

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CREWH (REDWOOD PARK) HOMES LTD.) BYLAW 2019 NO. 5454

EXPLANATORY NOTE

Bylaw 2019 No. 5454 rezones property located at 21750 – 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CREWH (REDWOOD PARK) HOMES LTD.) BYLAW 2019 NO. 5454

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 (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454”.
- 2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

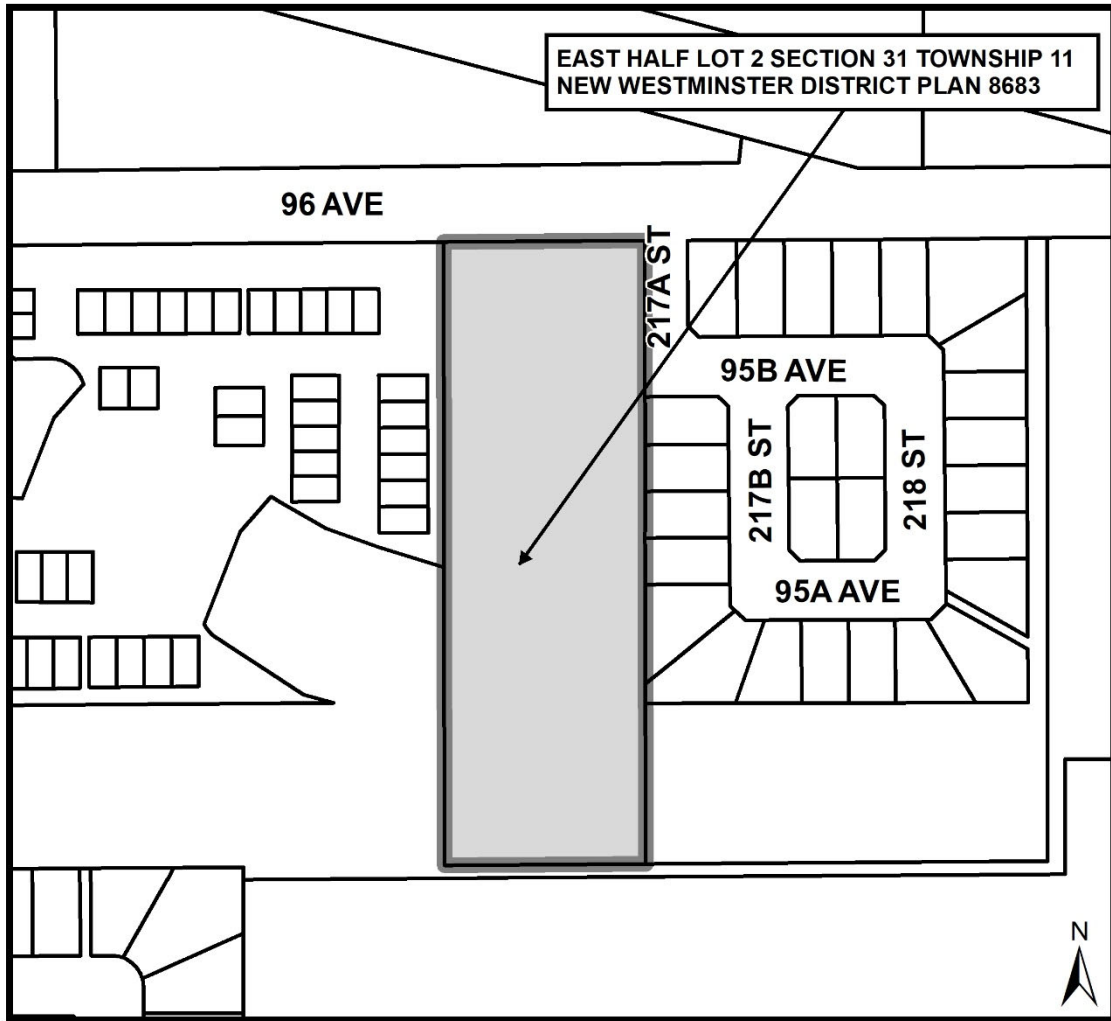
East Half Lot 2 Section 31 Township 11 New Westminster District Plan 8683

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-34.

READ A FIRST TIME the	11	day of	March	, 2019.
READ A SECOND TIME the	11	day of	March	, 2019.
PUBLIC HEARING HELD the	01	day of	April	, 2019.
READ A THIRD TIME the	13	day of	May	, 2019.
ADOPTED the		day of		, 2019.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5454



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101008

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Crewh (Redwood Park) Homes Ltd.

Address: 20414 – 67A Avenue
Langley, BC V2Y 2X5

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: East Half Lot 2 Section 31 Township 11 NWD Plan 8683

CIVIC ADDRESS: 21750 - 96 Avenue

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

- a. Building plans being in compliance with Schedules “A” through “I”;
- b. Landscape plans being in substantial compliance with Schedules “J” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. 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), to the acceptance of the Township;

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

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
 - b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
 - c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
 - d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

- SCHEDULE A Rendering
- SCHEDULE B Site Plan
- SCHEDULE C Site Plan Detail
- SCHEDULE D Streetscapes
- SCHEDULE E Building 1 Elevations
- SCHEDULE F Building 2 Elevations
- SCHEDULE G Building 3 Elevations
- SCHEDULE H Building 4 Elevations
- SCHEDULE I Building 5 Elevations
- SCHEDULE J Landscape Plan
- SCHEDULE K Planting Plan
- SCHEDULE L Environmental Area Landscape Plan
- SCHEDULE M Landscape Grading Plan
- SCHEDULE N Landscape Details
- SCHEDULE O Landscape Details
- SCHEDULE P Landscape Details

FOCUS
 ARCHITECTURAL
 CONSULTANTS
 1000 WEST 10TH AVENUE SUITE 100
 VANCOUVER, BC V6H 2G6
 TEL: 604.273.1111
 WWW.FOCUSARCHITECTS.COM

DESIGNED BY
 ARCHITECTURE
 CONSULTANTS
 FOR APPROVAL
 CONTRACT NO.

CLIENT
 CREW 11 (Redwood Park)
 FORMER LLC

PROJECT
 PROPOSED MULTI-FAMILY
 DEVELOPMENT
 2170 W AVENUE
 LANGLEY, BC

DRAWING TITLE
RENDERING

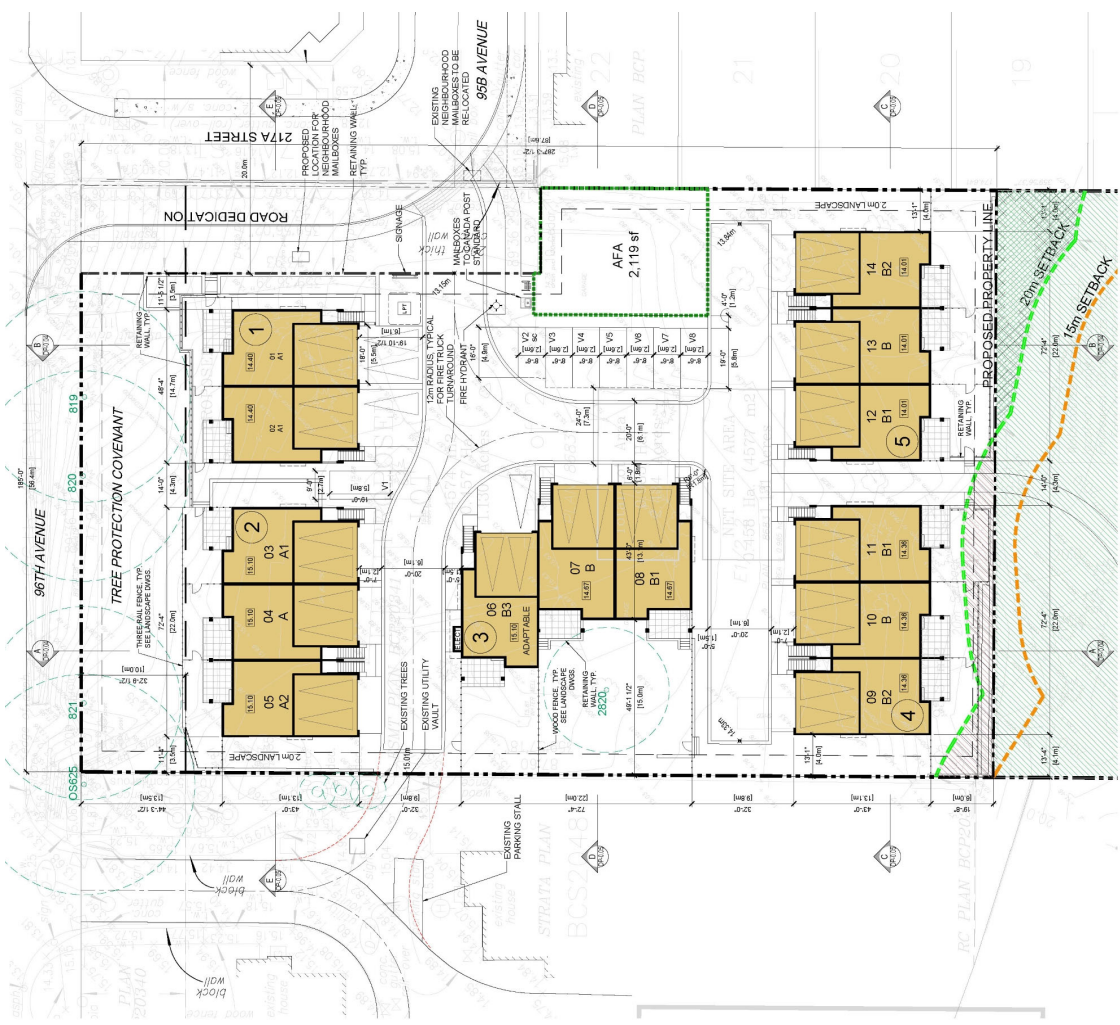
DATE - 08/27/2018
 DRAWN BY -
 CHECKED BY -
 SCALE -
 SHEET NO. - **1801**

SCALE
 1" = 10'-0"
DP-0.00



VIEW FROM EAST SITE ENTRY

SCHEDULE A RENDERING



SCHEDULE C SITE PLAN DETAIL





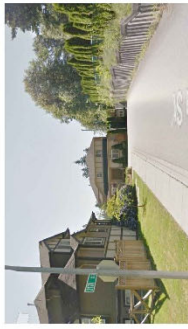
NORTH STREETSCAPE - 96 AVENUE



96 AVENUE EXISTING SITE ENTRY

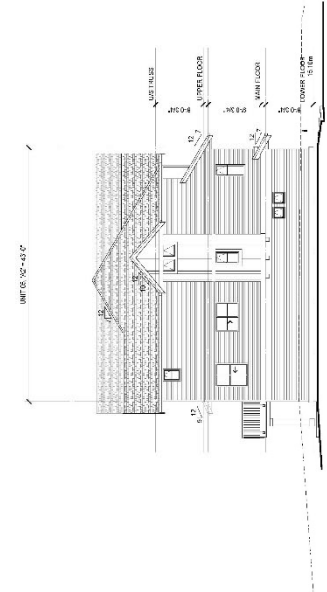


EAST STREETSCAPE - 217A STREET

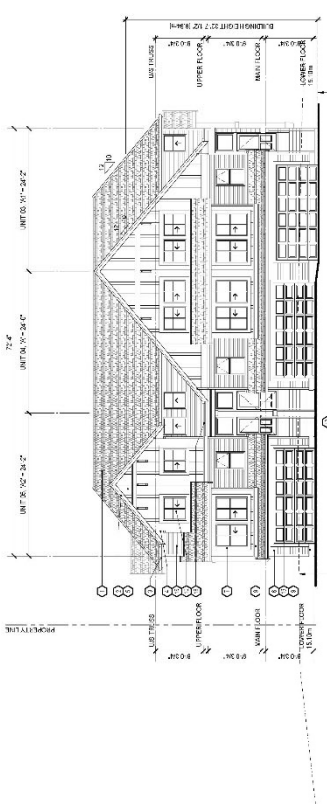


217A STREET EXISTING VIEW

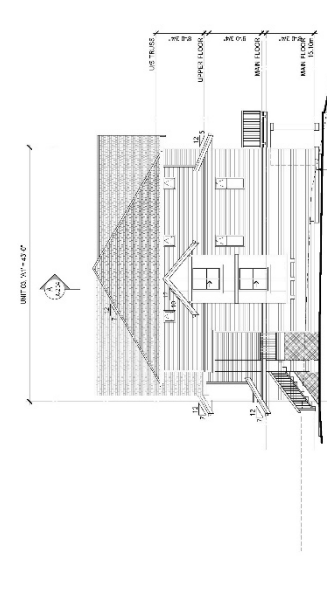
SCHEDULE D STREETSCAPES



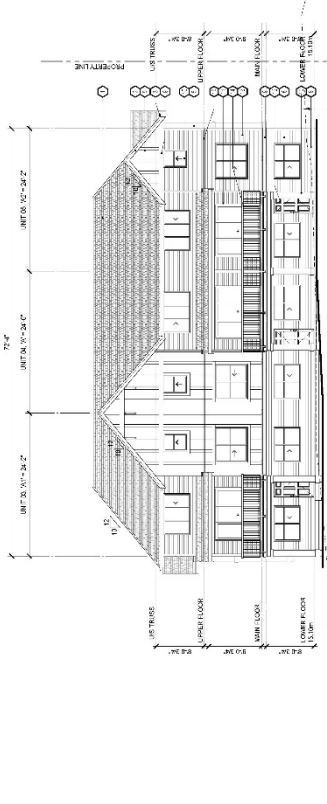
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



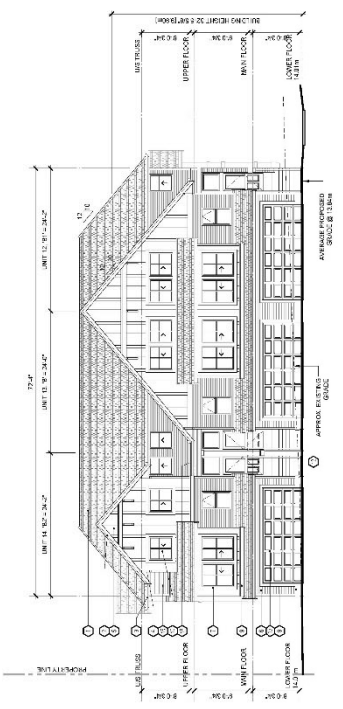
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

CLIENT: COREY H (Hiramwood Park)
 ARCHITECT: FOCUS ARCHITECTURAL
 PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
 21708A AVENUE
 LAMAR, MI 48130
 DRAWING TITLE: BUILDING 2 ELEVATIONS
 DATE: 08/28/2018
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

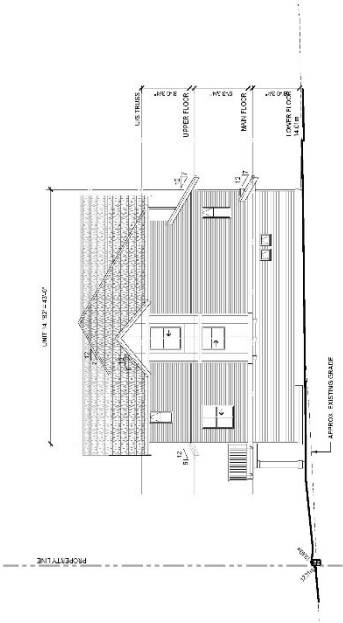
- ELEVATION LEGEND**
- COMPOSITE ASPHALT/FLY ASH ROLES
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 - ASPHALT/FLY ASH ROLES WITH 1/2" X 1/2" GRID
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 - ASPHALT/FLY ASH ROLES WITH 557518629986975352348164624853471557376" X 557518629986975352348164624853471557376" GRID
 - ASPHALT/FLY ASH ROLES WITH 11150372599739507046963292497069431144752" X 11150372599739507046963292497069431144752" GRID
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 - ASPHALT/FLY ASH ROLES WITH 356811923191664225502825359906221822222464" X 356811923191664225502825359906221822222464" GRID
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 - ASPHALT/FLY ASH ROLES WITH 1427247692766656902011301439624887288889856" X 1427247692766656902011301439624887288889856" GRID
 - ASPHALT/FLY ASH ROLES WITH 2854495385533313804022602879247775777779112" X 285449538553331380402260287924777577779112" GRID
 - ASPHALT/FLY ASH ROLES WITH 5708990771066627608045205758495551155558224" X 5708990771066627608045205758495551155558224" GRID
 - ASPHALT/FLY ASH ROLES WITH 11417981542133254116090411516911011111116448" X 11417981542133254116090411516911011111116448" GRID
 - ASPHALT/FLY ASH ROLES WITH 22835963084266508232180823033822022222222896" X 22835963084266508232180823033822022222222896" GRID
 - ASPHALT/FLY ASH ROLES WITH 4567192616853301646436164606764404444445792" X 4567192616853301646436164606764404444445792" GRID
 - ASPHALT/FLY ASH ROLES WITH 9134385233706603292872329213528808888891584" X 9134385233706603292872329213528808888891584" GRID
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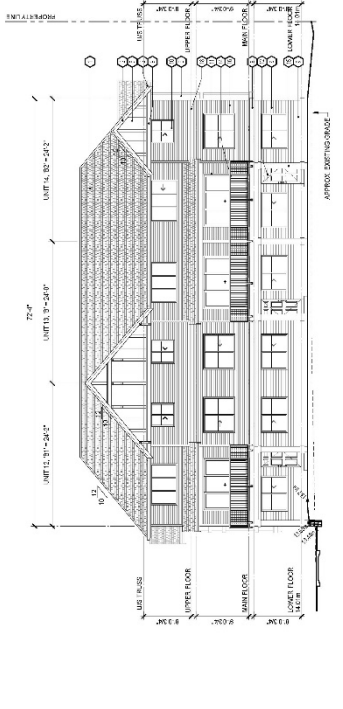
FOCUS ARCHITECTURAL
 1000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.FOCUSARCHITECTURAL.COM



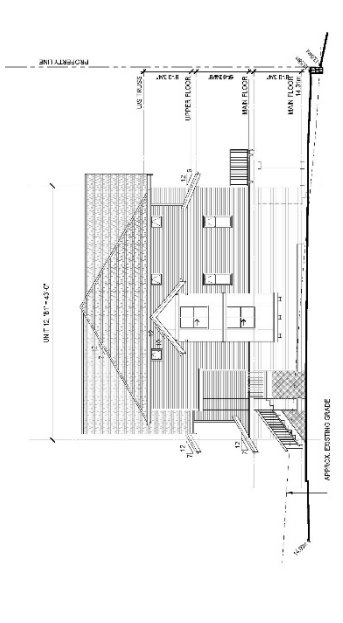
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

- EXTERIOR FINISHES**
- 1. SCALED DOUBLE GLAZED PVC WINDOW
 - 2. SCALED DOUBLE GLAZED PVC WINDOW
 - 3. SCALED DOUBLE GLAZED PVC WINDOW
 - 4. SCALED DOUBLE GLAZED PVC WINDOW
 - 5. SCALED DOUBLE GLAZED PVC WINDOW
 - 6. SCALED DOUBLE GLAZED PVC WINDOW
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 - 17. SCALED DOUBLE GLAZED PVC WINDOW
 - 18. SCALED DOUBLE GLAZED PVC WINDOW
 - 19. SCALED DOUBLE GLAZED PVC WINDOW
 - 20. SCALED DOUBLE GLAZED PVC WINDOW

DATE: 08/14/2014
 TIME: 10:00 AM
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
 2170W. ARLINE
 LARIMER, CO
 DRAWING TITLE: BUILDING 5 ELEVATIONS

DATE: 08/14/2014
 TIME: 10:00 AM
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
 2170W. ARLINE
 LARIMER, CO
 DRAWING TITLE: BUILDING 5 ELEVATIONS



Township of
Langley

Est. 1873

SCHEDULE I BUILDING 5 ELEVATIONS



Design Firm: **WSP | Parsons Brinckerhoff**
 10000 Highway 101, Suite 100
 Langley, BC V4A 4G1
 Phone: (604) 885-1100
 Fax: (604) 885-1101
 Email: info@wsp-parsons.com

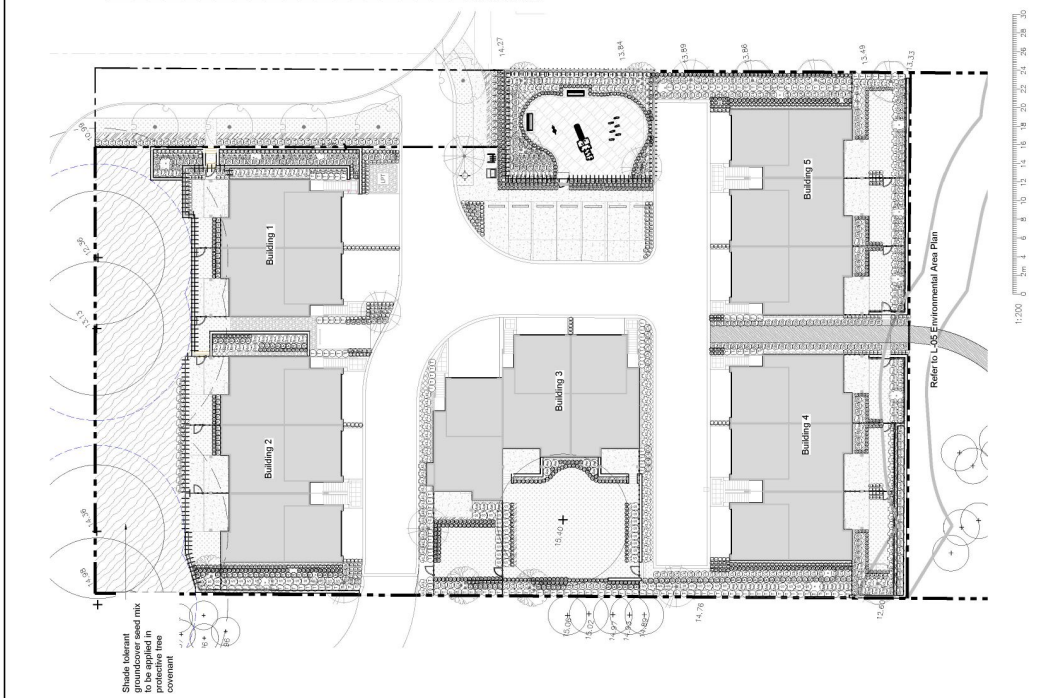
Drawing # **L-05**
 Project Title **PLANTING PLAN**
 DP2018-17
 NORTH

Drawing Title: **PLANTING PLAN**
 Project: **Township Project # 11-31-0045**
 Location: **Richwood Park**
 14 Unit Townhouse Development
 Langley Avenue
 Langley, BC

Stamp: _____
 Drawn: **LI**
 Checked: **SH**
 Approved: **WSP**
 Scale: **1:200**

Revision Table:
 No. | By | Description | Date
 1 | LI | Issued For DP | Dec 12, 2018
 2 | LI | Reissued For DP | Feb 23, 2019
 3 | LI | Reissued For DP | Dec 4, 2018
 4 | LI | Reissued For DP | Dec 20, 2018
 5 | LI | Reissued For DP | Mar 15, 2019
 6 | LI | Issued For DP | Apr 27, 2019
 7 | LI | For Final Coordination | Apr 27, 2019
 8 | LI | For Construction | Apr 27, 2019

PLANT SCHEDULE ONSITE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
A	Azalea japonica / Montgomery / Montgomery Flike Spiraea	#1	0.45m	142
Aw	Azalea x 'Winston's Innocence' / Winston's Innocence Azalea	#3	0.90m	39
F	Bergenia x 'Fire and Ice' / Fire and Ice Bergenia	#1	0.45m	155
B	Blechnum spicatum / Deer Fern	#2	0.45m	107
Ck	Comus sericea / Kelsey / Kelsey Dogwood	#3	0.75m	55
E	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	#1	0.90m	104
KL	Kalmia latifolia 'Minuet' / Minuet Mountain Laurel	#3	0.90m	118
L	Leucothoe axillaris 'Twisting Reed' / Twisting Reed Coastal Leucothoe	#3	0.45m	219
R	Rhododendron cataractense / Baden Baden / Baden Baden Rhododendron	#3	0.60m	122
Rm	Rosa meridionalis / Scovillana Rose	#3	0.90m	134
S	Spiraea japonica / Rubella / Spiraea	#3	0.90m	57
Sb	Spiraea betulifolia 'Tor' / Birchleaf Spiraea	#3	0.75m	151
T	Taxus x media 'H.M. Eddie' / Eddie Yew	1.2m Ht	0.75m	198
GRASS				
H	Hakonechloa macra 'Barn-Kaze' / Green Forest Grass	#1	0.45m	284
K	Koeleria macrantha / Prairie Junegrass	#1	0.45m	146
GROUND COVERS				
	Achillea millefolium / Pomegranate / Pomegranate Yarrow	CONT	SPACING	QTY
		#1	300mm	277
	Heuchera sanguinea / Ruby Bell / Coral Bells	#1	300mm	65



PLANT SCHEDULE OFFSITE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
SHRUBS				
Ck	Comus sericea / Kelsey / Kelsey Dogwood	#3	0.75m	55
L	Leucothoe axillaris 'Twisting Reed' / Twisting Reed Coastal Leucothoe	#3	0.45m	18
GRASS				
K	Koeleria macrantha / Prairie Junegrass	CONT	SPACING	QTY
		#1	0.45m	19
GROUND COVERS				
	Heuchera sanguinea / Ruby Bell / Coral Bells	CONT	SPACING	QTY
		#1	300mm	257

- PLANTING NOTES:**
- All plant material and the installation of plant material shall meet or exceed the standards required by the Canadian Landscape Standard (current edition)
 - Topsoil supplied shall be from a reputable source. A full analysis of the growing medium shall be provided to the contractor.
 - Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
 - Growing medium depths for planting as follows:
 a. Shrub: 150mm
 b. Sod: 150mm
 c. Tree pits: 1000mm with 300mm (below root ball)
 5. 1" minus compost mulch to be installed in all shrub planting areas.
 6. All landscaped areas to be irrigated.

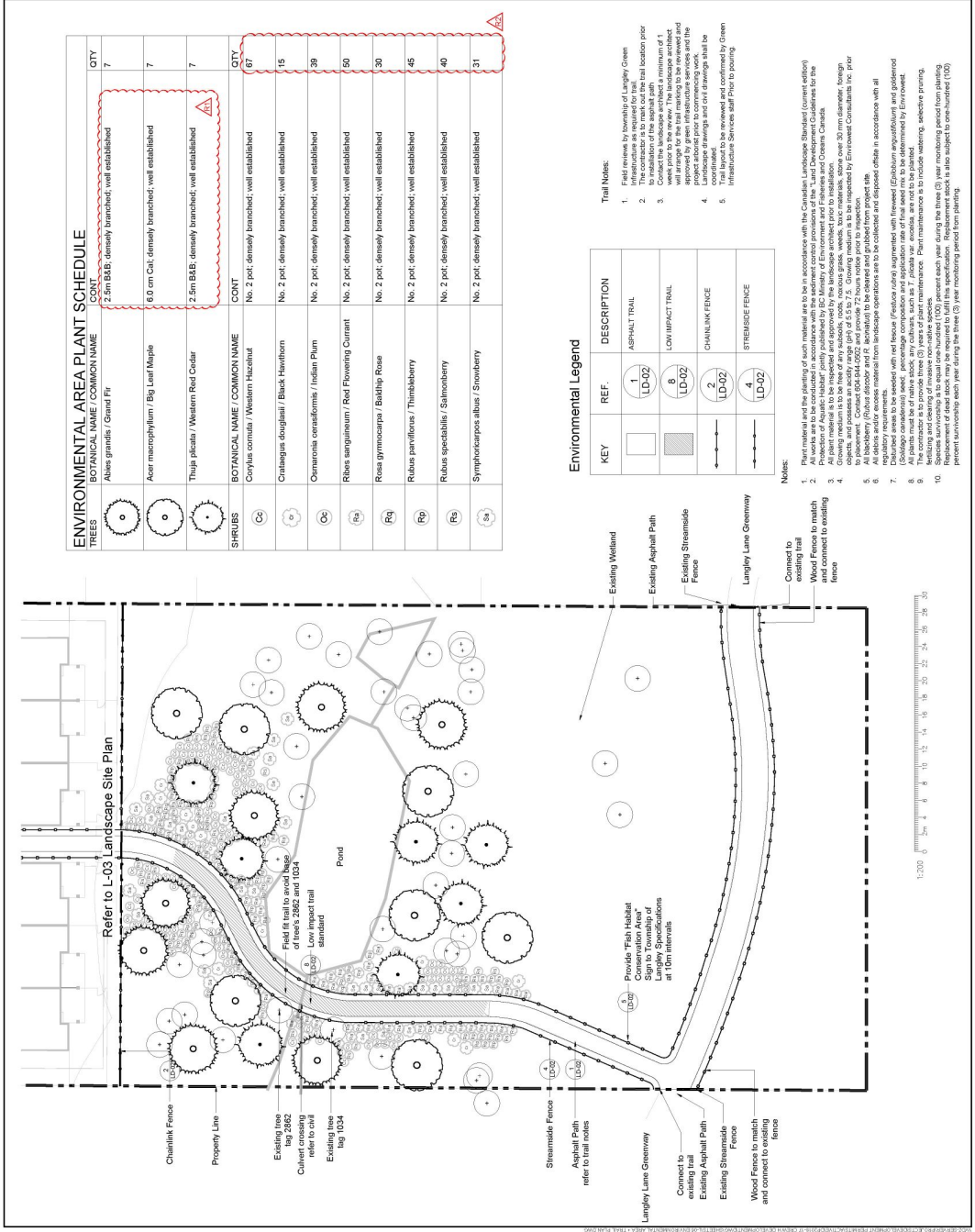


Drawing # L-06
 VZC Project # DP2018-17
 Drawing Title ENVIRONMENTAL AREA + TRAIL PLAN
 North Arrow
 Project: Township Project # 11-31-0045
 Location: Richmond Park
 14 Unit Townhouse Development
 Langley, BC

Rev	By	Description	Date
1	LD	Issue for Review	Nov 13, 2018
2	LD	Issue for Review	Nov 13, 2018
3	LD	Issue for Review	Nov 13, 2018
4	LD	Issue for Review	Nov 13, 2018
5	LD	Issue for Review	Nov 13, 2018
6	LD	Issue for Review	Nov 13, 2018
7	LD	Issue for Review	Nov 13, 2018
8	LD	Issue for Review	Nov 13, 2018
9	LD	Issue for Review	Nov 13, 2018
10	LD	Issue for Review	Nov 13, 2018

Revisions for Streamside Security Issued: Nov. 6, 2018
 Revised size and container description to correspond with Streamside Security Deposit.
 Shrub quantities on security deposit to be consistent with drawing.

Key Map (NFS)



ENVIRONMENTAL AREA PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY
○	Alnus grandis / Grand Fir	2.5m BAB; densely branched; well established	7
○	Acer macrophyllum / Big Leaf Maple	6.0 cm Cal; densely branched; well established	7
○	Thuja plicata / Western Red Cedar	2.5m BAB; densely branched; well established	7
○	SHRUBS	CONT.	QTY
○	Corylus cornuta / Western Hazelnut	No. 2 pot; densely branched; well established	67
○	Crataegus douglasii / Black Hawthorn	No. 2 pot; densely branched; well established	15
○	Osmorhiza ornata / Indian Plum	No. 2 pot; densely branched; well established	39
○	Ribes sanguineum / Red Flowering Currant	No. 2 pot; densely branched; well established	60
○	Rosa gymnocarpa / Bladder Rose	No. 2 pot; densely branched; well established	30
○	Ribes parviflorum / Thimbleberry	No. 2 pot; densely branched; well established	45
○	Ribes spectabile / Salmonberry	No. 2 pot; densely branched; well established	40
○	Symphoricarpos albus / Snowberry	No. 2 pot; densely branched; well established	31

Environmental Legend

KEY	REF.	DESCRIPTION
○	1	ASPHALT TRAIL
○	LD-02	LOW IMPACT TRAIL
○	LD-02	CHAINLINK FENCE
○	LD-02	STREAMSIDE FENCE

- ### Trail Notes:
- Field review by township of Langley Green Infrastructure is required for trail installation. The trail location prior to installation of the asphalt path will be reviewed and approved by the township prior to the review. The landscape architect will arrange for the tree removal to be reviewed and approved by the township prior to commencing work.
 - Trail layout to be reviewed and confirmed by Green Infrastructure Services staff prior to planting.

- ### Notes:
- Plant material and the planting of such material are to be in accordance with the Canadian Landscape Standard (Current edition).
 - All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Township of Langley" and approved by the Township of Langley.
 - All plant material is to be inspected and approved by the landscape architect prior to installation.
 - Growing medium is to be free of any tubers, roots, rocks, gravel, weeds, bare material, stone over 30mm diameter, foreign matter, and any other material that may be detrimental to the plants.
 - All plants are to be installed in accordance with the specifications of the landscape architect.
 - All plants are to be installed in accordance with the specifications of the landscape architect.
 - Planting and watering of plants is to be completed by the contractor within 14 days of installation.
 - Replacement of dead stock may be required to fulfill the specification. Replacement stock is also subject to one-hundred (100) percent survivorship each year during the three (3) year monitoring period from planting.



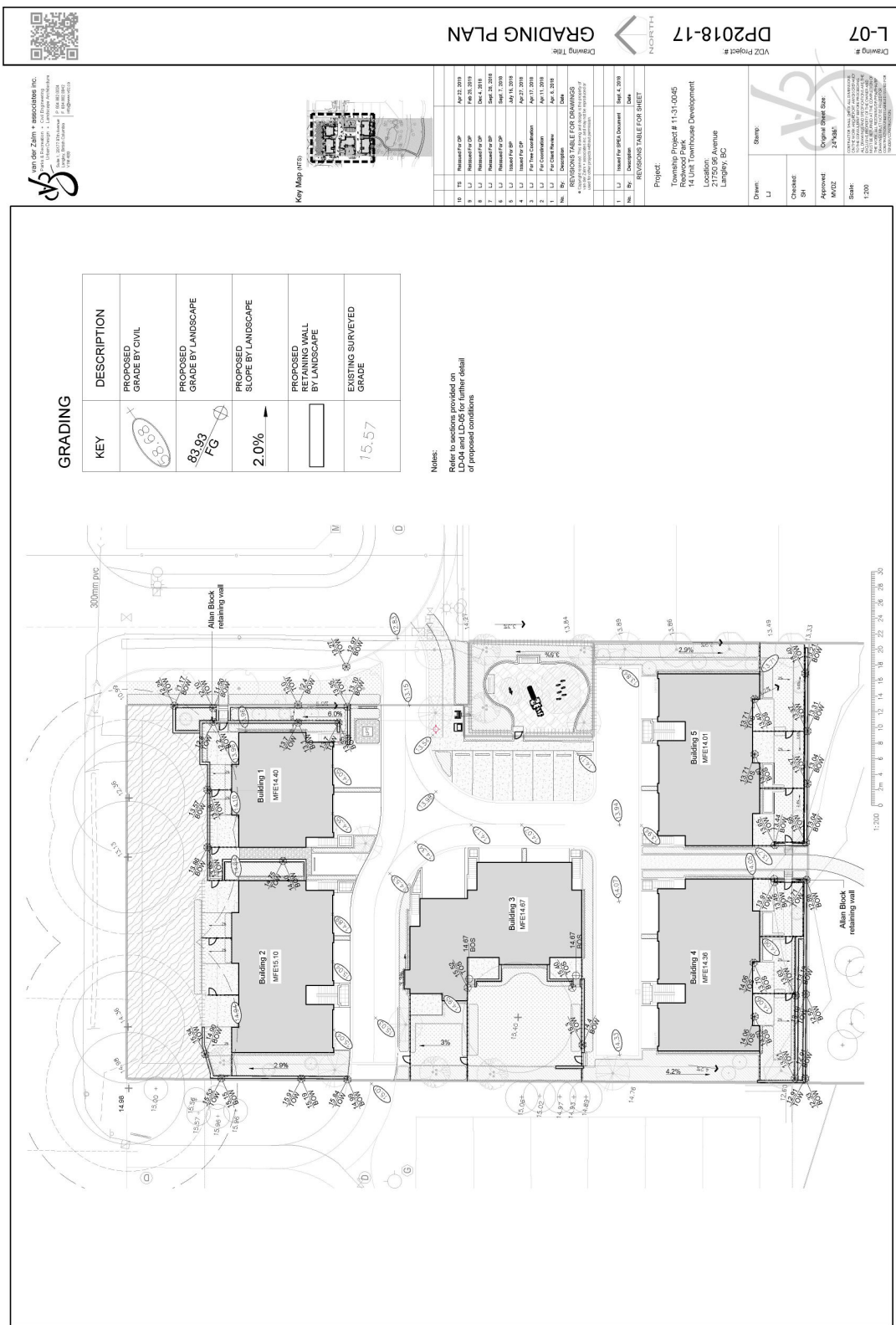
SCHEDULE L ENVIRONMENTAL AREA LANDSCAPE PLAN



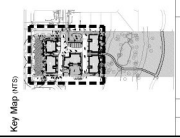
Township of
Langley

Est. 1873

SCHEDULE M LANDSCAPE GRADING PLAN



S&B Engineering Inc.
11500 148th Street, Unit 100
Langley, BC V3A 2K6
Tel: 604.881.1111
Fax: 604.881.1112
www.sandb.ca



No.	By	Description	Date
1	LI	Issued For DP	Apr 27, 2018
2	LI	Revised For DP	Apr 28, 2018
3	LI	Revised For DP	May 2, 2018
4	LI	Revised For DP	May 15, 2018
5	LI	Revised For DP	May 15, 2018
6	LI	Revised For DP	May 15, 2018
7	LI	Revised For DP	May 15, 2018
8	LI	Revised For DP	May 15, 2018
9	LI	Revised For DP	May 15, 2018
10	LI	Revised For DP	May 15, 2018
11	LI	Revised For DP	May 15, 2018
12	LI	Revised For DP	May 15, 2018
13	LI	Revised For DP	May 15, 2018
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46	LI	Revised For DP	May 15, 2018
47	LI	Revised For DP	May 15, 2018
48	LI	Revised For DP	May 15, 2018
49	LI	Revised For DP	May 15, 2018
50	LI	Revised For DP	May 15, 2018

Stamp: L-07
Checked: SH
Approved: MOC
Scale: 1:200

Project: Township Project # 11-31-0045
Richwood Park
14 Unit Townhouse Development
Location: 11500 148th Avenue
Langley, BC

Original Offer Date: 12-2012

REVISIONS TABLE FOR SHEET


No.	By	Description	Date
1	LI	Issued For SHEET DOCUMENT	May 4, 2018

REVISIONS TABLE FOR DRAWINGS

No.	By	Description	Date
1	LI	Issued For SHEET DOCUMENT	May 4, 2018



SCHEDULE P LANDSCAPE DETAILS



KOMPANI! PLAY TOWER, PHYSICAL, ADA SEATS
PCB1/09/04 - Play Tower, Physical, ADA Seats

KOMPANI! HOPSAND SPRINGER
KPC1/03/04 - Hopsand Springer

LD-03
Drawing #

DP2018-17
Project #

North

DETAILS


REVISED TABLE FOR DRAWINGS

NO.	DATE	DESCRIPTION
1	10/27/2018	REVISED TABLE FOR DRAWINGS
2	09/27/2018	REVISED TABLE FOR DRAWINGS
3	09/27/2018	REVISED TABLE FOR DRAWINGS
4	08/23/2018	REVISED TABLE FOR DRAWINGS
5	08/23/2018	REVISED TABLE FOR DRAWINGS
6	08/23/2018	REVISED TABLE FOR DRAWINGS
7	08/23/2018	REVISED TABLE FOR DRAWINGS
8	08/23/2018	REVISED TABLE FOR DRAWINGS
9	08/23/2018	REVISED TABLE FOR DRAWINGS
10	08/23/2018	REVISED TABLE FOR DRAWINGS

PROJECT: Township of Langley 11-01-0005
REvised Park
1-4 Unit Township Development
LOCATION: Langley Avenue
PROPERTY: SC

Drawn: L1
Checked: DL
Approved: MGP
Scale: AS SHOWN


KOMPANI! NEWSBURG SKILLS



KOMPANI! NEWSBURG SKILLS

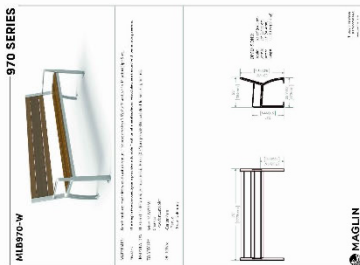
Product Name: NEWSBURG SKILLS
Category: PLAY
Age Range: 2-12
Max. No. Occupants: 10
Max. Height: 2.1m
Max. Weight: 227 kg

ASIM




970 SERIES

MIB970-W



MAGLIN

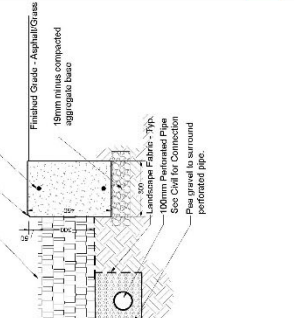
1 KOMPAN PLAY TOWER
KPC1/09/04



Product Description
A play tower with a slide and a climbing wall. The tower is made of galvanized steel and is painted in a bright green color. The slide is made of high-density polyethylene and is 1.5m high. The climbing wall is made of galvanized steel and is 1.5m high. The tower is 1.5m wide and 1.5m deep. The tower is suitable for children aged 3-12 years.

Product Information
Model: KPC1/09/04
Category: PLAY
Age Range: 3-12
Max. No. Occupants: 10
Max. Height: 2.1m
Max. Weight: 227 kg


3 PLAY AREA ENGINEERED WOOD FIBER
KPC1/11/14



Engineered Wood Fiber (EW) 6mm layer where curb, 15m Radius x 2.1M, 50mm from edge of concrete. Finished Grade - Asphalt/Grass. 100mm White compacted aggregate base. Landscape Fabric - Typ. 100mm Perforated Pipe See Call for Connection. Pipe gravel to surround perforated pipe.

GENERAL NOTES
1. Contractor is responsible for obtaining utility confirmation or utility locates.
2. No open pits shall be left open over night. All open pits shall be excavated, material disposed of, and pits backfilled with compacted material.
3. Concrete to be placed and finished in accordance with the specifications.
4. All 10' Finish to parking or walkway or adjacent finish path.

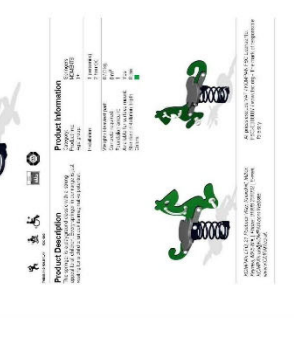
2 KOMPAN SPRINGER
KPC1/03/04



Product Description
A play structure with a spring rider. The structure is made of galvanized steel and is painted in a bright green color. The spring rider is made of high-density polyethylene and is 1.5m high. The structure is 1.5m wide and 1.5m deep. The structure is suitable for children aged 3-12 years.

Product Information
Model: KPC1/03/04
Category: PLAY
Age Range: 3-12
Max. No. Occupants: 10
Max. Height: 2.1m
Max. Weight: 227 kg

4 KOMPAN STILTS
KPC1/11/14



MILB970-W Bench. Cast in place concrete pad with rebar reinforcement in prepared channels in slab. 100mm min. of compacted 100% MGD aggregate base. 100mm min. of compacted 100% MGD aggregate base. Backfill with concrete mix. Check for level. Concrete to be placed and finished in accordance with the specifications. Finish with light brown paint. Finish with light brown paint. Finish with light brown paint.

GENERAL NOTES
1. Contractor is responsible for obtaining utility confirmation or utility locates.
2. No open pits shall be left open over night. All open pits shall be excavated, material disposed of, and pits backfilled with compacted material.
3. Concrete to be placed and finished in accordance with the specifications.
4. All 10' Finish to parking or walkway or adjacent finish path.

5 THREE RAIL FENCE AND GATE
KPC1/11/14



Product Description
A three rail fence and gate. The fence is made of galvanized steel and is painted in a bright green color. The gate is made of high-density polyethylene and is 1.5m high. The fence is 1.5m wide and 1.5m deep. The fence is suitable for children aged 3-12 years.

Product Information
Model: KPC1/11/14
Category: PLAY
Age Range: 3-12
Max. No. Occupants: 10
Max. Height: 2.1m
Max. Weight: 227 kg

6 BENCH
KPC1/11/14



10 ROW 800mm height 120mm diameter treated post. 60d Pressure Treated Post. 2x6 Cedar Rails. Post Cap. Slotted 317 mmv from post. Finish grade. 300mmØ (12") concrete. 100mm (4") min. of 95% MGD compacted 50mm coarse aggregate. Pipe and compact aggregate.

GENERAL NOTES
1. Contractor is responsible for obtaining utility confirmation or utility locates.
2. No open pits shall be left open over night. All open pits shall be excavated, material disposed of, and pits backfilled with compacted material.
3. Concrete to be placed and finished in accordance with the specifications.
4. All 10' Finish to parking or walkway or adjacent finish path.

From: Daniel Graham
Sent: Wednesday, July 17, 2019 3:39 PM
To: CD Agenda Bylaw
Subject: Item for DATE Council meeting agenda Bylaw No. 5454 (CREWH (Redwood Park) Homes LTD.)

Good Morning,

1. Please place Bylaw No. 5454 (CREWH (Redwood Park) Homes LTD.) on the Council agenda of July 22, 2019 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of March 11, 2019 attached to the Bylaw have been satisfactorily addressed.
3. Please note that the matter(s) raised by Council at the time of third reading has/have been addressed as follows:
The applicant has revised the proposal to include two (2) additional parking spaces on site.
4. The Public Hearing for the Bylaw(s) was held on April 1, 2019 with third reading given on May 13, 2019.
5. Also, please place accompanying Development Permit No. 101008 on the same agenda for issuance by Council.
6. Please use the following documents for the Council agenda:
F:\data\cdgen\cdbylaw\5454.docx
F:\data\council\2019 Agenda Hold\COM DEVDPs\DP 101008 Revised CrewH Homes (Redwood Park).docx

Regards,

Township of
Langley



Daniel Graham | Planner

Development Planning | Community Development
20338 – 65 Avenue, Langley, BC V2Y 3J1

Direct line: 604.533.6090x2239

Web | [Facebook](#) | [Twitter](#) | [YouTube](#)

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excellence