

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1185954 BC LTD.) BYLAW 2021 NO. 5732

EXPLANATORY NOTE

Bylaw 2021 No. 5732 rezones the property located at 7189 – 208A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(RH) to accommodate development of five (5) rowhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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Bylaw to amend the Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1185954 BC Ltd.) Bylaw 2021 No. 5732”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

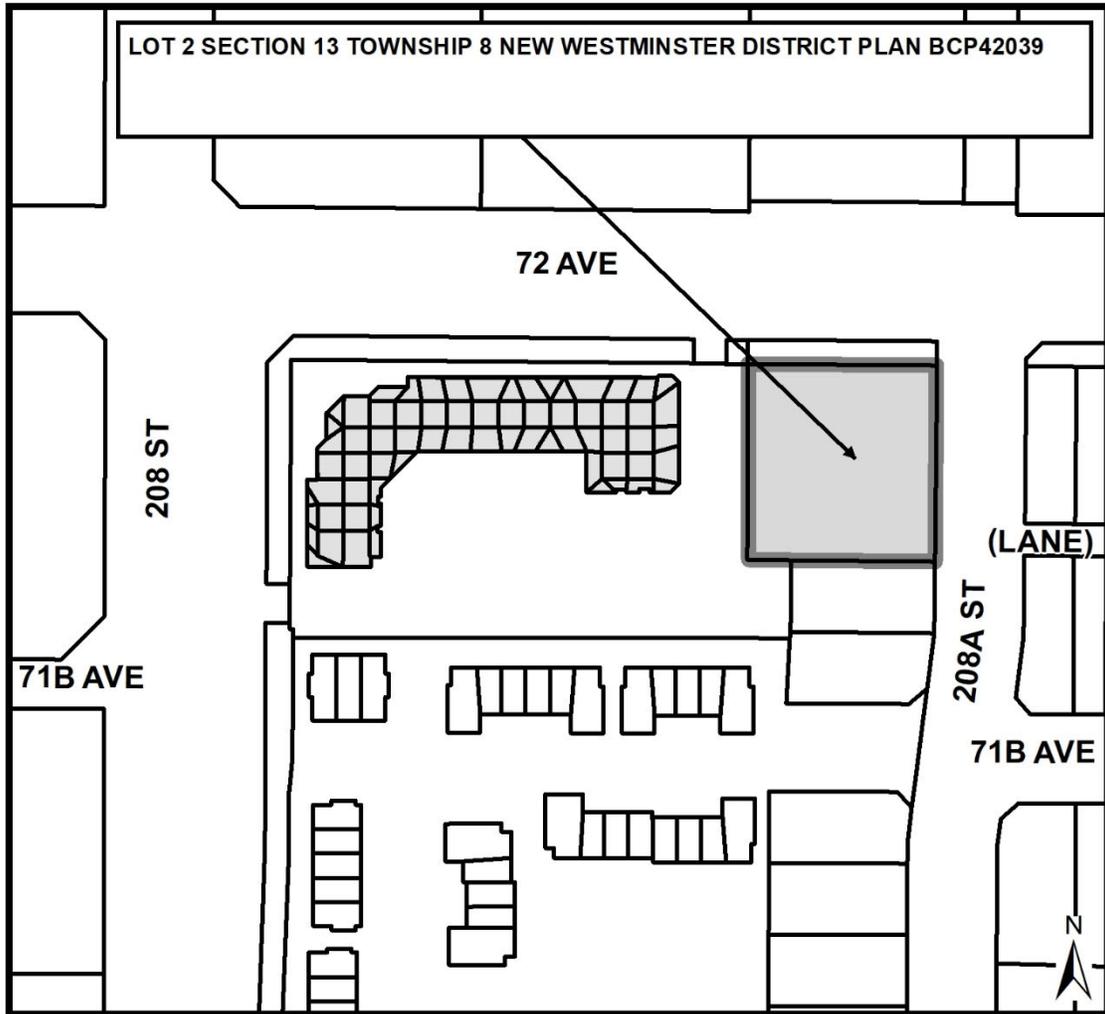
Lot 2 Section 13 Township 8 New Westminster District Plan BCP42039

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

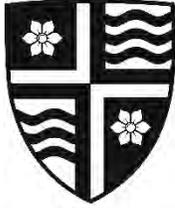
READ A FIRST TIME the	26	day of	July	, 2021
READ A SECOND TIME the	26	day of	July	, 2021
NOTICE WAS ADVERTISED the	9, 16	day of	September	, 2021
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5732



Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 26, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100593 AND DEVELOPMENT PERMIT APPLICATION NO. 101179 (1185954 BC LTD. / KUMAR ARCHITECTURE LTD. / 7189 - 208A STREET)

REPORT: 21-99
FILE: 08-13-0091

PROPOSAL:

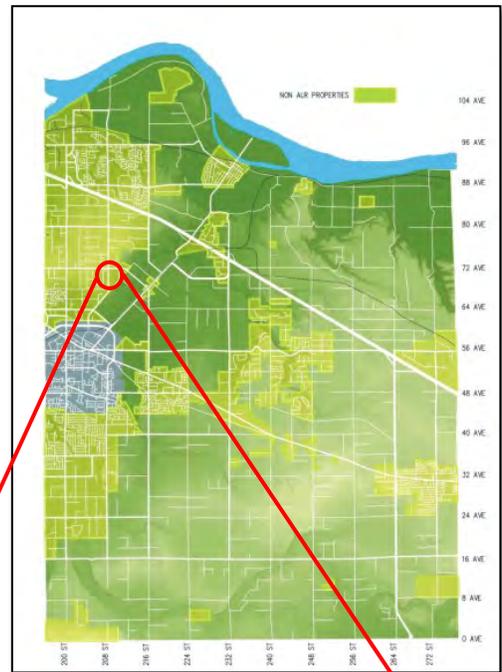
Application to rezone 1,299 m² (13,892 ft²) of land located at 7189 - 208A Street to Residential Compact Lot Zone R-CL(RH) and an accompanying development permit to facilitate development of five (5) rowhouse units in the Northeast Gordon Estate Neighbourhood Plan area.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5732 subject to eight (8) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5732) of Development Permit No. 101179; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and the land use and density provisions of Northeast Gordon Estate Neighbourhood Plan.



REZONING APPLICATION NO. 100593 AND DEVELOPMENT
 PERMIT APPLICATION NO. 101179 (1185954 BC LTD.
 / KUMAR ARCHITECTURE LTD. / 7189 - 208A STREET)
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RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1185954 BC Ltd.) Bylaw 2021 No. 5732, rezoning land located at 7189 - 208A Street to Residential Compact Lot Zone R-CL(RH) to facilitate the development of five (5) rowhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 208A Street and 72 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
4. Provision of final off-site and on-site landscape design plans, fencing, signage, landscaping details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual rowhouse units;
 - b. Prohibiting access from 72 Avenue;
 - c. Providing for shared access easement / driveway via 208A Street and visitor parking space;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the 208 Street Area Greenway Amenity Policy;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council at time of final reading of Rezoning Bylaw No. 5732 authorize issuance of Development Permit No. 101179, 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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

- a. 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;

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- d. Completion of a subdivision to create five (5) rowhouse lots;
- e. Registration of party wall and common element maintenance agreements on the title;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5732 in conjunction with Development Permit No. 101179.

EXECUTIVE SUMMARY:

Kumar Architecture Ltd. has applied on behalf of the owners to rezone a 1,299 m² (13,892 ft²) property located at 7189 - 208A Street to Residential Compact Lot Zone R-CL(RH) to facilitate development of five (5) rowhouse units. The proponent's application also includes a Development Permit to provide Council the opportunity to review the form and character of the proposed development.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan as well as in staff's opinion, the applicable development permit guidelines. The proposal also complies with the provisions of proposed Residential Compact Lot Zone R-CL(RH) in terms of siting, lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request subject to the completion of eight (8) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Rezoning Bylaw No. 5732) of Development Permit No. 101179.

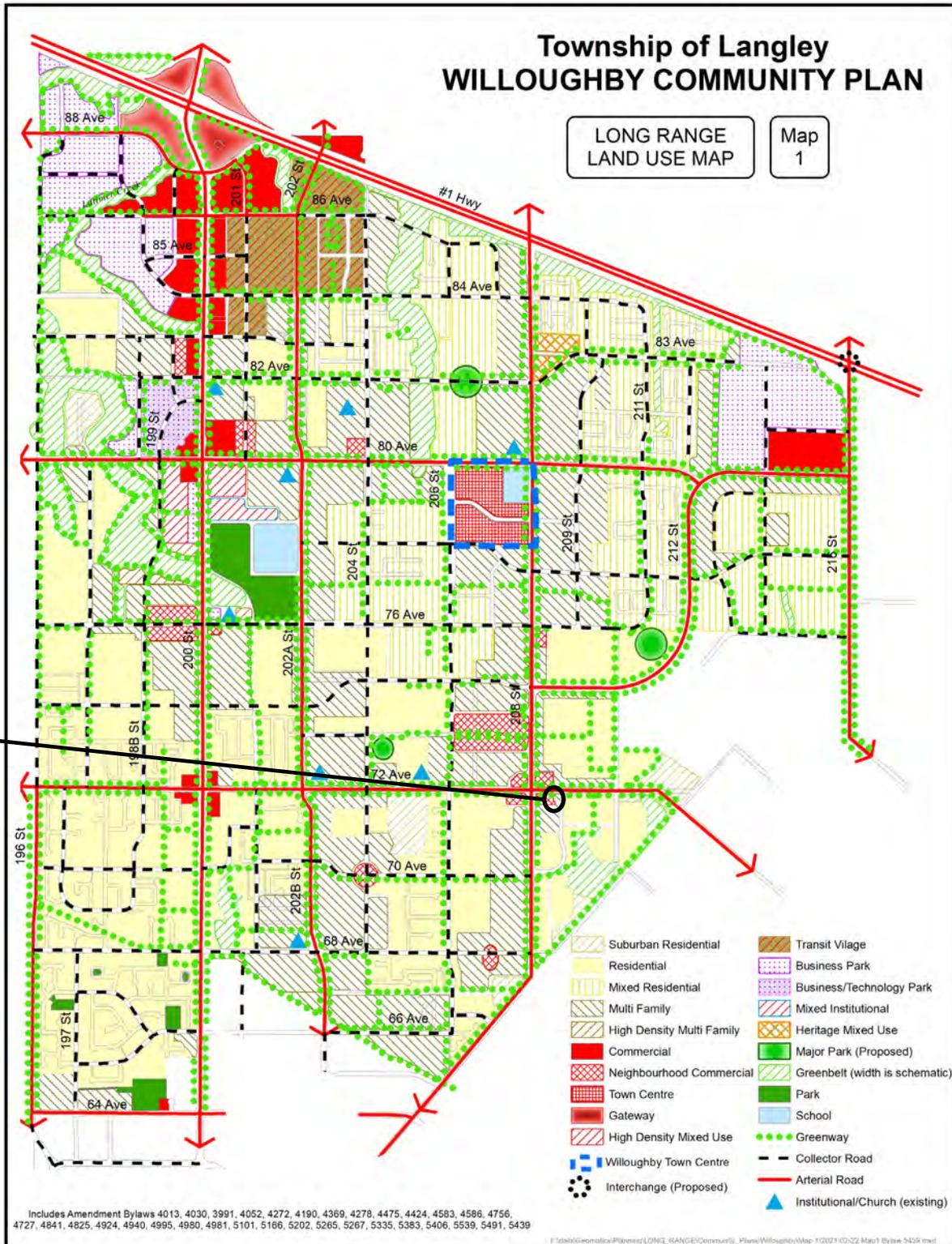
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5732 and Development Permit No. 101179.

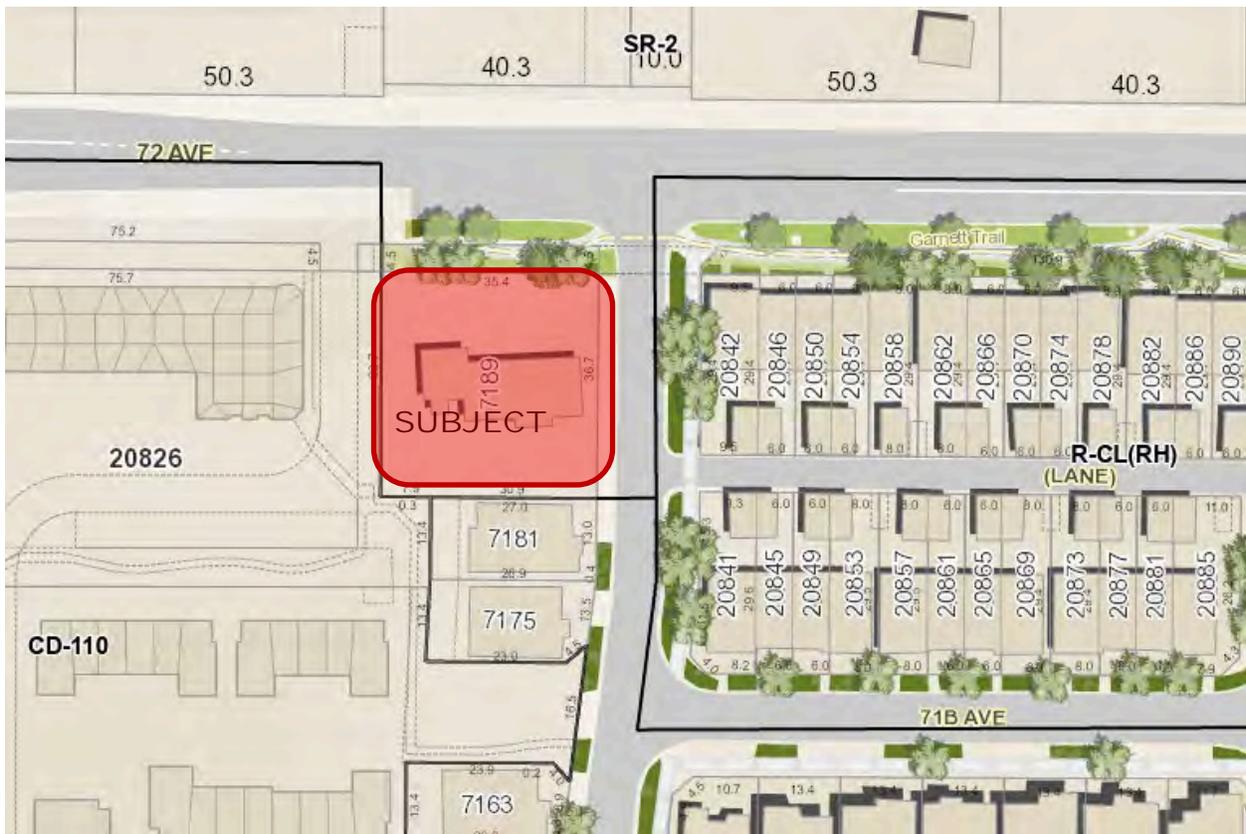
Township of Langley WILLOUGHBY COMMUNITY PLAN

LONG RANGE
LAND USE MAP Map
1

SUBJECT



REZONING APPLICATION NO. 100593 AND DEVELOPMENT PERMIT APPLICATION NO. 101179 (1185954 BC LTD. / KUMAR ARCHITECTURE LTD. / 7189 - 208A STREET) Page 6 . . .



ZONING BYLAW NO. 2500

REZONING APPLICATION NO. 100593 AND DEVELOPMENT PERMIT APPLICATION NO. 101179 (1185954 BC LTD. / KUMAR ARCHITECTURE LTD. / 7189 - 208A STREET)
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SITE PLAN – SUBMITTED BY APPLICANT

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RENDERINGS – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100593 AND DEVELOPMENT
 PERMIT APPLICATION NO. 101179 (1185954 BC LTD.
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REFERENCE:

Agent:	Kumar Architecture Ltd. 206, 545 Clyde Avenue West Vancouver, BC V7T 1C5
Owner/Applicant:	1185954 BC Ltd. 203, 8388 – 128 Street Surrey, BC V3W 4G2
Legal Description:	Lot 2 Section 13 Township 8 NWD Plan BCP42039
Civic Address:	7189 - 208A Street
Area:	1,299 m ² (13,892 ft ²)
Willoughby Community Plan:	Multi Family
Northeast Gordon Estate Neighbourhood Plan:	Townhouse A (16-22 UPA)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(RH)

BACKGROUND/HISTORY:

The subject lands are currently vacant, zoned Suburban Residential Zone SR-2, and designated Townhouse A (16– 22 units per acre (upa) / 39 – 54 units per hectare (uph)) in the Northeast Gordon Estate Neighbourhood Plan.

The subject site is the last property to develop in the immediate vicinity as the adjacent parcels have been developed by Vesta Properties Ltd. between 2009 and 2020. The road frontage of the subject property along 72 Avenue was widened and completed as part of the neighbouring six (6) storey mixed use building (Lattice).

DISCUSSION/ANALYSIS:

Kumar Architecture Ltd. has applied on behalf of the owners to rezone a 1,299 m² (13,892 ft²) property located at 7189 - 208A Street to Residential Compact Lot Zone R-CL(RH) to facilitate the development of five (5) rowhouse units. A development permit for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the rowhouse units. A subdivision application has also been submitted.

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Adjacent Uses:

- North: 72 Avenue, beyond which are suburban residential properties zoned Suburban Residential Zone SR-2 and designated townhouse/rowhouse (8-15 upa) / (19-37 uph) in the Smith Neighbourhood Plan;
- South: Residential properties zoned Residential Compact Lot Zone R-CL(B) and designated Townhouse A (16-22 upa) / (39-54 uph) in the Northeast Gordon Estate Neighbourhood Plan;
- East: 208A Street, beyond which are rowhouses zoned Residential Compact Lot Zone R-CL(RH); and
- West: Property accommodating a six (6) storey mixed use building (Lattice) zoned Comprehensive Development Zone CD-110.

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5732 proposes to rezone the site to Residential Compact Lot Zone R-CL(RH) to facilitate development of five (5) rowhouse units. The project complies with the provisions of the site's Townhouse A land use designation in the Northeast Gordon Estate Neighbourhood Plan that accommodates both townhouse and rowhouse forms and with the provisions of the proposed Residential Compact Lot Zone R-CL(RH) in terms of siting, lot coverage, parking, height, use and density (16 upa / 39 uph proposed).

Zoning Bylaw:

Rezoning Bylaw No. 5732 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(RH) to facilitate development of five (5) rowhouse lots.

Public Consultation:

As per Policy 07-164, the applicant held a public meeting on July 13, 2021. Results of the Developer Held Public Information Meeting were compiled and provided as Attachment D.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area "B" guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101179 is attached to this report as Attachment A. The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed townhouse development for Council's consideration.

The proposed development consists of five (5) rowhouse units that are 189 m² (2,034 ft²) in size, two (2) storeys plus basement and four (4) bedrooms. All units will have main floor living areas (kitchen, dining room, living room, powder room) with bedrooms and bathrooms in the basement and on the upper floor. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual rowhouse units.

The units are oriented toward 72 Avenue and the street facing elevations feature design elements such as pitched and shed roofs and strongly identifiable entrances. Materials include hardi horizontal siding, hardi shingle siding and hardi trim. The variations in colours and materials proposed are used to highlight the individuality of units as well as the architectural

features of the buildings. The two (2) eastern units are stepped back to articulate the building and break up the horizontal massing. Variations in the roofline, colours, and materials have also been incorporated into the buildings design to provide articulation and differentiate units.

Individual walkways provide a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages and external parking spaces will be accessed from the rear of the units.

The proposed building height (two (2) storeys plus basement), lot coverage (39%) and siting comply with the requirements of the Residential Compact Lot Zone R-CL(RH) and the Willoughby Development Permit Area “B” guidelines.

Subdivision:

Preliminary subdivision plans have been submitted in support of the rezoning application. The applicant is proposing to subdivide the property into five (5) lots to accommodate fee simple ownership of each unit. A party wall agreement will be required as a condition of building permit. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Access and Parking:

Vehicular access is proposed via a new lane from 208A Street. As a condition of final reading the applicant is to register a restrictive covenant prohibiting access to 72 Avenue as it is an arterial roadway. Pedestrian access to the site will be provided from a greenway along 72 Avenue.

The application meets the parking requirements of the Zoning Bylaw by providing 11 parking spaces, as summarized in the below table.

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces (2 spaces required / unit)	10	10
Visitor Parking Spaces (0.2 spaces required / unit)	1	1
Total	11	11

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

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development which are \$5,776 per rowhouse unit for a total of \$28,880.

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Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers around the perimeter of the site and between units. The applicant is proposing front door walkway connections to the existing greenway along 72 Avenue.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that there are no significant trees on the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 10 replacement trees are required and 16 replacement trees are proposed. In addition, approximately two (2) street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy).

Post development, approximately 18 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Neighbourhood Plan. Staff note that 72 Avenue fronting the subject site was widened with a greenway dedicated and constructed as part of an adjacent development project.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

School Sites:

School District 35 has provided comments (see Attachment C) estimating that the proposed development will generate approximately one (1) new student for Donna Gabriel Robins Elementary School (located approximately 1.5 km northwest of the subject site), one (1) student for Peter Ewart Middle School (located approximately 1.7 km northwest of the site) and one (1) student for RE Mountain Secondary School (located approximately 1.5 km northwest of the site).

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Parks:

The closest existing park is Northeast Gordon Estate Community Park located approximately 125 m to the southeast of the site. A future pocket park is identified in the vicinity of 207 Street and 71B Avenue (approximately 250 m west of the subject site).

Transit:

Currently, transit service is provided along 208 Street (approximately 115 m from the subject site) via the 595 bus.

Policy Considerations:

The proposed rezoning and development permit will facilitate the development of five (5) rowhouse units and complies with the land use and density provisions of the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan. In staff’s opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Residential Compact Lot Zone R-CL(RH) in terms of siting, lot coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5732 (subject to eight (8) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5732) of accompanying Development Permit No. 101179 and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

- ATTACHMENT A Development Permit No.101179
- ATTACHMENT B Willoughby Development Permit Area “B” – Residential Guidelines
- ATTACHMENT C School District 35 Comments
- ATTACHMENT D Public Information Meeting Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No.101179

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

1. Name: 1185954 BC Ltd.

Address: 203, 8388 - 128 Street
Surrey BC V3W 4G2

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

LEGAL DESCRIPTION: Lot 2 Section 13 Township 8 New Westminster District
Plan BCP42039

CIVIC ADDRESS: 7189 - 208A Street

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

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

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

- a. 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. Completion of a subdivision to create five (5) rowhouse lots;
 - e. Registration of party wall and common element maintenance agreements on the title;
 - f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
 - g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

DEVELOPMENT PERMIT NO. DP101179
(1185954 BC LTD.)
Page 2 . . .

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

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

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

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

Attachments:

- SCHEDULE A Architectural Drawings
- SCHEDULE B Landscape Plan

NEW ROW HOUSING

7189 - 208A STREET, LANGLEY, BC



ARCHITECTURAL DRAWINGS

- A100 COVER PAGE
- A101 GENERAL NOTES
- A102 SITE PLAN
- A103 RENTABLE AREA PLAN
- A104 FIRST FLOOR PLAN
- A105 SECOND FLOOR PLAN
- A106 ENLARGED TYPICAL UNIT PLAN
- A107 ENLARGED TYPICAL UNIT PLAN
- A108 ENLARGED TYPICAL UNIT PLAN
- A109 BUILDING ELEVATIONS
- A110 BUILDING ELEVATIONS
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THESE RENDERINGS ARE FOR DESIGN INTENT ONLY AND MAY NOT REPRESENT THE ACTUAL COLOR FINISHES ON THE BUILDING DUE TO A SCREEN RESOLUTION AND COLOR HUE.

RE-ISSUED FOR DP - 21.05.13



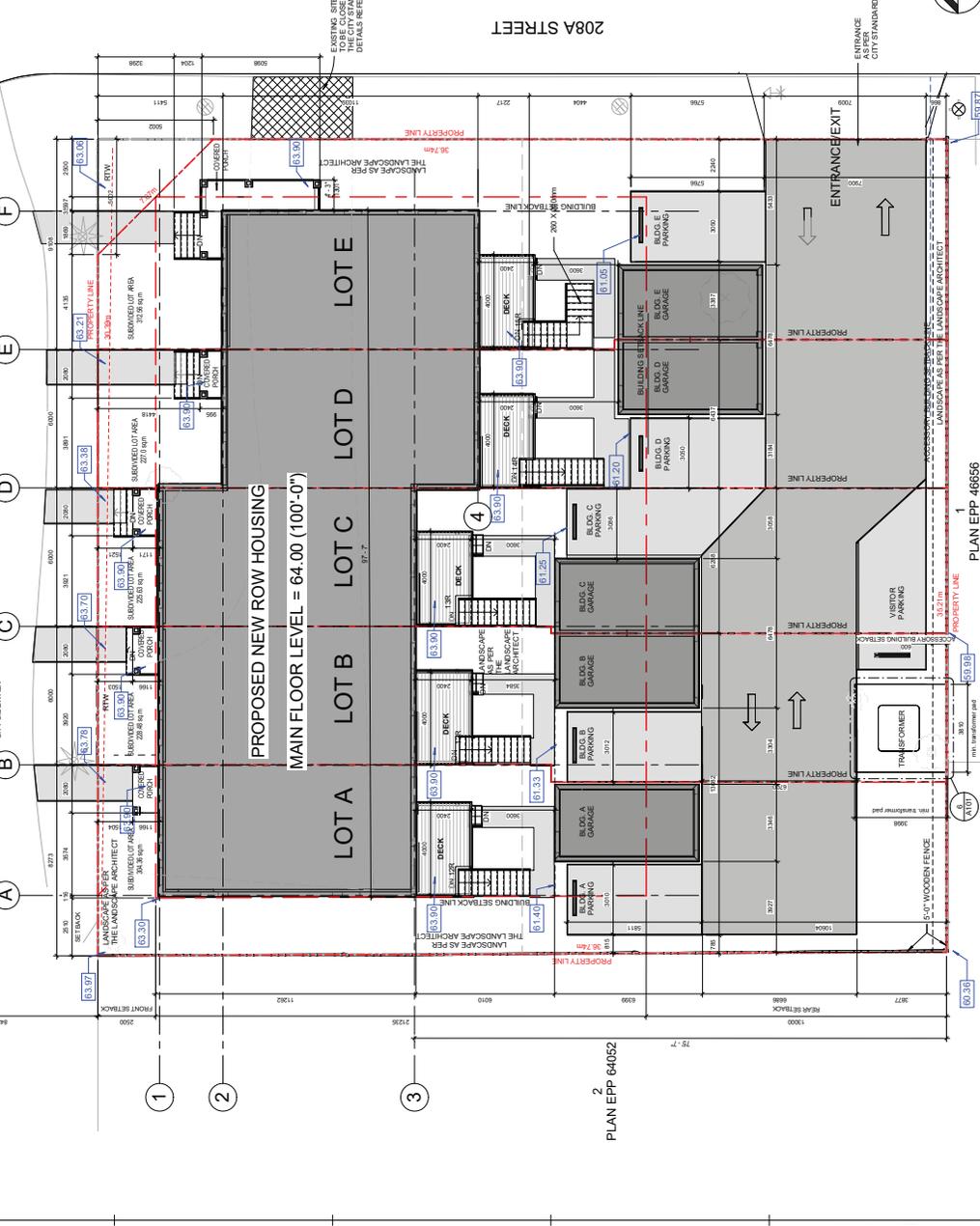
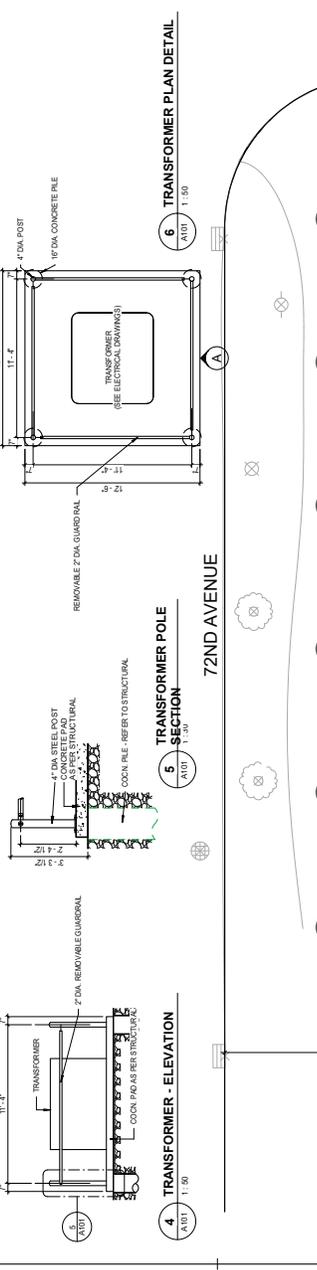
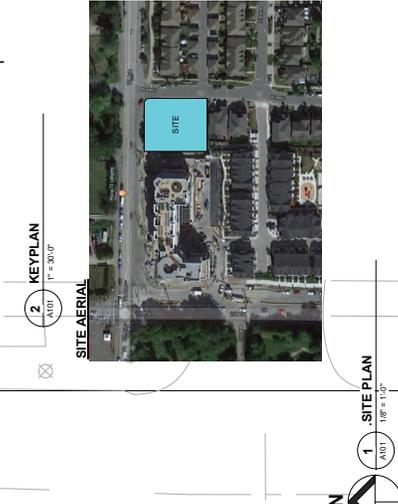
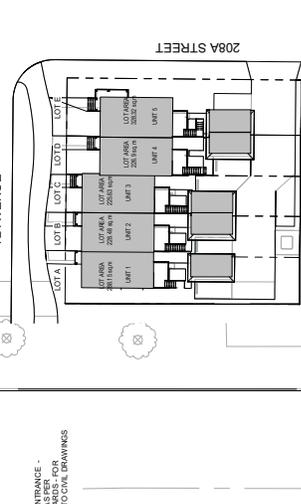
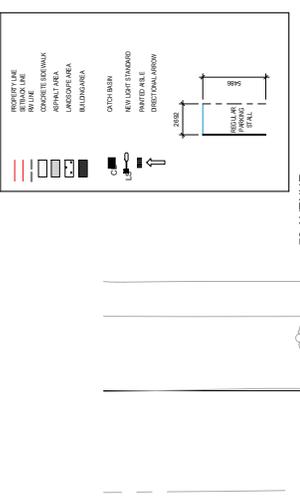
Rev	By	Date	Revision/Drawing Issue	Drawn
1	AK	01/20/2021	ISSUED FOR PERMIT	AK
2	AK	02/02/2021	REVISED PER COMMENTS	AK
3	AK	02/02/2021	REVISED PER COMMENTS	AK
4	AK	02/02/2021	REVISED PER COMMENTS	AK
5	AK	02/02/2021	REVISED PER COMMENTS	AK
6	AK	02/02/2021	REVISED PER COMMENTS	AK

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Project name	BC2419	Date	02/02/2021
Drawn by	AK	Scale	As Shown
Checked by	AK	Drawn	AK
DB		Revision	4
Project	NEW ROW HOUSING - 7189 - 208A STREET, LANGLEY, BC		
Drawing Title	SITE PLAN		

SUBMITTALS
TYPICAL REFER TO RELEVANT SPECIFICATIONS SHEET PAGES

GENERAL NOTES
1. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
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Rev	Year	Drawn by	Revision/Drawing Issue	Drawn
1	2021	BC2419	ISSUED FOR PERMIT	BC2419
2	2021	BC2419	ISSUED FOR PERMIT	BC2419
3	2021	BC2419	ISSUED FOR PERMIT	BC2419
4	2021	BC2419	ISSUED FOR PERMIT	BC2419

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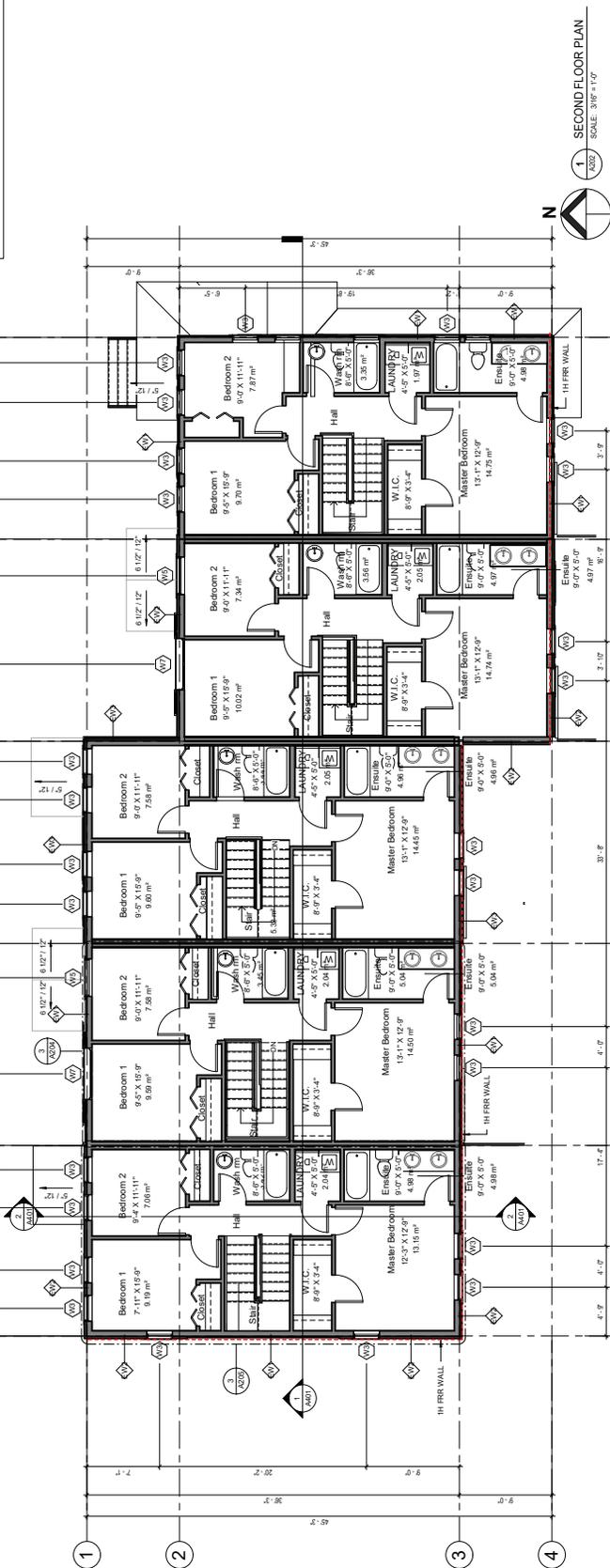
PROJECT
 NEW ROW HOUSING -
 7189 - 208A STREET,
 LANGLEY, BC

DRAWING TITLE
 SECOND FLOOR / ROOF
 PLAN

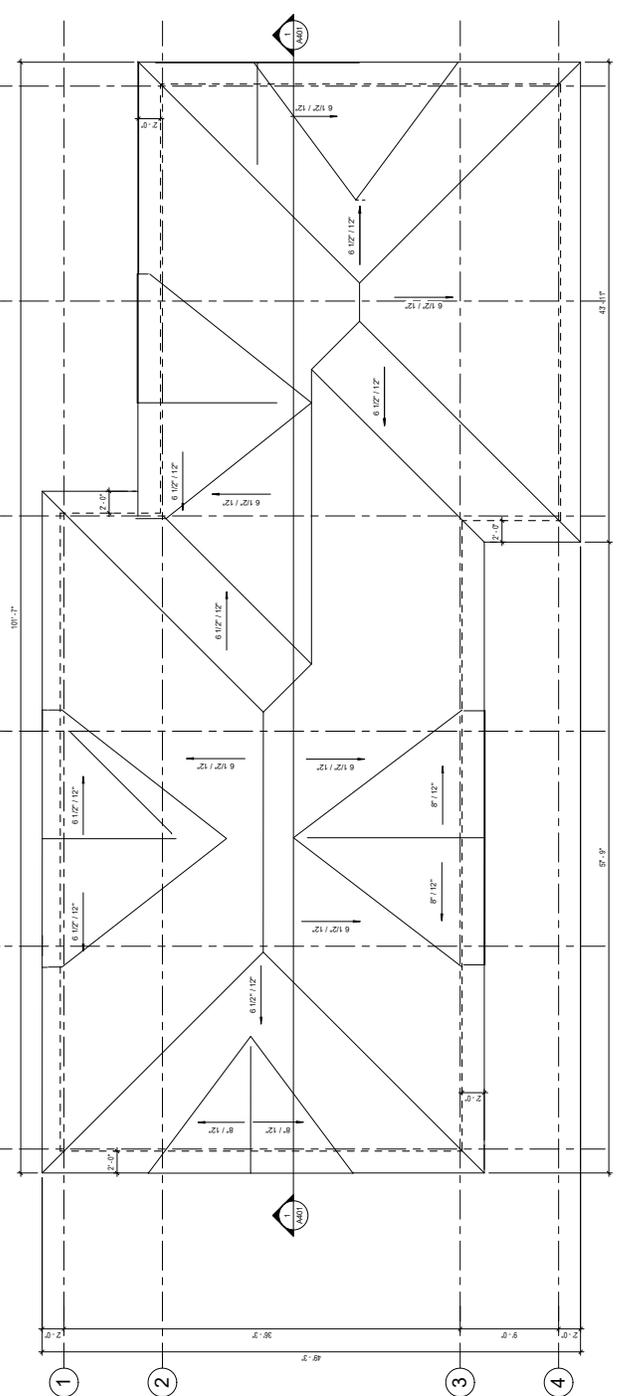
Project number	BC2419	Date	02/23/2021
Drawn by	BC2419	Scale	1/4" = 1'-0"
Checked by	BC2419	Checkmark	<input checked="" type="checkbox"/>
Author	BC2419	Revision	4

NOTES:

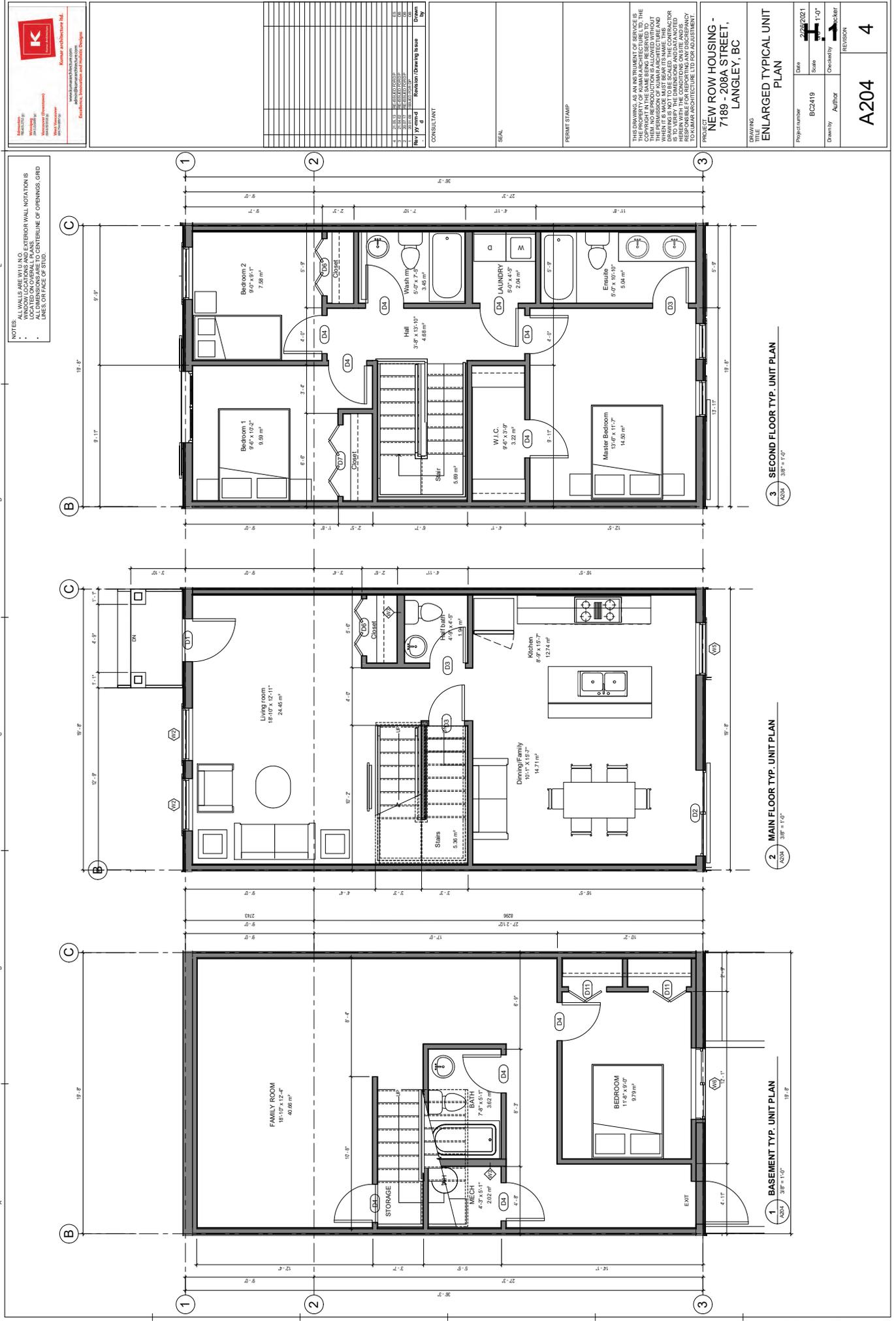
- ALL INTERIOR WALLS ARE WALLS.
- WINDOW LOCATIONS AND EXTERIOR WALL NOTATION ARE TO BE VERIFIED ON SITE.
- ALL DIMENSIONS ARE TO CENTERLINE OF OPENINGS, GRID LINES, OR FACE OF STUD.



1 SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



2 ROOF PLAN
 SCALE: 3/16" = 1'-0"





ELEVATION KEYNOTES

Key Value	Keynote Text
1.1	PAVING: BRICKS, STRAIGHT EDGE PAVING - COLOUR: BROWN BROWN
1.2	HORIZONTAL HARDIE PLANK - COLOUR: WAWAZA BEIGE
1.3	PAVING: BRICKS, COLOUR: DARK GREY
1.4	PAVING: BRICKS, COLOUR: DARK GREY
1.5	PAVING: BRICKS, COLOUR: DARK GREY
1.6	PAVING: BRICKS, COLOUR: DARK GREY
1.7	PAVING: BRICKS, COLOUR: DARK GREY
1.8	PAVING: BRICKS, COLOUR: DARK GREY
1.9	PAVING: BRICKS, COLOUR: DARK GREY
1.10	PAVING: BRICKS, COLOUR: DARK GREY
1.11	PAVING: BRICKS, COLOUR: DARK GREY
1.12	PAVING: BRICKS, COLOUR: DARK GREY
1.13	PAVING: BRICKS, COLOUR: DARK GREY
1.14	PAVING: BRICKS, COLOUR: DARK GREY
1.15	PAVING: BRICKS, COLOUR: DARK GREY

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Rev	By	Date	Description
1	MM	01/11/2021	ISSUED FOR PERMIT
2	MM	01/11/2021	ISSUED FOR PERMIT
3	MM	01/11/2021	ISSUED FOR PERMIT
4	MM	01/11/2021	ISSUED FOR PERMIT
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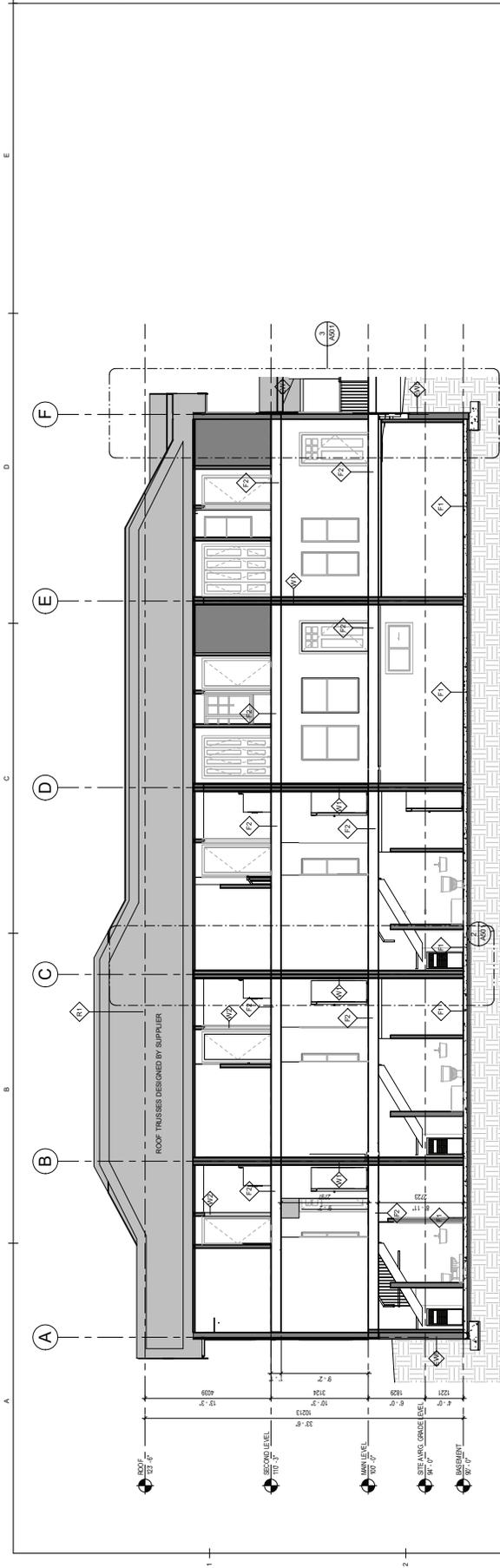
PERMIT STAMP

PROJECT
 NEW ROW HOUSING -
 7189 - 208A STREET,
 LANGLEY, BC

DRAWING TITLE
 BUILDING ELEVATIONS

Project number	BC2419
Date	01/11/2021
Scale	1/8" = 1'-0"
Drawn by	Author
Checked by	Checker
Revision	4

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BUILDING SYSTEM ASSEMBLIES - WOOD STUD FRAMING

ASSEMBLY	DESCRIPTION
EXTERIOR WALL ASSEMBLY	<p>WALL EXTERIOR WALL (BRICK/STONE, ANGLE IRON)</p> <ul style="list-style-type: none"> 3/8" (10mm) AGRICULTURAL STUCCO REFER TO SPECIFICATION ON SHEET 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD <p>WALL EXTERIOR WALL (TIMBER BRICK/STONE, ANGLE IRON)</p> <ul style="list-style-type: none"> MANUFACTURED TIMBER BRICK/VENER 3/8" (10mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD <p>WALL EXTERIOR WALL (CONCRETE/CONCRETE, ANGLE IRON)</p> <ul style="list-style-type: none"> 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD <p>WALL EXTERIOR WALL (CONCRETE/CONCRETE, ANGLE IRON)</p> <ul style="list-style-type: none"> 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD
INTERIOR WALL ASSEMBLY	<p>WALL INTERIOR WALL (BRICK/STONE, ANGLE IRON)</p> <ul style="list-style-type: none"> 3/8" (10mm) AGRICULTURAL STUCCO REFER TO SPECIFICATION ON SHEET 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD <p>WALL INTERIOR WALL (TIMBER BRICK/STONE, ANGLE IRON)</p> <ul style="list-style-type: none"> MANUFACTURED TIMBER BRICK/VENER 3/8" (10mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD <p>WALL INTERIOR WALL (CONCRETE/CONCRETE, ANGLE IRON)</p> <ul style="list-style-type: none"> 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD <p>WALL INTERIOR WALL (CONCRETE/CONCRETE, ANGLE IRON)</p> <ul style="list-style-type: none"> 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD
ROOF ASSEMBLY	<p>ROOF ASSEMBLY</p> <ul style="list-style-type: none"> 1/2" TYPE A GYPSUM WALL BOARD 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD
FLOOR ASSEMBLY	<p>FLOOR ASSEMBLY</p> <ul style="list-style-type: none"> 1/2" TYPE A GYPSUM WALL BOARD 2" (51mm) AIR SPACE 1/2" EXTENDED SHEATHING 4" FLOOR WOOD BARRIER 1/2" GYPSUM BOARD

property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

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

Development permit guidelines for this area are as follows:

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

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

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

4.1.2 DEVELOPMENT PERMIT AREA “B” – RESIDENTIAL

Lands identified as “Residential” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the

acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

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

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

5101
28/09/15

Building Form

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

5101
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Exterior Design and Finish

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

Landscaping

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

- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



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



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



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



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

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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



- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
 - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

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- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

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

4.1.2.5 APARTMENTS

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

Architectural Details

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

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA “C” – LOCAL COMMERCIAL

Lands identified as “Development Permit Area “C” – Local Commercial” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.



30 June 2021

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-13-0091 / 1185954 BC Ltd./Badhan

CIVIC: 7189 - 208A Street

LEGAL: Lot 2 Section 13 Township 8 NWD Plan BCP42039

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
Rowhomes	5	1	1	1

Given the current school catchments this development would impact Donna Gabriel Robins 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

ATTACHMENT D

Kumar Architecture Ltd

Suite 206, 545 Clyde Avenue,
West Vancouver BC, V7T 1C5

604.678.5918 (p) 780.756.2752 (f)
admin@kumararchitecture.com
www.kumararchitecture.com



Dated: Wednesday, July 14th 2021

P.N.: BC2419

To,

The Development Planning

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

Re: 7189 – 208A Street | TOL Project: 08-13-0091 | Public Information Meeting Summary

On July 13, 2021 between 6:00pm to 7:15pm, the developer held a public information meeting in accordance with the requirements of Councils Policy 07-164 Developer Held Public Information Meetings. The meeting was held via virtual format (Zoom) based on the context of the current COVID-19 pandemic. The meeting was hosted by Kumar Architecture Ltd. and attended by Township staff, M2 Landscape Architecture, West Ridge Engineering, and the owners. A website was created 3 weeks in advance of the meeting with advertisements included in the Langley Advance Times and mail out notifications provided 2 weeks in advance of the meeting.

No members of the public chose to attend the meeting nor were any comment forms returned via email, therefore we are working with the assumption that there are no concerns from area residents. Future public input opportunities are also provided through the local government rezoning process.

Should you have any questions or require additional information please feel free to contact the undersigned.

Sincerely,

RAJESH KUMAR
Principal
Architect AAA, AIBC, MAA, MRAIC, LEED AP BD+C
Kumar Architecture Ltd.



Joel Neufeld spent more than any other candidate in the February byelection for a Langley school trustee seat, at more than \$27,000. (Joel Neufeld/Langley Advance Times files)

Campaigns expensive

Second-place finisher in byelection spent most

Matthew Claxton

m.claxton@langleyadvancetimes.com

The second-place candidate in February's Langley school board byelection spent more than five times as much as the winner, financial disclosure forms released by Elections BC show.

Charlie Fox became a new trustee on Feb. 27, taking the seat vacated by former school board chair Megan Dykeman when she resigned after being elected Langley East's NDP MLA in last year's provincial election.

Fox won with 896 votes. Firefighter Joel Neufeld was second with 700, and local activist Stacey Wakelin was third with 666. None of the remaining four candidates got more than 500 votes.

Fox spent \$5,003.25, according to his disclosures. Wakelin raised a total of \$5,270, but a detailed spending breakdown was not released.

Neufeld spent by far the most of any candidate, with \$26,975 in total campaign and election expenses.

Neufeld had 39 total donations, ranging from a few as low as \$10 to as high as \$1,224.60. He donated several thousand dollars to his own campaign, and also got contributions from Township Councillor Eric Woodward, who donated more than \$2,400 in two donations, and other locals active in politics such as Misty van Pepta and Dan Sheel, both of whom have run for office in the past.

"It was great to have such strong support from many friends that really feel we need to see new voices in local government, not the same people over and over and over again," Neufeld told the *Langley Advance Times*.

The spending was necessary because he is a new face on the local political scene, Neufeld insisted. Fox was a long-time Langley Township councillor who had a 30-plus-year career as a principal in Langley schools.

The pandemic also had an impact, as traditional methods of reaching voters like door-knocking weren't an option, he said.

Fox listed four donors, with \$2,400 from his own pocket, plus \$1,110 from former Langley East MLA Rich Coleman forming the bulk of the funding. Fox raised a total of \$3,801 towards his campaign.

"I don't understand how you could spend that much money in the limited window of the byelection," Fox said of his rival.

Joel Grewal
joel.grewal@blackpress.ca

Langley School District recorded just one COVID-19 case for the month of June, after hitting a peak of nearly 30 schools on Fraser Health's exposure list in May.

The drop was welcome news, superintendent Gord Stewart shared at June's board meeting.

"Thankfully we're starting to see some good news (throughout the province)," he said.

Stewart provided a COVID-19 update, and a look at what school may look like in Langley come fall.

Since October 2020 the local district has recorded a total of 302 COVID-19 cases at 42 out of 43 schools. No cases were recorded in September.

One school in the district, Up-lands Elementary, has not been met with any cases.

"We don't want to jinx it, but we have to announce it anyways," Stewart said during the virtual meeting.

"But really I have to commend all of our sites... just to put in perspective, when you think about from September to now 23,000 students and 2,500-plus staff, when you think about 303 cases, I think it's amazing and that a tribute to our staff," Stewart said, also acknowledging the role parents and students played in case management.

During May the district was recording exposures at multiple sites daily. At one point more than half of the district's 43 sites

were on Fraser Health's exposure list.

"I wondered myself through that April and May stretch, 'are we going to make it, are we going to make it to the summer?'"

Stewart reflected. "The fact that we kept schools open is incredible."

The district has gone from recording a high of 78 cases in April to 63 in May, and now near-zero in June.

"So the vaccine program is having an impact," Stewart suggested. "I strongly encourage, if you can get out there and get that vaccine - absolutely, if you haven't done so yet."

So far the numbers show Langley's R.E. Mountain Secondary catchment has been the most active, with 86 COVID-19 cases recorded at the eight schools in

the catchment.

Mountain accounts for 28 of those cases.

Second to Willoughby is the Langley Secondary school catchment with 18 cases at LSS and 16 at H.D. Stafford Middle - contributing to the total of 59 cases recorded across the eight schools in that area.

Despite Walnut Grove Secondary being the largest school in the district with more than 2,000 students, it experienced 18 exposures - fewer than R.E. Mountain Secondary.

Stewart also spoke briefly about summer session. It will take place at nine elementaries, eight middle school sites, and two secondaries.

Information can be found online at www.sd35.bc.ca/schools/summer-session.



Stewart

Notice of Developer-Led Public Information Meeting Thursday, July 8th, 2021 at 6:30 pm

Township of Langley Project No: 08-14-0222

You are invited to a public information meeting regarding a proposed multi-family development at 20353 66th Ave.

The purpose of this virtual presentation is to inform neighbourhood residents of the proposal to build a 40-unit multi-family development with extensive amenities and to provide an additional opportunity for questions and feedback. The proposal includes: An OCP amendment to change the land-use designation from "Mixed-Use B" to a site specific land-use designation; Rezoning from Rural RU-3 Zone to CD Comprehensive Development Zone.



Zoom Meeting ID: 924 4641 0124
Passcode: 20353

For more information, contact:

Timothy Ankenman, *Principal*
Ankenman Marchand Architects
timothy@amarchitects.com | 604-872-2595

ANKENMAN MARCHAND
ARCHITECTS

VIRTUAL PUBLIC INFORMATION NOTICE

PROPOSED DEVELOPMENT
7189 - 208A STREET, LANGLEY

TOWNSHIP OF LANGLEY PROJECT: 08-13-0091

You are invited to a Public Information Meeting regarding a Proposed Development Project at 7189 - 208A Street, Langley, B.C. The purpose of this Public Information Meeting is to seek input from neighbors on a rezoning and development permit application (Township of Langley Project Number 08-13-0091) for five (5) new row housing. This project complies with Township's R-CL (RH) zoning.

The Developer and Consultant will be there to provide information on the proposal, hear your comments and answer questions.



Source: Development Activity Map by Township of Langley

DATE AND TIME

WHEN: Tuesday July 13, 2021 6:00 PM - 8:00 PM

WHERE: Virtual Via Zoom

FOR MORE INFORMATION - Please contact Rajesh Kumar, Architect AIBC
Ph: 604-754-0897 or kumar@kumararchitecture.com, or visit our project page

[HTTPS://WWW.READYSTUDIOS.CA/LANGLEY](https://www.readystudios.ca/langley)

