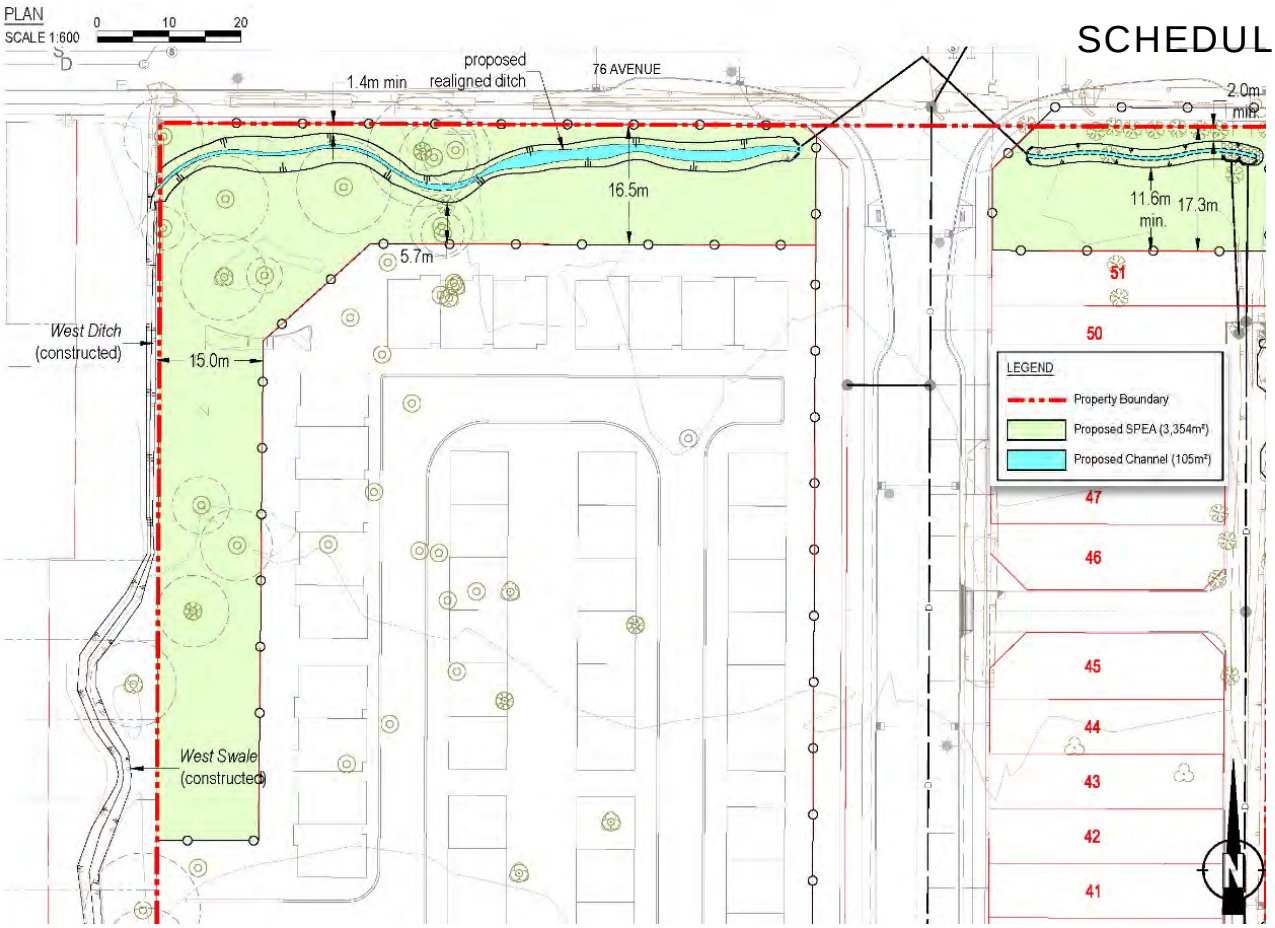
SCHEDULE A



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100156

This Permit is issued this _____day of _____, 2024

1. Name: 1316082 BC Ltd.
   Qualico Developments (Vancouver) Inc.

   Address: 201, 6525 - 177B Street
   Surrey, BC V3S 5N4

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 114 Section 23 Township 8 New Westminster District Plan 64586

   CIVIC ADDRESS: 20605 - 74B Avenue

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

   a. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a detached garage abutting a lane from 1.5 m to 1.2 m on proposed Lots 31 and 32, indicated on Schedule “A”.
   b. Section 401.8 - Subdivision Requirements (rear loaded lot) of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum lot depth requirement on proposed Lot 31 from 28.0 m to 26.4 m, indicated on Schedule “A”.

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

   This Permit is not a Building Permit. All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

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

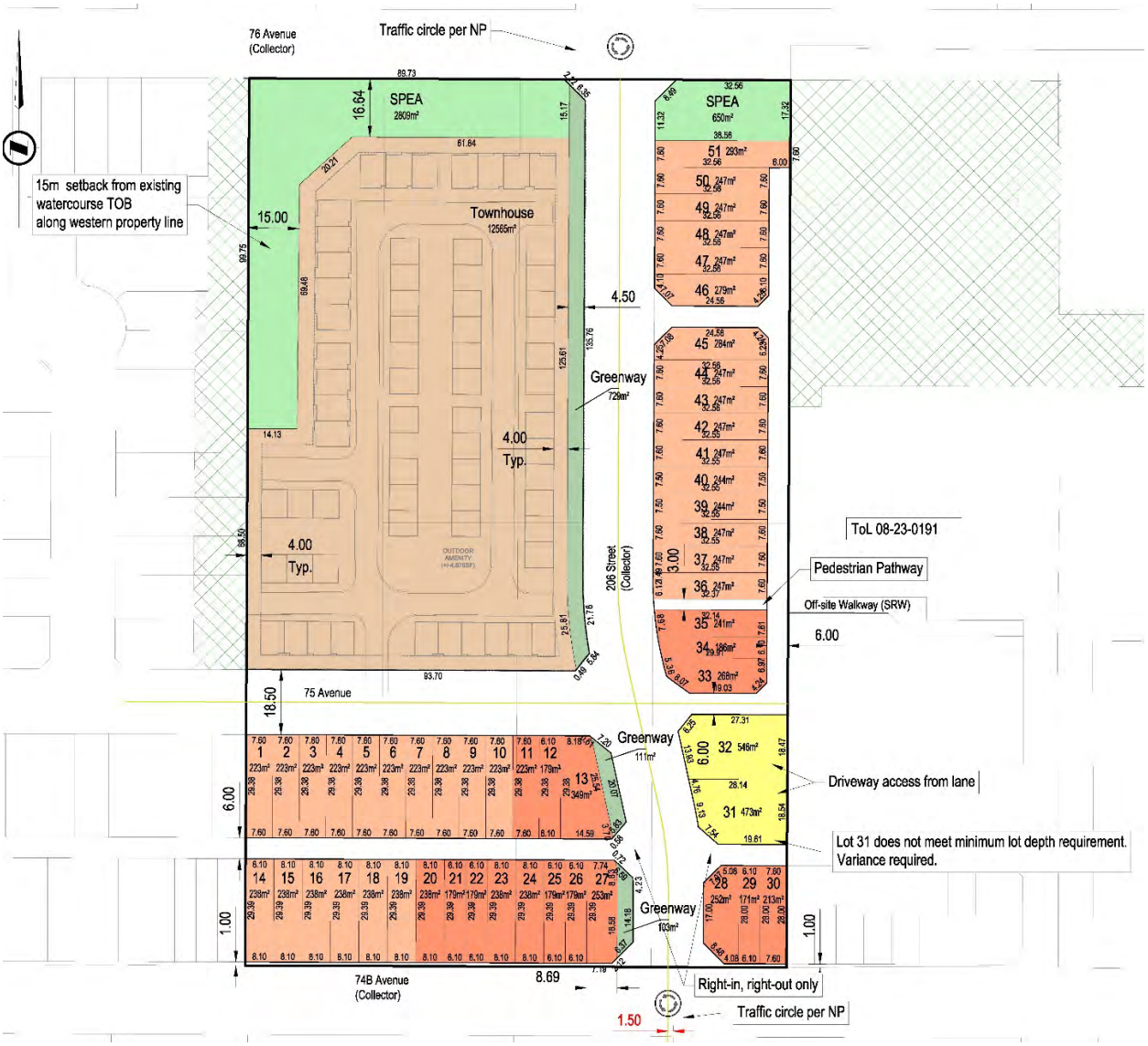
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024

Attachments:
SCHEDULE A Preliminary Subdivision Plan

SCHEDULE A


76 Avenue
(Collector)
Traffic circle per NP
SPEA
2809m²
SPEA
650m²
15m setback from existing
watercourse TOB
along western property line
15.00
Townhouse
12565m²
4.50
Greenway
729m²
4.00
Typ.
4.00
Typ.
206 Street
(Collector)
ToL 08-23-0191
Pedestrian Pathway
Off-site Walkway (SRW)
6.00
75 Avenue
18.50
Greenway
111m²
Driveway access from lane
Lot 31 does not meet minimum lot depth requirement.
Variance required.
Greenway
103m²
74B Avenue
(Collector)
8.69
Right-in, right-out only
Traffic circle per NP
1.50

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5957

EXPLANATORY NOTE

Bylaw No. 5957 amends the Willoughby Community Plan for land located at 20565, 20577, 20593 - 74B Avenue and 20572, 20596, 20560 - 76 Avenue to change the land use designation from Mixed Residential to Multi Family.

Bylaw No. 5957 also amends the Yorkson Neighbourhood Plan to designate the northwest portion of the site to Townhouse (22 UPA) and to amend Table 4.1 requirements for Single Family Mixed Residential.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5957

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Yorkson Neighbourhood Plan Bylaw 2001 No. 4030.

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 "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Communities) Bylaw No. 5957".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800" as amended is further amended by amending Map 1 to change the land use designation for the lands from "Mixed Residential" to "Multi Family" as shown on Schedule "A" attached to and forming part of this Bylaw.

3. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030" as amended is further amended by amending Map 1 to change the land use designation of the lands from "Single Family Mixed Residential (10 UPA) to "Townhouse (22 UPA)" for the area shown on Schedule "A" attached to and forming part of this Bylaw.

4. Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 as amended is further amended by:

    a) In Table 4.1 – Residential Housing Mix and Densities in column one after Single Family Mixed Residential, inserting "¢" after ✢ and inserting the following as a footnote at the bottom of Table 4.1:

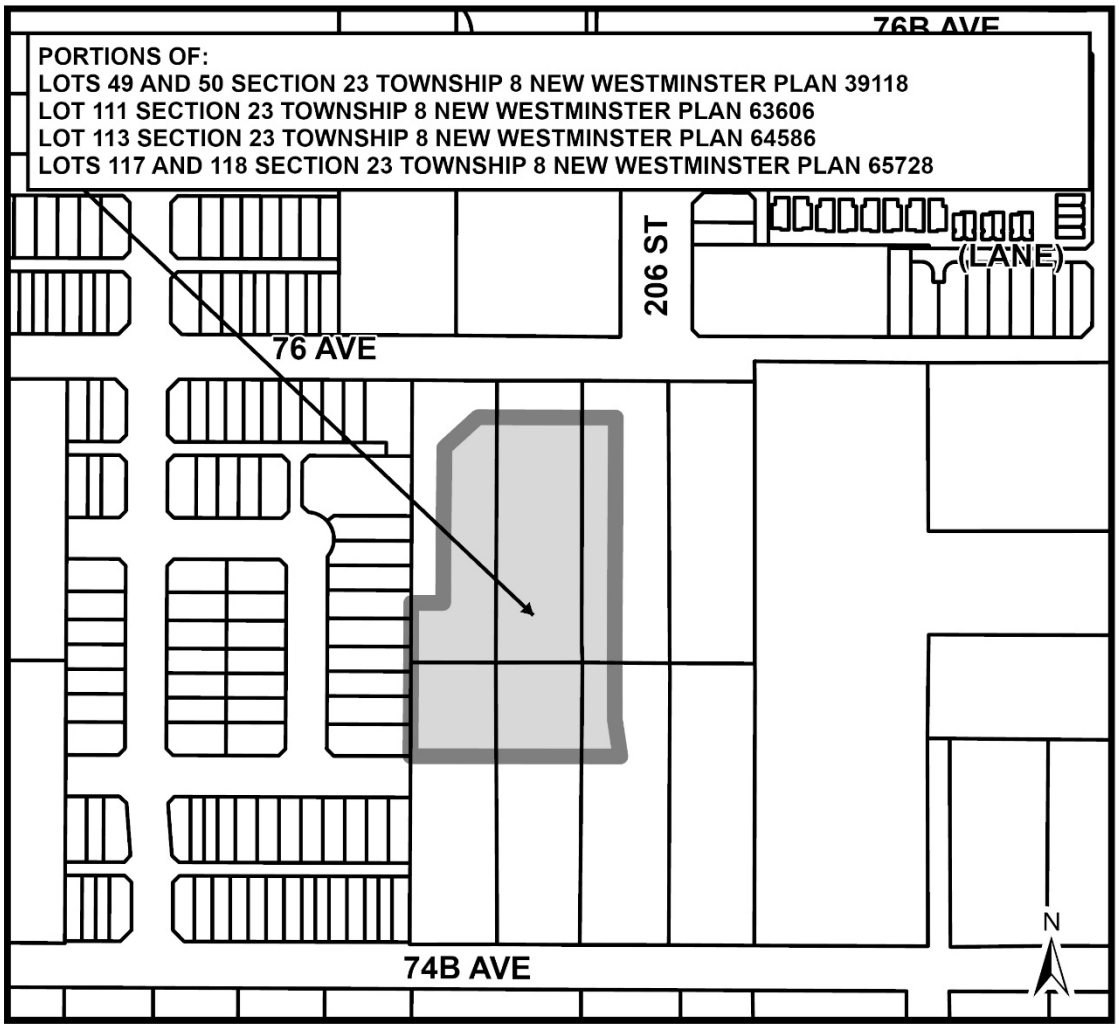
    "For lands legally described as Portions of Lots 117 and 118 Section 23 Township 8 NWD Plan 65728, Portions of Lots 113 and 114 Section 23 Township 8 NWD Plan 64586, and Portions of Lots 111 and 112 Section 23 Township 8 NWD Plan 63606 and designated Single Family Mixed Residential (10 UPA)", Table 4.1 may be modified by:
    a) Changing the ratio of the permitted percentage for attached residential types (Column C) to 65% R-CL(SD) lots and 35% R-CL(RH) lots.
    b) Reducing the ratio and percentage of detached residential types to one (1) single family unit type at 4%.
    c) Increasing the maximum permitted density within the Single Family Residential designation (Column D) from 10 UPA to 10.67 UPA.

d) Changing the proportion between single family units and attached residential units (Column E) to 4% single family units and 96% of the attached residential units."

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5957



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5958

EXPLANATORY NOTE

Bylaw No. 5958 rezones a 4.0 ha (9.6 ac) site located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596 and 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Zone R-1A, and Residential Compact Lot Zones R-CL(SD) and R-CL(RH) to facilitate development of approximately 52 lots (one townhouse lot, two single family lots, 17 rowhouse lots and 32 semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO COMMUNITIES) BYLAW NO. 5958

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 (Qualico Communities) Bylaw No. 5958".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-208" after the words "Comprehensive Development Zone CD-207"

   b. Adding to Section 110.1 after the words "CD-207" the words "CD-208 – 1.0 ha"

   c. Adding after Section 1107 "Comprehensive Development Zone CD-207" the following as Section 1108 "Comprehensive Development Zone CD-208"

1108 **COMPREHENSIVE DEVELOPMENT ZONE CD-208**

Uses Permitted

1108.1 In the CD-208 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

Density

1108.2 The density permitted shall be no less than 32.5 units per hectare (13 units per acre) and no greater than 45 units per hectare (18 units per acre).

Lot Coverage

1108.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 40% of the *lot area.*

Siting of Buildings and Structures

1108.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1108.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys*.

Parking and Loading

1108.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1108.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1108.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

1108.9 *Age-Friendly Amenity areas* shall be provided in accordance with Section 111.5.

Development Permit Requirements

1108.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

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

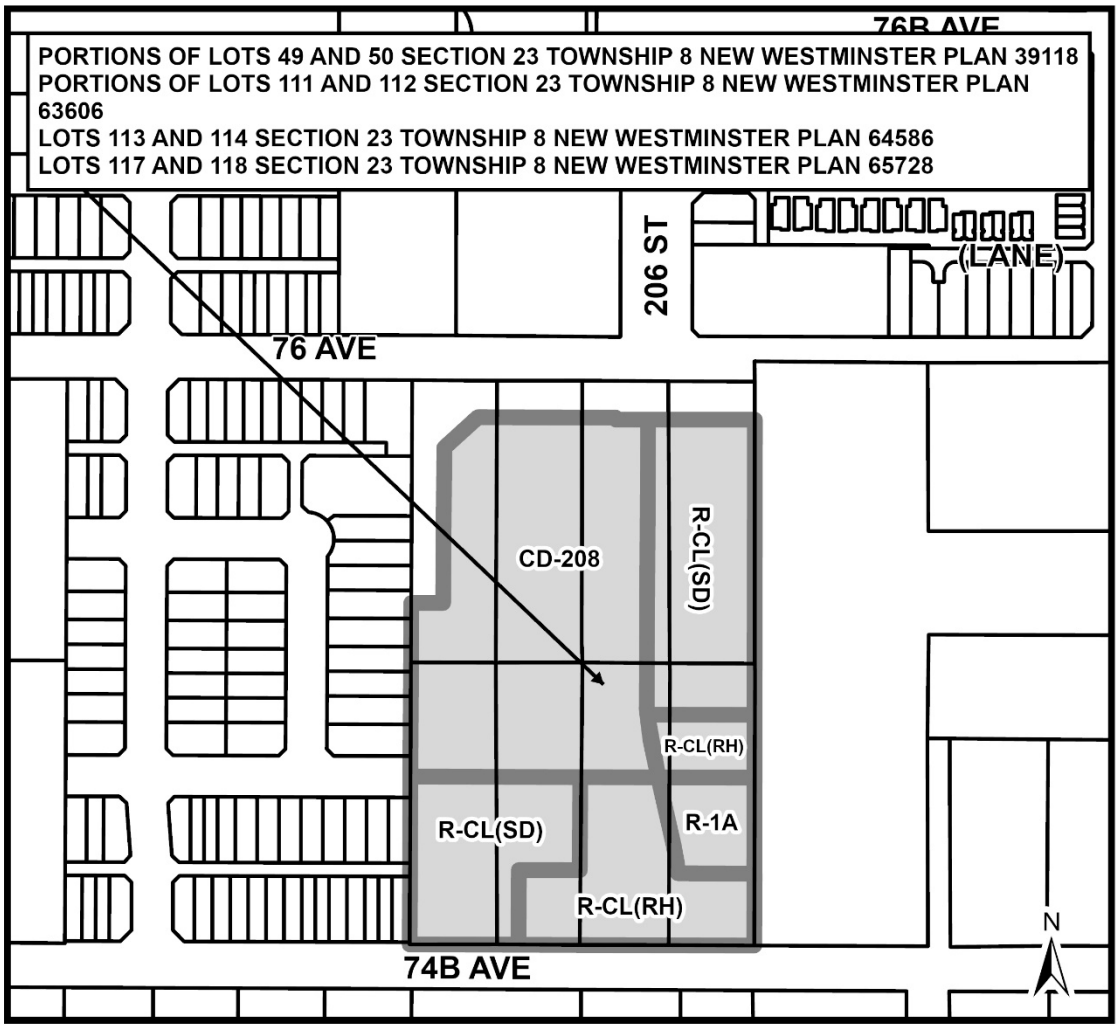
Portion of Lots 49 and 50 Section 23 Township 8 New Westminster District Plan 39118
Portion of Lots 111 and 112 Section 23 Township 8 New Westminster District Plan 63606
Lots 117 and 118 Section 23 Township 8 New Westminster District Plan 65728
Lots 113 and 114 Section 23 Township 8 New Westminster District Plan 64586

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-208, Residential Zone R-1A and Residential Compact Lot Zones R-CL(SD) and R-CL(RH).

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARDING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5958



Township of Langley

Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-202
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	BA000049
SUBJECT:	RESIDENTIAL SALES CENTRES		

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Residential Sales Centres) Bylaw No. 6046.

EXECUTIVE SUMMARY:

At the July 24, 2023 Regular Meeting, Council directed staff to report to Council on potential reforms to definitions and procedures related to residential sales centres. Bylaw No. 6046 proposes to amend the Township's Zoning Bylaw to provide the required amendments.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations regarding Bylaw No. 6046 pertaining to residential sales centres.

BACKGROUND/HISTORY:

Bylaw No. 5293 was adopted by Council on July 24, 2017 and amended the Township's Zoning Bylaw to allow residential sales centres in the Township subject to a number of conditions. Section 104.10 f) of the Zoning Bylaw specifies:

> *f) Residential sales centres subject to the following conditions:*
>
> *i) prior to the construction of the residential sales centre the owner of the lot upon which the residential sales centre will be constructed shall:*
> *a. execute and deliver to the Municipality a restrictive covenant, in form and substance acceptable to the Municipality, which obligates the owner to remove the residential sales centre from the lot within 30 days of receiving an accepted final inspection for all dwelling units in the residential development which will be marketed and sold in the residential sales centre; and*
>
> *b. deliver to the Municipality one or more unconditional irrevocable letters of credit, in an aggregate amount acceptable to the Municipality, as security to ensure the obligation described in Section 104.10(f)(i)(a) is fulfilled;*
>
> ii) *off-street parking for residential sales centres shall be provided in accordance with the office parking requirements of Section 107;*
>
> iii) *the residential sales centre shall comply with the lot coverage, siting and height provisions of the zone in which it is located; and*
>
> iv) *a residential sales centre may operate on a lot under development application pursuant to Development Application Fee Bylaw 1987 No. 2470, as amended, for an RM or CD zone that includes an RM use.*

Currently, where a sales centre is located within a Development Permit Area, a Development Permit is required to be obtained prior to construction. Staff note that if the proposed value of construction is equal to or less than $500,000 the Permit may be considered by a Delegated Official pursuant to the Development Permit Delegation Bylaw.

DISCUSSION/ANALYSIS:

On July 24, 2023 Council resolved:

> *Therefore be it resolved that Council hereby directs staff to report to Council with potential reforms to current definitions, processes and/or bylaws for residential development sales centres, potentially including, but not necessarily limited to:*
>
> *A. Requiring only a building permit application to be administered solely by the Building Department and/or an Approving Officer without any requirement for a Development Permit or formal, internally referred landscape plans;*
>
> *B. Not requiring that residential sales centres must be located: 1) within the same development site; or 2) where there is an application for development; but within a reasonable proximity of such;*
>
> *C. Reasonable time limit(s) for which a residential sales centre can exist prior to development where it has not been used for its purpose with authority for Council to*

revoke permission for a temporary sales centre, potentially delegated to staff with bonding requirements; and

D. Permitting the same residential sales centre to be used for multiple development projects, sites and proponents within a neighbourhood area to improve sustainability, reduce cost(s) and reduce building and construction waste from multiple, otherwise potentially unnecessary temporary presentation centres constructed for this purpose.

Proposed Bylaw No. 6046

Reflective of Council's resolution, the following provides information and, as applicable, proposed updates to the Township's Zoning Bylaw:

A. Section 106.1 is proposed to be amended to exempt residential sales centres from Development Permit requirements. Residential sales centres will continue to be required to submit a building permit application prior to construction that demonstrates compliance with Zoning Bylaw No. 2500, Subdivision and Development Servicing Bylaw No. 5382 and Building Bylaw No. 4642.

B. i) In Section 102, the residential sales centre definition is proposed to be amended to remove the requirement for a residential sales centre building to be located on the same lot as a proposed development.

ii) Section 104.10 f) iv.) is proposed to be amended to additionally permit residential sales centres on sites designated for residential uses in the applicable Community or Neighbourhood Plan area where the residential development is proposed.

C. Section 104.10 f) i.) currently requires bonding to be provided prior to construction for the removal of a residential sales centre within 30 days of receiving a final inspection for all dwelling units in the residential development.

D. There is no current prohibition on residential sales centres being used for multiple development projects. Accordingly, no changes are required to the Zoning Bylaw to address this item.

Policy Considerations:

The proposed Zoning Bylaw amendments respond to Council's resolution. The proposed amendments include conditions to ensure residential sales centres are used for their intended purpose and are temporary in nature.

Respectfully submitted,

Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (RESIDENTIAL SALES CENTRES)
BYLAW NO. 6046

EXPLANATORY NOTE

Bylaw No. 6046 amends Township of Langley Zoning Bylaw No. 2500 related to residential sales centres.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (RESIDENTIAL SALES CENTRES)

BYLAW NO. 6046

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 (Residential Sales Centres) Bylaw No. 6046”.

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

   (1) In Section 102, amending the definition of *Residential Sales Centre* by replacing after the word “which” the following:

   “is under development application pursuant to Development Application Procedures Bylaw No. 5760, as amended, for a RM or CD zone that includes a RM use.”

   (2) At the end of Section 106.1, adding the following as a new line:

   “*Residential sales centres* do not require a Development Permit.”

   (3) Amending Section 104.10 f) by replacing bullet iv. with the following:

   iv. a *residential sales centre* may operate on a *lot*:
   - (a) under development application pursuant to Development Application Procedures Bylaw No. 5760, as amended, for a RM or CD zone that includes a RM use; or
   - (b) designated for *residential uses* in the same Neighbourhood Plan area; or
   - (c) where a Neighbourhood Plan area does not exist, in the same Community Plan area designated for *residential uses* where the residential development is proposed.

NOTICE WAS GIVEN the	11	day of	October	, 2024
READ A FIRST TIME the		day of		, 2024
READ A SECOND TIME the		day of		, 2024
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 21, 2024 - REGULAR MEETING	**REPORT:**	24-213
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0093
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100242 (ISLE OF MANN PROPERTY GROUP / 7258, 7240 – 210 STREET; 21031, 21133, 21156, 21081 – 72 AVENUE AND 21300 BLOCK OF 72 AVENUE)		

PROPOSAL:

On June 26, 2023**,** Council considered an application to amend the Willoughby Community Plan, Northeast Gordon Estate Neighbourhood Plan and rezone approximately 6.93 ha (17.12 ac) of land located at 7258, 7240 – 210 Street; 21031, 21133, 21156, 21081 – 72 Avenue and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses (Attachment A) and passed the following resolution:

> *"That the application be referred to staff for further consideration with the proponent to:*
> 1. *Reduce the permitted density on the easterly portion of the site from 22 units per acre to 15 units per acre, or less as may be appropriate for Council to consider;*
> 2. *Provide an improved/expanded Urban/ALR interface buffer on the northerly and easterly portions of the site with additional greenspace on the easterly property line;*
> 3. *Provide a quality trailhead at the northern property line where the east and west portions of the site meet; and*
> 4. *Convert the current proposed Smith Crescent vehicular access to an emergency-only entrance with consideration of two vehicular entrances off of 210 Street and a suitable appropriate internal vehicular network, subject to BC Building Code considerations, cross access easements and an appropriate subdivisions pattern, as may be appropriate for Council to consider."*

Subsequently, the applicant submitted information (Attachment B) outlining how they propose to address the resolution by:

- Reducing the permitted density on the easterly portion of the site from 22 units per acre to 15 units per acre.
- Increasing the depth of the ALR buffer on the easterly property line adjacent to Smith Crescent from 7.5 metres to 15 metres.
- Providing a quality trailhead at the northern property line where the east and west portions of the site meet, including a viewing area, plaza space and additional planting.
- Converting the Smith Crescent vehicular access to emergency access and providing an additional vehicular access to the site from 210 Street.

RECOMMENDATIONS:

That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258, 7240 – 210 Street; 21031, 21133, 21156, 21081 – 72 Avenue and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate the development of approximately 315 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements and driveway locations including dedication of the north half of 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street (including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan.
3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent.
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility and the McGillivray Heritage Residence.
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon).
7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street.
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
10. Secure a community stormwater detention site to serve the catchment area in compliance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township of Langley.
11. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    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

c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
d. protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security
e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
f. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units
g. prohibiting access to the site from 72 Avenue and Crush Crescent
h. securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan.

12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site.
13. Registration of cross access easements over the proposed townhouse sites in favour of each other to provide access.
14. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence.
15. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $7,087,500 in support of the proposed OCP amendment and rezoning.
16. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy.
17. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

EXECUTIVE SUMMARY:

On June 26, 2023, Council considered third reading of Bylaws No. 5836 and 5837 and referred the application to staff to *w*ork with the proponent to address items raised at the Public Hearing, including but not limited to, reducing the density on the easterly portion of the site, providing expanded urban/ALR buffers, providing a trailhead on the northerly portion of the site and providing alternative site access.

PURPOSE:

The purpose of this report is to provide updated information for Council consideration of Bylaws No. 5836 and 5837.

DISCUSSION/ANALYSIS:

The subject bylaws were considered by Council at the June 26, 2023 Public Hearing and referred back to staff for further consideration with the proponent to:

1. *"Reduce the permitted density on the easterly portion of the site from 22 units per acre to 15 units per acre, or less as may be appropriate for Council to consider;*
2. *Provide an improved/expanded Urban/ALR interface buffer on the northerly and easterly portions of the site with additional greenspace on the easterly property line;*
3. *Provide a quality trailhead at the northern property line where the east and west portions of the site meet; and*
4. *Convert the current proposed Smith Crescent vehicular access to an emergency-only entrance with consideration of two vehicular entrances off of 210 Street and a suitable appropriate internal vehicular network, subject to BC Building Code considerations, cross access easements and an appropriate subdivisions pattern, as may be appropriate for Council to consider."*

The applicant has provided the following information in consideration of the above resolution:

<u>Proposed Density</u>

- The applicant's original proposal (Attachment A) included a total of 349 townhouse units and accompanying amendments to the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to permit up to 22 UPA on the site.
- Consistent with Council's resolution, the applicant has revised the proposal (Attachment A) by reducing the density on the easterly portion of the site to 15 UPA resulting in an overall unit count of approximately 315 (reduction of 34 units). Rezoning Bylaw No. 5837 has been updated to reflect this change.

<u>Urban / ALR Interface</u>

- The northerly and easterly portions of the site are located adjacent to lands within the Agricultural Land Reserve (ALR).
- The original site plan proposed a 7.5m wide buffer on the easterly property line and a 7.5m – 15m wide buffer on the northerly property line.
- To address Council's resolution, the buffer has been increased to 15m along the entire easterly property line.

<u>Quality Trailhead</u>

- Consistent with Council's resolution, the site plan has been revised to include a trailhead at the northern property line where the east and west portions of the site meet.
- The preliminary plans (Attachment B) for the trailhead include a plaza area, trails, seating and signage.

<u>Site Access</u>

- The site plan originally included one driveway from 210 Street and one driveway from Smith Crescent.

- Consistent with Council's resolution, the Smith Crecent driveway has been converted to an emergency access and an additional driveway from 210 Street has been included.
- The development prerequisites have been updated to include the requirement for the necessary access easements for the proposed townhouse lots.
- The internal circulation will be reviewed and confirmed with submission of a development permit application.

Community Amenity Contributions

- Although not included with Council's resolution, the proponent has revised their proposed community amenity contribution to align with the reduction in the overall units.
- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan indicates that "Appropriate policies and land use designations will be added to the Neighbourhood Plan in the future to replace the Special Study Area designation to address: land use and density" (as well as other items).
- Recognizing that there is no "base" density currently associated with the Special Study Area land use designation, the proponent has reviewed the CAC Policy and proposes a rate of $22,500 per townhouse unit which equates to the average townhouse dwelling unit rate in the Brookswood-Fernridge Neighbourhood Plan Area ($25,000 per townhouse unit) and the Smith Neighbourhood Plan Area ($20,000 per townhouse unit).
- Based on proposed rates, the CAC calculation results in a target contribution of $7,087,500 ($22,500 per townhouse unit) as indicated in the below table:

	Unit Count	**Rate per unit**	**Total**
Townhouses	315	$22,500	$7,087,500
Total			**$7,087,500**

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Revised and Previous Proposals
ATTACHMENT B	Conceptual Trailhead Plan
ATTACHMENT C	October 15, 2024 Letter from Applicant (Isle of Mann) with Voluntary Amenity Contribution
ATTACHMENT D	May 1, 2023 Report to Council

PREVIOUS PROPOSAL



1 A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

UNIT PROGRAMMING LEGEND:

- 2 BEDROOM TANDEM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM TANDEM
- 3 BEDROOM+FLEX
- 3 BEDROOM(ADAPTABLE)
- 4 BEDROOM(DUPLEX)
- 4 BEDROOM

NO.		
	H	
	G	
	F	
2023-03-10	E	REVISED PRELIMINARY SITE LAYOUT
2023-03-06	D	REVISED PRELIMINARY SITE LAYOUT
2022-12-01	C	REVISED PRELIMINARY SITE LAYOUT
2022-09-17	B	REVISED PRELIMINARY SITE LAYOUT
2022-08-02	A	PRELIMINARY SITE LAYOUT

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC

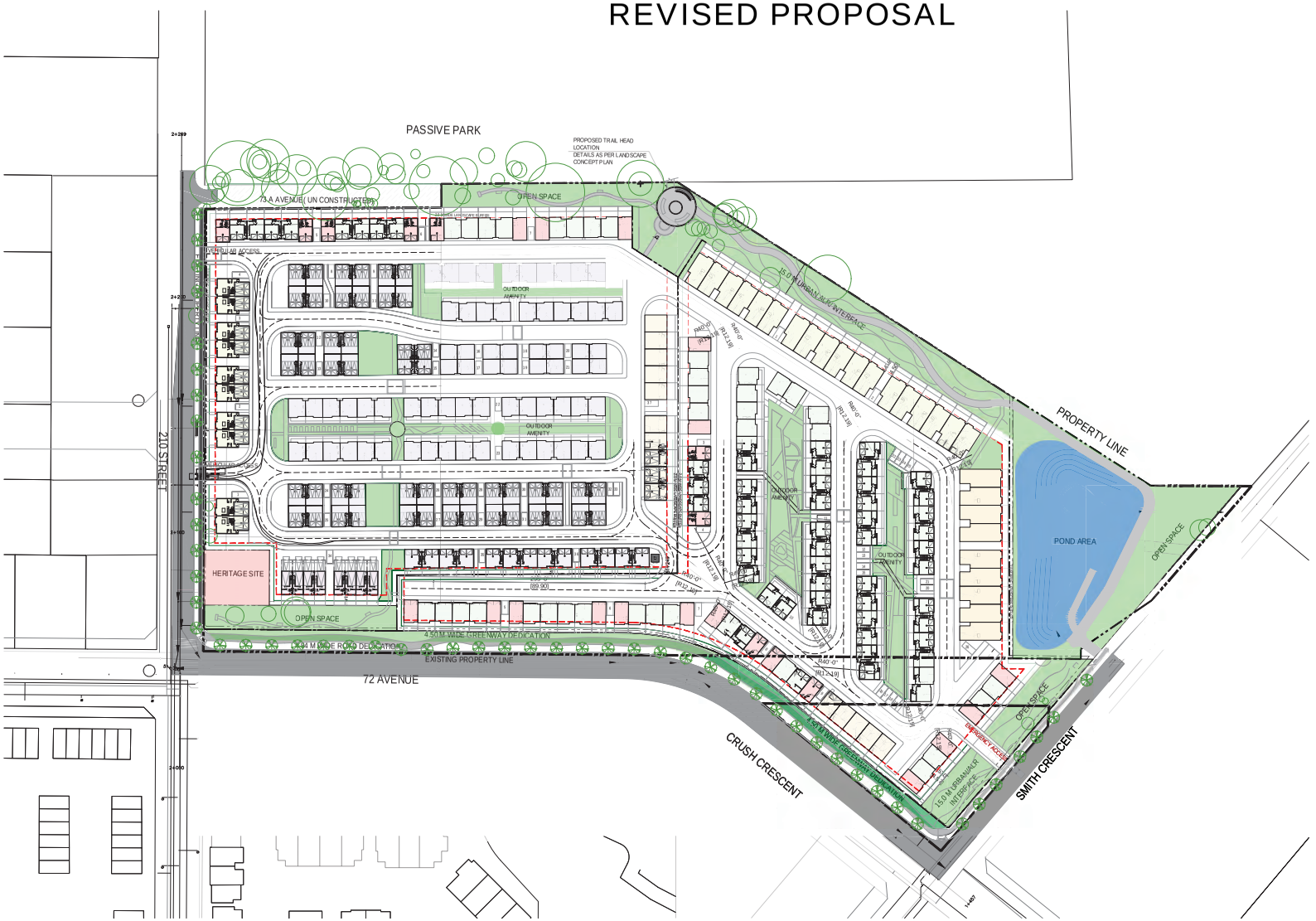
CLIENT:
ISLE OF MANN Property Group
#401 - 15336 31 AVENUE,
SURREY, BC
V3Z 0X2

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	MN
CHECKED:	JA
SCALE:	1/64" = 1'-0"
JOB No.:	LAN-025
DATE:	JUNE 2021
SHEET TITLE:	SITE LAYOUT
DRAWING NO.:	A-100
	E

I.1 ATTACHMENT A

REVISED PROPOSAL



1 / A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

2024-05-08	I	REVISED PRELIMINARY SITE LAYOUT
2023-09-15	H	REVISED PRELIMINARY SITE LAYOUT
2023-07-31	G	REVISED PRELIMINARY SITE LAYOUT
2023-06-30	F	REVISED PRELIMINARY SITE LAYOUT
2023-06-15	E	REVISED PRELIMINARY SITE LAYOUT
2023-03-10	D	REVISED PRELIMINARY SITE LAYOUT
2023-03-06	C	REVISED PRELIMINARY SITE LAYOUT
2022-12-01	B	REVISED PRELIMINARY SITE LAYOUT
2022-09-17	A	PRELIMINARY SITE LAYOUT
2022-08-02	NO.	ISSUED FOR

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC

CLIENT:
ISLE OF MANN Property Group
#401 - 15336 31 AVENUE,
SURREY, BC
V3Z 0X2

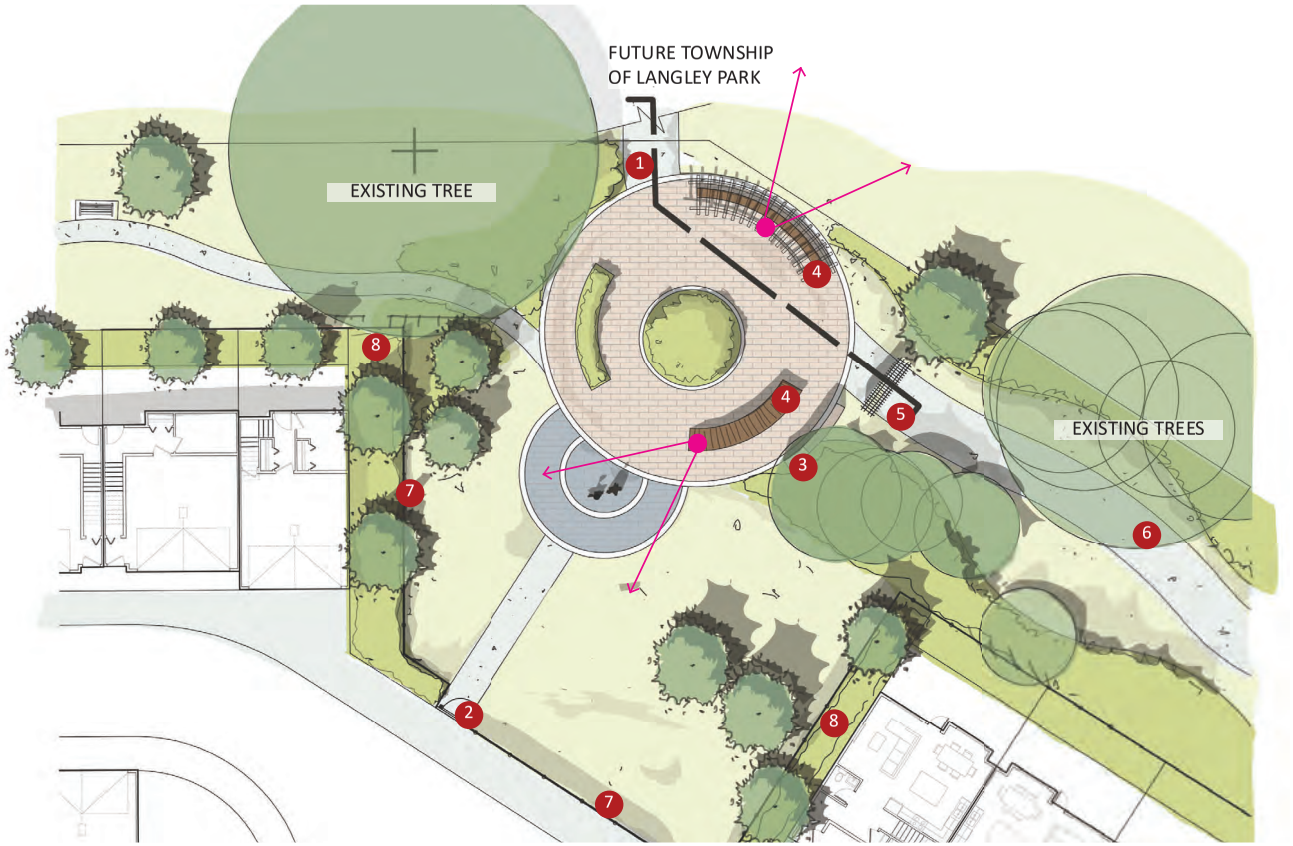
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	MN
CHECKED:	JA
SCALE:	1/64" = 1'-0"
JOB No.:	LAN-028
DATE:	JUNE 2021
SHEET TITLE:	

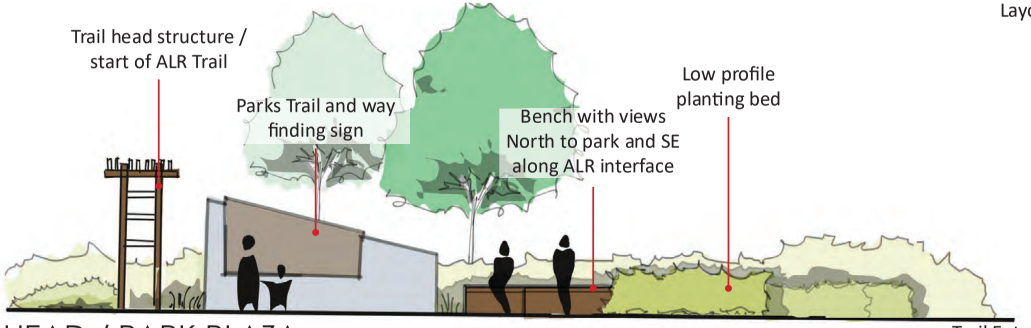
SITE LAYOUT

DRAWING NO.: **A-100** | **I**

I.1



Layout Plan



Trail Entry Section



Gabion wall with wood bench



Entry Structure / Trail head



Trail Entry Signage



Signage character

1. Plaza entrance / Park and trail access
2. Gate and path to private development
3. Gabion wall with metal signage
4. Wooden Bench
5. Trail head / Entry structure
6. 3.0m Urban ALR trail
7. Fence
8. Planting Buffer

Primary View

ALR TRAIL HEAD / PARK PLAZA

Stephen Richardson
Director – Development Services
Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

October 15, 2024

Dear Mr. Richardson,

RE: CAC Policy 07-166 / ToL File #08-24-0093 / IOM NEGE - Special Study Area - CACs Memo

After careful consideration, the ownership is willing to advance a voluntary contribution of $7,087,500 (seven million eighty seven thousand and five hundred dollars) as a community amenity contribution for the subject project which includes the seven-parcel land assembly. The civic address of those parcels are as follows:

1. 7258 210th St.
2. 7240 210 St.
3. 21031 72nd Ave.
4. 21081 72nd Ave.
5. 21133 72nd Ave.
6. 21156 72nd Ave.
7. 72nd Ave.

We thank you for your support and consideration on the subject file.

Please contact me if you require any additional information.

Sincerely,

Dave Mann
President

Township of Langley

Est. 1873

ATTACHMENT D

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 1, 2023 - REGULAR MEETING	**REPORT:**	23-74
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0093
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100242 (ISLE OF MANN PROPERTY GROUP / 7258 AND 7240 – 210 STREET; 21031, 21133, 21156 AND 21081 – 72 AVENUE; AND 21300 BLOCK OF 72 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan, Northeast Gordon Estate Neighbourhood Plan, and rezone approximately 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5836 and 5837 subject to 16 development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Northeast Gordon Estates Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837 rezoning 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate the development of approximately 349 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the north half of 72 Avenue (including greenway), Smith Crescent and Crush Crescent to ultimate condition, the east half of 210 Street (including turnaround at 73A Avenue) in accordance with the Township's Master Transportation Plan,

Subdivision and Development Servicing Bylaw, and the Northeast Gordon Estate Neighbourhood Plan;

3. Completion of a road closure bylaw for the portion of 72 Avenue between Crush Crescent and Smith Crescent;
4. Completion of a subdivision to create separate lots for each townhouse site (and registration of cross access easements), the stormwater detention facility, and the McGillivray Heritage Residence;
5. Dedication and construction of a 4.5 m wide street greenway on the north side of 72 Avenue and Crush Crescent including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
6. Provision of an ALR buffer in accordance with the Northeast Gordon Estate Neighbourhood Plan, including associated 3 m wide trail (Arbour Ribbon);
7. In accordance with the provisions of Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan, provision of a wildlife corridor along the south portion of the site connecting the wildlife tunnel on the north side of 72 Avenue to 210 Street;
8. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
10. Secure a community stormwater detention site to serve the development to the acceptance of the Township of Langley;
11. Registration of restrictive covenants acceptable to the Township:
    a. Restricting development until a Development Permit is issued for the site;
    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;
    c. Identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;
    e. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    f. Prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units, and prohibiting the development of secondary suites within individual units;
    g. Prohibiting access to the site from 72 Avenue and Crush Crescent;
    h. Securing building setbacks, buffer areas, and agricultural awareness considerations in accordance with Section 4.3.5 of the Willoughby Community Plan;
12. Registration of a cross access easement in favour of the McGillivray Heritage Residence property over the proposed Townhouse site;
13. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the McGillivray Heritage Residence;
14. Compliance with the Community Amenity Contributions (CAC) Policy, comprising a total voluntary community amenity contribution of $9,000,000 in support of the proposed

OCP amendment and rezoning. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time;

15. Compliance with the Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
16. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5836 and 5837.

EXECUTIVE SUMMARY:

Isle of Mann Property Group has applied to develop 6.93 ha (17.12 ac) of land located at 7258 and 7240 – 210 Street; 21031, 21133, 21156, and 21081 – 72 Avenue; and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouses. The site is currently designated as a Special Study Area in the Northeast Gordon Estate Neighbourhood Plan (adopted in 2006) which indicates that a review of planning policies, including land use and density, for this area world be carried out to determine the road network and land use design. To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan by redesignating the site to accommodate townhouses (Townhouse A (16 – 22 UPA)) and adding it to Development Permit Area 'B' – Residential. The application also proposes to rezone the site to Comprehensive Development Zone CD-176 to accommodate the proposal.

A delegated Development Permit for form and character (yet to be applied for) will be required prior to building permit should Council elect to advance the application.

As the proposed development aligns with designations in the Northeast Gordon Estate Neighbourhood Plan and supports objectives in the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan, including ALR edge planning, heritage retention, greenways, trails, stormwater detention, and housing, staff recommend that Council consider the community and neighbourhood plan amendment and rezoning request, subject to the completion of 16 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5836 and Rezoning Bylaw No. 5837.

REFERENCE:

Owner:	Isle Of Mann Property Group 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1150305 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1175394 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1210109 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 1331775 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2 Chen I-Jung Kristal 20765 – 90 Avenue Langley, BC V1M 2N4 Dennis and Raelene Lewendon 21156 – 72 Avenue Langley, BC V2Y 2R4
Agent:	Isle Of Mann Property Group 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Legal Description:	Lot 18 Section 13 Township 8 New Westminster District Plan 29501; Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612; Lot 18 Section 24 Township 8 New Westminster District Plan 1612; Lot 39 Section 24 Township 8 New Westminster District Plan 41879; Lot 1 Section 24 Township 8 New Westminster District Plan 69698; Lot 2 Section 24 Township 8 New Westminster District Plan 69698; Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

Location:	7258 and 7240 – 210 Street; 21031, 21133, 21156 and 21081 – 72 Avenue; and 21300 Block of 72 Avenue
Area:	6.93 ha (17.12 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-176
Willoughby Community Plan (existing):	Residential (6 UPA) and Suburban Residential (1 – 2 UPA)
Willoughby Community Plan (proposed):	Multi Family
Northeast Gordon Estate Neighbourhood Plan (existing):	Special Study Area
Northeast Gordon Estate Neighbourhood Plan (proposed):	Townhouse A

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2, designated Residential (6 units per acre (UPA)) and Suburban Residential (1 – 2 UPA) in the Willoughby Community Plan (Attachment B), and designated as a Special Study Area in the Northeast Gordon Estate Neighbourhood Plan (Attachment C). The McGillivray Heritage House (constructed in 1933) is located at 21031 – 72 Avenue.

DISCUSSION/ANALYSIS:

- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan identifies that the area north of 72 Avenue and east of 210 Street is designated as Special Study Area with a review of planning policies for this area to be carried out to determine a road network and land use design.
- Isle of Mann Property Group has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone the 6.93 ha (17.12 ac) site to Comprehensive Development Zone CD-176.
- The proposal includes greenways, ALR buffers, a stormwater management facility, and a portion of 72 Avenue road dedication to be closed.
- The McGillivray Heritage House currently exists on the southwest portion of the overall site at 21031 – 72 Avenue and is proposed to be relocated and restored as part of a future Heritage Revitalization Agreement to be completed prior to final reading of Rezoning Bylaw No. 5837. As part of the subdivision application associated with the subject application, a separate lot will be created to accommodate the McGillivray Heritage House in its new location on the site for use as a single family dwelling.

- The proposal will facilitate development of approximately 349 townhouse units (Attachment E) on two lots as well as separate lots for the McGillivray Heritage House and the stormwater detention facility.

Adjacent Uses:

	Existing Use	**Northeast Gordon Estate Neighbourhood Plan Designation**	**Existing Zoning**
North:	Rural property, owned by the Township of Langley	Special Study Area	Rural Zone RU-3
South:	72 Avenue, beyond which are single family dwellings and Streamside Protection and Enhancement Area (SPEA) and Ecological Greenway	Suburban Bonus Density 1 (4.5 UPA)	Comprehensive Development Zone CD-133 and Suburban Residential Zone SR-2
East:	Smith Crescent, beyond which are rural properties in the ALR	Designated Agricultural / Countryside in the Rural Community Plan	Rural Zone RU-3
West:	210 Street, beyond which are residential properties	Single Family Detached (4 UPA), Single Family Detached (6 UPA), and Rowhouse / Townhouse (8 – 15 UPA)	Suburban Residential Zone SR-2

Community / Neighbourhood Plan Amendment:

- The site is split-designated in the Willoughby Community Plan (adopted in 1998, (Attachment B) as a combination of Residential (6 UPA) and Suburban Residential (1 – 2 UPA).
- Section 4.2.13 of the Northeast Gordon Estate Neighbourhood Plan (adopted in 2006) designates the area north of 72 Avenue and east of 210 Street as Special Study Area with a review of planning policies, including land use and density, for this area to be carried out to determine a road network and land use design.
- Section 4.9 of the Northeast Gordon Estate Neighbourhood Plan indicates that "The Township should work closely with the affected property owner and consider variations to density, siting, use, and other regulations to achieve favourable outcomes" with respect to preservation, retention, and restoration of identified heritage homes such as the McGillivray Heritage House. As part of the development the proponent, the proponent proposes to relocate and restore the McGillivray Heritage House.
- The proposal includes securing an approximate 0.45 ha (1.12 ac) stormwater detention facility and approximate 0.88 ha (2.18 ac) of green space (greenway, agricultural buffer, open space, wildlife corridor, and environmental area).
- As the site is designated Residential and Suburban Residential in the Willoughby Community Plan and Special Study Area in the Northeast Gordon Estate Neighbourhood Plan, the applicant proposes amendments to the Plans to designate the site Multi Family in the Willoughby Community Plan and Townhouse A (16 – 22 UPA) in the Northeast Gordon Estate Neighbourhood Plan.

- Amendments to the Willoughby Community Plan to add the subject site to relevant development permit areas are also included with Official Community Plan Amendment Bylaw No. 5836.

Zoning Amendment:

- Bylaw No. 5837 proposes to rezone the site to new Comprehensive Development Zone CD-176 to facilitate development of approximately 349 townhouse units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-176 zoning in terms of siting, site coverage, height, use, and density.
- The area proposed for the relocation of the McGillivray Heritage House at the southwest corner of the site as well as the area for the stormwater detention facility will remain zoned Suburban Residential SR-2.

Development Permits:

- The subject site is to be added to Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan as part of Official Community Plan Amendment Bylaw No. 5836.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed residential development is less than 25 UPA, a future associated development permit application will be processed for consideration by a delegated staff official.

Community Amenity Contributions:

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Specifically, CACs are based on an amenity contribution proportionate to the value being created by the increase in density for Major OCP Amendments, potentially in conjunction with or in lieu of the provisions of 5.2(f) of the CAC Policy.
- The current land use designations in the Willoughby Community Plan are a combination of Residential (6 UPA) and Suburban Residential (1 – 2 UPA) resulting in a permitted density of approximately 65 units. However, the subject site is designated Special Study Area in the Northeast Gordon Estate Neighbourhood Plan, which currently does not have a maximum permitted density or associated unit count.
- Based on current rates, the CAC calculation results in a target contribution of $5,025,600 ($14,400 per unit).
- To support the proposed land use plan amendments, the applicant proposes an additional contribution of $3,974,400 ($9,000,000 total) in support of the development as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouses	349	$14,400	$5,025,600
Additional Contribution			$3,974,400
Total			**$9,000,000**

- The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained (In Non-Disturbance Areas)	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
502	20	424	424	38	462

Detailed Tree Management and Landscape plans will be provided in conjunction with a future development permit application.

Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendments and rezoning applications facilitate:

- the development of approximately 349 townhouse units;
- restoration and relocation of the McGillivray Heritage Residence;
- provision of green space (greenway, Streamside Protection and Enhancement Area, wildlife corridor, ALR buffers including a portion of the Arbour Ribbon trail); and
- provision of a stormwater detention facility;

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5836 and 5837 (subject to 16 development prerequisites) and authorize staff to schedule the required public hearing for Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5836 and Rezoning Bylaw No. 5837.

Respectfully submitted,

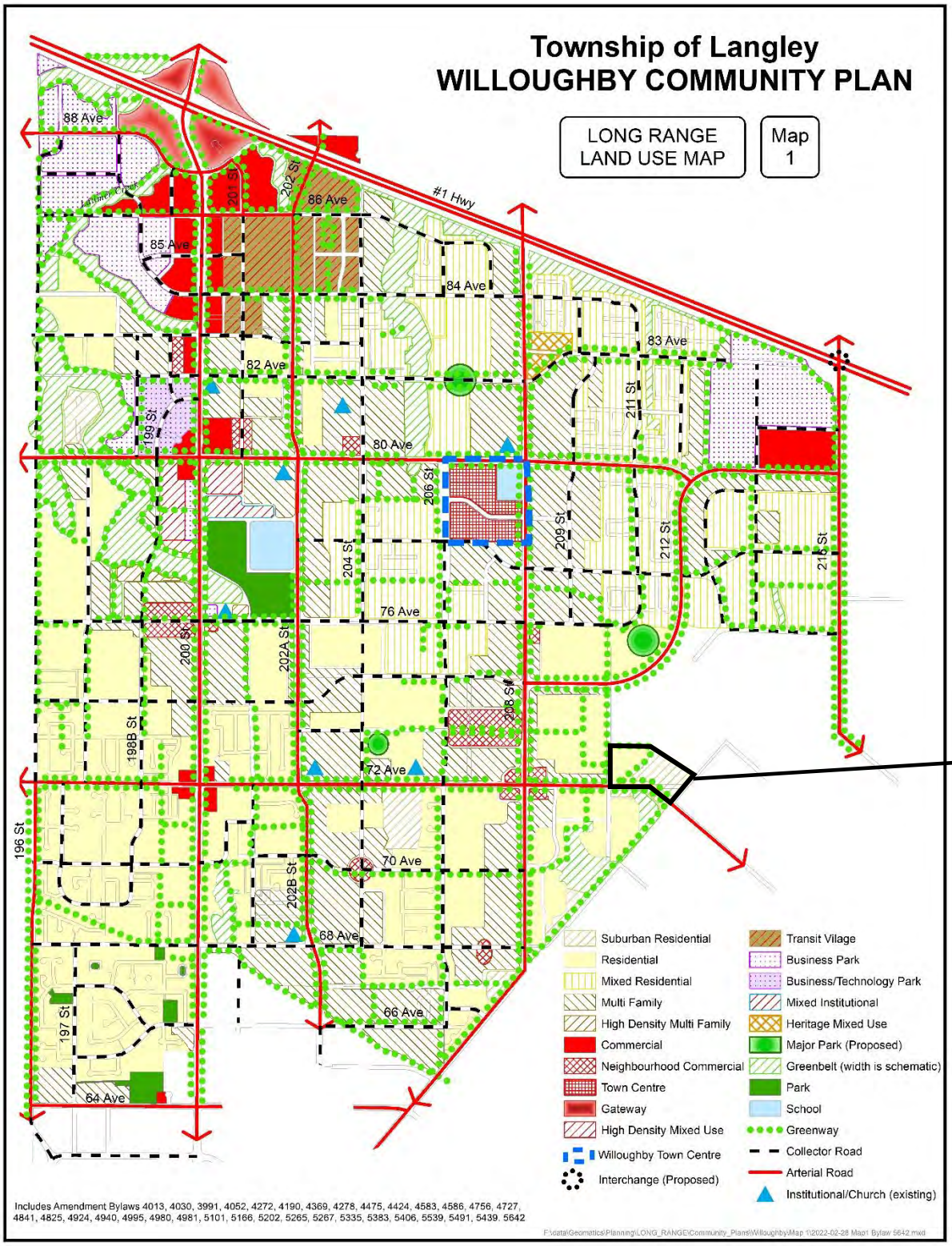
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Northeast Gordon Estate Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Conceptual Site Plan Submitted by Applicant
ATTACHMENT F	School District 35 Comments
ATTACHMENT G	April 25, 2023 Letter from Applicant (Isle of Mann) with Voluntary Amenity Contribution

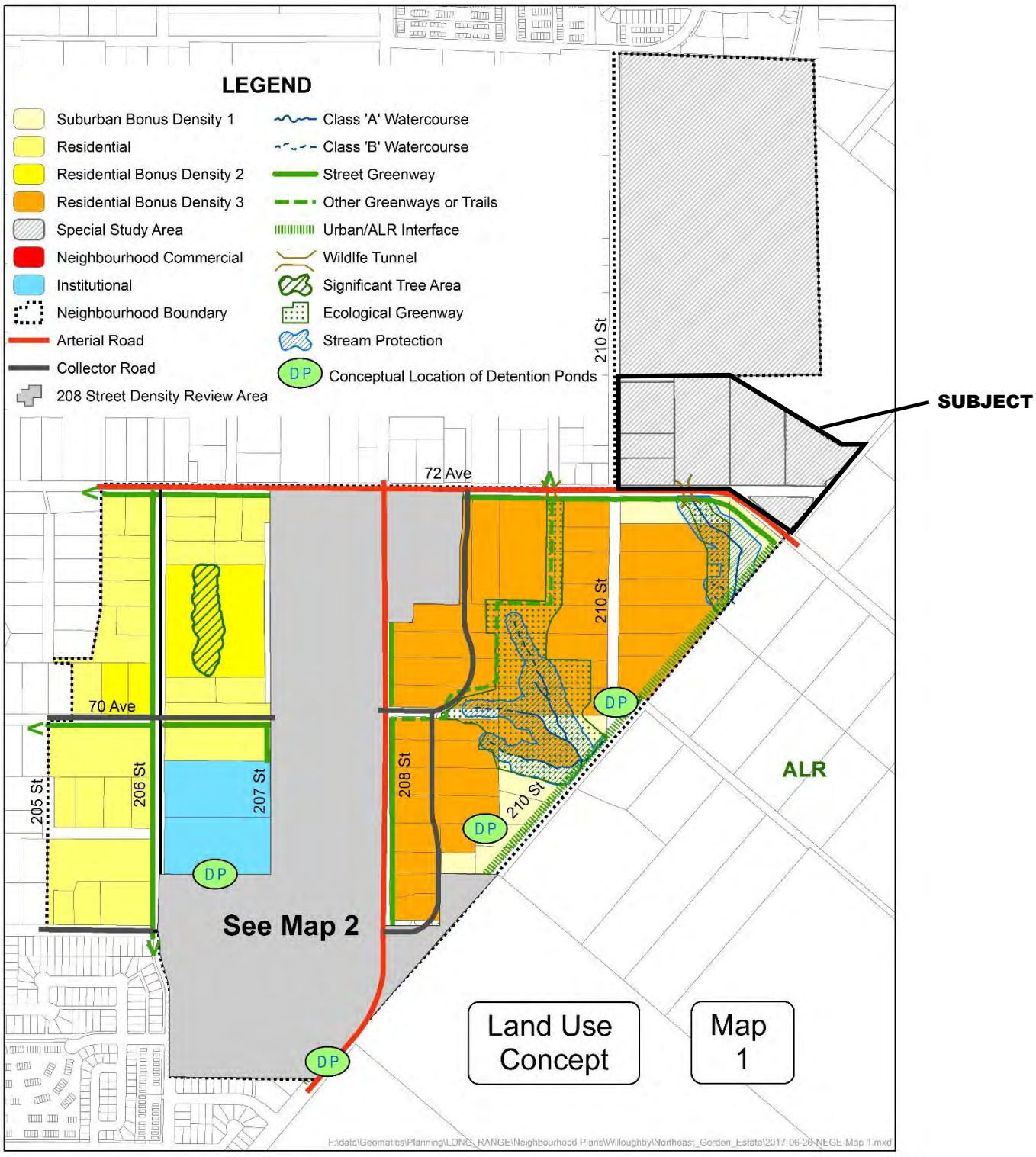
~~ATTACHMENT A~~

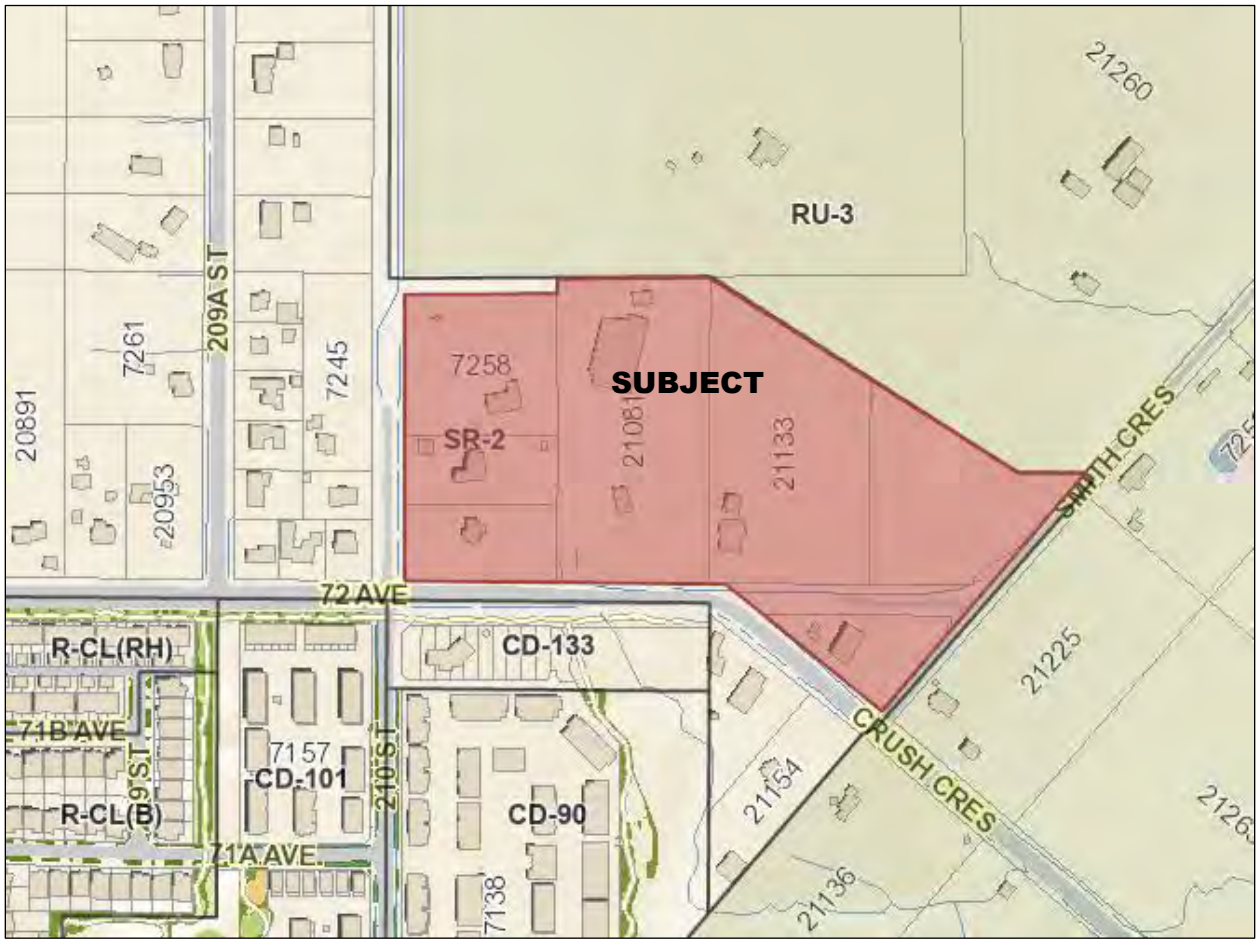


~~ATTACHMENT B~~



~~ATTACHMENT C~~




RU-3
SUBJECT
SR-2
7258
21081
21133
21260
7261
7245
209A ST
20891
20953
72 AVE
SMITH CRES
CRUSH CRES
R-CL(RH)
CD-133
71B AVE
7157
CD-101
210 ST
CD-90
R-CL(B)
71A AVE
21225
21154
21136
7138



1 A-100 SITE LAYOUT
SCALE : 1/64" = 1'-0"

NOTES:

UNIT PROGRAMMING LEGEND:

- 2 BEDROOM TANDEM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM TANDEM
- 3 BEDROOM+FLEX
- 3 BEDROOM(ADAPTABLE)
- 4 BEDROOM(DUPLEX)
- 4 BEDROOM

NO.		
	H	
	G	
	F	
2023-03-10	E	REVISED PRELIMINARY SITE LAYOUT
2023-03-06	D	REVISED PRELIMINARY SITE LAYOUT
2022-12-01	C	REVISED PRELIMINARY SITE LAYOUT
2022-09-17	B	REVISED PRELIMINARY SITE LAYOUT
2022-08-02	A	PRELIMINARY SITE LAYOUT

df ARCHITECTURE inc.
350-10851 SHELLBRIDGE WAY,
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
MULTI FAMILY DEVELOPMENT AT NORTHEAST GORDON , LANGLEY, BC

CLIENT:
ISLE OF MANN Property Group
#401 - 15336 31 AVENUE,
SURREY, BC
V3Z 0X2

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	MN
CHECKED:	JA
SCALE:	1/64" = 1'-0"
JOB No.:	LAN-028
DATE:	JUNE 2021
SHEET TITLE:	SITE LAYOUT
DRAWING NO.:	A-100 E

~~ATTACHMENT F~~

December 28, 2022

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

Re: Development Project

CIVIC: 7240 & 7258 210 St, 21031, 21081, 21133 & 21156 72 Ave, and 21200 Block of 72 Ave

PROJECT: 08-24-0093

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	**338**	**87**	**45**	**66**

Given the current school catchments this development would impact Donna Gabriel 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

IOM

~~ATTACHMENT G~~

Stephen Richardson
Director – Development Services
Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

April 25, 2023

Dear Mr. Richardson,

RE: CAC Policy 07-166 / ToL File #08-24-0093 / IOM NEGE – Special Study Area – CACs Memo

After careful consideration, the ownership is willing to advance a voluntary contribution of $9,000,000 (nine million dollars) as a community amenity contribution for the subject project which includes the seven-parcel land assembly. The civic address of those parcels are as follows:

1. 7258 210th St.
2. 7240 210 St.
3. 21031 72nd Ave.
4. 21081 72nd Ave.
5. 21133 72nd Ave.
6. 21156 72nd Ave.
7. 72nd Ave.

In addition to the CAC cash contributions, the proposed development will relocate and restore the McGillivray Heritage Home at the corner of 210 street and 72nd avenue as a landmark overlooking the historic Milner Valley. This will be relocated with new foundations and preserved under the guidelines of the Heritage Council.

We thank you for your support and consideration on the subject file.

Please contact me if you require any additional information.

Sincerely,

Dave Mann
President

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475
AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5836

EXPLANATORY NOTE

Bylaw No. 5836 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate property at 7258, 7240 – 210 Street, 21031, 21133, 21156, 21081 – 72 Avenue, and 21300 Block of 72 Avenue and add it to Development Permit Areas 'B' – Residential.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475
AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5836

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475

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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

   Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

   Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

   Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

   Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

   Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

   Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

   Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

   Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

   a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.

b) By amending Map 4 to add the lands to Development Permit Areas 'B' – Residential as shown on Schedule "A" attached to and forming part of this Bylaw.

3. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475" as amended is further amended by:

a) Adding the following section "Townhouse (15 UPA) to Section 4.2.7 between "Townhouse (22 UPA)" and "Townhouse (12 UPA)":

- This designation provides medium density townhouse development at 37 units per hectare (15 units per acre).
- Development shall be ground-oriented and in the form of townhouse units.

4. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 as amended is further amended with respect to lands described as:

Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

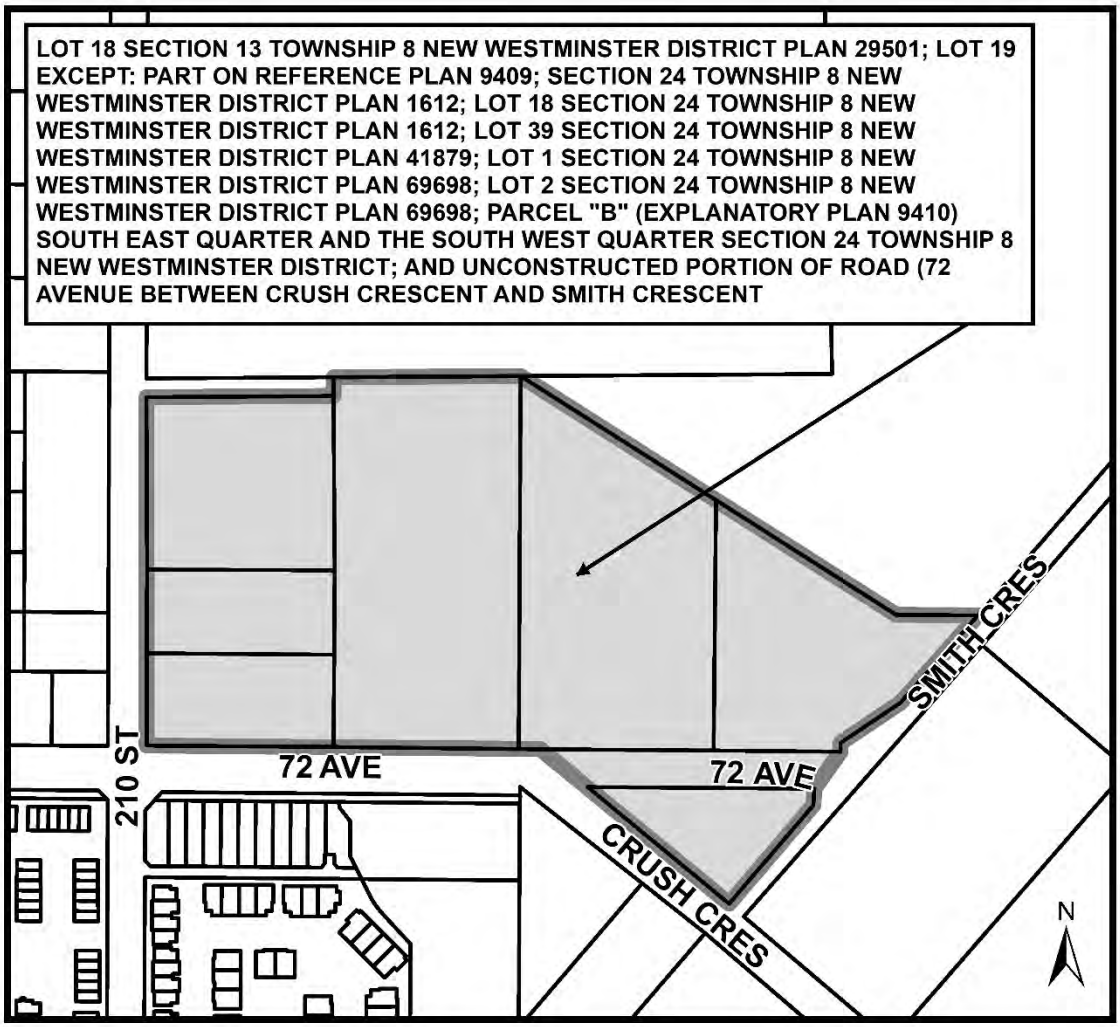
a) By amending Map 1 – Land Use Concept and Map 3 – Land Use Context by changing the land use designation for the subject properties to "Townhouse (22 UPA)" and "Townhouse (15 UPA)", by adding a street greenway on the north side of 72 Avenue, and by adding Urban/ALR Interface along the east and north boundary of the area described on Schedule "B" attached to and forming part of this bylaw.

READ A FIRST TIME the	1st	day of	May	, 2023
READ A SECOND TIME the	1st	day of	May	, 2023
PUBLIC HEARING HELD the	26th	day of	June	, 2023
READ A THIRD TIME the		day of		, 2024

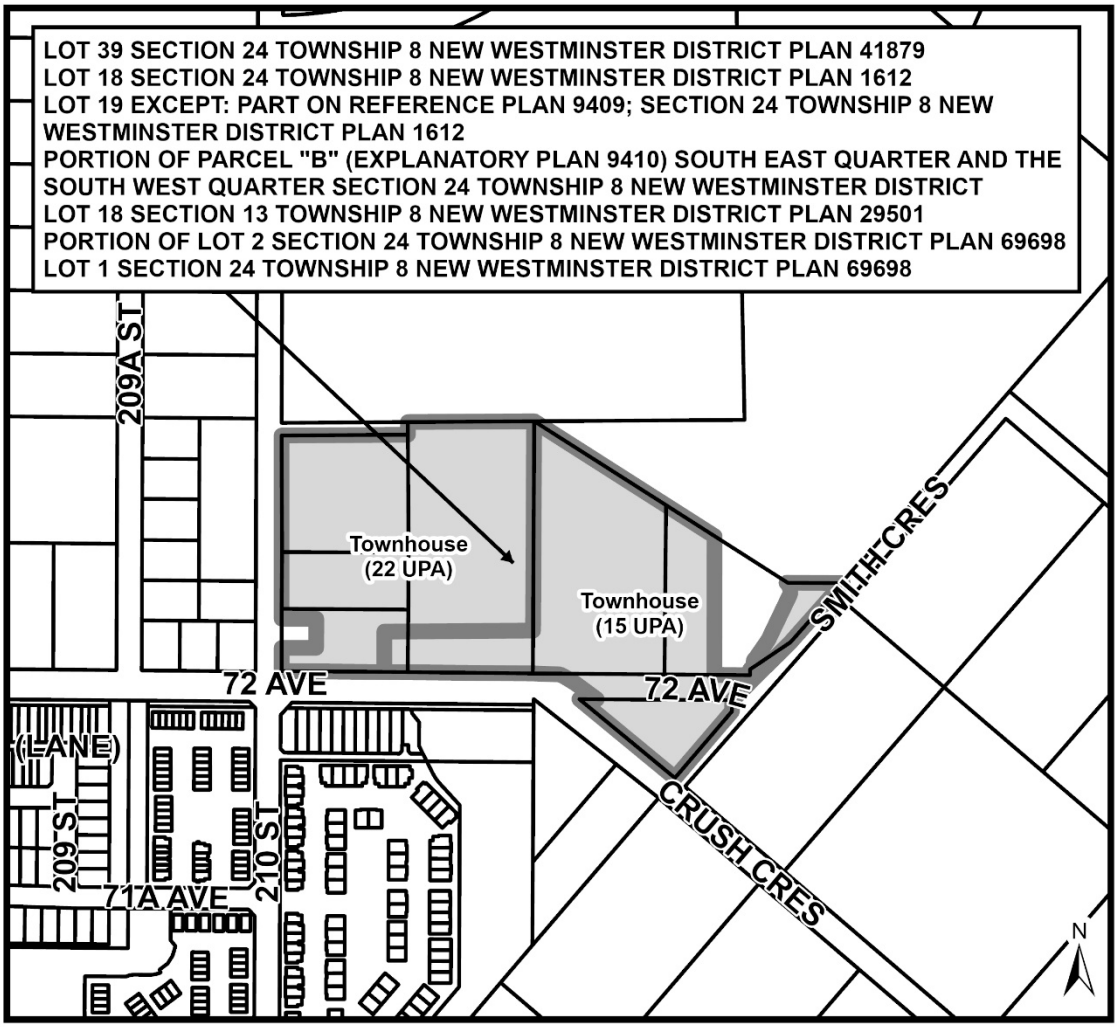
ADOPTED the day of , 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5836



SCHEDULE 'B'
BYLAW NO. 5836



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5837

EXPLANATORY NOTE

Bylaw No. 5837 rezones a portion of a 6.93 ha (17.12 ac) site located at 7258, 7240 – 210 Street, 21031, 21133, 21156, 21081 – 72 Avenue, and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of townhouses at 16 – 22 UPA.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ISLE OF MANN PROPERTY GROUP) BYLAW NO. 5837

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 (Isle of Mann Property Group) Bylaw No. 5837".

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- 176" after the words "Comprehensive Development Zone CD-175"
   b. Adding to Section 110 after the words "CD-175" the words "CD-176 – 2 ha"
   c. By adding after Section 1075 "Comprehensive Zone CD-175" the following as Section 1076 "Comprehensive Development Zone CD-176"

1076 **COMPREHENSIVE DEVELOPMENT ZONE CD-176**

Uses Permitted

1076.1 In the CD-176 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

Density

1076.2 The maximum density shall be in accordance with the following:

Sub-Zone (1)	Maximum Permitted Density
Lot A	22 Units Per Acre
Lot B	15 Units Per Acre

(1) As indicated in Section 1076.10

Lot Coverage

1076.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 45%.

Siting of Buildings and Structures

1076.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4.5 metres from a *street* or 3 metres from any other *lot line.*

Height of Buildings and Structures

1076.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* used for *townhouse* or *common amenity area uses* shall be a maximum of three *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1076.6 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

1076.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

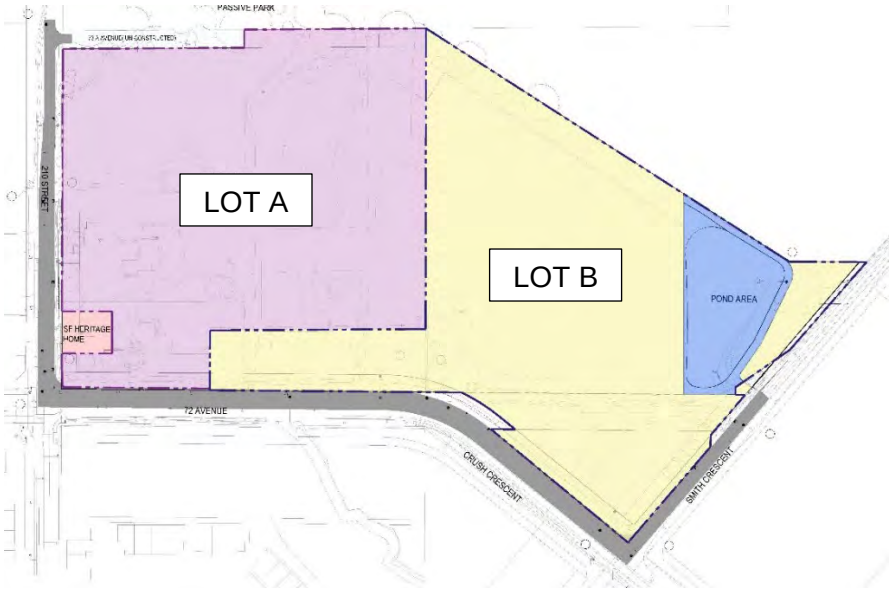
1076.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1076.9 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

Sub-Zone Plan

1076.10 Development in this zone shall conform substantially to Site Plan as shown below:



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

Lot 18 Section 13 Township 8 New Westminster District Plan 29501;

Lot 19 Except: Part On Reference Plan 9409; Section 24 Township 8 New Westminster District Plan 1612;

Lot 18 Section 24 Township 8 New Westminster District Plan 1612;

Lot 39 Section 24 Township 8 New Westminster District Plan 41879;

Lot 1 Section 24 Township 8 New Westminster District Plan 69698;

Portion of Lot 2 Section 24 Township 8 New Westminster District Plan 69698;

Portion of Parcel "B" (Explanatory Plan 9410) South East Quarter and the South West Quarter Section 24 Township 8 New Westminster District; and

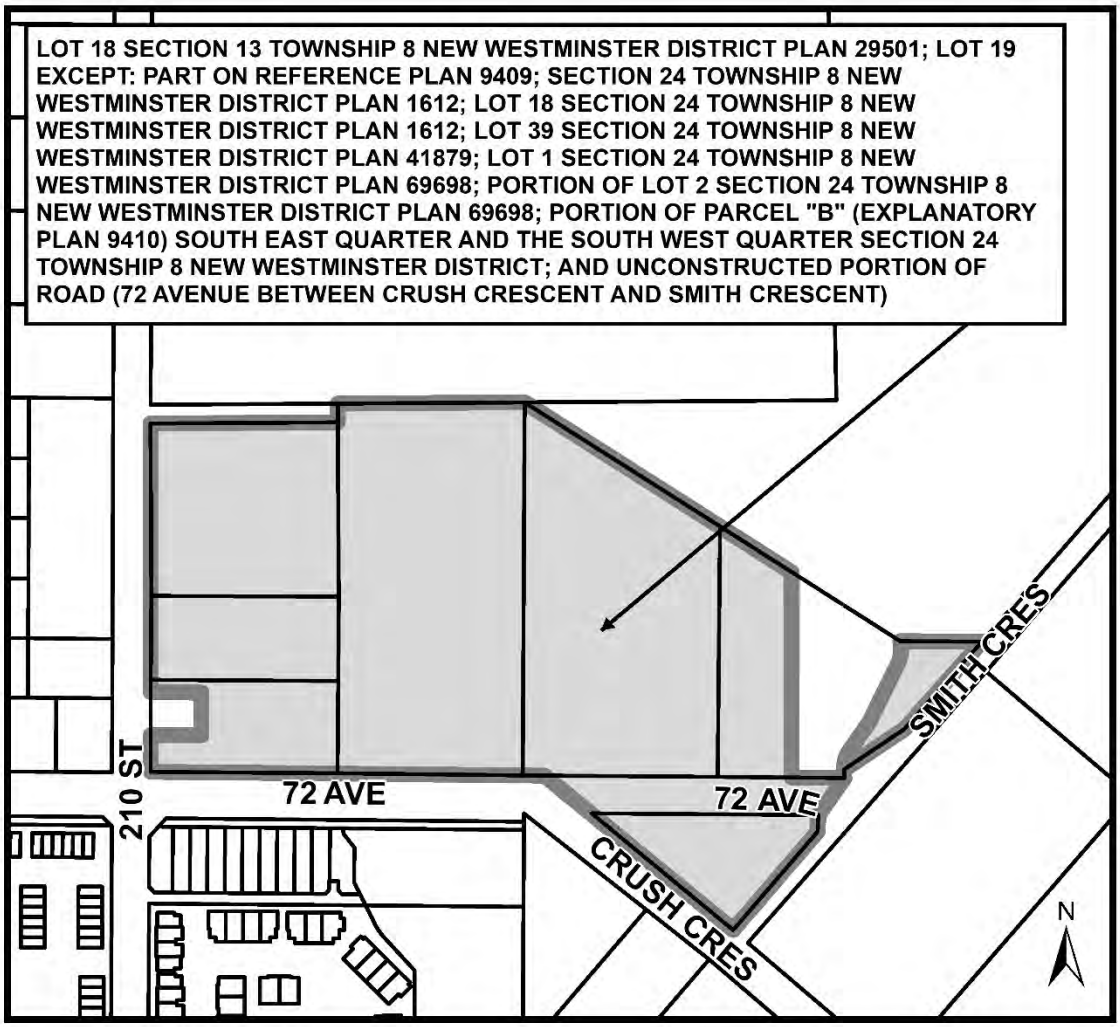
Unconstructed portion of road (72 Avenue between Crush Crescent and Smith Crescent)

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-176.

READ A FIRST TIME the	1st	day of	May	, 2023
READ A SECOND TIME the	1st	day of	May	, 2023
PUBLIC HEARING HELD the	26th	day of	June	, 2023
READ A THIRD TIME the		day of		, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5837



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

WILLOWBROOK TRANSIT-ORIENTED AREA DESIGNATION BYLAW NO. 6021

EXPLANATORY NOTE

Bylaw No. 6021 designates lands within 800 metres of the Willowbrook SkyTrain Station as a Transit-Oriented Area, pursuant to Section 585.51 of the Local Government Act, and Orders-in-Council No. 674-2023 and No. 678-2023 (Local Government Transit-Oriented Areas Regulation).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

WILLOWBROOK TRANSIT-ORIENTED AREA DESIGNATION BYLAW NO. 6021

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 “Willowbrook Transit-Oriented Area Designation Bylaw No. 6021”.

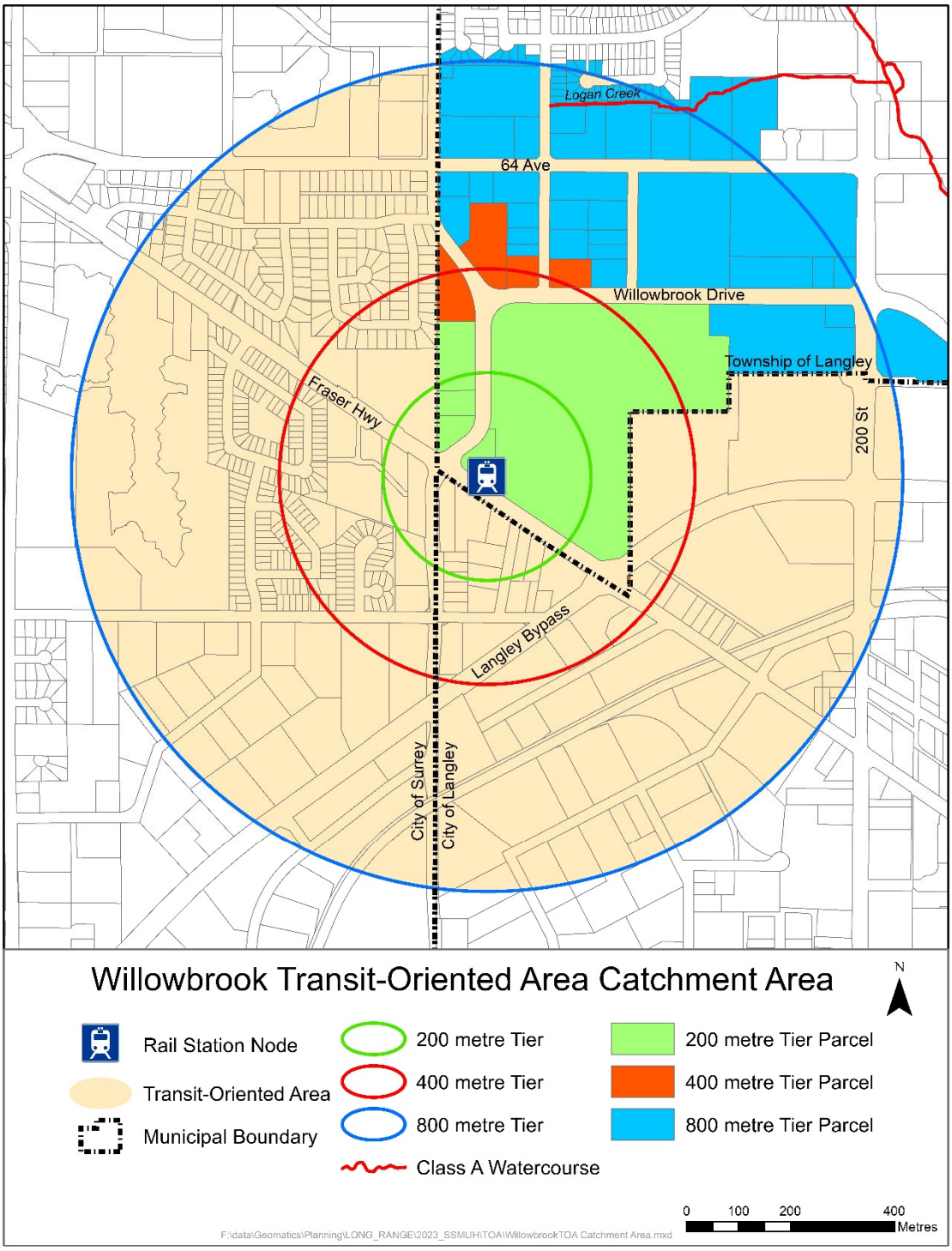
2. Lands in the Township of Langley located within 800 metres of the Willowbrook SkyTrain Station as shown in the map in Schedule “A” are designated as part of the Willowbrook Transit-Oriented Area as required under the *Local Government Act*.

NOTICE WAS GIVEN THE	03	day of	June	, 2024
READ A FIRST TIME the	10	day of	June	, 2024
READ A SECOND TIME the	10	day of	June	, 2024
READ A THIRD TIME the	10	day of	June	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE “A”

Map of Willowbrook Transit-Oriented Area



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING) BYLAW NO. 6020

EXPLANATORY NOTE

Bylaw No. 6020 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to reflect changes to the Local Government Act incorporating small-scale multi-unit housing per Bill 44.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SMALL-SCALE MULTI-UNIT HOUSING) BYLAW NO. 6020

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 (Small-Scale Multi-Unit Housing) Bylaw No. 6020".

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

    a. Amending Section 102 – DEFINITIONS by:
        i. Adding the following in alphabetical order:
        "**"ACCESSORY DWELLING UNIT"** means a *dwelling unit* within an *accessory building*."

        ii. Amending the definition of "APARTMENT" by inserting after "but excludes *townhouses,*" the words "*two family dwellings* and *small-scale, multi-unit housing developments*."

        iii. Replacing the definition of "COACH HOUSE" with the following:
        "**"COACH HOUSE"** means an *accessory dwelling unit* which is located only within the second *storey* of a detached garage on a *lot*."

        iv. Replacing the definition of "DWELLING UNIT" with the following:
        "**"DWELLING UNIT"** means one or more habitable rooms occupied as residential accommodation by one *family* and containing or providing for only one set of *cooking* and/or laundry facilities located within a rural or residential zone. Excludes *hotel* or *motel* units or recreation *vehicles*."

        v. Adding the following in alphabetical order:
        "**"INFILL HOUSING"** means one (1) or more detached *dwelling units* on a *lot* that contains one (1) retained *single family dwelling* or *two family dwelling* constructed before the date of adoption of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020."

        vi. Adding the following in alphabetical order:
        "**"SECONDARY SUITE"** means a *dwelling unit* that is a secondary suite as defined by and in compliance with the British Columbia Building Code and which may not exceed a maximum gross floor area of 120 m^2. A *secondary suite* may be located within a *single family dwelling*, *two family dwelling*, or *small-scale, multi-unit housing development*. On lands within the Agricultural Land Reserve a *secondary suite* must comply with the Provincial Agricultural Land Commission regulations."

vii. Replacing the definition of “SEMI-DETACHED DWELLING” with the following:
“**"SEMI-DETACHED DWELLING"** means a *two family dwelling* without *secondary suites* and with each *dwelling unit* located on a separate fee simple *lot.*”

viii. Replacing the definition of “SINGLE FAMILY DWELLING” with the following:
“**"SINGLE FAMILY DWELLING"** means a detached *dwelling unit* and up to one (1) *secondary suite*. Excludes a *mobile home*.”

ix. Adding the following in alphabetical order:
“**"SMALL-SCALE, MULTI-UNIT HOUSING DEVELOPMENT"** means up to four (4) *dwelling units*, which may be attached or detached, located on a single *lot*. The following conditions apply:
a) The lot must be located within the *urban containment boundary*; and
b) The *lot ar*ea must be less than 4,050 m2; and
c) The lot must be serviced with both a municipal sanitary sewer system and a municipal water system; and
d) The lot must not have heritage designation protection under a bylaw made on or before December 7, 2023 under Section 611 of the Local Government Act; and
e) The lot must not be located within lands designated in the Willowbrook Transit-Oriented Area Designation Bylaw No. 6021 as a Transit Oriented Area; and
f) If a *lot* has a *lot area* of 280.0 m^2 or less, the maximum number of *dwelling units* is three (3).”

x. Amending the definition of “TANDEM PARKING” by deleting the words “in a garage or carport”.

xi. Amending the definition of “TOWNHOUSE” by adding at the end of the definition, “*Townhouse* excludes *small-scale, multi-unit housing developments.*”

xii. Replacing the definition of “TWO FAMILY DWELLING” with the following:
“**"TWO FAMILY DWELLING"** means a residential *building* containing two (2) principal *dwelling units* joined by a common wall, and up to one (1) *secondary suite* per principal *dwelling unit*.”

xiii. Adding the following:
“**"URBAN CONTAINMENT BOUNDARY"** means the urban development area as defined by the urban land uses as shown on Maps 1 and A1 in the Langley Official Community Plan Bylaw 1979 No. 1842 as amended.

b. Amending Section 104 – GENERAL PROVISIONS by:
i. Amending 104.3 a) by replacing the words, “secondary residential suite” with the words “*secondary suite*”.

ii. Amending 104.15 3) by adding the following:
"g) Sub-sections a) through f) notwithstanding, if the *accessory building* is an *accessory dwelling unit* that meets the requirements of the Zoning Bylaw for a principal *residential use* on the newly created *lot*, sub-sections a), b), c), d), e) and f) do not apply."

c. Amending Section 107 – PARKING AND LOADING REQUIREMENTS by:
i. Adding 107.1 3) as follows:
"3) Lands designated in the Willowbrook Transit-Oriented Area Designation Bylaw No. 6021 as Transit Oriented Areas are exempt from required off-street parking spaces for residential uses, except parking for persons with disabilities. If parking spaces are provided for residential uses, all spaces must meet the EV charging requirements specified in Section 107.3 footnote 1."

ii. Amending 107.3 a) i) by adding, after the words, "*mobile homes as temporary accessory dwellings,*" the words, "*small-scale, multi-unit housing developments*" and replacing the words, "2 spaces per *dwelling unit*" with the words, "1 space per *dwelling unit*, with a minimum total of 2 spaces per *lot*".

iii. Replacing 107.6 4) with the following:
"4) Up to two (2) additional driveways accessed from a *side lot line* may be provided for *small-scale, multi-unit housing developments* on *corner lots*, provided that:
a) the *lot* contains at least three (3) *dwelling units*;
b) the *street* abutting the *side lot line* is a local *street* or *lane*; and
c) the sum of all driveway widths on the *lot is* not more than 12 metres."

d. Amending Section 110 – SUBDIVISION REQUIREMENTS by:
i. Amending Section 110.1 Minimum Subdivision Requirements by:
1) deleting the words after R-2 "or 557.4 m^2, or 18.3 m, 25 m" and the associated footnotes
2) deleting footnote (2) and (3) under the word FH-1 and renumbering the rest of the footnotes accordingly and as appropriate in the section above
3) deleting the words after CD-73 "single family" and inserting footnote number 7 in its place
4) adding footnote (7) to the footnotes under the word CD-196 "(7) For single family or *small-scale, multi-unit housing developments"*

e. Amending Section 301 – SUBURBAN RESIDENTIAL ZONE SR-1 by:
i. Replacing Section 301.2 Residential Uses with the following:
"Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:
1) One (1) *small-scale, multi-unit housing development*, or

2) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

ii. Replacing Section 301.4 2) with the following:
"2) Except *accessory dwelling units, accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 135 m^2 of ground floor *building area*."

iii. Amending Section 301.6 2) by deleting the words, "or one and a half *storeys*, whichever is lesser"

f. Amending Section 302 – SUBURBAN RESIDENTIAL ZONE SR-2 by:
i. Replacing Section 302.1 1) with the following:
"1) all *uses* permitted in the Suburban Residential Zone SR-1 except that *residential uses* are subject to Section 302.2."

ii. Replacing Section 302.2 2) with the following:
"2) One (1) *single family dwelling* or *mobile home* is permitted on one (1) *lot*, plus one (1) *accessory dwelling unit* where
a) the lot is located outside the *urban containment boundary, and*
b) the *single family dwelling* does not include a *secondary suite*."

iii. Amending Section 302.5 2) by deleting the words, "or one and a half *storeys*, whichever is lesser"

g. Amending Section 303 – SUBURBAN RESIDENTIAL ZONE SR-3 by:
i. Replacing Section 303.1 3) with the following:
"3) *residential uses* subject to Section 303.2"

ii. Replacing Section 303.2 Residential Uses with the following:
"Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:
1) One (1) *small-scale, multi-unit housing development*, or
2) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite.*"

iii. Replacing Section 303.3 2) with the following:
"2) Except *accessory dwelling units, accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 80 m^2 of ground floor *building area*."

iv. Amending Section 303.5 3) by deleting the words, "or 1 *storey*"

h. Amending Section 304 – SUBURBAN RESIDENTIAL ZONE SR-3A by:
i. Replacing Section 304.2 Residential Uses with the following:

"One (1) *single family dwelling* is permitted on one (1) *lot*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

i. Amending Section 401 – RESIDENTIAL ZONE R-1A by:
   i. Replacing 401.2 Residential Uses with the following:
   "No more than one (1) of the following is permitted on one (1) *lot*:
   1) One (1) *small-scale, multi-unit housing development*, or
   2) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

   ii. Replacing 401.3 3) with the following:
   "3) an *accessory* detached garage means a *building* or *structure* (*accessory* to a *residential use*) containing at least two (2) parking spaces in accordance with Section 107."

   iii. Replacing 401.4 Lot Coverage with the following:
   *"*1) *Buildings* and *structures* shall not cover more than 35% of the *lot area*.
   2) *Lot coverage* may be increased to 45% where *buildings* include *infill housing*.
   3) Where the *gross floor area* of a *single family dwelling* is 280 m^2 or greater (including all attached and detached garages and carports, but excluding *basements* where permitted)
      a) the maximum *height* of the dwelling must not exceed two *storey*s plus a *basement* where permitted; and
      b) the *gross floor area* of the second *storey* must not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages and carports); and
      c) the surface of the first floor must not be more than 0.8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the lot is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages and carports) facing a *street* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
   4) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of *dwelling units* on *lot*	**Maximum *gross floor area* of third *storey***
One (1) or two (2)	None permitted
Three (3)	50% of the *gross floor area* of the first *storey*
Four (4)	80% of the *gross floor area* of the first *storey*

   iv. Replacing 401.5 Siting of Buildings and Structures with the following:

"Except as provided for in Sections 104.4, 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded *Lot***

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 6.0 m (2) (5) Maximum 7.5 m (2) (5)	3.0 m	1.2 m (2)	3.0 m (2) (5)
Accessory dwelling unit or other *accessory building* or s*tructure*	Minimum 6.0 m (1)	1.5 m (6) (7)	1.2 m (2) (6)	4.5 m (2) (5)

2) **Rear Loaded *Lot***

Buildings* and *Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 2.5 m (2) (5)	1.0 m	1.2 m (2)	2.5 m (2) (5)
Accessory detached garage or *coach house*	N/A (1)	0.6 m	Interior-0.9 m *Lane* or local *street*-1.2 m (2) (3) (4) (5)	4.5 m (2) (5)
Accessory dwelling unit or other	Minimum 2.5 m (1)	1.5 m (6)	1.2 m (2) (6)	4.5 m (2)

accessory building or *structure*				

(1) *Accessory buildings* and *structures*, including *accessory dwelling units* and *accessory* detached garages, are not permitted within the front yard.

(2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1 metre in *height* shall project into the triangular area created by a line joining two (2) points:
   a) 6 metres from the projected *lot line*s abutting a local *street* and/or *lane*; and
   b) 7.5 metres from the projected *lot line*s abutting an arterial and/or collector *street*.

(3) On abutting *lots*, the minimum interior *side lot line* setback for an *accessory* detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

(4) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.45 m from the interior *side lot line*.

(5) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

(6) A minimum *rear lot line* and *side lot line* setback of 0.6m is permitted for an *accessory building* or *structure* with a *gross floor area* less than 6.0 m^2.

(7) Section 401.5 2) notwithstanding, where a *lot* fronts onto two (2) parallel *streets* the *rear lot line* setback shall be the same as the *front lot line* setback."

v. Replacing 401.6 1) with the following:
   1) "The *height* of *buildings* and *structures* shall not exceed the following:"

***Building/Structure* Type**	**Maximum *Height***
Infill housing located within 6 metres of the *rear lot line*, except *coach houses* fronting a *lane*	4.5 m
All other *dwelling units*	9 m
Accessory buildings and *structures* that are not *dwelling units*	3.75 m"

vi. Replacing 401.7 Parking and Loading with the following:
"Parking and loading shall be provided in accordance with Section 107, and:
   1) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two (2)

points measured at 2.5 metres from the projected *lot line* abutting a *street* and/or a *lane.*

2) Driveway locations shall be co-ordinated to maximize on-street parking and street tree siting in accordance with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.
3) Outdoor parking spaces may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).
4) On rear loaded *lots*, all parking spaces shall be located in the rear yard with access from a *lane* and no parking spaces shall directly access a *highway* other than a *lane*."

j. Amending Section 402 – RESIDENTIAL ZONES R-1B, R-1C, R-1D and R-1E by:

i. Replacing 402.2 Residential Uses with the following:
"Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:
1) One (1) *small-scale, multi-unit housing development*, or
2) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

ii. Replacing Section 402.3 Lot Coverage with the following:
*"*1) *Buildings* and *structures* shall not cover more than 35% of the *lot area*.
2) Lot coverage may be increased to 45% where *buildings* include *infill housing*.
2) Where the *gross floor area* of a *single family dwelling* is 280 m^2 or greater (including all attached and detached garages and carports, but excluding *basement*s where permitted)
a) the maximum *height* of the dwelling must not exceed two *storey*s plus a *basement* where permitted; and
b) the *gross floor area* of the second *storey* must not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages and carports); and
c) the surface of the first floor must not be more than 0.8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the lot if 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages and carports) facing a *street* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
3) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of *dwelling units* on *lot*	**Maximum *gross floor area* of third *storey***
One (1) or two (2)	None permitted
Three (3)	50% of the *gross floor area* of the first *storey*

Four (4)	80% of the *gross floor area* of the first *storey"*

iii. Replacing Section 402.4 Siting of Buildings and Structures with the following:

"**Siting of Buildings and Structures**

Except as provided for in Sections 104.4, 104.15 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) On a *lot* to which vehicular access is provided directly from a *street* abutting the front *lot line*:

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 6.0 m Maximum 7.5 m	3.0 m	1.2 m	4.5 m
Accessory dwelling unit or other *accessory building* or *structure* with a *gross floor* area equal to or greater than 6 m^2	Minimum 6.0 m	1.5 m (1)	1.2 m	4.5 m
Accessory building or *structure* with a *gross floor area* less than 6 m^2	Minimum 7.5 m	0.6 m (1)	0.6 m	4.5 m

2) On a *lot* to which vehicular access is provided directly from a rear *lane*:

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a**	**Minimum *Side lot line* Setback (Abutting a Collector**

			***Lane* or Local *Street*)**	**or Arterial *Street*)**
Principal building	Minimum 3.5 m	1.0 m	1.2 m	4.5 m
Accessory dwelling unit or other *accessory building* or *structure* with a *gross floor* area equal to or greater than 6 m^2	Minimum 3.5 m	1.5 m (1)	1.2 m	4.5 m
Accessory building or *structure* with a *gross floor area* less than 6 m^2	Minimum 6.0 m	0.6 m (1)	0.6 m	4.5 m

(1) Where a *lot* fronts onto two (2) parallel *streets* besides a *lane,* the *rear lot line* setback shall be the same as the *front lot line* setback."

iv. Replacing Section 402.5 Height of Buildings and Structures with the following:
"Except as provided for in Section 104.5, the *height* of *buildings* and *structures* shall not exceed the following:

***Building/Structure* Type**	**Maximum *Height***
Infill housing located within 7.5 metres of the *rear lot line*, except *coach houses* fronting a *lane*	4.5 m
All other *dwelling units*	9 m
Accessory buildings and *structures* that are not *dwelling units*	3.75 m"

v. Replacing Section 402.6 Parking and Loading with the following:
Parking and loading shall be provided in accordance with Section 107, and
1) On rear loaded *lots*, all parking spaces shall be located in the rear yard with access from a *lane* and no parking spaces shall directly access a *highway* other than a *lane*.

k. Amending Section 403 – RESIDENTIAL COMPACT LOT ZONE R-CL by:
i. Replacing Section 403.2 Residential Uses with the following:
"No more than one (1) of the following is permitted on one (1) *lot*:
1) One (1) *small-scale, multi-unit housing development*, or

2) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

ii. Replacing Section 403.3 Lot Coverage with the following:
"**Density**
1) In the R-CL Zone, the maximum density of lots shall not exceed 24.7 lots per hectare (10 lots per acre) except:
   a) This density may be exceeded where *single family dwellings* are replaced with *small-scale multi-unit housing developments* to a maximum of one (1) *small-scale multi-unit housing development* on one (1) lot; and
   b) In the Southwest Gordon, Routley and Yorkson Neighbourhood Plan areas of Willoughby where the maximum gross density shall be in accordance with the Willoughby Community Plan."

iii. Replacing Section 403.4 Maximum Lot Coverage with the following:
"**Lot Coverage**
1) For *lot areas* less than 372 m^2:
   a) *Buildings and structures* shall not cover more than 55% of the *lot area*;
   b) The maximum *building* footprint of a *single family dwelling* is 150 m^2; and
   c) Covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage*.
2) For *lot areas* equal to or greater than 372 m^2:
   a) *Buildings and structures* shall not cover more than 40% of the *lot area* provided;
   b) *Lot coverage* may be increased to 45% where *buildings* include *infill housing*; and
   c) Covered porches, covered verandahs, and covered sun decks shall not be included for the purposes of calculating *lot coverage.*
3) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of *dwelling units* on *lot*	**Maximum *gross floor area* of third *storey***
One (1) or two (2)	50% of the *gross floor area* of the first *storey*
Three (3) or four (4)	80% of the *gross floor area* of the first *storey"*

iv. Replacing Section 403.5 (1) with the following:
1) "The *height* of *buildings* and *structures* shall not exceed the following:"

***Building/Structure* Type**	**Maximum *Height***

Infill housing located within 4.5 metres of the *rear lot line*, except *coach houses* fronting a *lane*	4.5 m
All other *dwelling units*	9 m
Accessory buildings and *structures* that are not *dwelling units*	3.75 m"

v. Deleting 403.7 2) and 403.7 3)

vi. Replacing 403.8 Siting of Buildings and Structures with the following:
"**Siting of Buildings and Structures**
Except as provided for in Sections 104.4 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following setbacks:
1) On a front loaded compact *lot*:

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 6.0 m (2) (3) Maximum 7.5 m (2) (3)	3.0 m	1.2 m (4)	2.4 m (4)
Accessory dwelling unit or other *accessory building* or *structure*	Minimum 6.0 m (2) (3)	0.6 m (1)	Interior-0.6 m *Lane* or local *street* 1.2 m (4)	2.4 m (4)

2) On a rear loaded compact *lot*:

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 2.5 m (5)	1.0 m	1.2 m (4)	2.4 m (4)
Accessory dwelling unit or other *accessory*	Minimum 2.5 m (5)	0.6 m (1)	Interior-0 m *Lane* or local	3.0 m (4)

building or *structure*			*street*-1.2 m [4]	

[1] Where a *lot* fronts onto two (2) parallel *streets* besides a *lane,* the *rear lot line* setback shall be the same as the *front lot line* setback.
[2] The front face of a garage or principal *building* may be sited between 2.5 metres and 6 metres from the *front lot line*, provided that 6 metres horizontal distance is provided for parking between the front face of the garage or principal *building* and the back of sidewalk.
[3] The front face of a principal *building*, excluding a garage but including porches, verandahs or stairs, may be sited between 6 metres and 2.5 metres from the *front lot line*.
[4] On a corner lot, no part of any building structure or fence greater than 1 metre in height, where height is measured at the intersection of the centre lines of the streets and / or lanes, shall project into the triangular area created by a line joining two points:
a) 6 metres from the projected lot lines abutting a limited local or local street and / or lane intersections; or
b) 7.5 metres from the projected lot lines abutting arterial and / or collector street intersections.
[5] The minimum *front lot line* setback shall be 5 metres from a *front lot line* where a lot fronts an arterial or collector *street*."

vii. Replacing 403.9 Parking and Loading with the following:
"Parking and loading shall be provided in accordance with Section 107 except as follows:
1) Front Loaded Compact *Lots* shall provide parking as follows:
a) Parking spaces may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded); and
b) driveway locations shall be co-ordinated to maximize on-*street* parking and *street* tree siting in accordance with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.
2) Rear Loaded Compact *Lots* shall provide parking as follows:
a) all parking spaces shall be located in the rear yard with access from a *lane*; and
b) no parking spaces shall directly access a *highway* other than a *lane*."

l. Amending Section 404 – RESIDENTIAL COMPACT LOT ZONE R-CL(A) by:
i. Replacing 404.1 4) with the following:
"4) *residential uses* subject to Section 404.2"

ii. Replacing 404.2 Maximum Density with the following:
"**Residential Uses**
1) Notwithstanding sub-section 404.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one (1) of the following is permitted on one *lot*:
a) One (1) *small-scale, multi-unit housing development*, or

b) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

iii. Replacing 404.3 3) with the following:
"an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) containing at least two (2) parking spaces in accordance with Section 107."

iv. Amending 404.4 Lot Coverage by adding the following:
"2) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of *dwelling units* on *lot*	**Maximum *gross floor area* of third *storey***
One (1) or two (2)	50% of the *gross floor area* of the first *storey*
Three (3) or four (4)	80% of the *gross floor area* of the first *storey"*

v. Replacing 404.5 Siting of Building and Structures with the following:
"Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) Front Loaded Lot

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *lane* or Local Street)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 2.5 m (1) (3) (6) Maximum 4.0 m (1) (3) (6)	3.0 m (7)	1.2 m (2)	2.5 m (2) (6)
Accessory dwelling unit or other *accessory building* or *structure*	Minimum 2.5 m (2)	0.6 m	0.6 m (3)	2.5 m (3)

2) Rear Loaded Lot

Buildings* and *Structures	***Front lot line* Setback**	**Minimum *Rear lot***	**Minimum *Side lot line***	**Minimum *Side lot***

		***line* Setback**	**Setback (Interior or Abutting a *Lane* or Local *Street*)**	***line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 2.5 m (3) (6)	1.0 m	1.2 m (2)	2.5 m (2) (6)
Accessory detached garage or *coach house*	N/A (2)	0.6 m (3)	Interior-0.6 m *Lane* or Local *Street*-1.2 m (3) (4) (5)	2.5 m (3)
Other *accessory dwelling unit*, *accessory building* or *structure*	Minimum 2.5 m (2)	0.6 m (3)	0.6 m (3)	2.5 m (3)

(1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line

(2) *Accessory buildings* and *structures*, including *accessory dwelling units* and accessory detached garages, are not permitted within the front yard.

(3) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
   a) 6.0 metres from the projected *lot line*s abutting a local *street* and/or *lane*; and
   b) 7.5 metres from the projected *lot line*s abutting an arterial and/or collector *street*.

(4) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

(5) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.

(6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5

metres, providing that such reduction shall apply only to the projecting feature.

(7) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing."

vi. Deleting 404.6 1), 404.6 2), 404.6 3) and 404.6 5) and renumbering the remaining sub-sections accordingly

vii. Deleting 404.7 1) and replacing 404.7 3) with the following:
"The *height* of *buildings* and *structures* shall not exceed the following:"

***Building/Structure* Type**	**Maximum *Height***
Infill housing located within 6 metres of the *rear lot line*, except *coach houses* fronting a *lane*	4.5 m
All other *dwelling units*	9 m
Accessory buildings and *structures* that are not *dwelling units*	3.75 m"

viii. Replacing Section 404.8 Parking with the following:
"Parking shall be provided in accordance with Section 107 except as follows:
1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot line*s abutting a *street*, or a *lane*.
2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot line*s abutting a *street* and/or a *lane*.
3) Outdoor parking spaces may extend into a municipal road dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded)."

ix. Deleting 404.10 2)

m. Amending Section 405 – RESIDENTIAL COMPACT LOT ZONE R-CL(B) by:

i. Replacing Section 405.1(4) with the following:
"4) *residential uses* subject to Section 405.2"

ii. Replacing 405.2 Maximum Density with the following:
"**Residential Uses**
1) Notwithstanding sub-section 405.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.

2) No more than one (1) of the following is permitted on one (1) *lot*:
   a) One (1) *small-scale, multi-unit housing development*, or
   b) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

iii. Replacing 405.3 3) with the following:
"3) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) containing at least two (2) parking spaces in accordance with Section 107."

iv. Amending 405.4 by adding the following:
"2) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of *dwelling units* on *lot*	**Maximum *gross floor area* of third *storey***
One (1) or two (2)	50% of the *gross floor area* of the first *storey*
Three (3) or four (4)	80% of the *gross floor area* of the first *storey"*

v. Replacing Section 405.5 Siting of Buildings and Structures with the following:
"Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded *Lot***

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 2.5 m (1) (3) (6) Maximum 4.0 m (1) (3) (6)	3.0 m (7)	1.2 m (3)	2.5 m (3) (6)
Accessory dwelling unit or other *accessory building* or *structure*	Minimum 2.5 m (2)	0.6 m	0.6 m (3)	2.5 m (3)

2) **Rear Loaded *Lot***

Buildings **and** ***Structures***	***Front lot line*** **Setback**	**Minimum** ***Rear lot line*** **Setback**	**Minimum** ***Side lot line*** **Setback (Interior and Abutting a** ***Lane*****)**	**Minimum** ***Side lot line*** **Setback (Abutting a** ***Street*****)**
Principal building	Minimum 2.5 m (3) (6)	1.0 m	Interior-1.2 m (3)	2.5 m (3) (6)
Accessory detached garage or *coach house*	N/A (2)	0.6 m (3)	Interior-0.6 m *Lane* or Local *Street*-1.2 m (3) (4) (5)	2.5 m (3)
Accessory dwelling unit or other *accessory building* or *structure*	Minimum 2.5 m (2)	0.6 m (3)	0.6 m (3)	2.5 m (3)

(1) For a front loaded *lot*, the garage door shall be sited a minimum of 4.5 metres from the property line.

(2) *Accessory buildings* and *structures*, including *accessory dwelling units* and accessory detached garages, are not permitted within the front yard.

(3) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:

c) 6.0 metres from the projected *lot line*s abutting a local *street* and/or *lane*; and

d) 7.5 metres from the projected *lot line*s abutting an arterial and/or collector *street*

(4) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

(5) The eave and gutter of the accessory detached garage shall be setback a minimum of 0.3 m from the interior *side lot line*.

(6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

(7) For a front loaded *lot*, where a stair and landing, providing access to the rear yard from the first *storey* projects beyond the rear face of the *building*, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing."

vi. Deleting 405.6 1), 405.6 2), 405.6 4), 405.7 1) and 405.10 2)

vii. Replacing 405.7 3) with the following:
"3) The height of buildings and structures shall not exceed the following:

***Building/Structure* Type**	**Maximum *Height***
Infill housing located within 6 metres of the *rear lot line*, except *coach houses* fronting a *lane*	4.5 m
All other *dwelling units*	9 m
Accessory buildings and *structures* that are not *dwelling units*	3.75 m"

viii. Replacing Section 405.8 Parking with the following:
"Parking shall be provided in accordance with Section 107 except as follows:
1) On a front loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 7.0 metres from the projected *lot line*s abutting a *street*, or a *lane*.
2) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot line*s abutting a *street* and/or a *lane*.
3) Outdoor parking spaces may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded)."

n. Amending Section 406 – RESIDENTIAL COMPACT LOT ZONE R-CL(CH) by:
i. Replacing Section 406.2 Maximum Density with the following:
"**Residential Uses**
1) Notwithstanding sub-section 406.9, the maximum density of a development shall be in accordance with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one (1) of the following is permitted on one (1) *lot*:
a) One (1) *small-scale, multi-unit housing development*, or
b) One (1) *single family dwelling* and one *coach house.*"

ii. Replacing 406.3 1) with the following:
"1) an accessory detached garage means a *building* or *structure* (accessory to a *residential use*) containing at least two (2) parking spaces in accordance with Section 107."

iii. Amending 406.4 2) by numbering the first paragraph and adding the following:

"2) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of *dwelling units* on *lot*	**Maximum *gross floor area* of third *storey***
One (1) or two (2)	50% of the *gross floor area* of the first *storey*
Three (3) or four (4)	80% of the *gross floor area* of the first *storey"*

iv. Replacing Section 406.5 Siting of Buildings and Structures with the following:

"Except as provided for in Section 104.4 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Rear Loaded *Lot***

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	2.5 m (2) (4)	1.0 m (1) (4)	1.2 m (1)	2.5 m (1) (4)
Accessory detached garage	N/A (1) (3)	1.0 m (3)	1.2 m (2) (3)	2.5 m (2) (3)
Accessory dwelling unit or other *accessory building* or *structure*	2.5 m (1)	0.6 m (2)	0.6 m (2)	2.5 m (2)

(1) *Accessory buildings* and *structures*, including *accessory dwelling units* and garages, are not permitted within the front yard.

(2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:

a) 6.0 metres from the projected *lot line*s abutting a local *street* and/or *lane*; and

b) 7.5 metres from the projected *lot line*s abutting an arterial and/or collector *street*.

(3) On abutting *lots*, the minimum interior *side lot line* setback for an accessory detached garage and *coach house* may be

reduced to zero provided that the two (2) *structures* abutting one another are simultaneously designed, *building* permits issued, constructed by the same builder utilizing a party wall agreement, and are sprinklered in accordance with the Township's Building Bylaw as amended.

(4) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature."

v. Deleting 406.6 1), 406.6 2), 406.6 3), 406.6 4), 406.6 5) and 406.6 6)

vi. Replacing 406.7 Height of Buildings and Structures with the following:
"Except as provided in Section 104.5

1) The surface of the first floor shall not be more than 0.8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.
2) The height of buildings and structures shall not exceed the following:

***Building/Structure* Type**	**Maximum *Height***
Infill housing located within 6 metres of the *rear lot line*, except *coach houses* fronting a *lane*	4.5 m
All other *dwelling units*	9 m
Accessory buildings and *structures* that are not *dwelling units*	3.75 m"

vii. Replacing 406.8 Parking with the following:
"Parking shall be provided in accordance with Section 107 except as follows:

1) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot line*s abutting a *street* and/or a *lane*.
2) The required outdoor parking space may extend into a municipal *lane* dedication, but not extend beyond the *lane*."

o. Amending Section 410 – RESIDENTIAL ZONE R-2 by:

i. Replacing 410.2 Residential Uses with the following:
"No more than one (1) of the following is permitted on one (1) *lot*:

1) One (1) *small-scale, multi-unit housing development*, or
2) One (1) *two family dwelling*, or
3) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

ii. Replacing 410.3 Lot Coverage with the following:

*"*1) *Buildings* and *structures* shall not cover more than 35% of the *lot area.*
2) Lot coverage may be increased to 45% where *buildings* include *infill housing*.
3) In any *building*, the maximum *gross floor area* of a third *storey* shall be as follows:

Number of *dwelling units* on *lot*	**Maximum *gross floor area* of third *storey***
One (1) or two (2)	None permitted
Three (3)	50% of the *gross floor area* of the first *storey*
Four (4)	80% of the *gross floor area* of the first *storey"*

iii. Replacing 410.4 Siting of Buildings and Structures with the following:
"Except as provided for in Sections 104.4, 104.15 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:
1) On a *lot* to which vehicular access is provided directly from a *street* abutting the front *lot line*:

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or Local *Street*)**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**
Principal building	Minimum 6.0 m Maximum 7.5 m	3.0 m	1.2 m	4.5 m
Accessory dwelling unit or other *accessory building* or *structure*	Minimum 6.0 m	1.5 m (1)	1.2 m	4.5 m

2) On a *lot* to which vehicular access is provided directly from a rear *lane*:

Buildings and Structures	***Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior or Abutting a *Lane* or**	**Minimum *Side lot line* Setback (Abutting a Collector or Arterial *Street*)**

			Local *Street*)	
Principal building	Minimum 3.5 m	1.0 m	1.2 m	4.5 m
Accessory dwelling unit or other *accessory building* or *structure*	3.5 m	1.5 m [(1)]	1.2 m	4.5 m

[(1)] Where a *lot* fronts onto 2 parallel *streets* besides a *lane,* the *rear lot line* setback shall be the same as the *front lot line* setback."

iv. Replacing 410.5 Height of Buildings and Structures with the following:
"Except as provided for in Section 104.5, the height of buildings and structures shall not exceed the following:

***Building/Structure* Type**	**Maximum *Height***
Infill housing located within 7.5 metres of the *rear lot line*, except *coach houses* fronting a *lane*	4.5 m
All other *dwelling units*	9 m
Accessory buildings and *structures* that are not *dwelling units*	3.75 m"

p. Amending Section 904 – COMPREHENSIVE DEVELOPMENT ZONE CD-4 by:
i. Replacing 904.2 Residential Uses with the following:
"One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot."*

q. Amending Section 907 – COMPREHENSIVE DEVELOPMENT ZONE CD-7 by:
i. Replacing 907.1(3) with the following:
"3) *small-scale, multi-unit housing developments"*

ii. Replacing 907.3 Residential Density with the following:
"1) The maximum number of residential units in a CD-7 zone shall be 84 *dwelling units*.
2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) lot."

r. Amending Section 912 – COMPREHENSIVE DEVELOPMENT ZONE CD-12 by:
i. Amending 912.2 Residential Uses by adding the following and numbering the rest of the section accordingly:
"1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot."*

s. Amending Section 920 – COMPREHENSIVE DEVELOPMENT ZONE CD-20 by:

i. Amending 920.1 by replacing 3) with the following:
"3) *residential uses*, subject to Section 920.2"

ii. Replacing 920.2 Residential Density with the following:
"1) The maximum gross density permitted on the overall CD-20 site shall be 24.7 units per ha/10 units per acre plus 6 additional units. The maximum number of single-family residential *lots* permitted in the CD-20 zone shall be 109.
2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot.*
3) One (1) *small-scale, multi-unit housing development* is permitted on one (1) single *family lot.*"

t. Amending Section 921 – COMPREHENSIVE DEVELOPMENT ZONE CD-21 by:

i. Replacing 921.2 Residential Uses with the following:
"1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot.*
2*)* Attached *dwelling units* are permitted on bare land strata *lots* abutting an RU-10 zone subject to compliance with the provisions of the Development Permit."

ii. Replacing 921.3 Residential Density with the following:
"1) The maximum gross density permitted on the overall CD-21 site shall be 29.7 units per ha/12 units per acre.
2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot."*

u. Amending Section 938C – COMPREHENSIVE DEVELOPMENT ZONE CD-38C by:

i. Replacing 938C.2 Residential Uses with the following:
"One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot."*

v. Amending Section 953 – COMPREHENSIVE DEVELOPMENT ZONE CD-53 by:

ii. Replacing 953.2 Residential Density with the following:
"1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot.*
2) *Single family dwellings* shall comply with the provisions of the Development Permit."

w. Amending Section 954 – COMPREHENSIVE DEVELOPMENT ZONE CD-54 by:

i. Replacing 954.2 Residential Uses with the following:

"1) One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot.*

2) *Single family dwellings* shall comply with the provisions of the Development Permit."

x. Amending Section 955 – COMPREHENSIVE DEVELOPMENT ZONE CD-55 by:

i. Replacing Type 1 and Type 2 955.1 and 955.4 with the following:

		Type 1	**Type 2**
955.1	*Uses* Permitted (and all other *uses* are prohibited)	· *accessory buildings* and *uses* · *accessory home occupations* subject to Section 104.3 and restricted to a maximum *gross floor area* of 30 m^2 · *residential uses* subject to Section 955.4	· *accessory buildings* and *uses* · *accessory home occupations* subject to Section 104.3 and restricted to a maximum *gross floor area* of 30 m^2 · *residential uses* subject to Section 955.4
955.4	Density	· *Gross floor area* (excluding garage) of a *single family dwelling* shall not exceed 320 m^2 · One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot.*	· *Gross floor area* (excluding garage) of a *single family dwelling* shall not exceed 320 m^2 · One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot.*

ii. Replacing Type 3 and Type 4 955.1 and 955.4 with the following:

		Type 3	**Type 4**
955.1	*Uses* Permitted (and all other *uses* are prohibited)	· *accessory buildings* and *uses* · *accessory home occupations* subject to Section 104.3 and restricted to a maximum *gross floor area* of 30 m^2 7) · *residential uses* subject to Section 955.4	· *accessory buildings* and *uses* · *accessory home occupations* subject to Section 104.3 and restricted to a maximum *gross floor area* of 30 m^2 8) · *residential uses* subject to Section 955.4
955.4	Density	· *Gross floor area* (excluding garage) of a *single family dwelling* shall not exceed 350 m^2 · One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot.*	· *Gross floor area* (excluding garage) of a *single family dwelling* shall not exceed 350 m^2 · One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot.*

y. Amending Section 956 – COMPREHENSIVE DEVELOPMENT ZONE CD-56 by:

i. Replacing 956.2 Residential Uses with the following:
"1) One (1) *small-scale multi-unit housing development* is permitted on one (1) *lot.*
2) *Single family dwellings* shall comply with the provisions of the Development Permit."

z. Amending Section 958 – COMPREHENSIVE DEVELOPMENT ZONE CD-58 by:

i. Amending 958.1 4) by deleting the words "*single family dwellings"* and inserting "*small-scale, multi-unit housing developments"*.

ii. Replacing 958.2 Density with the following:
"1) The density permitted shall not exceed 30 units per hectare in accordance with the provisions of the Willoughby Community Plan.
2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot."*

aa. Amending Section 970 – COMPREHENSIVE DEVELOPMENT ZONE CD-70 by:

i. Replacing 970.2 Residential Uses with the following:
"One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot."*

bb. Amending Section 973 – COMPREHENSIVE DEVELOPMENT ZONE CD-73 by:

i. Replacing 973.1 4) with "4) *small-scale, multi-unit housing developments"*.

ii. Replacing 973.2 Residential Density with the following:
"1) The maximum overall residential density permitted on the combined *apartment* and *single family* portion of the CD-73 site shall not exceed 87 units per hectare (35 units per acre) of *lot area.*
2) Sub-section 1) notwithstanding, this density may be exceeded where *single family dwellings* are replaced with *small-scale, multi-unit housing developments* to a maximum of one (1) *small-scale, multi-unit housing development* on one (1) *lot."*

cc. Amending Section 985 – COMPREHENSIVE DEVELOPMENT ZONE CD-85 by:

i. Replacing 985.2 Residential Uses with the following:
"1) *Residential uses* shall consist of *apartments, townhouses,* and *small-scale, multi-unit housing developments* (subject to Section 403 Residential Compact Lot Zone (R-CL)) with a maximum of 507 *dwelling units* permitted in total on lands rezoned by Bylaw No. 4961.

2) Sub-section 1) notwithstanding, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.*"*

dd. Amending Section 986 – COMPREHENSIVE DEVELOPMENT ZONE CD-86 by:

i. Replacing 986.2 Residential Uses with the following:
"Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:
1) One (1) *small-scale, multi-unit housing development*, or
2) One (1) *single family dwelling,* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*."

ee. Amending Section 991 – COMPREHENSIVE DEVELOPMENT ZONE CD-91 by:

i. Replacing 991.1 3) with "*residential uses* subject to Section 991.2"

ii. Replacing 991.2 2) with "One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot*."

ff. Amending COMPREHENSIVE DEVELOPMENT ZONE CD-127 by:

i. Replacing 1027.2 Residential Uses with the following:
"1) *Residential uses* shall consist of 82 *apartments* and 5 *small-scale, multi-unit housing developments (*one *small-scale, multi-unit housing development* each on Lot A, B, C, D and E as indicated in Section 1027.12)
2) Overall density shall be in accordance with the provisions of the Southwest Gordon Estate Neighbourhood Plan.*"*

gg. Amending Section 1033 – COMPREHENSIVE DEVELOPMENT ZONE CD-133 by:

i. Replacing 1033.2 Residential Uses with "One (1) *small-scale, multi-unit housing development* is permitted on one (1) *lot."*

NOTICE WAS GIVEN the	3	day of	June	, 2024
READ A FIRST TIME the	10	day of	June	, 2024
READ A SECOND TIME the	10	day of	June	, 2024
READ A THIRD TIME the	10	day of	June	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW NO. 5878

EXPLANATORY NOTE

Bylaw No. 5878 is a bylaw to regulate businesses and provide for a system of licencing.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LICENCING BYLAW NO. 5878

WHEREAS the *Community Charter,* SBC 2003, c 26 authorizes Council to, by bylaw, regulate business and provide for a system of licencing;

WHEREAS Council wishes to repeal and replace Township of Langley Business Licence Bylaw 2016, No. 5192;

AND WHEREAS Council has given notice of its intention to adopt this bylaw and has provided an opportunity for persons who consider they are affected by this bylaw to make representations to Council in accordance with section 59 of the *Community Charter*;

NOW THEREFORE, Council, in open meeting assembled, ENACTS AS FOLLOWS:

PART 1: TITLE

1. This Bylaw may be cited for all purposes as “Licencing Bylaw No. 5878”.

PART 2: INTERPRETATION

Interpretation

2.1 In this Bylaw:

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

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

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

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

Definitions

2.2 In this Bylaw:

(1) “**Adult Publication**” means any book, magazine, pamphlet or printed matter, however produced, which contains a visual image or representation of nudity, sexual conduct or sadomasochistic behaviour;

(2) **"Affected Licencee"** has the meaning ascribed to it in section 9.1;

(3) "**Applicable Law**" means any law, enactment, regulation, bylaw, ordinance, order, rule or policy enacted, adopted, or issued by any Governmental Authority and which applies to the operation of a Business, Non-Profit or Business Premises or any portion thereof;

(4) "**Business**" means carrying on a commercial or industrial activity or undertaking of any kind, including, without limitation, providing professional, personal or other services for the purpose of gain or profit (including, without limitation, operating a Mobile Business, operating a Cannabis Production Business and operating a Commercial Passenger Vehicle), but does not include an activity carried on by the Provincial government, by corporations owned by the Provincial government, by agencies of the Provincial government or by the South Coast British Columbia Transportation Authority or any of its subsidiaries;

(5) "**Business Premises**" means the vehicle from which a Business or Non-Profit is conducted or the Property, or portion of the Property, upon which a Business or Non-Profit is carried out;

(6) "**Cannabis**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(7) "**Cannabis Processing**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(8) "**Cannabis Production**" has the meaning ascribed to it in Cannabis Production Farm Bylaw 2019 No. 5496, as amended or replaced;

(9) "**Cannabis Research and Development**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(10) "**Cannabis Retail**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced;

(11) "**Child**" means a person under the age of 19 years;

(12) "**Commercial Passenger Vehicle**" has the meaning ascribed to it in the *Passenger Transportation Act*, SBC 2004, c 39, as amended or replaced;

(13) "**Council**" means the Council of the Township;

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

(15) "**Entertainment Software**" means any software that provides the user with entertainment including, without limitation, computer games, video games, virtual reality experiences, mobile games, mobile applications, and downloadable content associated therewith;

(16) "**ESRB**" means the Entertainment Software Rating Board;

(17) "**Governmental Authority**" means any government, parliament, legislature, administrative or regulatory agency, board, tribunal or commission; any other authority charged with the administration or enforcement of legal requirements; or any person acting under the authority of any of the foregoing, other than the Township;

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

(19) "**Hotel**" has the meaning ascribed to it in the Zoning Bylaw;

(20) "**IMBL Municipality"** means the Township and any other municipality which has adopted a bylaw with the same, or substantially the same, provisions as the Intermunicipal Business Licence Bylaw No. 5960, as amended or replaced;

(21) "**Licence**" means a valid and subsisting licence granted pursuant to this Bylaw;

(22) "**Licence Application**" has the meaning ascribed to it in section 4.1;

(23) "**Licence Inspector**" means the person appointed by Council to the position of Director, Permits, Licences and Inspections, his or her designates and authorized agents;

(24) "**Licencee**" means a person to whom a Licence has been granted pursuant to this Bylaw;

(25) "**Mobile Business**" has the meaning ascribed to it in the Intermunicipal Business Licence Bylaw No. 5960, as amended or replaced;

(26) "**Multi-Year Business Licence**" means a Licence issued to a Business in Group A of Schedule A that is valid for a period of two, three, five or ten calendar years from the date of the Licence Application for the Licence; and where the multi-year licence fees are paid in their entirety at the time of application;

(27) "**Non-Profit**" means any entity that is a non-profit organization or a registered charity under the *Income Tax Act*, R.S.C., 1985, C.1, as amended or replaced;

(28) "**Property**" means any lot, block or other area in which land is held or into which it is subdivided in the Township of Langley, but does not include a Highway in the Township of Langley;

(29) "**Reconsideration Meeting**" has the meaning ascribed to it in section 9.3(1);

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

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

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

(33) "**Vulnerable Adult**" has the meaning ascribed to in the Criminal Records Review Act

(34) "**Zoning Bylaw**" means Zoning Bylaw 1987 No. 2500, as amended or replaced.

PART 3: LICENCE REQUIREMENTS

Licence Required

3.1 Except as provided for in section 3.3, no person shall operate, or permit another person to operate, a Business or Non-Profit in the Township of Langley without a Licence.

3.2 A Licence is not required to hold:

(1) a "parade" or "special event", as defined in the Highway and Traffic Bylaw 2010 No. 4758, as amended or replaced, and as authorized by a permit issued pursuant to that bylaw;

(2) a "special event", as defined in the Township of Langley Public Spaces Regulation Bylaw 2018 No. 5298, as amended or replaced, and as authorized by a permit issued pursuant to that bylaw; or

(3) a "special event", as defined in the Township of Langley Special Events Bylaw 1997 No. 3733, as amended or replaced, and as authorized by a permit issued pursuant to that bylaw.

Multiple Licences May Be Required

3.3 A separate Licence is required in respect of each Business or Non-Profit in the Township of Langley and for each Business Premises. For certainty:

(1) a person who carries on multiple Businesses, Non-Profits or more than one licence type as specified in Schedule A at one Business Premises must apply for and maintain a separate Licence in respect of each Business or Non-Profit; and

(2) a person who carries on one Business or Non-Profit at multiple Business Premises must apply for and maintain a separate Licence in respect of each Business Premises.

PART 4: LICENCE APPLICATIONS

Submitting a Licence Application

4.1 An application for a Licence (a "**Licence Application**") shall:

(1) be made in the form provided by the Licence Inspector for that purpose, which may be amended by the Licence Inspector from time to time;

(2) contain the following information:

(a) a description of the Business or Non-Profit;

(b) a description of the Business Premises, including its civic address and its square footage;

(c) the number of persons working for the Business or Non-Profit; and

(d) any other information required by the Licence Inspector, in their sole discretion;

(3) be accompanied by payment of the Licence fee specified for the Business or Non-Profit in Schedule "A"; and

(4) be signed by the owner of the Business or Non-Profit, or his or her duly authorized agent.

4.2 No person shall provide false or inaccurate information in a Licence Application.

Considering a Licence Application

4.3 Upon receipt of a Licence Application, the Licence Inspector may, in their sole discretion:

(1) request further information or documentation from the applicant with respect to the Business, Non-Profit or Business Premises;

(2) refer the Licence Application to one or more Township departments to determine whether the Business, Non-Profit and Business Premises described in the Licence Application comply with all applicable Township bylaws including, without limitation:

(a) the Zoning Bylaw;

(b) the Langley Building Bylaw 2008 No. 4642, as amended or replaced; and

(c) the Fire Prevention Bylaw 2013 No. 4956, as amended or replaced;

(3) for a Licence Application for a Business or Non-Profit that is a daycare or assisted living facility, refer the Licence Application to one or more Governmental Authorities to determine whether the daycare or assisted living facility Business

or Non-Profit and Business Premises described in the Licence Application comply with all Applicable Laws, other than Township bylaws;

(4) contain true copies of all licences, approvals, and permits required by all Applicable Laws with respect to the operation of the Business or Non-Profit, unless otherwise specified in writing by the Licence Inspector;

(5) contain true copies of all certifications or other evidence of qualifications required by all Applicable Laws with respect to persons working for the Business or Non-Profit;

(6) if the Licence Application is for a Licence to operate in the Township of Langley and other IMBL Municipalities, refer the Licence Application to any of the other IMBL Municipalities, as the Licence Inspector deems appropriate;

(7) request a detailed floor plan showing, without limitation, the dimensions and description of use of all areas of the Business Premises if alterations are proposed or if it appears that alterations have occured; and

(8) subject to section 16 of the *Community Charter*, inspect, or authorize other Township officials to inspect, the Business Premises.

4.4 For certainty, the Licence Inspector has the same powers in respect of:

(1) a Licence Application for a Business or Non-Profit that has never been previously granted a Licence; and

(2) a Licence Application for a Business or Non-Profit that has previously been granted a Licence.

Licence Fees

4.5 The licence fees set out in Schedule “A” are hereby imposed and Schedule “A” is incorporated in and expressly made part of this Bylaw. Every applicant for a Licence must pay to the Township of Langley at the time of application, the applicable Licence fees set out in Schedule “A” and no Licence will be issued until payment of the fee is made in full to the Township of Langley.

4.6 On a renewal of a Licence, a 5% penalty will be added to all Licence fees remaining unpaid 30 days after the due date. An additional 5% penalty will be added to all Licence fees remaining unpaid 90 days after the due date.

4.7 Without limiting Part 12 of this Bylaw, any person who operates or permits the operation of a Business or Non-Profit without a valid Licence, including, without limitation, any person who has not paid Licence fees within 90 days of those fees becoming due, commits an offence and may be subject to a penalty under the Bylaw Notice Enforcement Bylaw 2008 No. 4703.

Licence Fee Refunds

4.8 If a Licence Application is withdrawn before the Licence Inspector has begun considering the Licence Application, the applicant shall be refunded their entire Licence fee payment.

4.9 If a Licence Application is refused by the Licence Inspector, and is not approved by Council on any requested reconsideration, the applicant shall not be refunded their Licence fee payment.

4.10 If a Licence Application is withdrawn after the Licence Inspector has begun considering the Licence Application, the applicant shall not be refunded their Licence fee payment.

4.11 If a Multi-Year Licence is withdrawn within 180 days of the approval of the Business Licence, a partial refund will be issued deducting the equivalent of one year of base Licence fees. If a Multi-Year Licence is withdrawn after 180 days of its approval, refunds may be issued in the sole discretion of the Licence Inspector.

PART 5: GRANTING A LICENCE

Granting a Licence

5.1 Subject to section 6.1, the Licence Inspector may grant a Licence to an applicant if the Licence Inspector is satisfied that the applicant, the Business or Non-Profit and the Business Premises described in the applicant's Licence Application:

(1) comply with all Applicable Laws; or

(2) will comply with all Applicable Laws within a period specified by the Licence Inspector.

Terms and Conditions of a Licence

5.2 The Licence Inspector may grant a Licence on terms and conditions including, without limitation, terms, and conditions with respect to any one or more of the following:

(1) the duration of a Licence;

(2) the hours of operation of the Business or Non-Profit;

(3) the maximum number of patrons or occupants permitted at the Business Premises; and

(4) other terms and conditions the Licence Inspector reasonably considers necessary or desirable to ensure compliance with all Applicable Laws.

5.3 Every Licencee shall comply with the terms and conditions of their Licence.

Effect of a Licence

5.4 A Licence granted pursuant to section 5.1 authorizes the Licencee to operate the Business or Non-Profit described in the Licence at the Business Premises described in the Licence in accordance with all Applicable Laws, for the period specified in the Licence, and subject to the terms and conditions set out in the Licence.

5.5 A Licence is not a representation by the Township to the Licencee or to any other person that the Business or Non-Profit named in the Licence complies with any or all Applicable Laws.

Period of Validity

5.6 Unless otherwise provided in the Licence, a Licence is valid for a period of one, two, three, five or ten calendar years from the date of the Licence Application for the Licence.

5.7 For certainty, the Licence Inspector may grant a Licence for any period the Licence Inspector deems appropriate, in their sole discretion.

PART 6: REFUSING A LICENCE

Refusing a Licence

6.1 The Licence Inspector may refuse a Licence for reasonable cause.

6.2 Without limiting what constitutes reasonable cause for refusing a Licence, the following may constitute reasonable cause:

(1) the applicant for the Licence fails to provide information or documentation requested by the Licence Inspector in connection with the applicant's Licence Application within a reasonable time period;

(2) the applicant for the Licence unreasonably refuses to provide the Licence Inspector, or other Township departments to which the Licence Application has been referred, with access to the Business Premises for the purpose of determining whether the Business or Non-Profit and the Business Premises comply with all Applicable Laws;

(3) the applicant for the Licence, the Business or Non-Profit described in the Licence Application, or the Business Premises described in the Licence Application, do not comply with all Applicable Laws; or

(4) the applicant has engaged in misconduct that, in the opinion of the Licence Inspector, relates to the Business, Non-Profit or the Business Premises and which, in the opinion of the Licence Inspector, warrants the refusal of the Licence.

6.3 When considering whether to refuse a Licence, the Licence Inspector may consider any information provided to them by other Township officials, by Governmental Authorities,

or by other credible persons, in respect of the applicant, the Business, Non-Profit or the Business Premises.

Procedural Fairness

6.4 Within 14 days of refusing a Licence, the Licence Inspector shall provide the applicant with:

(1) written reasons for the refusal; and

(2) written notice of the applicant's right to have Council reconsider the Licence Inspector's decision to refuse the Licence.

PART 7: SUSPENDING OR CANCELLING A LICENCE

Suspending or Cancelling a Licence

7.1 The Licence Inspector may suspend, cancel, or refuse to renew a Licence for reasonable cause.

7.2 Without limiting what constitutes reasonable cause for suspending, cancelling, or refusing to renew a Licence, the following may constitute reasonable cause:

(1) the Licencee fails to provide information or documentation requested by the Licence Inspector in connection with the Licencee's Licence within a reasonable time period;

(2) the Licencee unreasonably refuses to provide the Licence Inspector with access to the Business Premises for the purpose of determining whether the Business or Non-Profit and the Business Premises comply with all Applicable Laws;

(3) the Licencee violates one or more Applicable Laws;

(4) the Licencee violates a term or condition of their Licence; or

(5) the Licencee engages in misconduct that, in the opinion of the Licence Inspector, relates to the Business, Non-Profit or the Business Premises and which, in the opinion of the Licence Inspector, warrants the suspension, cancellation or non-renewal of the Licence.

7.3 When considering whether to suspend, cancel or not renew a Licence, the Licence Inspector may consider any information provided to them by other Township officials, by Governmental Authorities, or by other credible persons, in respect of the Licencee, the Business, Non-Profit or the Business Premises.

Procedural Fairness

7.4 Within 14 days after suspending, cancelling, or failing to renew a Licence, the Licence Inspector shall provide the Licencee with:

(1) written reasons for the suspension, cancellation or failure to renew;

(2) written notice of the Licencee's right to have Council reconsider the Licence Inspector's decision to suspend. cancel or not renew the Licence; and

(3) in respect of a suspension, the time period during which the suspension will be in effect and the terms or conditions the Licencee must satisfy to have the suspension lifted.

PART 8: CHANGES TO A BUSINESS, NON-PROFIT OR A BUSINESS PREMISES

Changes Requiring a New Licence Application

8.1 Subject to section 8.3, a Licencee which intends to make any of the following changes to a Business, Non-Profit or a Business Premises must submit a new Licence Application in respect of that Business, Non-Profit or Business Premises before making the proposed change:

(1) a change to the legal or operating name of the Business or Non-Profit,

(2) a change in ownership or control of the Business or Non-Profit,

(3) a change that will cause the Business or Non-Profit to cease operating for more than 30 consecutive days,

(4) a change to the location or mailing address of the Business Premises,

(5) a change that affects any term or condition of the Licence, or

(6) a change that would increase the Licence fee payable in respect of the Business or Non-Profit.

8.2 A Licence will be considered immediately invalid and suspended if any of the changes to a Business, Non-Profit or a Business Premises set out under section 8.1 occur without the Licencee obtaining a new or amended Licence in accordance with this Bylaw.

Changes Requiring a Licence Amendment

8.3 The Licence Inspector may, in their sole discretion, dispense with the requirement for a new Licence Application and amend a Licence to reflect a proposed change to a Business, Non-Profit or a Business Premises.

PART 9: COUNCIL RECONSIDERATION

Request for Reconsideration

9.1 A person affected by a Licence Inspector's decision to refuse, suspend or cancel a Licence (an "**Affected Licencee**"), may ask Council to reconsider the Licence Inspector's decision by providing a written request for reconsideration to the Township Clerk within 14 days of receiving written notice of the Licence Inspector's decision.

9.2 As soon as reasonably practicable after receipt of a request for reconsideration under section 9.1, the Township Clerk shall circulate the request to Council.

Procedural Fairness

9.3 Within 30 days of receiving a request under section 9.2, Council shall provide the Affected Licencee with:

(1) the date and time at which Council will hold a meeting to reconsider the Licence Inspector's decision (the "**Reconsideration Meeting**"); and

(2) copies of any documentation Council will rely upon in reconsidering the Licence Inspector's decision.

9.4 During the Reconsideration Meeting:

(1) Township representatives shall be provided with an opportunity to present the case for confirming the Licence Inspector's decision, including, without limitation, through oral and/or written submissions, presentation of relevant documents, and witness testimony);

(2) the Affected Licencee shall be provided with an opportunity to question the Township's witnesses (if any) and to present the case for varying or reversing the Licence Inspector's decision, through oral and/or written submissions, presentation of documents, and witness testimony;

(3) Township representatives shall be provided with an opportunity to question the Affected Licencee's witnesses (if any); and

(4) Township representatives and the Affected Licencee shall be provided with an opportunity to make closing submissions in respect of the Licence Inspector's decision with the Affected Licencee going last, subject to reply by Township representatives.

9.5 Within 14 days after the Reconsideration Meeting, Council shall confirm, vary or reverse the Licence Inspector's decision and shall provide the Affected Licencee with written reasons for its decision to do so.

9.6 If Council varies the Licence Inspector's decision, it may do so on any terms and conditions Council deems reasonable.

PART 10: GENERAL REGULATIONS

Inspections

10.1 Every applicant for a Licence shall permit the Licence Inspector reasonable access to the Business Premises in relation to which the Licence is sought for the purposes of determining, without limitation, whether the Business, Non-Profit and the Business Premises in relation to which the Licence is sought complies with all Applicable Laws.

10.2 Every Licencee shall permit the Licence Inspector reasonable access to the Business Premises in relation to which the Licence was granted for the purposes of determining, without limitation, whether the Business, Non-Profit and the Business Premises in relation to which the Licence was granted complies with all Applicable Laws.

Posting of Licence

10.3 Except as provided for in section 10.4, every Licencee shall post, or shall cause to be posted, his or her Licence in a conspicuous place on the Business Premises in respect of which the Licence was granted. The Licence Inspector may, in their sole discretion, determine whether a Licence has been posted in a conspicuous place on the Business Premises and require relocation of the placement of the Licence if not in a conspicuous place.

Carrying of Licence

10.4 If a Licencee does not maintain a Business Premises in the Township of Langley, the Licencee shall carry the Licence on their person at all times when engaged in the Business or Non-Profit for which their Licence was issued.

Surrender of Licence

10.5 A Licencee whose Licence has been suspended or cancelled shall surrender their Licence to the Licence Inspector within 7 days of receiving written notice of the suspension or cancellation.

10.6 A Licencee whose Business or Non-Profit has permanently ceased operation shall surrender their Licence to the Licence Inspector within 7 days after the Business or Non-Profit has permanently ceased operation.

PART 11: SPECIFIC REGULATIONS

Adult Publications

11.1 No person shall display, cause, or permit to be displayed an Adult Publication unless it is placed:

(1) on any shelf, the bottom edge of which is less than 119.38 centimetres from the floor; or

(2) behind a sheet of opaque plastic or other opaque substance which extends for the full length of the shelf on which the Adult Publication is placed and which extends vertically for at least 20.32 centimetres from the bottom of the shelf.

Commercial Passenger Vehicle

11.2 Every person who drives, operates or is in charge of a Commercial Passenger Vehicle shall comply with the requirements of the *Passenger Transportation Act*, SBC 2004, c 39, as amended or replaced, its regulations and this Bylaw.

11.3 Upon receipt of written notice of an application before the Passenger Transportation Board to change taxi rates or inter-city bus route reduction or minimum route frequency reduction and any related documentation (collectively, the "**Application**"), Council may do one or more of the following:

(1) Receive the Application for informational purposes only;
(2) Comment upon the Application; or
(3) Refer the Application to Township staff for further consideration or action.

Drug Paraphernalia

11.4 No person shall display, cause, or permit to be displayed Drug Paraphernalia on a Business Premises unless expressly permitted to do so by Applicable Laws.

11.5 No person shall sell Drug Paraphernalia to a Child from a Business Premises unless expressly permitted to do so by Applicable Laws.

Entertainment Software

11.6 A Licencee operating a Business or Non-Profit which offers Entertainment Software to the public, or which offers internet access to the public, shall take all steps necessary (including, without limitation, the installation of software), to ensure that no Child on their Business Premises is permitted to play or view Entertainment Software that the ESRB has rated as inappropriate for that Child's age.

Exotic Performances

11.7 No business premises shall permit any person to:

(1) be nude in a public area;

(2) remove a majority of that person's clothing in a public area; or

(3) expose any portion of that persons' breasts or pubic area to view by another person in a public area.

PART 12: OFFENCES AND PENALTIES

12.1 A person who violates a provision of this Bylaw commits an offence under this Bylaw.

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

(1) a bylaw notice fine issued under the Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended or replaced; and

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

PART 13: GENERAL

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

13.2 Township of Langley Business Licence Bylaw 2016, No. 5192 and amendments thereto are hereby repealed.

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

READ A FIRST TIME the	07	day of	October	, 2024.
READ A SECOND TIME the	07	day of	October	, 2024.
READ A THIRD TIME the	07	day of	October	, 2024.
PUBLIC INPUT HELD the		day of		, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE A

GROUP A

Licence Type	Licence Description	Licence Fee
Automobile Service Stations, Gas Bars, Vehicle Repairs, Towing		240.00
Commercial, Retail or Office - not otherwise described	Based on gross floor area (GFA) of the premises - 0-500 Sq. Meters GFA	160.00
Commercial, Retail or Office - not otherwise described	Based on gross floor area (GFA) of the premises - 501-1000 Sq. Meters GFA	330.00
Commercial, Retail or Office - not otherwise described	Based on gross floor area (GFA) of the premise - 1100 and greater Sq. Meters GFA	485.00
Winery, Cidery, Distillery	Without a Liquor Primary Licence	250.00
Rental Accommodation	Hotels, Motels, Residential Rental Accommodation, (Apartment, Condominium, or Suite), Mobile Home Parks, Campgrounds	160.00 + 5.00 per Unit / space
Financial Institution	Chartered Banks, Credit Unions, Finance Companies, Trust Companies, Loan Companies, Cheque Cashing Companies	1,250.00
Golf Course	Includes driving ranges, practice areas, instruction academies; but not banquet, restaurant, or liquor primary facilities.	1,250.00
Industrial or Cannabis Research and Development	0-500 Sq. Meters GFA	170.00
Industrial or Cannabis Research and Development	501-3500 Sq. Meters GFA	350.00
Industrial or Cannabis Research and Development	3501 and greater Sq. Meters GFA	525.00
Non-Profit		0.00
Restaurant		275.00

Multi-Year Licence Fees

Licence Duration	Licence Fees
Annual (one year)	100% of base fee
2-year	90% of base fee per year
3-year	85% of base fee per year
5-year	80% of base fee per year
10-year	75% of base fee per year

GROUP B

Licence Type	Licence Description	Licence Fee
Accessory Home Occupation		50.00
Cannabis Production and/or Cannabis Processing		5,000.00
Cannabis Retail		5,000.00
Liquor Primary Facility	Neighbourhood Pub, Pub, Lounge, or other liquor primary licenced premise	2,500.00
Non-Resident	Licences cover mobile businesses, contractors, consultants, and other such entities, where they have their principal location in another jurisdiction.	290.00
Vendors	Mobile, Direct or Carnivals (Seasonal four-month Licence)	140.00
Dog Kennel – Commercial		225.00
Dog Kennel – Hobby		150.00
Intermunicipal Licence		250.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW NO. 6047

EXPLANATORY NOTE

Bylaw No. 6047 amends the Fees and Charges Bylaw 2007 No. 4616 to add a fee to Schedule 5. Miscellaneous Corporate to impose an “Annual Secondary Suite Infrastructure Fee”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

ADMENDMENT BYLAW No. 6047

A Bylaw to Amend the Fees and Charges Bylaw 2007 No. 4616

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 “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6047”.

2. The Township herby imposes fees and charges for an “Annual Secondary Suite Infrastructure Fee” to Schedule 5. Miscellaneous Corporate.

Annual Secondary Suite Infrastructure Fee	The Annual Secondary Suite Infrastructure Fee (the “Fee”) is payable in the calendar year of application for registration of a Secondary Suite, except if the Secondary Suite Building Permit is issued after May 1, in which case the Fee is payable in the calendar year subsequent to the calendar year that the application for registration was received. The Fee is non-refundable upon removal of a Secondary Suite, regardless of when the Secondary Suite is removed. The Fee will be rendered once annually, in each year following receipt of an application for registration of a Secondary Suite Building Permit, in accordance with the above, with the billing statement for property taxes and is payable in the same manner as and by the same due/penalty date as ordinary taxes are payable. The Fee will continue to be charged annually until the Secondary Suite is removed to the satisfaction of the Township.	$295.00 in 2025 $245.00 in 2026 $195.00 in 2027 $145.00 in 2028

READ A FIRST TIME the	07	day of	October	, 2024
READ A SECOND TIME the	07	day of	October	, 2024
READ A THIRD TIME the	07	day of	October	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6048

EXPLANATORY NOTE

Bylaw No. 6048 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to remove references to the repealed “Township of Licencing Bylaw 2016 No. 5192” and replace it with “Township of Langley Licencing Bylaw No. 5878 and to remove line items associated with “No Secondary Suite Licence”.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703
AMENDMENT BYLAW NO. 6048

A Bylaw to Amend the Bylaw Notice Enforcement Bylaw 2008 No. 4703

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 No. 6048”.

2. The “Bylaw Notice Enforcement Bylaw 2008 No. 4703”, as amended, is further amended by:

   a) Removing the title “Township of Langley Licencing Bylaw 2016 No. 5192 and replacing it with “Township of Licencing Bylaw No. 5878”.

   b) Removing the line item for “No Secondary Suite Licence”.

READ A FIRST TIME the	07	day of	October	, 2024.
READ A SECOND TIME the	07	day of	October	, 2024.
READ A THIRD TIME the	07	day of	October	, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

AMENDMENT BYLAW NO. 6049

EXPLANATORY NOTE

Bylaw No. 6049 amends the Development Application Procedures Bylaw No. 5760 to add application procedures and delegation related to recommendations to the Liquor and Cannabis Regulation Branch for Liquor Licence Endorsement applications.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

AMENDMENT BYLAW NO. 6049

A Bylaw to Amend the Development Application Procedures Bylaw No. 5760

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 "Development Application Procedures Bylaw No. 5760 Amendment Bylaw No. 6049".

2. The "Development Application Procedures Bylaw No. 5760", as amended, is further amended by:

   i. Amending Section 6.1 by inserting after the word 3.3 "or 3.4,".
   ii. After Section 6.2 inserting the following as Section 6.3 and renumbering the section accordingly:

   "6.3 Upon receipt of an application submitted in accordance with Section 3.4, the following shall apply:

   6.3.1 notice must be submitted to the Township's General Manager and must include the information and records required pursuant to Section 71(6) of the Liquor Control and Licensing Regulation, BC Reg 241/2016, as amended or replaced from time to time, and the following as applicable:

   a) a site plan indicating the location and size of all buildings on the lot, patio areas, parking spaces, landscaping, buffering, entrance doorways, loading space, garbage containers, driveway aisles and access points;
   b) existing and/or proposed entertainment type;
   c) existing and/or proposed hours of service;
   d) other details of the proposed establishment as may be required to facilitate review;
   e) Liquor Primary applications must additionally provide information on the proximity of the proposed establishment to elementary and secondary schools, places of worship, parks and residential uses or zones; and
   f) any other information as required by the General Manager in their sole discretion.

   6.3.2 (a) Subject to 6.3.2 (b), Council hereby delegates to the General Manager its power under Section 38(3) of the Liquor Control and Licensing Act, SBC 2015 c. 19, as amended or replaced from time to time, to provide comments and recommendations to the Liquor and Cannabis Regulation Branch (LCRB) with respect to the following applications:

Class of Application	**Licence Application Type**
New	Liquor Primary
Conversion	Liquor Primary
Add or amend temporary use area	Liquor Primary; Food Primary

Permanent extension of hours past 1:00am	Liquor Primary; Food Primary
Permanent extension of hours	Manufacturer
Person capacity increase	Liquor Primary; Manufacturer
Permanent patio addition	Liquor Primary; Manufacturer
Relocation	Liquor Primary
Lounge	Manufacturer
Special Event Area	Manufacturer
Patron participation	Food Primary

Section 38(2) applies to all applications in the Liquor Control and Licensing Act not listed above.

(b) With the exception of Food Primary applications, which will in all cases be delegated to the General Manager, where a minimum of three members of Council provide written indication to the Township Clerk within 14 days of an accepted application that the application should have Council consideration, the application shall be forwarded to Council for consideration and the power of review of these applications is not delegated to the General Manager. For greater certainty, this subsection does not apply to any Food Primary applications, which are subject to review only by the General Manager.

6.3.3 where Section 6.3.2 (b) applies, notification pursuant to Section 8.2 of this Bylaw applies directing a written submission opportunity only."

READ A FIRST TIME the	07	day of	October	, 2024.
READ A SECOND TIME the	07	day of	October	, 2024.
READ A THIRD TIME the	07	day of	October	, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 31 DISCHARGE (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5745

EXPLANATORY NOTE

Bylaw 2021 No. 5745 discharges Land Use Contract No. 31 from properties located at 6897 Glover Road and 21690 Smith Crescent.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 31 DISCHARGE (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5745

A Bylaw to discharge Land Use Contract No. 31

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. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745”.

2. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under M101052 is hereby discharged with respect to the lands described as:

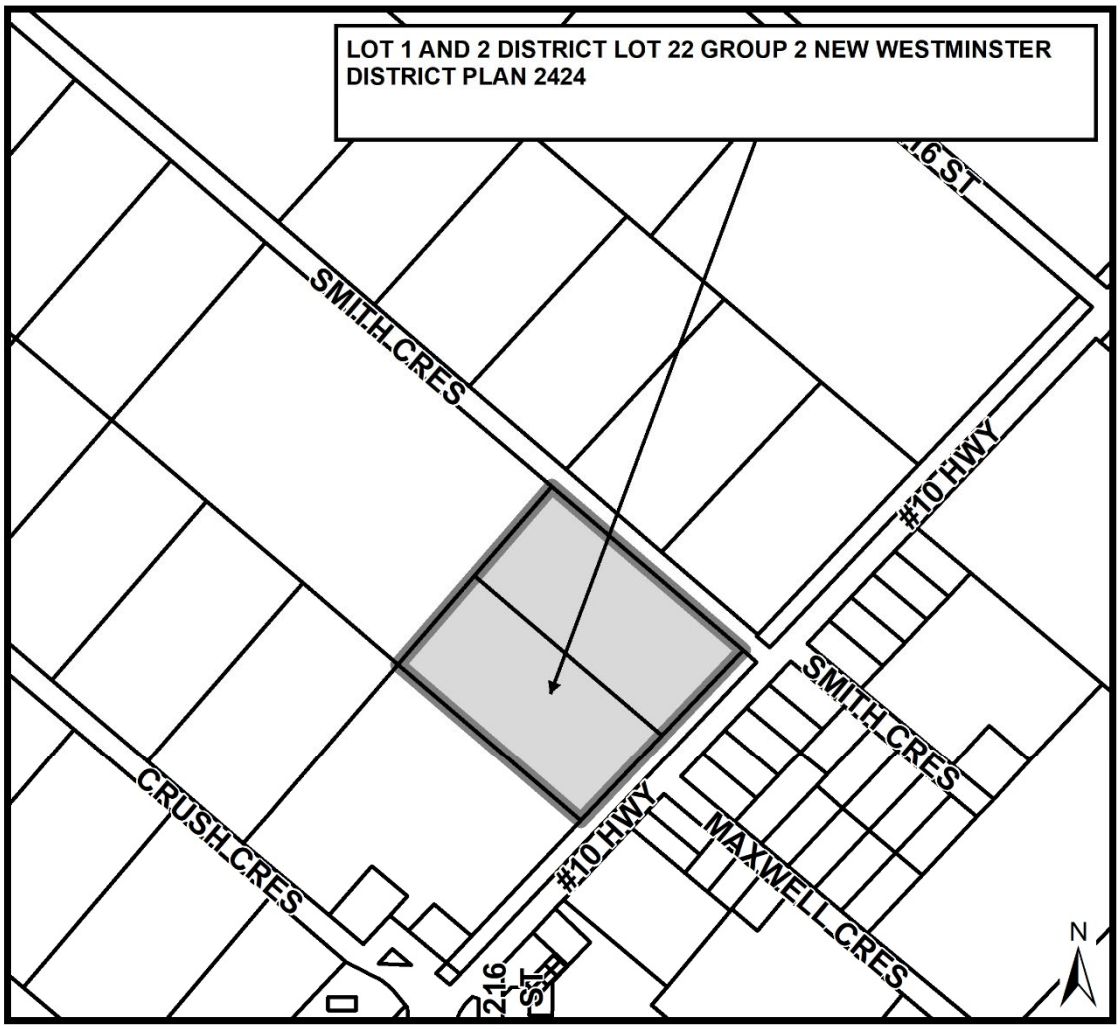
   Lots 1 and 2 District Lot 22 Group 2 New Westminster District Plan 2424

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	22	day of	November	, 2021
READ A SECOND TIME the	22	day of	November	, 2021
PUBLIC HEARING HELD the	13	day of	December	, 2021
READ A THIRD TIME the	10	day of	January	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	26	day of	April	, 2022
ADOPTED the		day of		

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5745



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5746

EXPLANATORY NOTE

Bylaw 2021 No. 5746 rezones properties at 6897 Glover Road and 21690 Smith Crescent to Comprehensive Development Zone CD-167.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5746

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 (McTaft Properties Ltd.) Bylaw 2021 No. 5746".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-167" after the words "Comprehensive Development Zone CD-166"
   (2) Adding to Section 110.1 after the words "CD-166" the words "CD-167 – 1.7 ha"
   (3) Adding after Section 1066 "Comprehensive Development Zone CD-166" the following as Section 1067 "Comprehensive Development Zone CD-167"

1067 **COMPREHENSIVE DEVELOPMENT ZONE CD-167**

Uses Permitted

1067.1 In the CD-167 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) accessory open storage
3) bakeries
4) *brewery or distillery*
5) building supplies, lumber yards
6) offices accessory to permitted industrial *uses*
7) parking of *commercial vehicles*
8) public works yards, maintenance and storage facilities
9) the light manufacture, assembly, repair, finishing and packaging of products
10) transportation and trucking terminals and compounds including public transportation depots
11) warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products
12) workshops for the following and similar trade contractors; *building*, electrical, heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs, paving, and landscape contractors including the sale of garden ornaments, swimming pools and outdoor furniture
13) *general industrial uses*

Industrial Uses

1067.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

1067.3 Material stored in a permitted accessory open storage area shall not be located within a setback as described in Section 1067.6.

Residential Use

1067.4 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family.*

Lot Coverage

1067.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

1067.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 15 metres from a lot line except:

a) 10 metres from a lot line abutting a rail right of way (Plan 22161);
b) no setback is required from an interior rear or interior *side lot line* abutting an M or CD Zone permitting industrial uses.

Height of Buildings and Structures

1067.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

1067.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1067.9 All *lot*s 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

1067.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

3. Rezoning the lands described as:

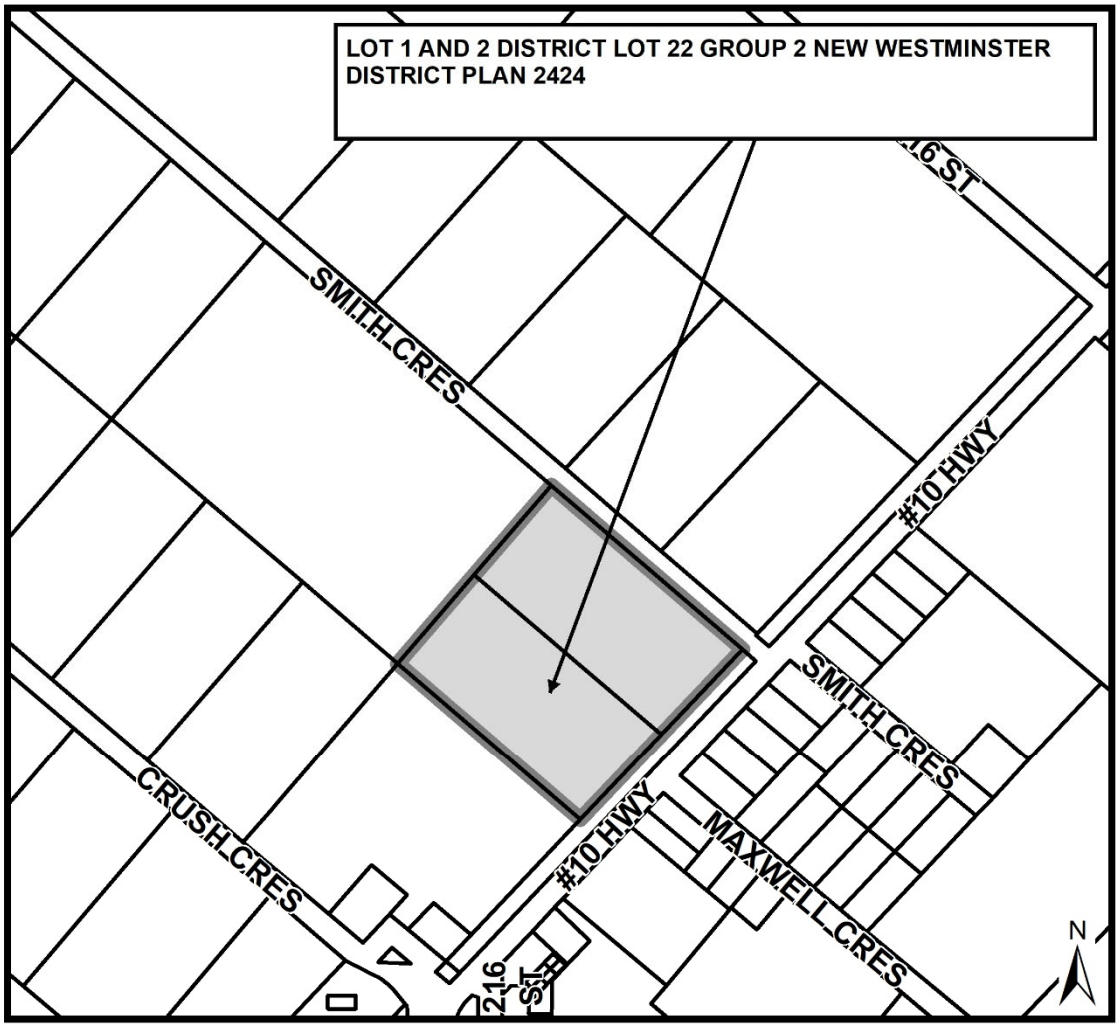
Lot 1 and 2 District Lot 22 Group 2 New Westminster District Plan 2424

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-167.

READ A FIRST TIME the	22	day of	November	, 2021.
READ A SECOND TIME the	22	day of	November	, 2021.
PUBLIC HEARING HELD the	13	day of	December	, 2021.
READ A THIRD TIME the	10	day of	January	, 2022.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	26	day of	April	, 2022.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5746



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 9, 2024 - REGULAR MEETING	**REPORT:**	24-171
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LRP00026
SUBJECT:	OFFICIAL COMMUNITY PLAN UPDATE TERMS OF REFERENCE		

RECOMMENDATION:

That Council endorse the draft Terms of Reference for the Official Community Plan Update (Attachment A).

EXECUTIVE SUMMARY:

In November 2023, the Province of British Columbia (BC) amended the Local Government Act (LGA) via Bills 44, 46 and 47 with the intent of providing more housing supply.

Bill 44 includes requirements for local governments to proactively plan for housing. In accordance with the legislation, local governments must update their Housing Needs Reports to forecast housing needs over 20 years and update their Official Community Plans to reflect the Housing Needs Report, with the first review and update completed by December 31, 2025.

Starting in the fall of 2024, the Township will be undertaking an update to the Official Community Plan including updates to Community and Neighbourhood Plans to align with the LGA as recently amended. This is also an opportunity to include updates arising from other intergovernmental commitments and to advance higher-level objectives for a resilient region at the local community level.

Staffing and financial resources for the OCP update are funded by the BC Local Government Housing Initiatives Grant (Council Report 24-63). The project timeline is approximately 16 months to meet the provincial deadline of December 31, 2025.

PURPOSE:

This report presents the draft Terms of Reference for an update to the Official Community Plan in 2025.

BACKGROUND/HISTORY:

The Official Community Plan (OCP) was first adopted by Township Council in 1979 and was amended in 2016 following a comprehensive update. It lays out a community vision and articulates the goals, objectives and policies to support housing, employment, transportation, recreation and the environment.

In November 2023, BC amended the LGA via Bills 44, 46 and 47 with the intent of providing more housing supply. Bill 44 includes requirements for local governments to proactively plan for housing. In accordance with the legislation, local governments must update their Housing Needs Reports to forecast housing needs over 20 years and update their OCPs to reflect the Housing Needs Reports, with the first review and update completed by December 31, 2025.

DISCUSSION/ANALYSIS:

An updated OCP will ensure alignment with the provincial housing legislation. The update will also include additional considerations including integrating intergovernmental commitments and the inclusion of new opportunities to support the Township's resilience to climate change and natural hazards. The goals of the update are as follows:

1) integrate Provincial housing legislation
2) include intergovernmental requirements/commitments
3) improve resilience to natural hazards and climate change
4) effectively engage the community

The OCP update will include a public engagement program to effectively communicate and involve local community stakeholders, external agencies and the broader public. The project timeline is approximately 16 months to meet the Provincial deadline of December 31, 2025. The draft workplan for the update is detailed in Attachment A.

The OCP update is supported by a strong regional and municipal policy framework including Metro Vancouver's Regional Growth Strategy (Metro 2050), the Surrey-Langley Skytrain (SLS) Overarching Supportive Policies Agreement and Supportive Policies Agreement (OSPA and SPA), as well as various municipal community and functional plans (such as the Master Transportation Plan, Parks and Recreation Master Plan and Five-year Financial Plan).

Engagement will be carried out in accordance with the Public Engagement Strategy for Planning and Development and Policy No. 07-160 Council Consultation – Official Community Plan with key objectives to carry out early and ongoing consultation.

Respectfully submitted,

Krista Robinson
COMMUNITY AND POLICY PLANNER
for
COMMUNITY AND POLICY PLANNING DIVISION

ATTACHMENT A Official Community Plan Update Terms of Reference

ATTACHMENT A

Official Community Plan Update
Terms of Reference

September 2024

DRAFT

INTRODUCTION

The Official Community Plan (OCP) was first adopted by Township Council in 1979 and was amended in 2016 following a comprehensive update. The OCP lays out a community vision and articulates the goals, objectives, and policies to support housing, employment, transportation, recreation and the environment.

In November 2023, the Province of British Columbia amended the Local Government Act (LGA) (via Bills 44, 46 and 47) to support the provision of more housing supply. Bill 44 includes requirements for local governments to proactively plan for housing. In accordance with the amended LGA, local governments must update their Housing Needs Reports to forecast housing needs over 20 years; and update their OCPs to reflect the Housing Needs Reports, with the first review and update to be completed by December 31, 2025. OCPs must also undergo an update every five years moving forward.

Starting in the fall of 2024, the Township will be undertaking an update to the OCP to align with the recent amendments to the LGA. This document outlines the overarching goals for the OCP update and a generalized work plan.

POLICY FRAMEWORK

Community planning in the Township is supported by a regional and municipal policy framework:

- Metro Vancouver's Regional Growth Strategy (RGS, Metro 2050) aims to accommodate anticipated future growth and build resiliency by creating a compact urban area; supporting a sustainable economy; protecting the environment and responding to climate change and natural hazards; providing diverse and affordable housing options; and supporting sustainable transportation choices.
- The Surrey-Langley Skytrain (SLS) Overarching Supportive Policies Agreement and Supportive Policies Agreement (OSPA and SPA) include agreements with the Province of BC, TransLink, the City of Surrey and the City of Langley, and are intended to maximize the project objectives related to the SLS extension from King George Station. Executed by all parties in 2022, actions in the OSPA and SPA are designed to use an integrated approach to support initiatives and policies related to transportation services, land use planning, housing, climate action, active transportation, reconciliation and equity. Commitments from the OSPA and SPA will be integrated into the OCP update.

- The OCP is integrated with the Township's other community plans and functional plans (such as the Master Transportation Plan, Parks and Recreation Master Plan and Five-year Financial Plan) and is aligned with the key policy directions in these plans.

GOALS FOR THE OFFICIAL COMMUNITY PLAN UPDATE

An updated OCP will ensure alignment with the provincial housing legislation and Housing Needs Reports as required by the LGA. This update will also include additional considerations, such as integrating intergovernmental commitments and the inclusion of new opportunities to support the Township's resilience to climate change and natural hazards. The goals of the OCP update are as follows:

1) Integrate Provincial housing legislation: The OCP update will meet LGA requirements, including implementation of small-scale multi-unit housing (SSMUH) and alignment with Housing Needs Reports. Community and neighbourhood plans will also be updated to align with the LGA, as appropriate.

2) Include intergovernmental requirements/commitments: The updated OCP will also include commitments made in the OSPA and SPA.

3) Improve resilience to natural hazards and climate change: Extreme weather events such as the heat dome and multiple atmospheric rivers have underscored the need to ensure the community is resilient to climate change and related natural disasters. To support and protect people and property during extreme weather events, the OCP will include updates such as a hazard Development Permit Area (DPA) for flood-prone areas based on new and updated flood mapping. The OCP will also include updated greenhouse gas (GHG) emission targets to align with those adopted by Council in 2019, along with other key updates.

4) Effectively engage the community: The OCP update will include an early and ongoing public engagement program to effectively communicate and involve local community stakeholders, external agencies, and the broader public.

PLANNING PROCESS

The timeline for undertaking the OCP update as described in this document is approximately 16 months. The process will be managed by the Community and Policy Planning Department and supported by a multi-disciplinary technical team of Township staff from:

- Development Planning
- Development Engineering
- Green Infrastructure Services
- Transportation Engineering
- Utilities and Environment
- Corporate Communications

DRAFT

Other government organizations such as Metro Vancouver, TransLink and adjacent municipalities will also be consulted as part of the update.

DRAFT WORK PLAN

It is anticipated that the OCP update will be undertaken in four (4) phases, as described below in the generalized Work Plan.

It is a requirement of the Township that meaningful and transparent public engagement occur throughout the planning process and in accordance with the Public Engagement Strategy for Planning and Development and Policy No. 07-160 Council Consultation – Official Community Plan. Key objectives are to carry out early and ongoing consultation, increase public awareness about community planning, broaden and diversify community participation in the plan update, allow for respectful dialogue and carefully consider all input received.

The generalized Work Plan is outlined as follows:

- **Phase 1** (approximately 4 months, 2024 Q4)
    - Review background information including relevant plans, policies, regulations, and other documents for incorporation into the OCP and associated Community and Neighbourhood Plans
    - Establish a technical team of Township staff to support the OCP update
    - Complete SSMUH maximum and interim buildout projections as per Appendix D and E in the Provincial Policy Manual
    - Develop a public engagement plan
    - Complete the Interim Housing Needs Report
    - Conduct Phase 1 engagement including website information and social media outreach
- **Phase 2** (approximately 4 months, 2025 Q1)
    - Update the OCP and respective Community Plans and Neighbourhood Plans to reflect land use designations for SSMUH and a 20-year housing forecast outlined in the Interim Housing Needs Report. This task also incudes:
        - updating maps
        - reviewing existing polices
        - considering new policies related to land use, form and character of development, open space, the environment, mobility and transportation, utilities and services and community amenities
    - Review and revise existing DP areas to align with SSMUH
    - Update OCP and associated plans to reflect policies and land uses outlined in recent municipal plans including 200 Street 2040
    - Complete flood mapping for Anderson Creek and upper Bertrand Creek
    - Prepare an interim progress memo to Council for information

DRAFT

- **Phase 3** (approximately 4 months, 2025 Q2)

    - Develop Hazard Development Permit Area
    - Integrate intergovernmental commitments into OCP including those in the OSPA and SPA
    - Provide housekeeping updates for OCP such as updated Urban Containment Boundary map and other minor and consequential updates
    - Present the draft OCP to Council for review and input, and direction to seek broader community input through public engagement. Refine and review with technical team

Phase 4 (approximately 4 months, 2025 Q4)

- Undertake public engagement which may include (but not limited to):
    - public survey
    - open house
    - inter-agency meetings
    - pop-up events
    - public hearing in accordance with LGA requirements
- Refine the draft plan document with public and agency input, and review with the Technical Team
- Finalize the draft OCP and associated Community and Neighbourhood Plans
- Prepare bylaws for formal consideration by Council

DRAFT

Township of Langley
Est. 1873

MEMORANDUM

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 21, 2024
FROM:	FINANCE DIVISION	**FILE NO:**	1830-02
SUBJECT:	FINANCIAL REPORT UPDATE – JUNE 30, 2024		

The purpose of this memorandum is to provide an update on the Financial Report for the period ended on June 30, 2024.

SUMMARY:

The June 30, 2024 Financial Report includes the following schedules:

- Revenue and Expenses for each fund.
- Capital Expenditures for each fund.
- Legal expenditures.
- Development Cost Charge receipts.
- Contracts awarded over $1 million.

For the six months, ending June 30, 2024 (compared to the same period in 2023):

- Township's financial activities are within the authority prescribed by 2024-2028 Five-Year Financial Plan Bylaw No. 5976.
- Construction values of $582.2 million is an increase of 42% *($410.6 million in 2023).*
- 1,681 building permits were issued representing a 8% decrease from 2023 *(1,825 in 2023).*
- Building permit revenue of $5.7 million is an increase of 41% from 2023 *($4.0 million in 2023).*
- Year-to-date development cost charge revenue of $38.5 million is an increase of 68% *($22.9 million in 2023).*

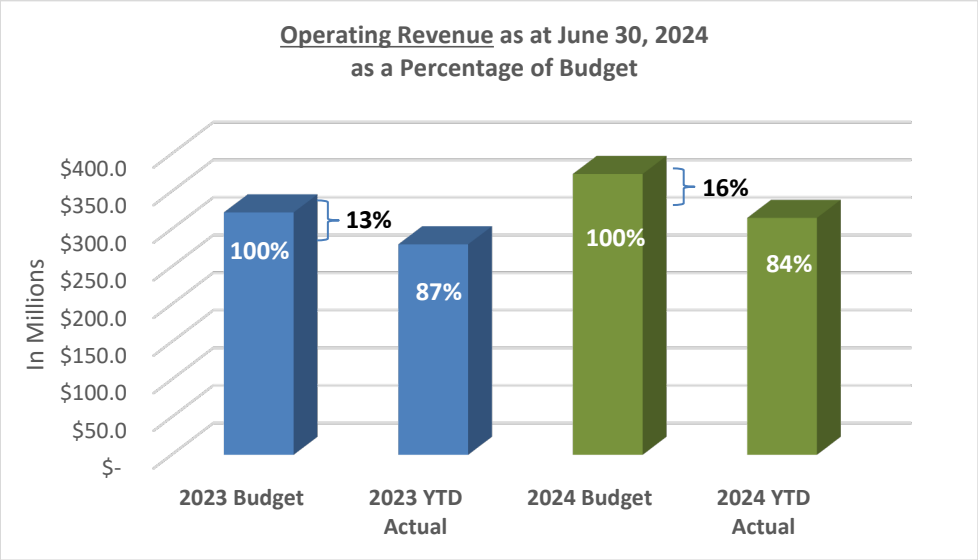
The memo provides Council with an update on the Township's financial activity for the first six months of 2024 and compare this activity with the adopted 2024 Financial Plan and for the same period in 2023. This report will also provide Council an update on additional financial indicators with the potential to impact current and future performance.

Operating Revenue and Expenses

As at June 30, 2024, operating revenue and expenses are within authority provided by the 2024-2028 Five-Year Financial Plan Bylaw No. 5976. Schedule 'A' presents revenue and expenses for General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Funds. The charts below provide an overall summary.

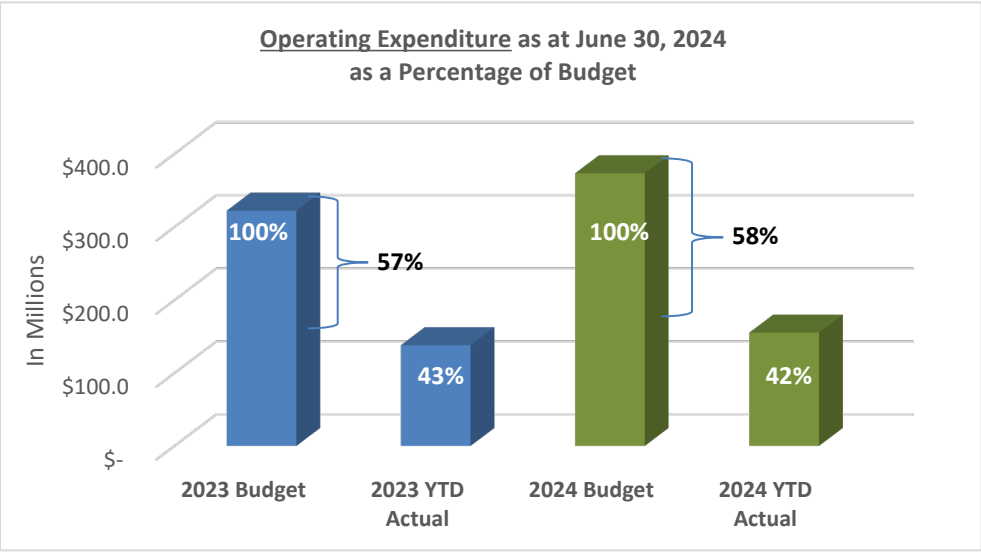
REVENUE

Revenue is always more than fifty percent of the annual budget at this point in the year because the property tax and utility billing for the entire year is levied in May.



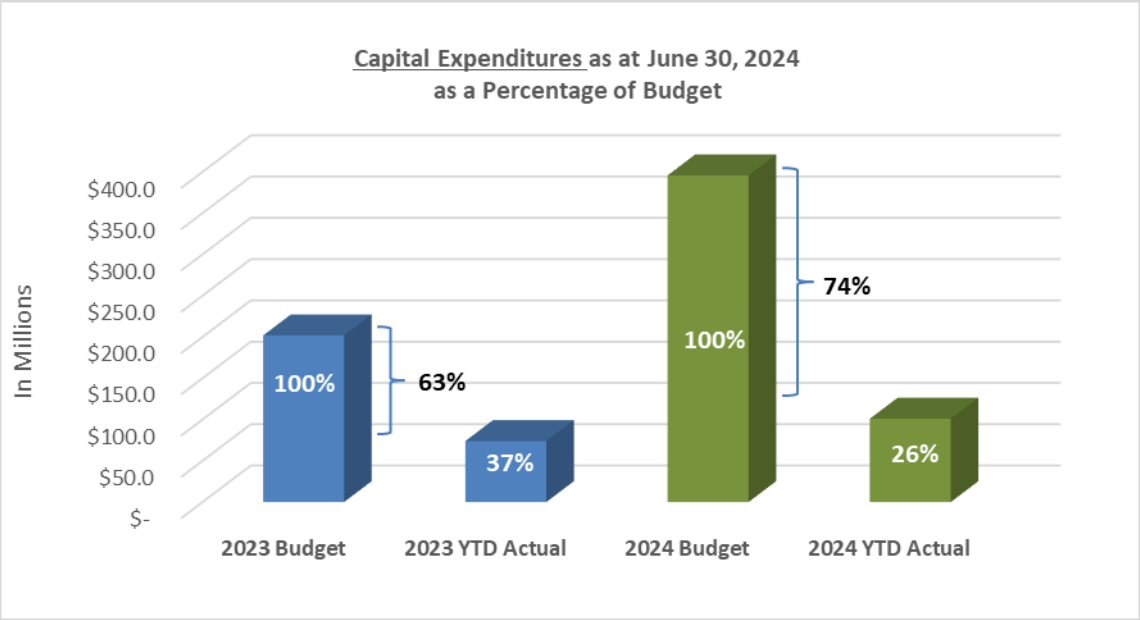
EXPENSES

Expenses are usually less than fifty percent of the annual budget at this point in the year due to the seasonality of Township business (i.e. major maintenance July through December).



Capital Budget Expenditures

Schedule B presents capital expenditures for all funds for the six months ending June 30, 2024. The actual YTD column reflects actual capital expenditures where goods and/or services have been received or rendered. After removing *placeholder capital budget authority*[1], approximately 26% of the Township's 2024 Capital Budget (37% in 2023) has been expended as at June 30, 2024.



The 2024 budget includes a number of large dollar capital projects (Schedule B) whereby, for a number of reasons, construction had not begun, or had just begun, as of the drafting of this report.

Listed below are a few reasons for low capital expenditures on capital projects:

- RFP processes delayed until approval of capital budget.
- Large multi-year projects undergoing design phase.
- Projects pending third party approval or decision.
- Projects pending property acquisitions.

Legal Fees

Schedule C presents legal expenditures for the six-month period ending June 30, 2024.

Development Cost Charge Receipts

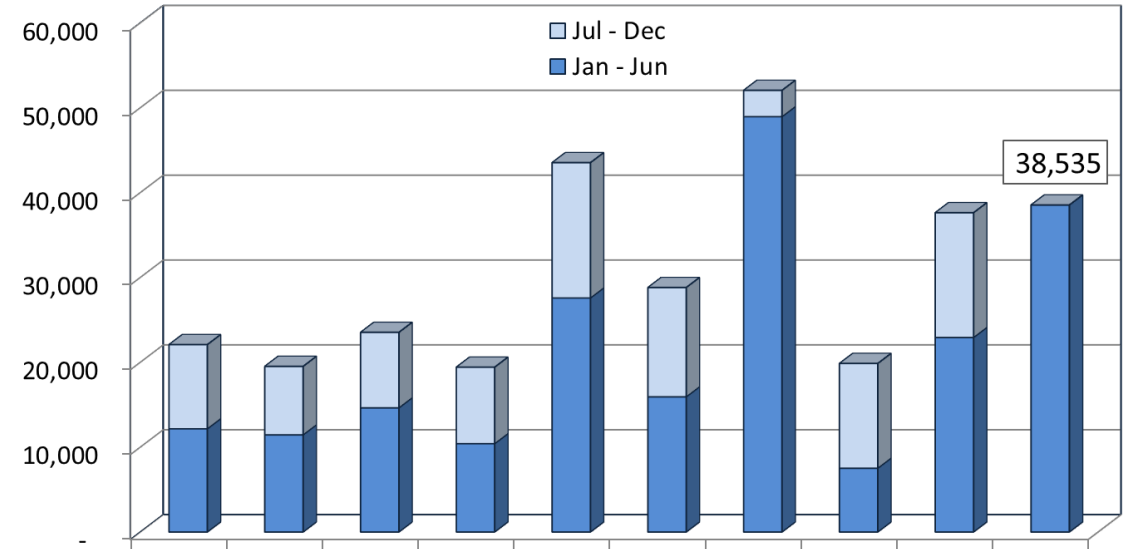
Schedule D presents a breakdown of annual Development Cost Charge (DCC) receipts for 15 years from 2010 to 2024. Results for the current year include only January to June 30, 2024.

[1] Funding envelopes provided for Property/Land Acquisition, Contributed Assets from Developments and Unidentified Externally Funded.

The chart below shows a comparison between the first and second half of each fiscal year from 2015 to 2023 and the first six months of 2024. Total DCC receipts of $38.5 million as at June 30, 2024 represents an increase of $15.6 million (68%) from the $22.9 million collected for the same period in 2023. The increase in DCC receipts is mainly because permits were issued to larger projects with higher DCC values in 2024 and Metro Vancouver DCC rate increased with one-year grandfathering expired in April 2024.

Development Cost Charges Receipts
First Six Months and Last Six Months

(In thousands of dollars)

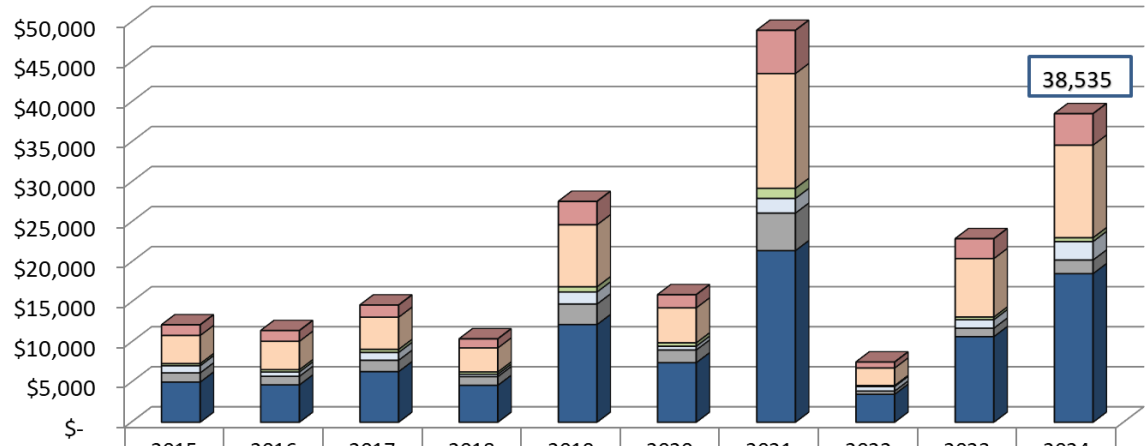


	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Jul - Dec	9,919	8,072	8,896	9,015	15,948	12,884	3,106	12,347	14,709	0
Jan - Jun	12,164	11,447	14,633	10,410	27,580	15,927	48,945	7,516	22,920	38,535

The following graph summarizes annual DCC receipts collected over the past ten years by type.

Development Cost Charge Receipts by Category
As at June 30th

(in thousands of dollars)



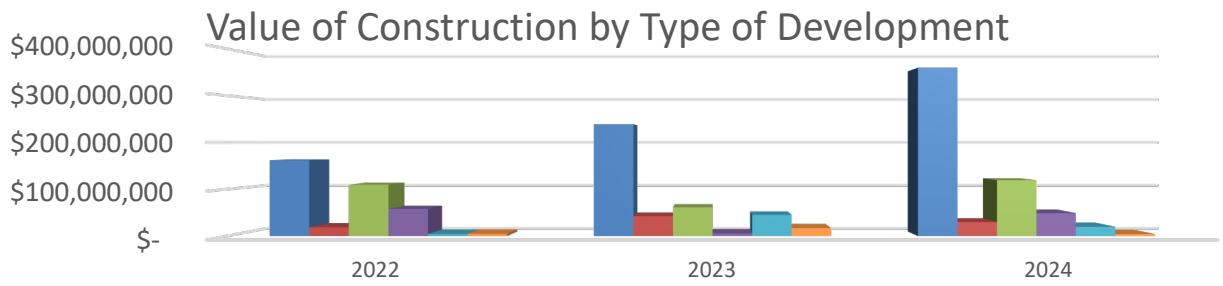
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Park Dev.	$1,325	$1,336	$1,515	$1,130	$2,918	$1,644	$5,398	$744	$2,482	$3,931
Parkland	$3,516	$3,545	$4,020	$2,999	$7,745	$4,364	$14,333	$2,189	$7,299	$11,560
Sewer	$270	$298	$388	$289	$647	$432	$1,260	$129	$335	$483
Drainage	$887	$531	$973	$293	$1,507	$469	$1,836	$563	$1,057	$2,303
Water	$1,148	$1,075	$1,419	$1,090	$2,568	$1,584	$4,686	$406	$1,057	$1,702
Roads	$5,017	$4,663	$6,319	$4,609	$12,194	$7,434	$21,433	$3,486	$10,689	$18,555

Contracts Awarded Over $1,000,000

Schedule E reflects thirteen procurement contracts awarded, each over $1 million, for the six months ending June 30, 2024. The aggregate value of the four contracts were $75.8 million.

Development and Building Permit Values

The chart below presents the change in Construction Value by development category for the six months ended June 30, 2024, including comparatives in 2022 and 2023 for the same period.

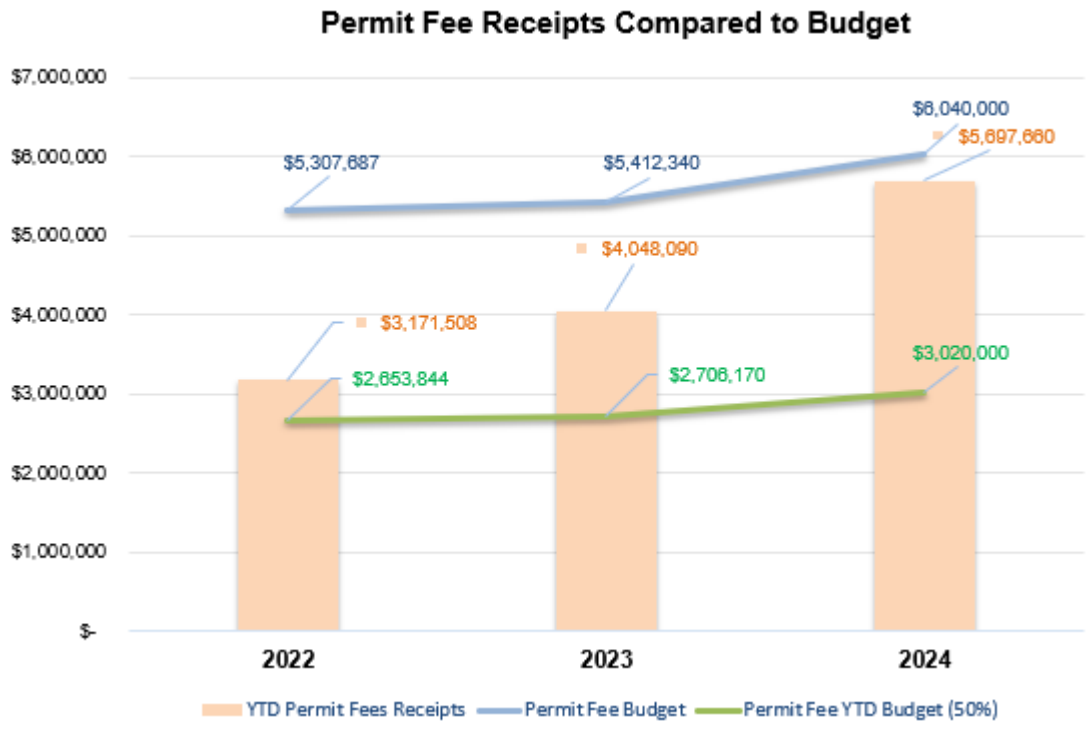


	2022	2023	2024
Residential	$161,928,047	$238,686,451	$359,560,335
Tenant Improvement	$18,895,106	$42,596,155	$29,894,508
Commercial	$109,895,139	$61,419,461	$119,371,605
Institutional	$57,977,533	$5,509,992	$49,069,000
Industrial	$4,670,000	$45,253,097	$19,882,107
Agricultural	$5,035,793	$17,099,314	$4,439,228

The table that follows shows a building construction value increase of 42% overall as compared to the same period in 2023. Although Industrial, Agricultural, and Tenant Improvement construction values have a decrease year-over-year, the increase in Residential, Commercial, and Institutional construction values contributed to the total increase year-over-year.

	2024 Over 2023		2023 Over 2022	
	Value of Construction Change	Contribution to Total % Change	Value of Construction Change	Contribution to Total % Change
Residential	$ 120,873,884	29%	$ 76,758,404	21%
Tenant Improvement	$ (12,701,647)	(3%)	$ 23,701,049	7%
Commercial	$ 57,952,144	14%	$ (48,475,678)	(14%)
Institutional	$ 43,559,008	11%	$ (52,467,541)	(15%)
Industrial	$ (25,370,990)	(6%)	$ 40,583,097	11%
Agricultural	$ (12,660,086)	(3%)	$ 12,063,521	3%
TOTAL	$ 171,652,313	42%	$ 52,162,852	15%

1,681 building permits were issued from January to June 2024 representing an 8% decrease from the 1,825 permits issued for the same period in 2023. $5.7 million permit fee receipts in year-to-date 2024 show an increase of $1.7 million (41%) from the $4.0 million collected in 2023. When compared to budget, year-to-date permit fees exceed the six-month budget by $2.7 million.



	June 30, 2022	June 30, 2023	June 30, 2024
Total Value of Construction	**$ 358,401,618**	**$ 410,564,470**	**$ 582,216,783**
Permits Issued	**1,504**	**1,825**	**1,681**
YTD Permit Fees Receipts	$ 3,171,508	$ 4,048,090	$ 5,697,660
Permit Fees to Meet Budget	$ 2,136,179	$ 1,364,250	$ 342,340
Permit Fee Budget	**$ 5,307,687**	**$ 5,412,340**	**$ 6,040,000**
YTD Permit Fees Receipts (1/2 year)	$ 3,171,508	$ 4,048,090	$ 5,697,660
Permit Fee YTD Budget (50%)	$ 2,653,844	$ 2,706,170	$ 3,020,000
Variance Favorable	**$ 517,665**	**$ 1,341,920**	**$ 2,677,660**

ATTACHMENTS

Schedule A	Schedule of Operating Revenue and Expenditure by Division
Schedule B	Schedule of Capital Expenditure, All Funds
Schedule C	Schedule of Legal Expenditure
Schedule D	Schedule of Development Cost Charge Receipts
Schedule E	Schedule of Contracts Awarded over $1,000,000

Schedule A

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED JUNE 30, 2024

BY DIVISION	2024 Annual Budget $	2024 YTD Actual $	2024 YTD Actual as % Budget	2023 YTD Actual $	2023 YTD Actual as % Budget
REVENUE					
General Universal Services					
Corporation Administration	26,675,949	22,091,565	82.81%	20,990,644	88.29%
Human Resources	3,383,988	3,123,739	92.31%	2,616,245	89.05%
Finance	7,326,467	6,306,826	86.08%	5,851,860	86.96%
Fiscal Services	11,258,108	14,773,622	131.23%	11,364,280	110.71%
Police	52,737,859	46,091,265	87.40%	43,210,693	89.66%
Fire	28,582,624	26,584,328	93.01%	21,867,743	94.39%
Community Development	19,289,617	13,662,131	70.83%	9,309,132	54.18%
Facility Management	32,664,403	20,033,123	61.33%	17,064,879	94.70%
Recreation and Culture	27,483,006	21,770,654	79.21%	22,485,981	84.07%
Total General Universal Services	**209,402,021**	**174,437,253**	**83.30%**	**154,761,456**	**87.43%**
Universal Utilities					
Parks	21,022,662	17,271,884	82.16%	16,611,834	89.27%
Transportation	49,553,419	39,593,230	79.90%	35,698,239	83.45%
Stormwater	14,596,686	10,694,202	73.26%	8,754,127	87.80%
Total Universal Utilities	**85,172,767**	**67,559,316**	**79.32%**	**61,064,200**	**85.57%**
User Pay Utilities					
Water	38,885,746	35,755,303	91.95%	31,848,266	81.66%
Sewer	28,904,635	26,656,518	92.22%	22,766,151	91.07%
Solid Waste	10,887,763	10,490,059	96.35%	9,400,653	95.61%
Total User Pay Utilities	**78,678,144**	**72,901,881**	**92.66%**	**64,015,070**	**86.70%**
TOTAL REVENUE	**373,252,932**	**314,898,449**	**84.37%**	**279,840,726**	**86.85%**
EXPENDITURE					
General Operating Fund					
Corporation Administration	26,116,047	11,753,630	45.01%	11,153,249	47.41%
Human Resources	3,383,988	1,619,037	47.84%	1,488,474	50.67%
Finance	7,326,467	3,312,592	45.21%	2,870,836	42.66%
Fiscal Services	11,258,108	7,813,924	69.41%	2,265,554	22.07%
Police	52,737,859	21,019,963	39.86%	21,723,002	45.07%
Fire	28,582,624	13,325,830	46.62%	11,579,018	49.98%
Community Development	19,289,617	7,590,462	39.35%	6,956,732	40.49%
Facility Management	32,664,403	10,244,208	31.36%	8,302,133	44.32%
Recreation and Culture	28,042,908	13,571,359	48.39%	12,637,554	49.04%
Total General Universal Services	**209,402,021**	**90,251,005**	**43.10%**	**78,976,553**	**44.44%**
Universal Utilities					
Parks	21,022,662	9,922,476	47.20%	8,866,376	47.65%
Transportation	49,553,419	22,091,082	44.58%	19,563,096	46.50%
Stormwater	14,596,686	4,591,640	31.46%	4,358,169	43.71%
Total Universal Utilities	**85,172,767**	**36,605,198**	**42.98%**	**32,787,641**	**46.41%**
User Pay Utilities					
Water	38,885,746	16,874,444	43.39%	15,770,633	40.44%
Sewer	28,904,635	6,515,421	22.54%	5,921,893	23.69%
Solid Waste	10,887,763	5,229,314	48.03%	4,788,599	48.70%
Total User Pay Utilities	**78,678,144**	**28,619,179**	**36.38%**	**26,481,126**	**35.87%**
TOTAL EXPENDITURE	**373,252,932**	**155,475,383**	**41.65%**	**138,245,320**	**42.91%**

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED JUNE 30, 2024

Tax Levy for Township Services (included in revenue above)	2024 Annual Budget	2024 YTD Actual	2024 YTD Actual as % Budget	2023 YTD Actual	2023 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	19,060,047	19,084,679	100.13%	18,110,036	100.38%
Human Resources	2,653,006	2,656,435	100.13%	2,346,376	100.38%
Finance	5,628,050	5,608,285	99.65%	5,342,269	100.02%
Police	40,195,565	40,247,510	100.13%	38,474,565	100.38%
Fire	24,727,440	24,759,396	100.13%	20,722,929	100.38%
Community Development	2,271,535	2,274,471	100.13%	1,170,088	100.38%
Facility Management	19,103,094	19,127,781	100.13%	16,766,810	100.38%
Recreation and Culture	8,531,440	8,542,465	100.13%	11,413,846	100.38%
Total General Universal Services	**122,170,177**	**122,301,021**	**100.11%**	**114,346,919**	**100.36%**
Universal Utilities Operating Fund					
Parks	15,095,458	15,110,326	100.10%	13,992,401	100.33%
Transportation	33,894,205	33,932,230	100.11%	29,914,806	100.34%
Stormwater	10,262,128	10,273,720	100.11%	8,450,620	100.36%
Total Universal Utilities	**59,251,791**	**59,316,276**	**100.11%**	**52,357,827**	**100.34%**
User Pay Utilities					
Water	35,823,316	33,651,502	93.94%	29,829,038	92.78%
Sewer	27,855,603	26,054,623	93.53%	22,185,322	92.39%
Solid Waste	10,675,468	10,443,961	97.83%	9,363,298	97.41%
Total User Pay Utilities	**74,354,387**	**70,150,086**	**94.35%**	**61,377,658**	**93.32%**
TOTAL TAX LEVY	**255,776,355**	**251,767,384**	**98.43%**	**228,082,404**	**98.36%**

TOWNSHIP OF LANGLEY

OPERATING REVENUE AND EXPENDITURE

FOR THE SIX MONTHS ENDED JUNE 30, 2024

Non-Tax Revenue for Township Services (included in revenue above)	2024 Annual Budget	2024 YTD Actual	2024 YTD Actual as % Budget	2023 YTD Actual	2023 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	4,257,720	2,741,820	64.40%	2,387,186	62.29%
Human Resources	644,322	422,890	65.63%	247,122	62.09%
Finance	1,533,852	698,541	45.54%	507,314	42.29%
Fiscal Services	2,409,350	8,970,437	372.32%	11,364,280	260.76%
Police	10,707,972	5,843,755	54.57%	4,736,128	55.86%
Fire	3,266,982	1,773,716	54.29%	1,144,813	50.49%
Community Development	14,911,192	11,297,760	75.77%	8,007,755	56.54%
Facility Management	1,645,730	812,700	49.38%	272,473	39.92%
Recreation and Culture	18,228,642	13,168,716	72.24%	11,063,819	76.29%
Total General Operating Services	**57,605,762**	**45,730,334**	**79.39%**	**39,730,891**	**79.65%**
Universal Utilities Operating Fund					
Parks	2,614,162	1,001,143	38.30%	1,536,065	64.17%
Transportation	8,642,888	4,491,141	51.96%	4,627,924	54.18%
Stormwater	1,341,484	297,289	22.16%	282,876	24.62%
Total Universal Utilities	**12,598,534**	**5,789,573**	**45.95%**	**6,446,865**	**53.35%**
User Pay Utilities					
Water	1,574,001	1,759,377	111.78%	1,703,897	116.08%
Sewer	804,622	601,895	74.80%	580,829	61.90%
Solid Waste	212,295	46,099	21.71%	37,355	17.27%
Total User Pay Utilities	**2,590,918**	**2,407,371**	**92.92%**	**2,322,081**	**88.55%**
TOTAL NON-TAX REVENUE	**72,795,214**	**53,927,278**	**74.08%**	**48,499,837**	**75.09%**

Transfer From Own Reserves (included in revenue above)	2024 Annual Budget	2024 YTD Actual	2024 YTD Actual as % Budget	2023 YTD Actual	2023 YTD Actual as % Budget
	$	$		$	
General Operating Fund					
Corporation Administration	3,358,182	265,066	7.89%	493,422	25.96%
Human Resources	86,660	44,414	51.25%	22,747	11.25%
Finance	164,565	-	0.00%	2,277	1.21%
Fiscal Services	8,848,758	5,803,185	65.58%	-	0.00%
Police	1,834,322	-	0.00%	-	0.00%
Fire	588,202	51,217	8.71%	-	0.00%
Community Development	2,106,890	89,901	4.27%	131,288	7.09%
Facility Management	11,915,579	92,641	0.78%	25,596	4.04%
Recreation and Culture	722,924	59,473	8.23%	8,317	0.95%
Total General Operating Services	**29,626,082**	**6,405,897**	**21.62%**	**683,646**	**5.18%**
Universal Utilities Operating Fund					
Parks	3,313,042	1,160,415	35.03%	1,083,369	47.76%
Transportation	7,016,326	1,169,859	16.67%	1,155,509	26.12%
Stormwater	2,993,074	123,192	4.12%	20,630	5.14%
Total Universal Utilities	**13,322,442**	**2,453,466**	**18.42%**	**2,259,508**	**31.85%**
User Pay Utilities					
Water	1,488,429	344,424	23.14%	315,331	5.86%
Sewer	244,410	-	0.00%	-	0.00%
Solid Waste	-	-	0.00%	-	0.00%
Total User Pay Utilities	**1,732,839**	**344,424**	**19.88%**	**315,331**	**5.80%**
TOTAL TRANSFER FROM OWN RESERVE REVENUE	**44,681,363**	**9,203,787**	**20.60%**	**3,258,484**	**12.66%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**373,252,932**	**314,898,449**	**84.37%**	**279,840,726**	**86.85%**
TOTAL REVENUE FOR TOWNSHIP SERVICES	**373,252,932**	**314,898,449**	**84.37%**	**279,840,726**	**86.85%**

TOWNSHIP OF LANGLEY

2024 Year-to-Date 2nd Quarter Capital Expenditure Statements

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2024

	Budget 2024	Actual YTD 30-Jun-2024	2024 Budget Remaining %	Actual YTD 30-Jun-2023	2023 Budget Remaining %
	$	$	%	$	%
General Capital Fund	180,006,408	72,076,035	59.96%	53,131,291	30.85%
Parks Capital Fund	43,582,637	5,431,576	87.54%	3,519,037	83.77%
Transportation Capital Fund	96,373,007	14,919,991	84.52%	13,879,832	78.44%
Stormwater Capital Fund	26,158,570	4,271,907	83.67%	281,088	97.98%
Solid Waste Capital Fund	557,271	81,259	85.42%	205,467	59.29%
Sewer Capital Fund	12,714,239	1,766,240	86.11%	849,489	90.90%
Water Capital Fund	36,281,764	2,411,373	93.35%	2,154,527	85.94%
Subtotal	**395,673,896**	**100,958,382**	**74.48%**	**74,020,731**	**63.35%**
Place Holder Funding (Note 1)	561,754,608	-	100.00%	-	100.00%
Total 2024 Capital Expenditure	**957,428,504**	**100,958,382**	**89.46%**	**74,020,731**	**85.66%**
Total 2023 Capital Expenditure	516,041,174	74,020,731	85.66%		

Note 1: Includes Funding Envelopes for Assets Contributed from Developers, Parkland Acquisition, General Land Acquisition, Annual Local Area Service and Unidentified Externally Funded.

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2024

Large Projects not fully underway as of June 30th, 2024

Divisions	Budget 2024 $	Actual YTD June 30, 2024 $
Facilities Maintenance		
Fire Hall 5: Brookswood Replacement (19900 Block 27 Avenue)	*31,900,000*	*618,877*
Willoughby Community Centre	*1,977,769*	*21,241*
MUS - Museum Heritage Centre and Development	*1,706,012*	*79,903*
Corporate Fleet Chargers: Fire Hall 6, Operations, Civic Facility	*1,067,412*	*24,312*
Parks		
Noel Booth Community Park Upgrades	*7,636,936*	*196,691*
Fort Langley Waterfront Project	*4,228,161*	*99,220*
Synthetic Turf Field Replacement: Aldergrove Athletic Park (R)	*1,909,806*	*5,636*
Willoughby Community Park: SE Field Replacement	*1,250,000*	*-*
Slope Stabilization: East & West Munday Creek	*1,000,000*	*33,928*
Transportation		
Fraser Highway Widening: 24300 Block to 24600 Block	*13,279,303*	*42,971*
Road Widening: 80 Ave between 204 and 212 St	*10,761,120*	*81,949*
Intersection and Rail Crossing Improvements: River Road and 252 Street	*5,039,819*	*50,775*
Road Widening: Fraser Hwy 24500 to 25000 Blocks	*2,262,036*	*149,205*
Road Widening: 208 Street - 84 to 76 Avenue	*2,225,004*	*51,277*
Mufford Overpass Rehabilitation	*2,177,288*	*-*
Road Construction: 19900 Block 27 Avenue	*2,035,000*	*-*
207A Street (82 Ave to 84 Ave) Public Road Improvements	*1,050,537*	*59,221*
Stormwater		
Glen Valley & Salmon River Flood Mitigation	*5,000,000*	*31,261*
Yorkson Lowlands - Stormwater Attenuation and Wetland Restoration	*1,764,943*	*16,330*
204 Street Storm Sewer	*1,750,000*	*4,681*
Culvert Replacement: Matheson Creek 64 Avenue and 201 Street	*1,003,512*	*33,853*

Township of Langley
Schedule of Capital Expenditure, ALL FUNDS
For the Six Months Ended June 30, 2024

Sewer		
SWRLSTN - Lifts Stn & Forcemain: 266 St & 24 Ave	*3,578,651*	*82,105*
Lift Station & Forcemain: 24 Ave 196 to 200 St	*2,224,161*	*-*
SWRLSTN - Lift Station: Milner	*1,664,446*	*-*
Water		
WTRSTNS - Jericho Booster Stn Design & Construction: 73A Ave & 204 St	*20,537,000*	*357,688*
WTRSTNS - Brookswood Heights Booster Station	*3,200,841*	*-*
WTRMAIN - Watermain 28 Avenue	*1,496,052*	*-*
Asbestos Concrete Replacement: Various Locations	*1,214,379*	*728*
WTRWTPL - Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	*1,104,435*	*120,654*
Reservoir Replacement: Strawberry Hill	*1,000,000*	*-*
Total Large Projects not fully underway	***100,393,430***	***1,418,173***

Township of Langley
General Fund Schedule of Capital Expenditure
For the Six Months Ended June 30, 2024

	Budget 2024	Actual YTD 30-Jun-2024	2024 Budget Remaining	Actual YTD 30-Jun-2023	2023 Budget Remaining
Corporate Admin	38,169,587	35,293,903	7.53%	46,798,793	4.67%
Policing	773,901	43,988	94.32%	169,914	80.07%
Fire	17,240,909	11,656,480	32.39%	142,961	95.67%
Community Development	71,000	-	100.00%	142,835	21.85%
Recreation and Culture	2,711,478	232,766	91.42%	829,835	75.23%
Facilities Maintenance	121,039,533	24,848,899	79.47%	5,046,951	74.84%
Capital Expenditure Before Place Holder Funding	**180,006,408**	**72,076,035**	**59.96%**	**53,131,291**	**30.85%**
Place Holder Funding (Note 1)	560,204,608	-	100.00%	-	100.00%
Total Capital Expenditure	**740,211,016**	**72,076,035**	**90.26%**	**53,131,291**	**82.58%**

Note 1: Includes Funding Envelopes for Assets Contributed from Developers, Parkland Acquisition, General Land Acquisition, Annual Local Area Service and Unidentified Externally Funded.

Township of Langley
Corporate Admin Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
CA1000	CA General Capital	11,219	11,219	-	0.00%
IT1001	IT Capital	2,525,596	902,948	1,622,648	64.25%
PROP0001	General Land Acquisition	34,188,807	34,188,807	-	0.00%
PROP100X	Land Sales, Exchange and Preparation/Remediations for Disposal	1,443,965	190,929	1,253,035	86.78%
Total Capital Expenditure		**38,169,587**	**35,293,903**	**2,875,683**	**7.53%**

Township of Langley
Policing Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
CPO1001	CPO Capital	228,254	5,900	222,354	97.42%
CPO1002	CPO North Langley Capital	258,907	-	258,907	100.00%
PSN1002	Vehicle Upgrades: Conversion to Electric Vehicles	40,000	-	40,000	100.00%
PSS1001	PSS Capital	225,675	38,088	187,587	83.12%
PSS1002	PSS Shared Admin Pool Vehicle	21,065	-	21,065	100.00%
Total Capital Expenditure		**773,901**	**43,988**	**729,913**	**94.32%**

Township of Langley
Fire Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
FDAC1001	FD - Emergency Preparedness Equipment	30,000	2,176	27,824	92.75%
FDFC1001	Fire Depart Fleet Capital Staff Vehicle	363,748	159,884	203,864	56.05%
FDFC1002	Fire Depart Fleet Capital Replacement Fire Truck	16,019,943	10,974,367	5,045,576	31.50%
FDFC1006	APX - Pre-Fire Planning, Inspection and Investigation Softw	40,500	23,838	16,662	41.14%
FDFH1000	FD Fire Hall Feasibility Studies	4,997	-	4,997	100.00%
FDS1000	FD Suppression Training Equip Capital	43,967	2,950	41,017	93.29%
FDS1002	FD Suppression Firefighting Equip Capital	288,000	145,229	142,771	49.57%
FDS1003	Confined Space Communication Equipment and Rescue Es	27,000	1,185	25,815	95.61%
FDS1004	Personal Protective Equipment (PPE) (R)	155,408	147,508	7,900	5.08%
FDSC1001	FD Self-Contained Breathing Apparatus	85,000	77,902	7,098	8.35%
FDSC1002	FD Mobile CAD Data Terminals	35,631	-	35,631	100.00%
FDSC1003	Fire Apparatus Deployment Analysis Module (ADAM Softwa	59,215	50,908	8,307	14.03%
FDSC1004	Telestaff Workforce Management Software (N)	52,000	52,000	-	0.00%
FDSC1005	Training Records Management Software (N)	35,500	18,532	16,968	47.80%
Total Capital Expenditure		**17,240,909**	**11,656,480**	**5,584,430**	**32.39%**

Township of Langley
Community Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
FBE1004	Bylaw Portable Radios	71,000	-	71,000	100.00%
Total Capital Expenditure		**71,000**	**-**	**71,000**	**100.00%**

Township of Langley
Recreation and Culture Schedule of Capital Expenditure
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
ACC1017	ACC - Waterpark Amenities Equipment Replacement	1,305	-	1,305	100.00%
ACCI1005	Salishan Place - Exhibits	938,430	-	938,430	100.00%
ACCI1006	Salishan Place ACCI Office Furniture and Equipment	113,074	72,506	40,568	35.88%
ACCI1008	Public Art - Airport Park	1,750	-	1,750	100.00%
ACCI1009	Salishan Place School Program Furniture and Equipment	74,750	-	74,750	100.00%
ACCI1010	Salishan Place - Audio Visual	1,000,000	-	1,000,000	100.00%
GPC1024	GPC office renovation	2,772	-	2,772	100.00%
LIB1002	Libraries Furniture Replacement	27,673	3,135	24,538	88.67%
LIB1004	Fort Langley Library Furniture and Equipment	116,947	14,086	102,861	87.96%
LIB1005	Signage - TOL Libraries - Various Communities	34,500	-	34,500	100.00%
RCP1002	Aquatic Facility Equipment Replacements	201,247	72,848	128,399	63.80%
RCP1003	Fitness Equipment Replacement (various)	156,945	40,778	116,167	74.02%
RCP1005	Furniture and Equipment Replacement (various)	20,119	18,769	1,350	6.71%
WGC1027	WGC - Network Cable for Fitness Equipment	21,966	10,644	11,322	51.54%
Total Capital Expenditure		**2,711,478**	**232,766**	**2,478,712**	**91.42%**

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
ACSH1000	Aldergrove Community Station House Renovations	725,272	1,822	723,450	99.75%
CF1005	CF Air Handling Unit Replacements	250,000	2,042	247,958	99.18%
CF1018	Civic Facility: Low Carbon Mechanical Retrofits	784,073	92,836	691,237	88.16%
CF1020	Civic Facility: Main IT Room AC Replacement (R)	295,000	9,376	285,624	96.82%
CF1021	Bylaw Office Renovation	350,000	231,771	118,229	33.78%
CF1022	Fraser River Presentation Theatre Upgrades	750,000	21,361	728,639	97.15%
FAC1002	FAC - Annual Facility Improvements: Envelope, Mechanical, Electrical & Other	16,521	-	16,521	100.00%
FAC1025	Low Carbon Retrofit Plans	491,200	91,025	400,175	81.47%
FAC1035	Smith Athletic Park: Youth Soccer Campus	744,160	304,794	439,366	59.04%
FAC1036	Corporate Fleet Chargers: Fire Hall 6, Operations, Civic Facility	1,067,412	24,312	1,043,100	97.72%
FAC1037	FAC: Occupancy Based Controls at WGC and CF	52,142	40,930	11,212	21.50%
FAC1038	FAC: Building Automation System Programming Optimization (various Facilities)	40,000	-	40,000	100.00%
FAC1039	FAC: Child Care Facilities (various locations)	125,000	-	125,000	100.00%
FIRE1003	Fire Halls (Various): Emergency Preparedness Upgrades	73,992	-	73,992	100.00%
FIRE1009	Fire Hall 6: Roof Replacement	584,950	-	584,950	100.00%
FIRE1012	Fire Hall 5: Brookswood Replacement (19900 Block 27 Avenue)	31,900,000	618,877	31,281,123	98.06%
FIRE1013	Fire Hall 4: Facility Renovation	467,804	444,639	23,165	4.95%
FIRE1014	Fire Hall 6: Vehicle Exhaust Extraction System Replacement	225,000	200,170	24,830	11.04%
FIRE1015	Fire Training Centre Feasibility Study	150,000	88,611	61,389	40.93%
GPCF1020	GPC - CO2 Sensors and Programmable Thermostats	32,858	32,858	-	0.00%
GPCF1021	George Preston Recreation Centre: Dehumidifier Mechanical Replacement (R)	70,000	1,900	68,100	97.29%
GPCF1022	George Preston Centre: Electrical Equipment Replacement (R)	250,000	-	250,000	100.00%
LECF1015	LEC: Ice and Dry Arenas Facility	71,479,318	21,643,392	49,835,926	69.72%
LECF1016	LEC: Public EV Chargers	60,000	-	60,000	100.00%
MUS1000	MUS - Museum Heritage Centre and Development	1,706,012	79,903	1,626,109	95.32%
RCMP1015	RCMP Main Detachment EV Charging Station	418,486	2,396	416,090	99.43%
RCMP1016	RCMP Main Detachment: Building Improvements	2,589,993	752,802	1,837,191	70.93%
RCMP1023	RCMP Main Detachment: Fitness & Security Pre-planning & Design	79,076	13,248	65,828	83.25%
RCMP1024	RCMP Main Detachment: Emergency Generator Replacement	300,000	-	300,000	100.00%

Township of Langley
Facilities Maintenance Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
WCBF1005	WCB - WC Blair Recreation Centre: Facility, Mechanical, Electrical & Other	91,753	38,795	52,958	57.72%
WCBF1012	WC Blair: Roof Replacement	72,665	-	72,665	100.00%
WCBF1015	WC Blair: Rooftop HVAC Unit Upgrade	6,683	-	6,683	100.00%
WCBF1019	WC Blair: EV Charger Installation	6,717	-	6,717	100.00%
WCBF1020	WC Blair Recreation Centre: Operations Area Air Conditioning	116,297	2,558	113,739	97.80%
WCCF1000	Willoughby Community Centre	1,977,769	21,241	1,956,528	98.93%
WGCF1007	Walnut Grove Community Centre: Pool Safety Improvements	29,024	4,750	24,274	83.63%
WGCF1011	Walnut Grove Community Centre: Pool Air Handling Unit Upgrades	85,155	23,846	61,309	72.00%
WGCF1012	Walnut Grove CC: Basement Mechanical Room AC	66,698	11,413	55,285	82.89%
WGCF1013	Walnut Grove CC: Fitness Room Air Handling Unit Ventilation Upgrade	433,503	3,440	430,063	99.21%
WGCF1014	Walnut Grove Community Centre: Building Envelope Repairs (R)	650,000	8,581	641,419	98.68%
WGCF1015	Walnut Grove Community Centre: Pool Pump Replacements (R)	50,000	-	50,000	100.00%
WGCF1016	Walnut Grove Community Centre: Pool Piping Replacement (R)	200,000	7,668	192,332	96.17%
WGCF1017	Walnut Grove Community Centre: MCC 3A Replacement (R)	350,000	6,186	343,814	98.23%
WGCF1018	Walnut Grove Community Centre: Glass Block Wall Repairs (R)	125,000	10,860	114,140	91.31%
WGCF1019	Walnut Grove Community Centre: Roof Replacement (R)	700,000	10,495	689,505	98.50%
Total Capital Expenditure		**121,039,533**	**24,848,899**	**96,190,635**	**79.47%**

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
AAP1015	Aldergrove Athletic Park: Covered Gathering Area	31,936	-	31,936	100.00%
CEM1004	Annual Cemetery Improvements: Fort Langley	75,267	25,003	50,264	66.78%
DDA1002	DDA - Construction	1,982	1,982	-	0.00%
DDA1006	Derek Doubleday Arboredtm Trails	3,511	3,403	108	3.08%
FLCP1000	Fort Langley Community Park Sewer Upgrades	999,891	36,806	963,085	96.32%
FLOA1000	Fort Langley Outdoor Amphitheatre and Indigenous Garden	35,000	-	35,000	100.00%
FLW1000	Fort Langley Waterfront Project	4,228,161	99,220	4,128,941	97.65%
FRSL1000	Fraser River Shoreline Cleanup	1,000,000	-	1,000,000	100.00%
FTF1001	Fort to Fort Trail: Freshet Mitigation	80,253	-	80,253	100.00%
GPC1011	Brookswood Activity Park	11,517	-	11,517	100.00%
GPC1023	George Preston Recreation Centre: Driveway Improvements	174,759	139,086	35,673	20.41%
JWP1000	Jackman Park Development	58,247	4,339	53,908	92.55%
NBP1007	Noel Booth Community Park Upgrades	7,636,936	196,691	7,440,245	97.42%
NELP1000	NE Latimer Neighbourhood Park	864,112	596,016	268,096	31.03%
PKSP1002	Neighbourhood Improvement Program	3,842	-	3,842	100.00%
PKSP1012	Parks Playground Equipment Repl.	85	-	85	100.00%
PKSP1043	Synthetic Turf Field Replacement: Aldergrove Athletic Park (R)	1,909,806	5,636	1,904,170	99.70%
PKSP1048	Slope Stabilization: East & West Munday Creek	1,000,000	33,928	966,072	96.61%
PKSP1054	Langley Bike Parks Repairs and Upgrades	100,000	-	100,000	100.00%
RGC1000	Redwoods Golf Course Pump Replacements	30,000	-	30,000	100.00%
RGC1001	Redwoods Golf Course Automatic Transfer Switch	47,500	-	47,500	100.00%
SWYP1000	Donna Gabriel Robins Neighbourhood Park	1,366,575	435,871	930,704	68.10%
TRL1016	Trails - Walnut Grove Trail Improvements	15,250	-	15,250	100.00%
UFT1006	Non-Refundable Deposit Tree Planting	512,816	287,665	225,151	43.90%
UFT1007	Non-Refundable Deposit Tree Inspections	174,748	98,095	76,653	43.86%
WCP1026	Willoughby Community Park: Lighting Upgrade	20,575	2,412	18,163	88.28%
WCP1027	Willoughby Community Park Infrastructure	50,311	46,896	3,415	6.79%
WCP1029	Willoughby Community Park – Bocce Court Covers	349,074	207,802	141,272	40.47%
WCP1030	Willoughby Community Park: Site Improvements	926,225	639,366	286,859	30.97%
WCP1031	Willoughby Community Park: South West Plaza	304,436	297,181	7,255	2.38%
WCP1032	Willoughby Community Park: SE Field Replacement	1,250,000	-	1,250,000	100.00%
WGC1028	Walnut Grove Community Park Sewer Lift Station Upgrades	99,822	-	99,822	100.00%

Township of Langley
Parks Design & Development Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
WGCP1000	Walnut Grove Park Culvert Replacement (R)	300,000	3,794	296,206	98.74%
WGCP1001	Walnut Grove Field Conversion and Safety Improvements	280,000	13,880	266,120	95.04%
WPU1004	Williams Park Christmas Supplies	140,000	-	140,000	100.00%
YCP1002	Yorkson Community Park Development	19,500,000	2,256,503	17,243,497	88.43%
Total Capital Expenditure		**43,582,637**	**5,431,576**	**38,151,062**	**87.54%**

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
AIR1005	AIRPORT - Airside Paving	61,196	11,973	49,223	80.43%
AIR1014	AIRPORT - Beacon and Light Panel	103,402	-	103,402	100.00%
AIR1015	AIRPORT - Apron Resurfacing	350,189	47,237	302,952	86.51%
AIR1018	AIR - Fencing	47,189	2,651	44,538	94.38%
AIR1022	AIR - Airfield Signage	20,000	-	20,000	100.00%
AIR1025	Airport Security Upgrades	125,168	121,920	3,248	2.59%
AIR1026	Airport - Precision Approach Path Indicator (PAPI) & Taxiway Lighting	186,000	-	186,000	100.00%
AIR1030	Airport: Generator	265,700	158,600	107,100	40.31%
FLTC1192	Service Truck (Light) Replacement: 741-V051	3,388	1,693	1,695	50.03%
FLTC1206	Medium dump crew cab with 9 foot dump box (5 of 8)	56	55	1	1.79%
FLTC1216	Propane Conversion on Existing Vehicles	65,964	-	65,964	100.00%
FLTC1226	Van Replacement 764-V042	14,309	108	14,201	99.25%
FLTC1232	Hybrid Vehicle Replacement 804-V046	65,000	46,670	18,330	28.20%
FLTC1245	FLT - Winter Maintenance Equipment Replacement	7,964	-	7,964	100.00%
FLTC1246	Service Truck Replacment: 716-V051	126,955	115,650	11,305	8.90%
FLTC1252	Passenger Vehicle Replacement: 805-V046	65,000	46,670	18,330	28.20%
FLTC1266	Van Replacement: 937-V042	8,320	-	8,320	100.00%
FLTC1269	Backhoe Replacement: 1138-E013	12,786	-	12,786	100.00%
FLTC1270	Trailer Replacement: 967-V071	6,380	-	6,380	100.00%
FLTC1271	Pick Up Truck (Full Size) Replacement: 1038-V032	77,000	65,919	11,081	14.39%
FLTC1272	Passenger Vehicle Replacement 79-V031	65,000	41,203	23,797	36.61%
FLTC1275	Dump Truck (Heavy) Replacement 761-V013	390,000	377,074	12,926	3.31%
FLTC1276	Service Truck Replacement 762-V051	200,000	166,298	33,702	16.85%
FLTC1277	Dump Truck (Heavy) Replacement 1044-V012	2,477	2,476	1	0.04%
FLTC1278	Pick Up Truck (Large) Replacement 1100-V023	11,852	-	11,852	100.00%
FLTC1279	Passenger Vehicle Replacement 1031-V046	65,000	46,670	18,330	28.20%
FLTC1286	Pick Up Truck (Compact) Replacement 969-V031	41,605	3,382	38,223	91.87%
FLTC1287	Pick Up Truck (Compact) Replacement 970-V031	44,803	4,133	40,670	90.78%
FLTC1288	Van Replacement 1016-V042	65,000	47,289	17,711	27.25%
FLTC1289	Van Replacement 1017-V042	65,000	47,289	17,711	27.25%
FLTC1291	Radio Equipment	10,050	-	10,050	100.00%
FLTC1295	Snow and Ice Control Improvements Equipment	1,385,336	1,310,352	74,984	5.41%
FLTC1296	Medium Dump Truck Replacement: 1882-V011	160,000	-	160,000	100.00%
FLTC1297	Pickup Truck Replacement: 1191-V032	60,000	41,760	18,240	30.40%
FLTC1298	Boom Lift Replacement: 1354-E043	240,000	-	240,000	100.00%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
FLTC1299	Dump Truck (Heavy) Replacement: 1006-V013	410,000	374,641	35,359	8.62%
FLTC1300	Utility Tractor Replacement: 470-E022	125,000	101,062	23,938	19.15%
FLTC1301	Dump Truck (medium) Replacement: 1112-V011	160,000	-	160,000	100.00%
FLTC1302	Transmission Flushing Machine Replacement	4,286	-	4,286	100.00%
FLTC1304	Dump Truck (Medium) Replacement: 1070-V011	180,000	-	180,000	100.00%
FLTC1305	Pick Up Truck (Full Size) Replacement: 1043-V032	105,000	-	105,000	100.00%
FLTC1306	Mower Replacement: 1206-E051	50,000	40,570	9,430	18.86%
FLTC1307	Backhoe Compactor Replacement: 1152-E093	2,523	-	2,523	100.00%
FLTC1308	Trailer Replacement: 264-V074	18,000	-	18,000	100.00%
FLTC1309	Cargo Van Replacement: 1075-V042	90,000	-	90,000	100.00%
FLTC1310	Dump Truck (Medium) Replacement: 1082-V032	160,000	-	160,000	100.00%
FLTC1312	Wheel Loader replacement: 339-E012 (N)	425,000	271,938	153,062	36.01%
FLTC1313	Asphalt Roller replacement: 383-E031 (N)	180,000	72,818	107,182	59.55%
FLTC1314	Flat Deck Trailer replacement: 771-V071 (N)	25,000	-	25,000	100.00%
FLTC1315	Compact Car replacement: 901-V046 (N)	65,000	-	65,000	100.00%
FLTC1316	Flat Deck Trailer replacement: 936-V071 (N)	25,000	-	25,000	100.00%
FLTC1317	Compact Cargo Van replacement: 1018-V042 (N)	65,000	-	65,000	100.00%
FLTC1318	Compact SUV replacement: 1072-V046 (N)	65,000	-	65,000	100.00%
FLTC1319	Compact Cargo Van replacement: 1076-V042 (N)	65,000	-	65,000	100.00%
FLTC1320	Dumping Box Trailer replacement: 1101-V073 (N)	25,000	-	25,000	100.00%
FLTC1321	Medium Dump Truck replacement: 1114-V012 (N)	170,000	-	170,000	100.00%
FLTC1322	Medium Dump Truck replacement: 1116-V011 (N)	170,000	-	170,000	100.00%
FLTC1323	Ice Edger replacement: 1122-E073 (N)	20,000	7,972	12,028	60.14%
FLTC1324	Compact Car replacement: 1158-V046 (N)	65,000	-	65,000	100.00%
FLTC1325	Service Truck replacement: 1170-V051 (N)	125,000	-	125,000	100.00%
FLTC1326	Service Truck replacement: 1171-V051 (N)	125,000	-	125,000	100.00%
FLTC1327	Compact Car replacement: 1190-V042 (N)	65,000	-	65,000	100.00%
FLTC1328	Turf Roller replacement: RW-189 (N)	41,000	-	41,000	100.00%
FLTC1329	Woodchipper replacement: 1203-E083 (N)	81,000	73,823	7,177	8.86%
FLTC1330	Road Tractor replacement: 1262-E021 (N)	350,000	-	350,000	100.00%
FLTC1331	Compact Car replacement: 1388-V063 (N)	65,000	-	65,000	100.00%
FLTC1332	Light Dump Truck replacement: 1488-V031 (N)	120,000	112,319	7,681	6.40%
FLTC1333	Light Dump Truck replacement: 1489-V031 (N)	120,000	112,747	7,253	6.04%
FLTC1334	Band Saw replacement (N)	12,500	9,844	2,656	21.25%
FLTC1335	Finger Brake replacement (N)	10,500	8,453	2,047	19.50%
FLTC1336	Tire Machine replacement (N)	5,000	4,724	276	5.52%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
FLTC1337	Mobile Column Hoist (N)	98,000	90,019	7,981	8.14%
RDS1044	RDS - Railway Crossing Safety Improvements	493,766	-	493,766	100.00%
RDS1127	Transit Improvements: Various Locations	79,018	250	78,768	99.68%
RDS1238	Rail Safety Improvement: CN Rail	106,297	-	106,297	100.00%
RDS1241	Public Waste Receptacles: Various Locations (5 year implementation)	72,841	35,464	37,377	51.31%
RDS1242	Road Widening: Fraser Hwy 24500 to 25000 Blocks	2,262,036	149,205	2,112,831	93.40%
RDS1245	Intersection Improvements: Rawlison & Glover	117,476	4,391	113,085	96.26%
RDS1258	Slope Stability 56 Avenue – 24200 Blk	6,328	1,019	5,309	83.90%
RDS1265	Permit Software	83,111	7,988	75,123	90.39%
RDS1266	North Langley Truck Route Network Improvements	187,685	-	187,685	100.00%
RDS1269	Road Widening: 216 St - 88 Ave to Telegraph Trail	79,042	-	79,042	100.00%
RDS1271	Design & Construction: 82 Ave Widening from 207 St to Yorkson Creek	26,140	-	26,140	100.00%
RDS1272	Jackman Reclamation	369	-	369	100.00%
RDS1300	Horn Pit Reclamation	414,264	414,264	-	0.00%
RDS1302	Road Widening: 202A 7700 Block to 7900 Block	2,333	2,333	-	0.00%
RDS1307	Road Widening: 96 Ave from 204 St to 208 St	297,830	-	297,830	100.00%
RDS1319	Road Widening: 208 Street - 84 to 76 Avenue	2,225,004	51,277	2,173,727	97.70%
RDS1324	Road Widening: 80 Ave between 204 and 212 St	10,761,120	81,949	10,679,171	99.24%
RDS1328	96 Ave Cycling Connector: Telegraph Trail to 201 St	735,493	43,609	691,884	94.07%
RDS1333	Road Widening: 80 Ave; 20100 Block to 202A Street	505,717	1,241	504,476	99.75%
RDS1337	Design: 206 Street between 78 Ave & Willoughby Town Centre Dr	2,025,350	1,677,538	347,812	17.17%
RDS1340	Road Widening: 56 Ave; 21100 block to 213A Ave	9,077	1,411	7,666	84.46%
RDS1344	Railway Grade Crossing Improvements: Various Locations	14,767	14,766	1	0.01%
RDS1346	CN Railway Improvements: 9900 Block 201 Street	1,886	1,886	-	0.00%
RDS1349	Intersection and Rail Crossing Improvements: River Road and 252 Street	5,039,819	50,775	4,989,044	98.99%
RDS1354	Jackman Landfill Improvements	194,481	-	194,481	100.00%
RDS1355	Road Widening: 202A Street 7900 Block to 80 Avenue	963,601	4,034	959,567	99.58%
RDS1356	Fraser Highway Widening: 24300 Block to 24600 Block	13,279,303	42,971	13,236,332	99.68%
RDS1359	Signal Installation: 96 Ave at 216 St	150,000	17,471	132,529	88.35%
RDS1361	Traffic Signal: 68 Avenue at 196 Street	166,900	-	166,900	100.00%
RDS1364	Annual Bridge Replacement Program	94,303	4,966	89,337	94.73%
RDS1370	Bridge Deck Replacement: 8600 Block Glover Road	5,000	5,000	-	0.00%
RDS1373	Fraser Highway Design: 23400 to 24300 blks and 25000 blk to 264 Street	147,424	27,600	119,824	81.28%
RDS1375	208 Phase I and II (64 Ave to 76 Ave)	36,918,667	7,006,699	29,911,968	81.02%
RDS1378	Mufford Overpass Rehabilitation	2,177,288	-	2,177,288	100.00%
RDS1379	20400 Block 16 Avenue Bridge Rehabilitation	404,428	-	404,428	100.00%

Township of Langley
Transportation Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
RDS1381	207A Street (82 Ave to 84 Ave) Public Road Improvements	1,050,537	59,221	991,316	94.36%
RDS1382	Campbell River Bridge – Interim Abutment Repair	290,000	5,000	285,000	98.28%
RDS1383	Traffic Calming: 21200 Block 83 Avenue	100,000	-	100,000	100.00%
RDS1385	Firehall #4 Driveway and Apron Improvements	400,000	379,463	20,537	5.13%
RDS1386	Complete Street: 216 Street 88 Avenue to 96 Avenue	225,000	100,416	124,584	55.37%
RDS1388	Road Construction: 19900 Block 27 Avenue	2,035,000	-	2,035,000	100.00%
RDS1389	Functional Design: 202 Street Corridor 72 Avenue to 86 Avenue	200,000	157,853	42,147	21.07%
RDS1390	Rain Garden Remediation	250,000	84,864	165,136	66.05%
RDS1391	7500 Block 232 Street Bridge Rehabilitation	30,000	-	30,000	100.00%
RDS1392	Road Improvements: Hudson Bay Street	50,000	8,900	41,100	82.20%
RDS1393	Road Construction: 208A Street and 76 Avenue from 208 Street to 210 Street (YSC)	420,000	49,191	370,809	88.29%
RDS1394	Interim Asphalt Driveway – 73A Ave from 20261 72B Ave	50,000	-	50,000	100.00%
RDS1395	Bus Speed Reliability: 64 Avenue & 200 Street	60,000	-	60,000	100.00%
RDS1396	Bus Speed Reliability: 86 Avenue & 200 Street	150,000	-	150,000	100.00%
RDS1397	Pedestrian Path Rehabilitation: 2600 Block 200 Street Bridge	620,000	-	620,000	100.00%
RDS1399	Multi-Use Path: 40 Avenue 200 Street to 204 Street	415,000	-	415,000	100.00%
REC1000	Annual Recycling Carts	617	-	617	100.00%
TRN1000	TRN - Trans. Planning Misc Capital	544,676	168,625	376,051	69.04%
TRN1001	Traffic Calming: Various Locations	420,138	187,504	232,634	55.37%
TRN1005	TRN - Historic Old Yale Road	338,104	52,734	285,370	84.40%
TRN1008	Active Transportation Network Use Data Collection Strategy	24,897	24,897	-	0.00%
TRN1010	Annual Environmental Maintenance Works	112,976	-	112,976	100.00%
TRN1011	Traffic Calming: Telegraph Trail Corridor	232,000	5,219	226,781	97.75%
Total Capital Expenditure		**96,373,007**	**14,919,991**	**81,453,011**	**84.52%**

Township of Langley
Stormwater Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
STW1062	STW - Drainage Improvements: Nathan Creek	442,996	53,474	389,522	87.93%
STW1086	STW - Dyking	629,714	-	629,714	100.00%
STW1116	STW - Yorkson Lowland at 102B Ave - Property Acquisition	996,637	2,750	993,887	99.72%
STW1156	STWCULV - Nicomekl River Culvert Replace; 21700 Blk of 64 Ave	49,598	1	49,597	100.00%
STW1167	Yorkson Lowlands - Stormwater Attenuation and Wetland Restoration	1,764,943	16,330	1,748,613	99.07%
STW1174	Howes Creek Cleaning and 272 St Culvert Replacement	113,822	-	113,822	100.00%
STW1176	Slope Failure: 4343 216 Street (EOC3)	221,426	2,425	219,001	98.90%
STW1180	Anderson Creek Culvert - 216 Street	2,578	-	2,578	100.00%
STW1181	24200 Block - 63 Ave Culvert	14,867	-	14,867	100.00%
STW1182	8700 Block - 252 St Culvert	5,948	-	5,948	100.00%
STW1184	Stormwater Climate Change Adaption Study	196,498	23,376	173,122	88.10%
STW1185	East Munday Creek Bank Erosion	150,000	-	150,000	100.00%
STW1186	Stormwater System Climate Change Integration Plan	100,021	-	100,021	100.00%
STW1190	Storm Sewer Replacement: 248 Street and 50 Avenue	9,176	-	9,176	100.00%
STW1191	Culvert Repair/Replacement 21400 Block 40 Avenue (EOC3)	74,326	4,498	69,828	93.95%
STW1192	Culvert Replacement: Matheson Creek 64 Avenue and 201 Street	1,003,512	33,853	969,659	96.63%
STW1193	Storm Sewer Improvements: 224 Street Murrayville	321,857	69,472	252,385	78.42%
STW1194	Salmon River: 56 Avenue Bridge Erosion Mitigation (EOC3)	289,802	14,790	275,012	94.90%
STW1195	Culvert Replacement: 4800 Block 232 Street	158,261	(0)	158,261	100.00%
STW1198	STW – Annual Environmental Maintenance Works	213,627	-	213,627	100.00%
STW1199	Culvert Replacement: 5800 Block 232 Street	756,666	2,358	754,308	99.69%
STW1201	208 Phase I and II (64 Ave to 76 Ave)	11,012,295	3,992,279	7,020,016	63.75%
STW1202	Glen Valley & Salmon River Flood Mitigation	5,000,000	31,261	4,968,739	99.37%
STW1203	Road Construction Stormwater Works: 19900 Block 27 Avenue	400,000	-	400,000	100.00%
STW1204	Detention Pond 7B and Associated Works (YSC)	330,000	20,359	309,641	93.83%
STW1205	Bedford Channel Dredging	150,000	-	150,000	100.00%
STW1206	204 Street Storm Sewer	1,750,000	4,681	1,745,319	99.73%
Total Capital Expenditure		**26,158,570**	**4,271,907**	**21,886,663**	**83.67%**

Township of Langley
Solid Waste Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
SWC1000	SWCOLLECT - Collection Carts	253,859	81,259	172,600	67.99%
SWC1002	SW - Equipment Replacement	303,412	-	303,412	100.00%
Total Capital Expenditure		**557,271**	**81,259**	**476,012**	**85.42%**

Township of Langley
Sewer Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
SWR1113	SWRLSTN - Lifts Stn & Forcemain: 266 St & 24 Ave	3,578,651	82,105	3,496,546	97.71%
SWR1140	Lift Station & Forcemain: 24 Ave 196 to 200 St	2,224,161	-	2,224,161	100.00%
SWR1141	SWRVEH - Vehicle: Utilities Van	108	-	108	100.00%
SWR1143	SWRLSTN - Lift Station: Milner	1,664,446	-	1,664,446	100.00%
SWR1154	Sanitary Sewer Upgrades: 80 Avenue between 20100 Block and 202A Street	37,745	-	37,745	100.00%
SWR1158	Electrical Upgrades: Gloucester Sewer Lift Station	94,063	43,450	50,613	53.81%
SWR1159	Electrical Upgrades: 28 Avenue Sewer Lift Station	99,357	1,090	98,267	98.90%
SWR1163	214B Street Sewer Lift Station Replacement	1,129,341	240,094	889,247	78.74%
SWR1165	Salmon River Uplands Servicing Plan	41,557	32,834	8,723	20.99%
SWR1167	208 Phase I and II (64 Ave to 76 Ave)	3,769,810	1,366,666	2,403,144	63.75%
SWR1168	Road Construction Sanitary Sewer Works: 19900 Block 27 Avenue	75,000	-	75,000	100.00%
Total Capital Expenditure		**12,714,239**	**1,766,240**	**10,948,000**	**86.11%**

Township of Langley
Water Capital Expenditure Statement by Project
For the Six Months Ended June 30, 2024

		Budget 2024	Actual YTD 30-Jun-2024	Budget Remaining	Budget Remaining %
WTR1030	WTR - Scada Systems Upgrades	55,983	55,721	262	0.47%
WTR1058	WTR - 83Ave at 200St; Prv Station	654,699	-	654,699	100.00%
WTR1144	WTRRESV - Structural Improvements: Water Reservoir	432,124	1,280	430,844	99.70%
WTR1147	WTRWTPL - Filter Tank Repair/Replace: Aldergrove Water Treatment Plant	1,104,435	120,654	983,781	89.08%
WTR1164	WTRSTNS - Jericho Booster Stn Design & Construction: 73A Ave & 204 St	20,537,000	357,688	20,179,312	98.26%
WTR1166	WTRQUAL - Chlorinator: East Aldergrove Reservoir	270,280	43,272	227,008	83.99%
WTR1173	WTRSTNS - Brookswood Heights Booster Station	3,200,841	-	3,200,841	100.00%
WTR1201	WTRMETR - Water Meter Replacement	149,143	27,793	121,350	81.36%
WTR1202	WTRVEH - Vehicle: Utilities Van	32	-	32	100.00%
WTR1203	WTRMAIN - Watermain 28 Avenue	1,496,052	-	1,496,052	100.00%
WTR1214	WTRMAIN - 101 Avenue and 201 Street (Valves)	65,940	4	65,936	99.99%
WTR1217	WTRMAIN - Upsize 32 Ave at 205 St	336,000	19,080	316,920	94.32%
WTR1218	WTRSUPP - Carvolth Zone Meter: 86 Ave at 202 St	150,000	-	150,000	100.00%
WTR1220	Aldergrove Water Treatment Plant pH Adjustment	12,061	9,040	3,021	25.05%
WTR1224	Leak Detection: East Langley Watermain	230,642	2,197	228,445	99.05%
WTR1230	Watermain Design: Fraser Highway 22300 block to 264 Street	57,439	44,516	12,923	22.50%
WTR1232	Asbestos Concrete Replacement: Various Locations	1,214,379	728	1,213,651	99.94%
WTR1233	Salmon River Uplands Servicing Plan	20,778	20,778	-	0.00%
WTR1234	Ground Water Wells Decommissioning	476,013	79,807	396,206	83.23%
WTR1236	208 Phase I and II (64 Ave to 76 Ave)	4,492,923	1,628,816	2,864,107	63.75%
WTR1237	Road Construction Water Works: 19900 Block 27 Avenue	115,000	-	115,000	100.00%
WTR1238	Reservoir Replacement: Strawberry Hill	1,000,000	-	1,000,000	100.00%
WTR1239	Water Metering Program	210,000	-	210,000	100.00%
Total Capital Expenditure		**36,281,764**	**2,411,373**	**33,870,390**	**93.35%**

Township of Langley
Schedule of Legal Expenditures
For the Six Months Ended June 30, 2024

DIVISION	2024 Annual Budget	2024 Actual Jun-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration	481,760	972,190	(490,430)	201.80%
Human Resources	78,030	-	78,030	0.00%
Finance	22,000	26,591	(4,591)	120.87%
Fire	-	-	-	0.00%
Engineering	165,685	244,799	(79,114)	147.75%
Community Development	199,893	261,346	(61,453)	130.74%
Recreation	10,219	21,090	(10,871)	206.38%
Arts Culture & Community Initiatives	3,000	-	3,000	0.00%
TOTAL	**960,587**	**1,526,016**	**(565,429)**	**158.86%**

DIVISION	2023 Annual Budget	2023 Actual Jun-30	Variance Under (Over)	Actual as % of Budget
Corporate Administration	481,760	696,345	(214,585)	144.54%
Human Resources	78,030	40,289	37,741	51.63%
Finance	22,000	17,787	4,213	80.85%
Fire	-	-	-	0.00%
Engineering	165,685	233,112	(67,427)	140.70%
Community Development	199,893	144,505	55,388	72.29%
Recreation	10,219	-	10,219	0.00%
Arts Culture & Community Initiatives	6,000	556	5,444	9.27%
TOTAL	**963,587**	**1,132,594**	**(169,007)**	**117.54%**

Township of Langley
Schedule of Development Cost Charge Receipts
2024

Schedule D

For the Six Months Ended June 30

	Roads	Water	Drainage	Sewer	Parkland	Park Dev.	Total
2010	1,833,167	354,918	366,262	149,517	1,608,381	147,494	4,459,738
2011	1,640,021	372,276	573,887	159,586	1,214,824	109,606	4,070,200
2012	3,311,828	612,513	675,210	260,005	2,790,708	255,918	7,906,182
2013	2,716,130	573,639	647,699	237,487	2,006,797	204,101	6,385,853
2014	2,298,278	562,543	526,356	164,103	1,584,628	563,488	5,699,397
2015	5,016,974	1,148,106	886,818	270,459	3,516,410	1,325,022	12,163,791
2016	4,662,826	1,074,898	531,378	297,721	3,544,560	1,335,630	11,447,013
2017	6,319,302	1,418,766	972,872	387,539	4,019,752	1,514,686	14,632,918
2018	4,608,987	1,090,013	293,048	289,339	2,998,874	1,130,009	10,410,269
2019	12,194,364	2,567,923	1,506,578	647,288	7,745,248	2,918,493	27,579,894
2020	7,433,816	1,584,496	468,632	432,083	4,363,574	1,644,242	15,926,843
2021	21,432,658	4,685,922	1,836,023	1,260,253	14,332,543	5,397,873	48,945,272
2022	3,486,002	405,634	562,632	128,896	2,188,703	744,097	7,515,964
2023	10,689,020	1,056,855	1,057,335	335,372	7,299,380	2,481,918	22,919,880
2024	18,555,272	1,702,013	2,303,216	483,001	11,560,363	3,930,735	38,534,600

For the Twelve Months Ended December 31

	Roads	Water	Drainage	Sewer	Parkland	Park Dev.	Total
2010	5,316,984	1,045,805	1,102,199	441,351	4,479,324	410,867	12,796,530
2011	6,071,287	1,183,818	1,472,055	505,836	4,558,284	416,231	14,207,511
2012	5,539,170	1,054,485	1,530,282	446,008	4,111,816	377,068	13,058,829
2013	7,974,809	1,549,368	1,026,280	620,691	5,636,630	785,397	17,593,176
2014	7,161,576	1,645,444	1,188,222	462,379	4,817,849	1,781,801	17,057,271
2015	9,078,327	2,078,914	1,471,836	520,657	6,488,336	2,444,877	22,082,947
2016	8,172,189	1,841,139	792,583	505,923	5,960,934	2,246,146	19,518,914
2017	10,267,823	2,344,380	1,783,271	643,146	6,167,133	2,323,843	23,529,596
2018	8,296,180	1,905,656	912,795	523,931	5,655,129	2,130,915	19,424,605
2019	19,152,767	4,134,168	2,223,487	1,037,311	12,332,823	4,647,141	43,527,697
2020	12,829,544	2,794,728	1,155,985	765,614	8,181,941	3,083,045	28,810,857
2021	22,859,990	4,871,431	2,092,292	1,319,031	15,211,591	5,696,721	52,051,056
2022	8,886,142	962,333	1,386,916	251,313	6,251,274	2,125,319	19,863,297
2023	18,080,794	1,717,021	1,425,668	542,847	11,837,777	4,025,039	37,629,144
2024 (6 Months)	18,555,272	1,702,013	2,303,216	483,001	11,560,363	3,930,735	38,534,600

Township of Langley
Contracts Awarded - Over $1,000,000
For the Period Ending June 30, 2024

Schedule E

Awarded January 1 to June 30, 2024

B&B Heavy Civil Construction Ltd FT 24-118 Construction of 208 St from 72 Ave to 76 Av	$	21,024,600
Industra Construction Corp FT 24-109 Jericho Booster Pump Station	$	17,624,806
Sierra Waste Services Ltd RFP 08-122 Waste Services	$	11,619,048
Commercial Truck Equipment Corp AG 24-716 Supply & Delivery of Fire Trucks	$	10,023,624
All Roads Construction Ltd. FT 24-149 Paving Services - TOL Roads	$	2,836,428
Westport Construction Group Inc FT 24-104 267 St & 24 Ave Sanitary Lift Station and F	$	2,588,663
Commercial Truck Equipment Corp PIERCE, MAXI SABER PUMPER/ENGINE	$	2,481,929
Canadian Landscape & Civil Services Ltd FT 23-240 Yorkson Parking Lot	$	1,862,291
All Roads Construction Ltd. FT 24-137 Paving Services -MRN	$	1,328,130
AstroTurf West Distributors Ltd CCDC RFP 23-130 AAP Synthetic Turf Replacement	$	1,250,550
Commercial Truck Equipment Corp 24-160 Mini Pumper Firetrucks	$	1,100,000
Merletti Construction (1999) Ltd FT 23-221 214B Street Lift Stn Upgrades	$	1,010,015
Rivershed Society of BC AG 24-723 Food Corridor Project	$	1,000,000

Note: In accordance with the Township Procurement Policy, contract awards greater than $1M are reported to Council in the quarterly report as presented above. These projects are all included in the 2024 budget approved by Council.

Township of Langley
Est. 1873

MEMORANDUM

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 21, 2024
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	6125-20-AATH1
SUBJECT:	ALDERGROVE ATHLETIC PARK IMPROVEMENTS		

The purpose of this memorandum is to inform Mayor and Council that the Aldergrove Athletic Park Synthetic Turf Field replacements (2) have been completed and were officially re-opened earlier this month. As a result of favourable tender pricing and un-used risk contingencies, a project budget surplus has been achieved. Staff recommend utilizing this surplus to complete further requested improvements at the park including:

- New shelters on the east synthetic field for spectators and players
- Additional paving and drainage improvements between the two synthetic fields

This work outlined in the diagram below can be scheduled as weather permits, to be complete by the end of 2024.



Additional improvements that would require additional funding are being considered for future budget cycles. These have resulted from the consultation with local sport user groups and park users and could include:

- Additional foul ball control netting near west ball diamonds
- Additional ball control fencing along south end of east synthetic field
- Additional paved paths east of synthetic fields
- Replacement of polycarbonate screens in existing player shelters
- Replacement of deformed chain link mesh from existing ball control fences
- Upgrade of field lights to LED (2 synthetic fields + NE Baseball Diamond)
- Modify 4 ft field fencing to add top leaning rails for spectators
- Synthetic turf infill containment measures
- Additional shade tree planting
- Washroom improvements to replace existing pit latrine

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	OCTOBER 21, 2024
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	1700-01-2025
SUBJECT:	TOWNSHIP BIKE PARK IMPROVEMENTS		

This memorandum is in response to the June 10, 2024 Regular Council meeting resolution:

> *"That Council hereby directs staff to report to Council on the need to potentially repair and improve the Mountain Bike Parks at Yorkson Community Park and Aldergrove Athletic Park."*

and also in response to the July 15, 2024 Regular Council meeting resolution:

> *"That Council hereby amends previous Council direction from June 10, 2024, for a Report to Council to propose the Mountain Bike Park at Yorkson Community Park be replaced with a paved pump track similar in concept and quality to the Chilliwack Pump Track Facility…..for Council to consider."*

Staff, in consultation with local bike park design consultants, have prepared budget estimates and conceptual workplans to complete repairs and improvements to mountain bike parks at Yorkson Community Park and Aldergrove Athletic Park. These repairs and improvements are included in the 2025 Parks Capital Program to be submitted for Council review and consideration during the budget process.

Aldergrove Athletic Park – Bike Park

The northern jumps section of the bike park received repairs and improvements in 2024. This work has been well received by community riders, and no further work is contemplated for this northern section of the park.

The southern pump track section of the bike park has experienced a decrease in use and has become overgrown with groundcover vegetation. Staff have consulted with local bike park design consultants and received recommendations to update and improve the pump track experience with an estimated cost of $60,000. This project has been included in the 2025 Parks Capital Program for Council's consideration.

Yorkson Community Park – Pump Track

The existing mountain bike park at Yorkson Community Park includes terrain for a wide variety of skill levels from beginner to advanced. The park includes beginner and intermediate pump tracks but is dominated by a large downhill jump line that requires an advanced skill level and is inaccessible to most community riders. The simple and separated circular loops do not offer

variety in route selection or riding experience and limit the number of riders to one at a time per loop.

Redesign of the park could expand and link the pump track features by removing the downhill jumps. This would eliminate the advanced features that most riders are unable to use and improve the pump track experience for beginner and intermediate riders. Although the overall footprint would remain the same, the redesign will significantly increase the rideable area within the park. A webbed network of routes, similar to recent designs in Nanaimo and Chilliwack, would allow for multiple riders at a time to experience continuous riding and a constant flow of alternate pathway combinations. The track surface would be improved to asphalt with synthetic turf infield areas to reduce dust, drainage, and maintenance concerns. Existing trees will be retained for shade. Staff have consulted with local bike park design consultants and received recommendations with an estimated cost of $650,000. This project has been included in the 2025 Parks Capital Program for Council's consideration.

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, September 18, 2024 at 7:00pm
Nicomekl River Meeting Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
S. Baker, Community Co-Chair

S. Bennett, P. Chhina, S. Hedao, K. Ludlam, A. Nierop, and T. Taylor

Fraser Health Representative:
C. Chandra

In Attendance:
P. Crump, Langley Seniors in Action
S. Pattar, Guest

Staff:
M. Gunn, Community and Policy Planner
A. Jensen, Manager, Strategic and Social Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

S. Baker acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – September 18, 2024

Moved by P. Chhina,
Seconded by S. Bennett,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the September 18, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – May 15, 2024

Moved by S. Hedao,
Seconded by P. Chhina,
That the Seniors Advisory Committee adopt the Minutes of the May 15, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Examining Aldergrove's Food System to Strengthen Food Security: Findings and Recommended Actions

M. Gunn provided a presentation on a report titled Examining Aldergrove's Food System to Strengthen Food Security: Findings and Recommended Actions. The project arose out of the work of the Let's Talk Food Aldergrove Group which was founded in 2022 and a financial partnership with Langley Meals on Wheels. The Let's Talk Food Aldergrove Group is composed of non-profits that serve Aldergrove by providing food and resources.

Aldergrove Food System Pilot Project was aimed at developing an understanding of food systems and status of food security. The objectives were to:

1. Identify and inventory food assets and resources and develop an interactive map
2. Engage community to understand issues associated with local food security and access
3. Develop recommendations in the form of an action plan outlining short-, medium-, and long-term action items

Four key findings from a series of engagement activities were:

1. Many Aldergrove residents are not accessing adequate food
2. Limited resources impede the capacity of Aldergrove Food Distribution Organizations
3. Food recovery can reduce waste and support food security in Aldergrove
4. Aldergrove residents support local food, but cost is a barrier

Five Goals of the project were:

1. Support food security across the Township of Langley
2. Increase resources and capacity for Aldergrove food distribution organizations
3. Increase procurement of Aldergrove farm products by food distribution organizations
4. Initiate and support food literacy programs across Aldergrove
5. Prioritize food recovery and waste reduction in Aldergrove

Four Pilot Projects:

1. Create additional cold storage for food distribution organizations
2. Create a campaign for local produce donations
3. Develop cooking classes for affordable healthy meals for seniors
4. Create an inventory system to better match donations with needs

COUNCIL
Moved by P. Chhina,
Seconded by S. Hedao,
That the Seniors Advisory Committee recommend that Council consider the following to support food security across the Township of Langley, as recommended in the Aldergrove food system pilot project report, with specific reference to the needs of seniors:

C. DELEGATIONS AND PRESENTATIONS

1. Creating a Township-wide food system study to explore food security issues and solutions in all neighbourhoods within the Township of Langley;
2. Encouraging the Township of Langley to maintain and increase supports to existing and future food-related initiatives; and
3. Creating a Community Food Security Coordinator role.

CARRIED

2. Heat and Smoke

Dr. E. Newhouse, Medical Health Officer and Medical Director, Population and Public Health, Fraser Health Authority, provided a presentation regarding heat and smoke preparedness. She noted that Canada is experiencing extremely hot days for longer periods of time more than any other time during the 20th century, and it is going to increase. The following information was provided:

Heat Susceptibility – who is most at risk?:

- People who use substances
- Seniors
- Outdoor workers
- People with chronic illness
- Infants/young children
- Mental illness, particularly schizophrenia

Built environment – Risk Factors:

- Windows face south or west
- Windows on more than half of the wall space
- Being on the top floor
- Lack of air conditioning
- Lack of greenspace or cool neighbourhood spaces

Built environment – Protective Factors:

- Air conditioning or heat pump
- Neighbourhood green space
- Windows facing north

BC Heat Alert Response System:

- Two alert levels: Heat warning and Extreme Heat Emergency
- Issued through Environment Canada

Wildfire Smoke and Health:

- Protect your health by monitoring how you feel
- Prepare to have clean and cool air in the home
- Spend time in air-conditioned spaces in the community
- Be aware of and use mental health resources as needed
- Check with the Air Quality Health Index often to guide decision about outdoor activity
- Use a portable air cleaner with HEPA filters, or create a DIY air cleaner with a box fan and furnace filter

C. DELEGATIONS AND PRESENTATIONS

Long Term Planning and Policy Initiatives at the community level:

Policy Initiatives:

- Extending public site hours
  - Provide water
- Expand green and local shade spaces
  - Utilize climate vulnerability maps
  - Update the cooling map portal created by BC government
  - Mandating air conditioning in existing units
- Inclusion of air conditioners in new built units
  - BC Building Code changes incorporate temp
  - OCP amendment/rezoning

Long Term Planning:

- Increasing tree canopy cover at the neighbourhood level is critical
- Ensuring communal green spaces are designed for the needs of all ages
- Encouraging new developments to integrate design guideline requirements that focus on sustainability, climate action, and health.

Action: To be placed on the next SAC agenda for further discussion.

D. REPORTS

1. Co-Chair Reports

S. Baker reported that she attended the Seniors' Week tea at West Langley Hall in June.

She further commented on involving SAC in the search for new committee members. Staff reported that the call for applications will go out on October 1 using many marketing and communication tools including web news post, media release, slide on TV screens at Civic Facility and Recreation Centres, newspaper ads, social media posts, eNewsletter and an 8.5x11 print poster to display in libraires, recreation centres etc. A PDF of the poster will be forwarded to SAC members who can then print and display where they feel appropriate.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Housing

See below.

2. Review

A. Jensen provided an update on work program items and recommendations to Council. He noted that Council passed the resolutions regarding handrails on raised structures and applying a senior's lens towards all emergency services response planning.

Affordable rental housing for low-income seniors was discussed. The committee will discuss this further and make a recommendation to Council at the next meeting after further data and statistics have been presented.

Action: To be placed on the next SAC agenda for further discussion.

P. Crump reported that a student from Kwantlen Polytechnic University has been requested to create a business plan for a potential senior's shuttle.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. salishan Place by the River Update

Memo included in package for information.

2. Poverty Reduction Task Group

Living Wage & Digital Literacy information provided in package for information.

MEETING EXTENDED
Moved by P. Chhina,
Seconded by K. Ludlam
That the meeting be extended to 9:30pm.
CARRIED

3. Seniors' Week Report

M. Gunn provided a report from the Recreation, Arts and Culture Division regarding the many activities that took place during Seniors' Week in June.

I. NEXT MEETING

Date: Wednesday, October 16, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by S. Bennett,
Seconded by A. Nierop,
That the meeting terminate at 9:10pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, October 2, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
R. Genberg, Community Co-Chair
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

B. Mason, F. Pepin, T. Quiring, and T. Taylor

Staff
G. Della Mattia, Recording Secretary
A. Reeve, Community & Policy Planner

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

R. Genberg acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
October 2, 2024

Moved by T. Quiring,
Seconded by F. Pepin,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the October 2, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
September 4, 2024

Moved by T. Quiring,
Seconded by B. Mason,
That the Heritage Advisory Committee adopt the minutes of the September 4, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Martens reported that she and Councillor Kunst attended the Agricultural Advisory Committee farm tour. She proposed the idea of a heritage tour of heritage sites and museums for committee discussion.

Councillor Kunst reported that she and Councillor Martens attended Meals on Wheels event assuming ownership of Aldergrove Fire Hall No. 3. They also attended the Township tree planting ceremony honouring the contributions and memories of community members and pioneers.

2. Report from Staff Liaison

A. Reeve reported that she attended the annual conference of BC Association of Heritage Professionals. She noted discussion of creative and optimistic ways to respond to provincial housing bills to preserve heritage buildings as well as new technologies in heritage conservation. Attendees of the conference were interested in the Township's Rural Heritage Task Force. A. Reeve further reported that she attended the Agricultural Advisory Committee farm tour.

3. Heritage Curator's Report

No report.

4. Heritage Review Panel Report

B. Mason reported that the Heritage Review Panel met and divided the funds for the Heritage Building Incentive Program between three sites: the Payne-Porter and Henry Leaf residences which both require roof repairs, and the third to the Murrayville Hall. He reported that the panel discussed the idea of temporary signage for grant project sites indicating there is a heritage building and the Township is contributing to the cost of repairs, to keep the public informed of the Township's involvement in heritage conservation.

B. Mason further reported that the Heritage Review Panel discussed the horse chestnut trees on Glover Road near the cemetery that are nearing end of life. New trees should be planted before the current trees die, so they are grown before removal of the old trees. He mentioned cloning the existing trees.

COUNCIL
Moved by B. Mason,
Seconded by T. Quiring,
That the Heritage Advisory Committee recommend that Council endorse funding of temporary signs to be posted while repair or conservation work is underway under the Heritage Building Incentive Program to acknowledge partial funding from the Township.
CARRIED

D. REPORTS

5. Pioneer Recognition Planning Committee Report

R. Genberg reported that Ms. Brooks whose late husband was recognized at the tree planting ceremony for pioneers has joined the Pioneer Recognition Planning Committee. The next meeting will likely be in January.

6. Museum Advisory Group Report

F. Pepin reported that a new larger HVAC system has been installed at salishan Place by the River.

B. Mason reported the need for signage directing foot traffic from the train station in Fort Langley to salishan Place by the River. He further discussed the need to include Mavis Avenue in any streetscape planning to have a circular walking route for tourists.

E. CORRESPONDENCE

F. 2024 WORK PROGRAM

A. Reeve provided a review of the HAC 2024 Workplan:

Item 1 – Documenting Heritage Sites

- Three buildings were added to the registry: Berry General Store, Aldergrove Fire Hall No. 3, and Haldi House.

Item 2 – Heritage Register Recognition

- Plaques are planned to be presented to the Aldergrove Fire Hall and the Rizun residence during Heritage Week in February 2025.

Item 3 – Heritage Building Incentive Program

- Funds have been allocated for 2024. Staff are exploring reallocation of some 2023 funds returned due to the cancellation of a previously approved project.

Priorities for 2024:
Item 8 – HBIP Updates

- Recommended improvements to the grant program including funding recommendations to be presented to Council for 2025 budget consideration.

F. 2024 WORK PROGRAM

Item 9 – Rural Heritage Project

- Staff developed a list of options for heritage buildings in the ALR.
- The Rural Heritage Task Force recommendations will be incorporated into the HAC 2025 Workplan.
- Possible presentation of the Task Force's report to the Agricultural Advisory Committee.

Item 10 – Information, Education and Awareness Project Update

- Staff met with Tourism Langley and discussed interpretive signage opportunities.

The 2025 Work Program will be discussed at the next meeting. Potential items to be added to the Workplan include: Great Northern Railway Interpretive Program, Semiahmoo Trail Interpretive Program in Brookswood, and strategies for moving more buildings from the Heritage Inventory to the Community Heritage Register.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that work has resumed on the Old Yale Barn, mostly on weekends. The south and rear sides of the barn have been reframed and have new sheathing. He further discussed that passersby are interested in seeing interpretive signage in front of the barn, including for the Great Northern Railway. He noted that Township staff have received inquiries to use the barn once repairs are complete. He reported that children and parents are pleased with toy trains and videos at the CN Rail station in Fort Langley. He further reported that the Society supported the Fort Langley Jazz & Arts Festival. Douglas Day dinner will be held by the Langley Heritage Society at the Lions Hall in November. Negotiations are ongoing for the Society to take over the St. Alban's Church on the corner of 248 Street and Fraser Highway.

2. Alder Grove Heritage Society Update

T. Quiring reported that an exterminator attended the Museum to remove wasps in the walls of the building. She further reported that the film reel found at the Legion has now been digitized, though it has no sound. It is believed to be the grand opening of the original Legion building, however, this needs to be verified by someone who recalls the original building. The Society will welcome CN volunteers for a visit later this month. The Museum will also be visited by the granddaughter of Aldergrove's third telephone operator. A donation of Aldergrove high school annuals from 1964-1968 was received as well as a rare poster of the Aldergrove Beach Rock Festival. The Society received permission from a development company to go on their property to locate and remove a switch from an offshoot of the Great Northern Railway for preservation.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

3. Committee Application Process 2025

Members were reminded of the committee application process and deadline to re-apply.

4. Automated Heritage Chatbot

T. Taylor suggested using artificial intelligence to create an interactive chatbot to be used by School District 35 and/or the Township website to create an educational resource for history and heritage information. He noted that the City of Kelowna received grant funding to create a similar chatbot.

I. NEXT MEETING

Date: Wednesday, November 6, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
Seconded by R. Genberg,
That the meeting terminate at 9:01pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

From:	Amy Kakebeeke
To:	Suzanne Little
Subject:	Request to attend council meeting Oct 21st: Langley Community Health & Hospital Foundation
Date:	Wednesday, October 09, 2024 9:28:53 AM
Attachments:	image001.png image002.png image003.png

External email. Verify sender and confirm content is safe.

Good morning Suzanne,

Heather Scott, Executive Director at the Langley Community Health & Hospital Foundation (formerly Langley Memorial Hospital Foundation) would like approx. 20 mins to present to council.

The topic will be on our rebrand as a Foundation and what that means for the community of Langley. We will also go over what we have accomplished in the last few years and campaigns that are on the horizon.

We would like to present on Monday November 4, 2024.

There will be a powerpoint to present.

Thank you so much for your help, Suzanne.

Amy

Amy Kakebeeke
Executive Assistant and Office Manager

Langley Community Health & Hospital Foundation
22051 Fraser Highway
Langley, BC V3A 4H4

Direct: 672.879.2332
Email: amy.kakebeeke@LCHHFoundation.com

Join us online:
Web: www.LCHHFoundation.com

Partner with us in building a healthy community.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Agricultural Benefit Contributions

Policy No:	**07-159**
Previous Policy No:	**07-619**
Approved by Council:	**2011-09-12**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To provide administrative guidelines for the Township to administer monetary contributions as a result of decisions by the Agricultural Land Commission (ALC). This is not a land use policy relating to development in the Agricultural Land Reserve (ALR).

2. Context

2.1 The Agricultural Land Reserve (ALR) is a provincial designation in which agriculture is recognized as the priority use. The ALR was established in 1973 and is governed by the *Agricultural Land Commission Act*, S.B.C. 2002) (the "Act"). Approximately 74% (23,784 hectares or 58,769 acres) of Township land base is located within the ALR.

2.2 The ALC has the authority to make decisions on a number of matters including applications for exclusion from the ALR, non-farm use within the ALR and subdivision applications. In making such decisions, the ALC may impose conditions including requiring applicants to make monetary contributions to a trust fund or non-profit community trust fund for the purpose of enhancing agriculture.

2.3 It is the intention of the Township that proceeds from ABCs be received by organizations with mandates that enhance agricultural viability in the Township through farmland preservation, land stewardship and sustainable farming ("Agricultural Enhancement Organizations").

3. Related Policies

3.1 Preserving the agricultural land base for food production and strengthening the agricultural economy are two objectives in the Township of Langley Sustainability Charter. In collaboration with the local farm community and the Agricultural Advisory Committee, the Township of Langley Agricultural Viability Strategy (AVS) will establish an integrated policy and management framework for promoting and sustaining a viable agricultural community.

3.2 The Township of Langley Official Community Plan (OCP) has policies to build a sustainable and complete community, consisting of compact neighbourhoods with a full range of uses. Lands have been designated in non-ALR areas to accommodate both residential and business growth, together with supporting institutional and recreational uses to accommodate growth for the foreseeable future without the need in most cases to exclude land from the ALR. The OCP policies are intended to maintain the integrity of the ALR lands and their boundaries. If an application for ALR exclusion is intended for uses that will result in a departure from the sustainable development principles of the OCP and will encourage speculative pressures on ALR lands, such an application will generally not be supported.

3.3 The Township of Langley Rural Plan establishes goals and objectives for the rural area. The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley. The Rural Plan is also intended to retain and/or enhance the countryside character of those areas of the Township designated Rural Residential/Agricultural in the OCP. Retention of the countryside character consists of maintaining the economy, lifestyles, landscape and environmental features associated with rural Langley. Some limitations to development are required to reduce conflicts between uses and maintain the special attributes of the rural area.

4. Policy

Compensation and Net Benefit to Agriculture

4.1 The ALC may require that non-agricultural developments within the ALR demonstrate that they provide an overall net benefit to agriculture. Compensation may include, among other things, the inclusion of other land into the ALR to offset the impact of land being excluded or subdivided, and other conditions and considerations that are satisfactory to the ALC.

4.2 Where a net benefit is not achieved, financial compensation may be required to ensure that the overall productive capability of agricultural lands in the Township will be retained.

Agricultural Benefit Contribution (ABC) Defined

4.3 An Agricultural Benefit Contribution (ABC) is a cash contribution to enhance agricultural viability as a result of a requirement made by the ALC in land use decisions within the ALR.

Application of the Agriculture Benefit Contribution Policy

4.4 When the ALC includes conditions requiring an applicant to provide an ABC and the amount payable is not specified and is to be calculated by the Township, this policy applies to provide administrative guidelines to assist applicants in meeting the ALC conditions of providing an ABC.

Guidelines for Agricultural Benefit Contribution

4.5 Developable Land is defined as the land being proposed for exclusion, subdivision or non-farm use minus areas being provided for greenways and streamside protection.

4.6 The Value of Developable Land shall be determined by a qualified appraiser, based on whichever of the following that may be applicable:

(a) the average market value of all Developable Land calculated as that value would be on either
  (i) the date of preliminary approval of the exclusion, subdivision or non-farm use, or
  (ii) if no preliminary approval is given, a date within 90 days before the final approval of the exclusion, subdivision or non-farm use,
  as though
    - the land is zoned to permit the proposed use, and
    - any works and services necessary to the subdivision have not been installed;

(b) if the Township of Langley and the owner agree on a value for the land, the value on which they have agreed.

4.7 The amount of ABC payable is set at 5% of the value of the Developable Land.

Payment of Agricultural Benefit Contribution

4.8 Where the ALC has required an ABC in an exclusion application, the ABC shall be provided to the Township, or at the discretion of the Township to an Agricultural Enhancement Organization, prior to the adoption of a rezoning bylaw.

4.9 Where the ALC has required an ABC in a subdivision application, the ABC shall be provided to the Township, or at the discretion of the Township to an Agricultural Enhancement Organization, prior to final approval of a subdivision.

4.10 Where the ALC has required an ABC in a non-farm use application, the ABC shall be provided to the Township, or at the discretion of the Township to an Agricultural Enhancement Organization, prior to the adoption of a rezoning bylaw and if such is not required, at the time of building permit issuance.

Disbursement of Funds

4.11 ABCs provided to the Township shall be held in a special reserve account until disbursement.

4.12 Council may consider the disbursement of any ABCs provided to the Township during a calendar year in January of the following year. Any interest accrued will be held by the Township to offset administrative costs.

4.13 Council may obtain the input of the Agricultural Advisory Committee prior to the disbursement of any ABCs held by the Township.

Review of the Policy

4.14 The amount of ABC payable, as specified in section 4.7, should be reviewed by the Township as frequently as once every three years, in consultation with the Agricultural Advisory Committee.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Additional Dwelling – Farm Use - ALR

Policy No:	**07-163**
Previous Policy No:	**07-530**
Approved by Council:	**1998-07-20**
Revised by Council:	**2016-05-30**

1. Purpose

To provide for determination of "Farm Use" for the purpose of issuing a permit for an additional conventional dwelling on lands in the Agriculture Land Reserve, without the requirement for a formal application to the Agricultural Land Commission.

2. Background

Labour intensive farms may require additional dwellings. There is flexibility in the Zoning Bylaw and Land Commission regulations to accommodate this through the provisions of standards to determine what may constitute a bonafide farm use.

3. Related Policies

N/A

4. Policy

The Permit, Licence and Inspection Services Department of the Community Development Division determines where a request made for an additional conventional dwelling complies with the standards established by the Agricultural Land Commission including minimum thresholds of farm operations and verifies the activity prior to a permit being issued.

Township of Langley

Est. 1873

COUNCIL POLICY

Subject: Building Permit - Contractors

Policy No:	**07-408**
Previous Policy No:	**07-559**
Approved by Council:	**1998-07-20**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To ensure contractors conducting work in the Municipality are properly licenced.

2. Background

2.1 N/A

3. Related Policy

3.1 N/A

4. Policy

4.1 A contractor carrying out construction in the Municipality shall have a valid and subsisting business licence before a building permit is issued or where the property owner obtains the permit before final inspection is granted.

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Non-Metered Utility Bills

Policy No:	**03-823**
Approved by Council:	**1998-08-17**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To establish that non-metered utility billings are included on the annual Property Tax Statement.

2. Background

2.1. The cost of separate billings and perceived taxpayer preference outweighs the benefits to separate billings.

3. Related Policy

3.1. N/A

4. Policy

4.1. Non-metered utility bills will be included on the annual Property Tax Statement.