

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 18, 2017 – REGULAR EVENING MEETING REPORT: FROM:

REZONING APPLICATION NO. 100472 AND

DEVELOPMENT PERMIT APPLICATION NO. 100852 (YORKSON MEDICAL LTD. / 7900 BLOCK 206 STREET)

17-96 COMMUNITY DEVELOPMENT DIVISION 08-23-0132 FILE:

PROPOSAL:

SUBJECT:

Application to rezone a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street to Community Commercial Zone C-2 and to issue a Development Permit to facilitate development of a two storey 1,715 m² (18,461 ft²) retail/office building.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5312, subject to six (6) development prerequisites being completed prior to final reading, issuance of Development Permit No. 100852 subject to six (6) conditions, noting five (5) building permit conditions, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the Yorkson Neighbourhood Plan, and

the proposed Community Commercial C-2 zoning (with the exception of a height variance).





REZONING APPLICATION NO. 100472 AND DEVELOPMENT PERMIT APPLICATION NO. 100852 (YORKSON MEDICAL LTD. / 7900 BLOCK 206 STREET) Page 2 . . .

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312, rezoning a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street, to Community Commercial Zone C-2 to facilitate development of a two storey 1,715 m² (18,461 ft²) retail/office building, subject to the following development prerequisites being satisfied prior to final reading:

- A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including a traffic signal at 206 Street and 80 Avenue and modifications of constructed works to suit the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
- 2. Modification of the existing 4.5 metre wide street greenway on the south side of 80 Avenue to accommodate the proposed development to the acceptance of the Township;
- 3. Provision of final off-site landscape design plans including sidewalk alignment and intersection treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
- 4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), to the acceptance of the Township;
- 5. Registration of legal documents acceptable to the Township as follows:
 - a. an access easement over the central drive aisle in the parking area in favor of Lot 1 Section 23 Township 8 NWD Plan NWP22305;
 - b. a restrictive covenant prohibiting access to and from the site to 80 Avenue;
 - c. a restrictive covenant prohibiting reliance on street parking on 80 Avenue and 206 Street;
 - d. discharge of right of way BB118799; and
 - e. discharge of restrictive covenant BB1189801;
- 6. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at time of final reading of Bylaw No. 5312 authorize the issuance of Development Permit No. 100852 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "I";
- b. Section 602.6 of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a building of 14.6 metres in height as shown in Schedules "C" through "F";
- c. Landscape plans being in substantial compliance with Schedules "J" through "N", and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- d. All signage being in substantial compliance with Schedules "B" through "F" and "N", and the Township's Sign Bylaw,
- e. All refuse areas to be located in the underground parkade;
- f. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "H" and Schedule "L".

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

- a. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit; and further

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 100852.

EXECUTIVE SUMMARY:

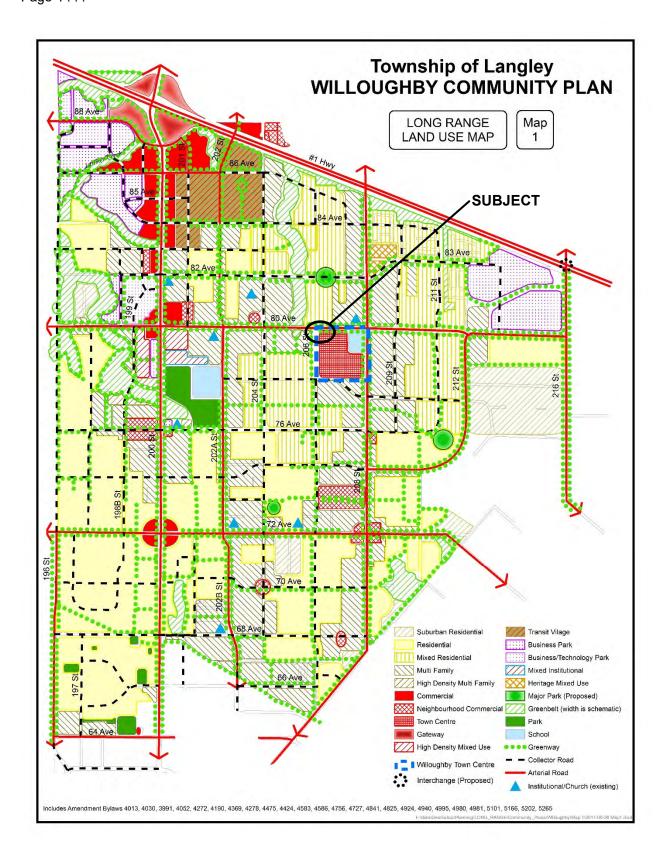
Isle of Mann Construction Ltd. has applied on behalf of Yorkson Medical Ltd. to rezone a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street to Community Commercial Zone C-2 to facilitate development of a two storey 1,715 m² (18,461 ft²) retail/office building. A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council with the opportunity to review the form, character and siting of the development. Additional details are contained in the attached materials.

The proposal is consistent with the overall objectives of the Yorkson Neighbourhood Plan and the proposed Community Commercial C-2 zoning (with the exception of a height variance). Staff recommend that Council consider the rezoning request, subject to the completion of six (6) development prerequisites, and issue Development Permit No. 100852 at time of final reading, subject to six (6) conditions and noting five (5) additional conditions to be completed prior to issuance of a building permit.

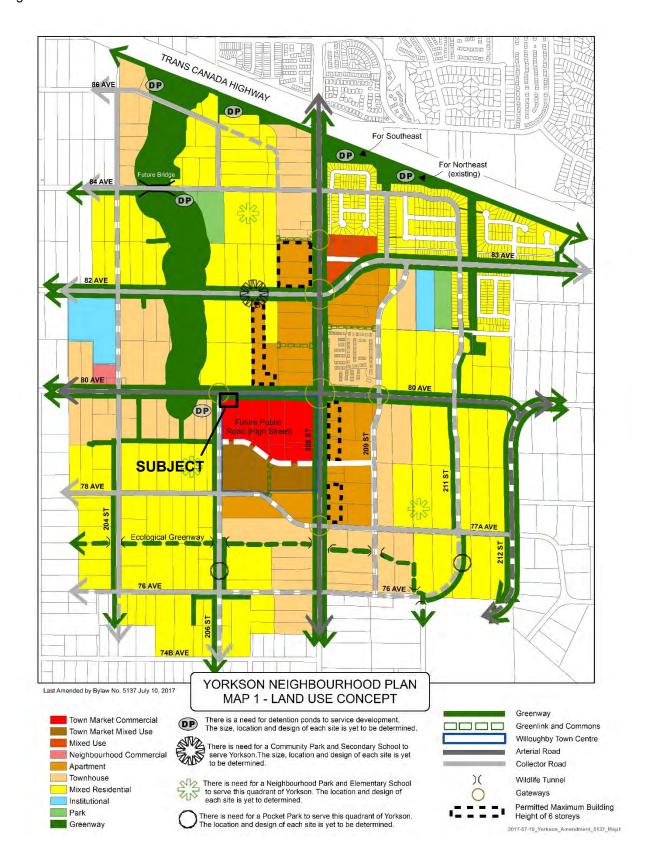
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5312 and Development Permit No. 100852.

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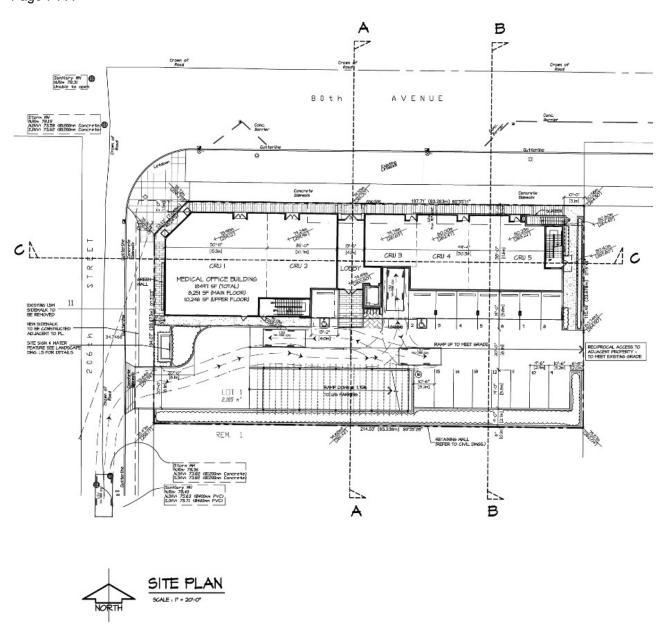


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ZONING BYLAW NO. 2500

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SITE PLAN: Submitted by Applicant

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RENDERING (SUBMITTED BY APPLICANT)

REZONING APPLICATION NO. 100472 AND DEVELOPMENT PERMIT APPLICATION NO. 100852 (YORKSON MEDICAL LTD. / 7900 BLOCK 206 STREET) Page 9 . . .

REFERENCE:

Owner: Yorkson Medical Ltd.

304-15292 Croydon Drive Surrey, BC V3Z 0Z5

Agent: Isle of Mann Construction Ltd.

304-15292 Croydon Drive Surrey, BC V3Z 0Z5

Legal Description: Lot 1 Section 23 Township 8

New Westminster District Plan BCP46141

Location : 7900 block of 206 Street

Area: 0.22 ha (0.5 ac)

Existing Zoning: Civic Institutional Zone P-1

Proposed Zoning: Community Commercial Zone C-2

Willoughby Community Plan: Town Centre Commercial

Yorkson Neighbourhood Plan: Town Market Commercial

BACKGROUND:

The subject site was rezoned Civic Institutional Zone P-1 in 2012 to accommodate development of a church for the Jubilee Pastoral Charge of the United Church of Canada (Bylaw No. 4780) at the same time as the overall Willoughby Town Centre rezoning application. The property has since sold. The current property owner has applied to rezone the property to Community Commercial Zone C-2 to allow commercial development consistent with the Yorkson Neighbourhood Plan.

DISCUSSION/ANALYSIS:

The subject site consists of a parcel zoned Civic Institutional Zone P-1 located in the 7900 block of 206 Street in the Southwest Phase of the Yorkson Neighbourhood Plan (Yorkson NP). The subject site is designated "Town Market Commercial" in the Yorkson NP, permitting development of commercial buildings up to 4 storeys in height in the core of the Town Market area with consideration of additional height permitted in the periphery of the Town Market area. The proposed building is in keeping with the Town Market Commercial policies. The Yorkson NP requires a greenway to be constructed along 80 Avenue and also identifies a requirement for a new road (206 Street) along the western edge of the site. The frontage works on 80 Avenue and 206 Street were constructed as part of the previous application and will be repaired or updated as necessary as a condition of the proposed development.

The proponent has applied to rezone the 0.22 ha (0.5 ac) site to facilitate development a two storey 1,715 m² (18,461 ft²) retail/office building on the northern portion of the site, with vehicle access from 206 Street to a surface parking area and ramp to an underground parking area on the southern portion of the site. To accommodate the development, the proponent has applied to rezone the site to Community Commercial Zone C-2 and for issuance of a Development Permit (including a height variance) for the site.

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Surrounding land uses include:

North: 80 Avenue beyond which are properties zoned Civic Institutional Zone P-1 where the

Yorkson Community Park is under construction;

South: A vacant property zoned Comprehensive Development Zone CD-89(F) currently under

application for a Development Permit for 32 townhouse units and a four (4) storey mixed use building (08-23-0124) beyond which is Willoughby Town Centre Drive;

East: A vacant property zoned Suburban Residential Zone SR-2 designated for "Town

Market Commercial" purposes in the Yorkson NP currently under application to rezone

(08-23-0129) beyond which is 206A Street;

West: 206 Street, beyond which is suburban residential property zoned Suburban Residential

Zone SR-2, designated for "Townhouse" purposes in the Yorkson NP.

Zoning Amendment:

The subject site is currently zoned Civic Institutional Zone P-1. Bylaw No. 5312 proposes to rezone the site to Community Commercial Zone C-2 to accommodate the proposed development. The project complies with the provisions of the site's proposed C-2 zoning in terms of siting, site coverage, parking, use and density. A variance to the building height is requested in the Development Permit.

Development Permit:

In accordance with Council's policy, supporting materials have been submitted detailing the proposed development's form, character and siting. Development Permit guidelines relevant to the site are contained in the Willoughby Community Plan Development Permit Area J – Town Market Commercial (see Attachment B). Proposed Development Permit No. 100852 is attached to this report (see Attachment A). The proponent's planning and design rationale is included as Attachment C.

The proposed two storey building contains 1,715 m² (18,461 ft²) of commercial retail and office space. The ground floor is oriented to the 80 Avenue greenway with pedestrian oriented entrances and signage. Access to the second floor and the rear and underground parking is provided from a central lobby corridor. A pedestrian connection is provided from the rear of the building to 80 Avenue on the east side of the building.

The building is articulated with varied rooflines and projecting architectural elements. Canopies project over the pedestrian realm to the property line providing continuous weather protection around the base of the building. Significant glazing is used on the building in combination with three colours of composite metal panel cladding, architecturally finished concrete and cedar soffits.

Fascia signage is proposed below the canopy at a pedestrian scale for the ground floor units. A single fascia sign is proposed on the upper storey facing 80 Avenue. The fascia signage is raised channel letters. A monument sign is proposed in combination with a water feature and planting at the driveway entrance to the site from 206 Street. All signage is required to comply with the Township's Sign Bylaw, and to be sized and located in keeping with the Development Permit (Attachment A - Schedules "B" through "F" and "N").

Rooftop mechanical equipment is proposed to be centrally located on the western edge of the roof where it is enclosed with an architectural parapet and so screened from view from adjacent streets. A green roof is proposed on the eastern half of the roof improving the view of the roof from surrounding higher buildings.

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A corner feature incorporating seating and landscaping is proposed at the corner of 206 Street and 80 Avenue. A green wall and water feature are proposed on the 206 Street side of the site. These features combine with the proposed architecture to create a landmark building at the entrance to the Willoughby Town Centre in keeping with the development permit area guidelines.

The proposed building's height (14.6 m / 47 ft) exceeds the 12 m (39 ft) permitted in the Community Commercial C-2 Zone. The applicant has requested a variance to accommodate the additional height. Staff is supportive of the variance as the proposed height supports the development of a landmark building on the subject site in keeping with the objectives of the Yorkson NP. In addition the proposal is in keeping with the height policies of the "Town Market Commercial" land use designation which permit development of commercial buildings up to four storeys in the core of the Town Market area with consideration of additional height permitted in the periphery of the Town Market area.

The proposed building's site coverage (51%) and siting comply with the provisions of the Community Commercial C-2 zone. The development, in staff's opinion, complies with the intent of the Yorkson NP and with the Development Permit guidelines for the area (Attachment B).

Greenways:

The 80 Avenue greenway was dedicated and constructed as a condition of the previous rezoning application. As a condition of this application, the applicant is required to remove the driveway to 80 Avenue which currently crosses the greenway (constructed to support the previously proposed church) and to make any repairs or changes needed to accommodate the currently proposed development. No additional dedication is required. Details of the open space improvements are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. As a condition of final reading, the proponent is required to secure construction of the greenway as part of a Servicing Agreement. The Yorkson Greenway Amenity Policy was addressed as part of the previous rezoning application

Tree Protection/ Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that six (6) significant trees exist on the subject site, none of which are proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), a total of 16 replacement trees are required to be planted. In addition, approximately four (4) new street trees and trees in greenways are expected along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). As the applicant is proposing to plant 16 trees on-site (including replacement trees) as part of the development and three (3) trees were installed in the greenway as part of the previous rezoning, approximately 23 trees will be in place following development. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Landscaping:

The landscape plans (Attachment A - Schedules "J" to "N") propose plantings of evergreen and deciduous trees, shrubs and groundcovers throughout the site to enhance the development and provide separation between public and private space. The frontage of the property is proposed to be developed to a commercial standard with hard surface treatments in combination with plantings allowing for a pedestrian oriented commercial environment. A feature area is proposed at the corner of 206 Street and 80 Avenue incorporating seating, paving details and planting. The feature area coordinates hardscape elements with other intersections in the Willoughby

REZONING APPLICATION NO. 100472 AND DEVELOPMENT PERMIT APPLICATION NO. 100852 (YORKSON MEDICAL LTD. / 7900 BLOCK 206 STREET) Page 12...

Town Centre but defines a unique identity for the subject site through the provision of a green wall and water feature. A green roof is proposed on the eastern half of the roof. The surface level utilities such as hydro transformers, gas meters and parkade exhaust are screened with structural elements such as fencing and trellises and landscaping as per Schedule "L".

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan (Streamside Protection), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of 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. There are no watercourses on the subject site.

Transit:

Trans Link is operating bus route 595 along 208 Street approximately 350 metres east of the subject site to connect the Carvolth Exchange Park and Ride to Langley Centre. The road layout of the overall Yorkson Neighbourhood has been designed to accommodate the provision of transit routes, and bus stops have been constructed on 208 Street north and south of 80 Avenue.

Servicing:

The 80 Avenue and 206 Street frontages of the site were dedicated and constructed as a condition of the previous rezoning application. As a condition of this application, the applicant is required to remove the 80 Avenue driveway (constructed to support the previously proposed church) and to make any repairs or changes needed to accommodate the currently proposed development. No additional dedication is required. 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, the traffic signal at 206 Street and 80 Avenue, greenways, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Access and Parking:

Access to the site is proposed by driveway from 206 Street. To ensure connectivity between development sites in the Willoughby Town Centre, a condition of development is provision of an access easement over the drive aisle on the subject site in favor of the property to the east allowing for future connection between 206 and 206A Streets. This connection will be completed at time of development of the property to the east. Pedestrian access will be provided from the greenway along 80 Avenue and a new sidewalk constructed along 206 Street.

In compliance with the Zoning Bylaw, 72 parking spaces are proposed for the development (16 located on the surface and 56 in a one-level underground parkade) as follows:

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	Required Parking Spaces	Provided Parking Spaces
Office: 1 space per 28 m ²	952 m ² / 28 m ² = 34	34
Retail: 1 space per 20 m ²	763 m ² / 20 m ² = 38	38
Total:	72	72

Developer Held Public Information Meeting:

In accordance with the Developer Held Public Information Meeting Policy, the applicant held a Public Information Meeting on July 19, 2017 from 7:00 to 8:30 pm at the Willoughby Community Hall. At the Public Information Meeting, 13 people signed in and seven (7) people provided written comments to the developer. The applicant's summary of the Public Information Meeting and response to comments is included as Attachment D to this report.

Development Prerequisites:

Prior to final reading, the following items must be finalized:

- A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including a traffic signal at 206 Street and 80 Avenue and modifications of constructed works to suit the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
- 2. Modification of the existing 4.5 metre wide street greenway on the south side of 80 Avenue to accommodate the proposed development to the acceptance of the Township;
- 3. Provision of final off-site landscape design plans including sidewalk alignment and intersection treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
- 4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), to the acceptance of the Township;
- 5. Registration of legal documents acceptable to the Township as follows:
 - a. an access easement over the central drive aisle in the parking area in favor of Lot 1 Section 23 Township 8 NWD Plan NWP22305;
 - b. a restrictive covenant prohibiting access to and from the site to 80 Avenue;
 - c. a restrictive covenant prohibiting reliance on street parking on 80 Avenue and 206 Street;
 - d. discharge of right of way BB118799; and,
 - e. discharge of restrictive covenant BB1189801; and
- 6. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA).

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POLICY CONSIDERATIONS:

The proposed development is located in an area designated as "Town Centre Commercial" in the Willoughby Community Plan and "Town Market Commercial" in the Yorkson NP. The proposed development complies with the land use provisions of these plans and with the provisions of the proposed Community Commercial C-2 Zone with the exception of the proposed height variance. In staff's opinion, accompanying Development Permit No. 100852 complies with the Development Permit Area "J" Town Market Commercial Guidelines of the Willoughby Community Plan.

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Yorkson NP. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5312 (subject to six (6) development prerequisites), authorize issuance of the accompanying Development Permit No. 100852 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100852		
	SCHEDULE A	Rendering	
	SCHEDULE B	Site Plan	
	SCHEDULE C	North Building Elevation	
	SCHEDULE D	South Building Elevation	
	SCHEDULE E	East Building Elevation	
	SCHEDULE F	West Building Elevation	
	SCHEDULE G	Ramp Elevation	
	SCHEDULE H	Roof Plan	
	SCHEDULE I	Colours and Materials	
	SCHEDULE J	Landscape Material and Grading	
	SCHEDULE K	Landscape Shrub Plan	
	SCHEDULE L	Landscape Roof Top Plan	
	SCHEDULE M	Landscape Detail and Section	
	SCHEDULE N	Landscape Detail	
ATTACHMENT B	Willoughby Community Plan Development Permit Guidelines		
ATTACHMENT C	Design Rationale provided by Architect		
ATTACHMENT D	Developer Held Public Information Meeting Summary		
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ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Per	mit No. 100852		
This Permit is iss	ued this	day of	, 2017 to:
1. Name:	Yorkson Medical Ltd.		
Address:	304-15292 Croydon Drive Surrey, BC V3Z 0Z5		

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

LEGAL DESCRIPTION: Lot 1 Section 23 Township 8 New Westminster District

Plan BCP46141

CIVIC ADDRESS: 7900 block of 206 Street

- 3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
 - a. Building plans being in substantial compliance with Schedules "A" through "I";
 - b. Section 602.6 of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a building of 14.6 metres in height as shown in Schedules "C" through "F";
 - c. Landscape plans being in substantial compliance with Schedules "J" through "N", and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
 - d. All signage being in substantial compliance with Schedules "B" through "F" and "N", and the Township's Sign Bylaw,
 - e. All refuse areas to be located in the underground parkade;
 - f. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "H" and Schedule "L".

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

- a. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit.

DEVELOPMENT PERMIT NO. 100852 (YORKSON MEDICAL LTD.)
Page 2 . . .

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.

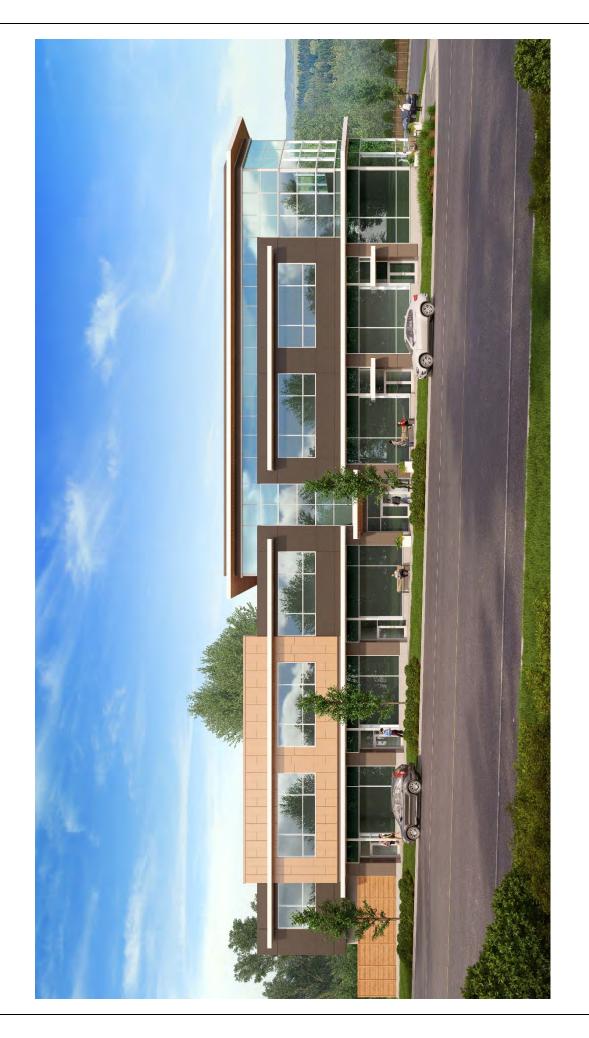
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2017.

Attachments:

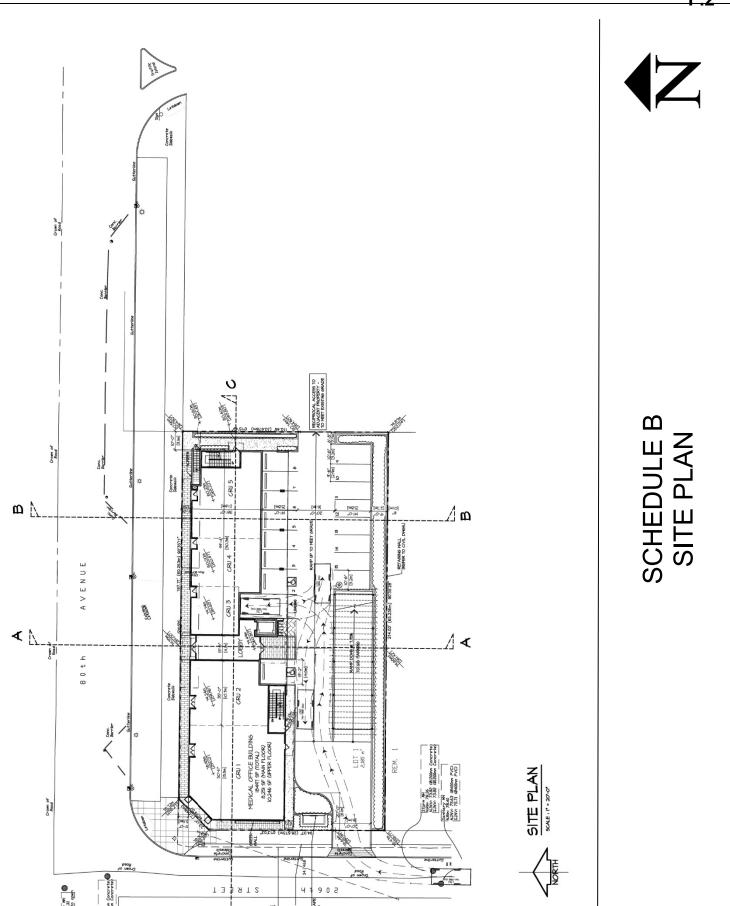
SCHEDULE A

COLLEGEL	rtondoning
SCHEDULE B	Site Plan
SCHEDULE C	North Building Elevation
SCHEDULE D	South Building Elevation
SCHEDULE E	East Building Elevation
SCHEDULE F	West Building Elevation
SCHEDULE G	Ramp Elevation
SCHEDULE H	Roof Plan
SCHEDULE I	Colours and Materials
SCHEDULE J	Landscape Material and Grading
SCHEDULE K	Landscape Shrub Plan
SCHEDULE L	Landscape Roof Top Plan
SCHEDULE M	Landscape Detail and Section
SCHEDULE N	Landscape Detail

Rendering







Storm MH N.Rh. 78.19 N.INV. 73.58 (B1200m Concrete)

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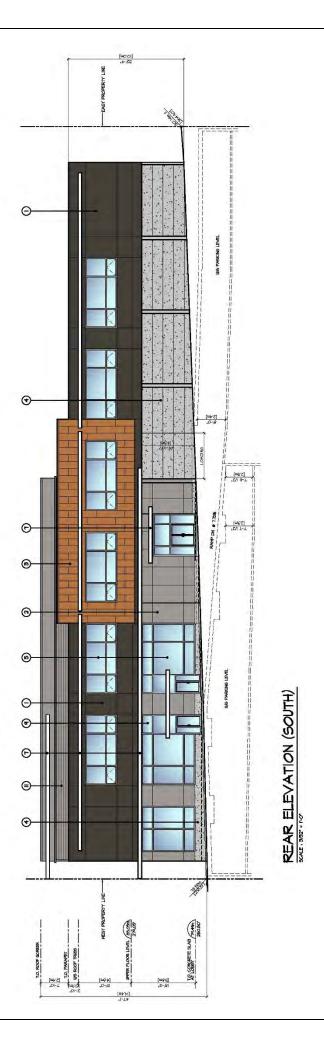


SCHEDULE C NORTH BUILDING ELEVATION





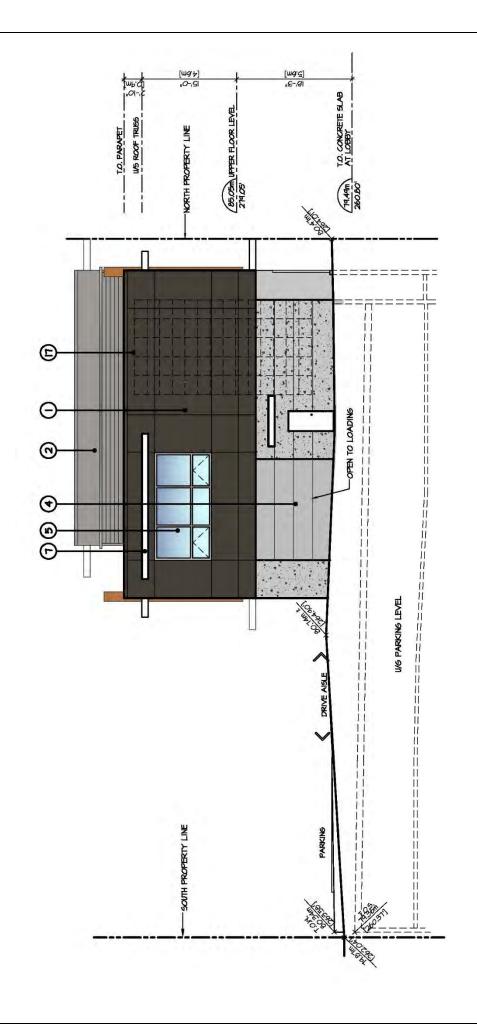
SOUTH BUILDING ELEVATION







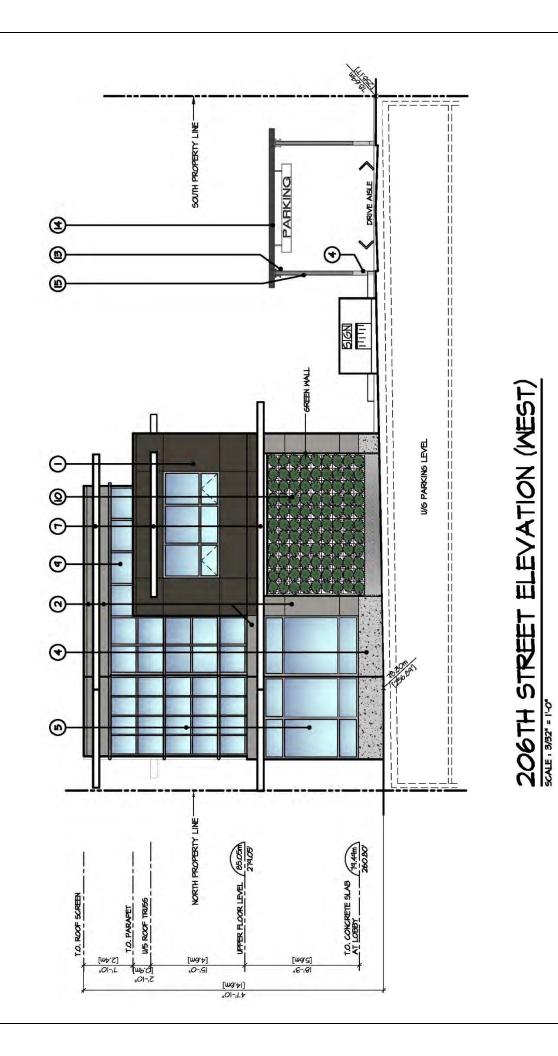
SCHEDULE E EAST BUILDING ELEVATION





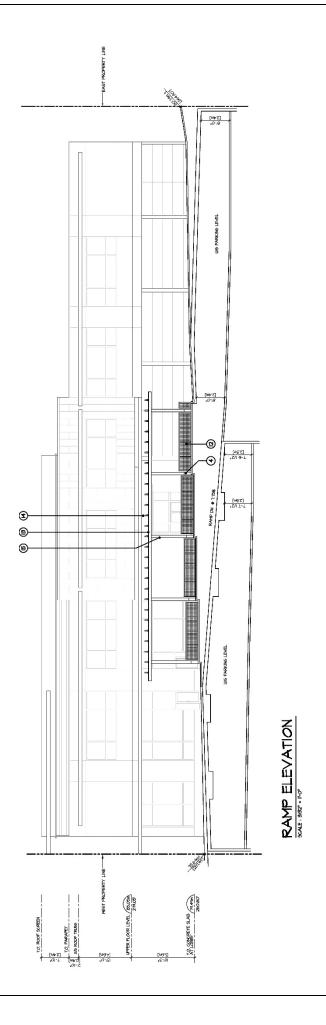
EAST ELEVATION SALE, 3827 = 1-01

SCHEDULE F WEST BUILDING ELEVATION

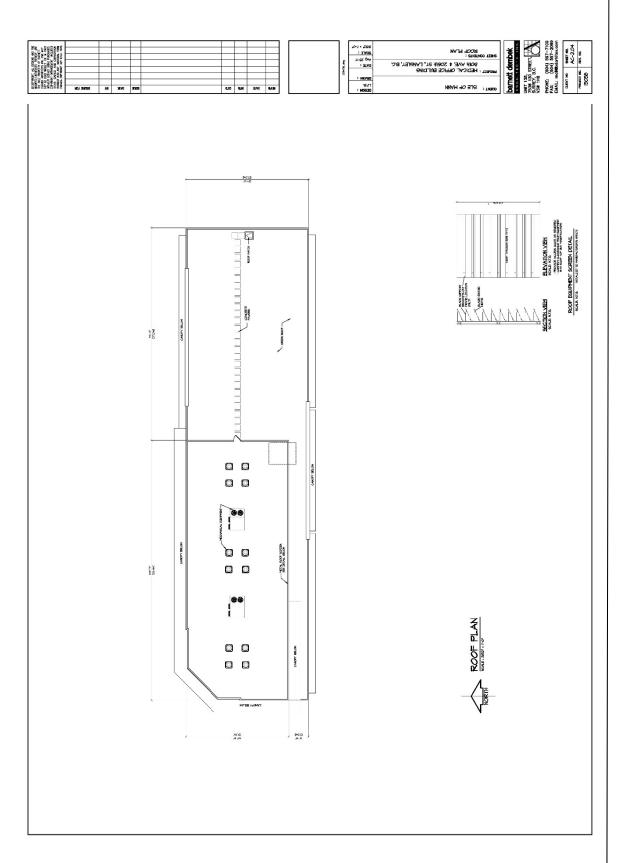




SCHEDULE G RAMP ELEVATION





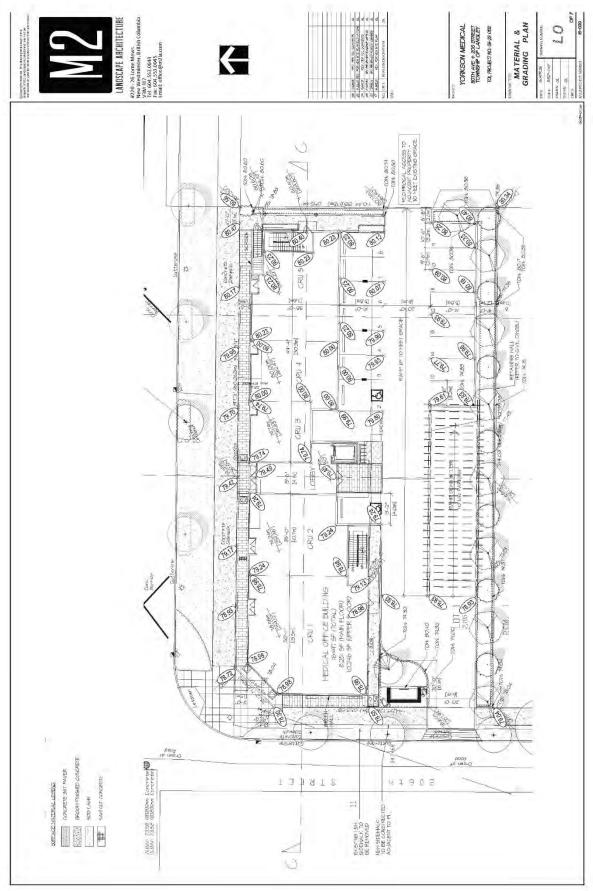


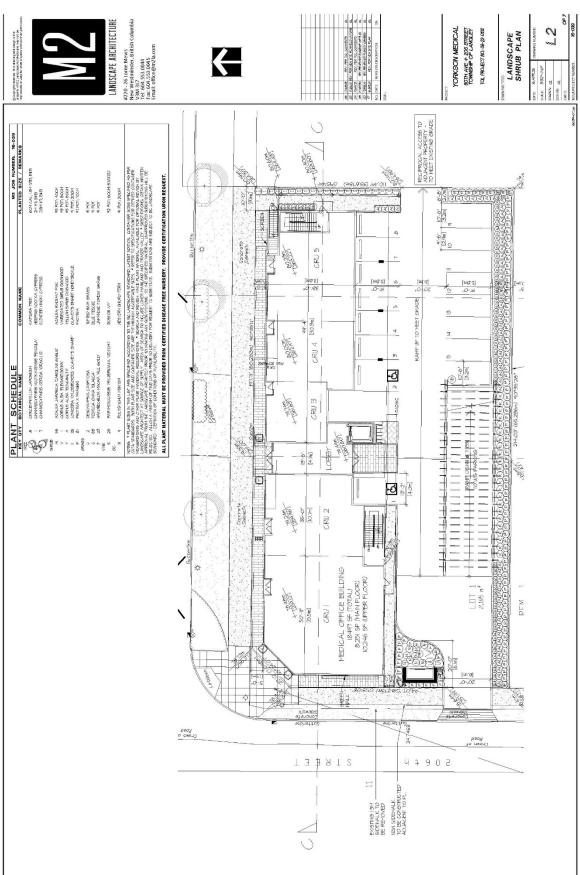
SCHEDULE I COLOURS AND MATERIALS





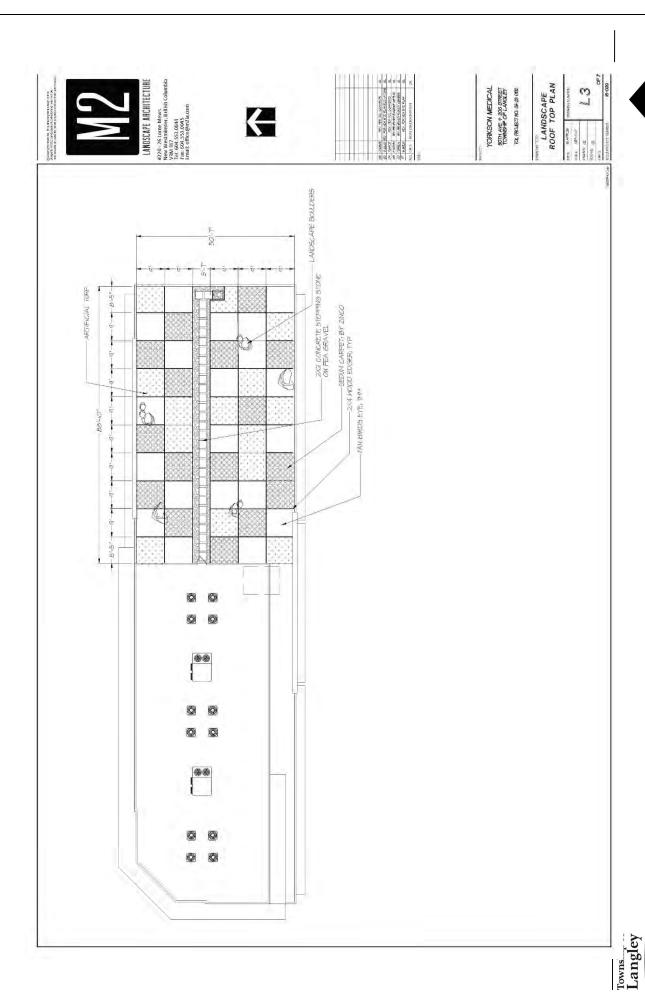
SCHEDULE J LANDSCAPE MATERIAL AND GRADING







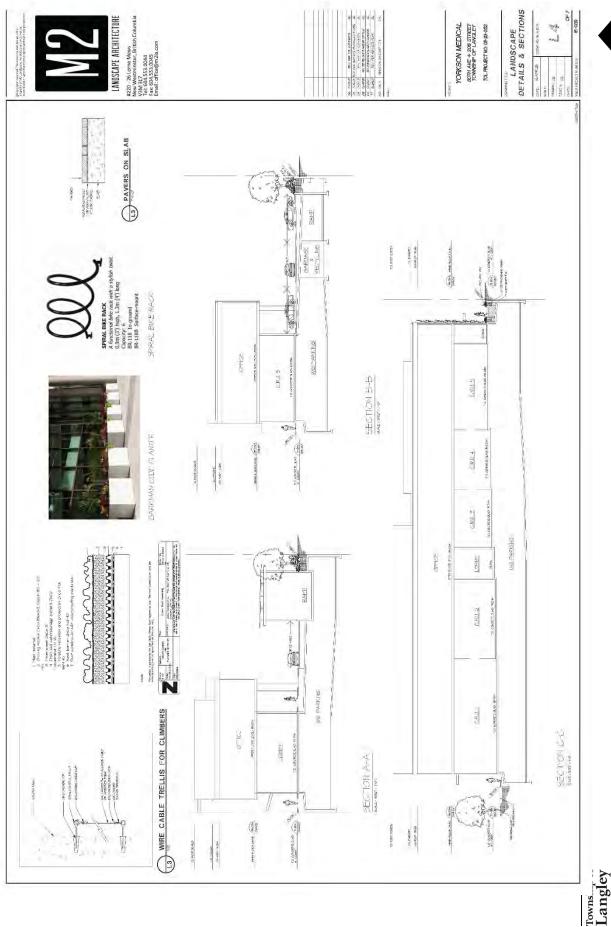


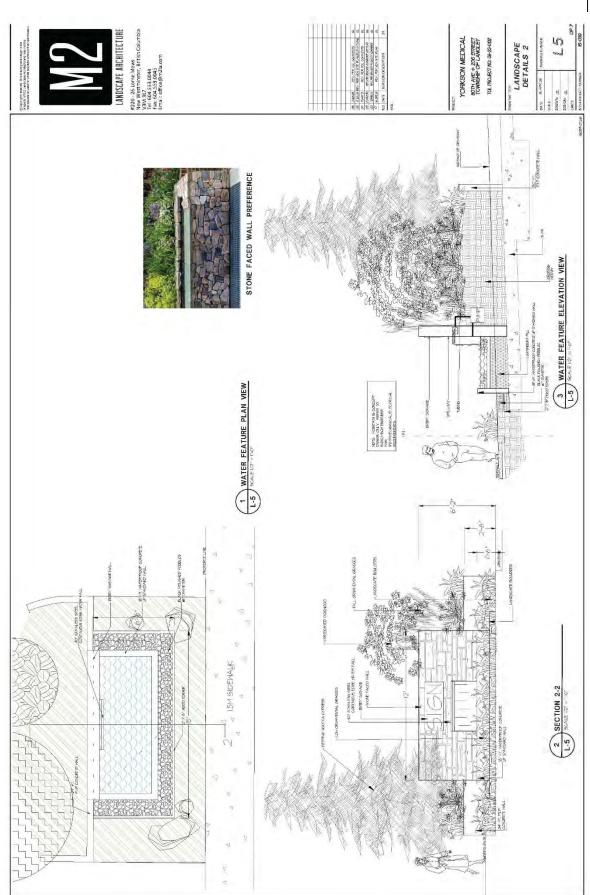


SCHEDULE L LANDSCAPE ROOF TOP PLAN



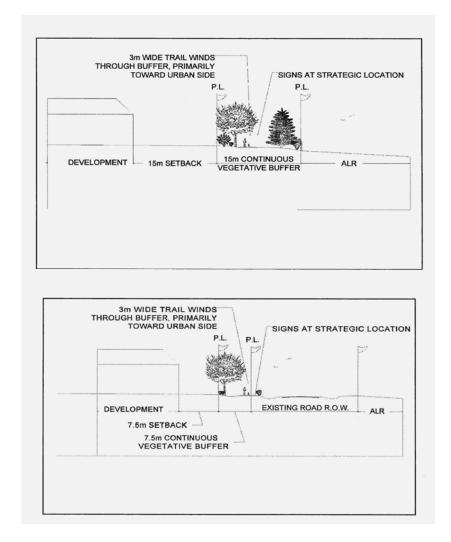
SCHEDULE M LANDSCAPE DETAIL AND SECTION











- Notification shall be provided on new property titles within the development permit area indicating the proximity to ALR lands and the potential for sound, odour and airborne impact from natural farm activities.
- Agricultural awareness signage shall be provided advising of farm activities.

DEVELOPMENT PERMIT AREA "J" – TOWN MARKET COMMERCIAL

4825 30/05/11

4.4 MIXED USE DEVELOPMENT PERMIT PROVISIONS

4586 04/02/08

General

4.4.1

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

The objective of this development permit area designation is to encourage development of a pedestrian oriented commercial and residential community centre.

Unless the owner of land first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of development must not be started.

Development permit guidelines are as follows:

Development with residential above shall also conform to the development permit guidelines in section 4.1.2.3 (Multi Family).

Mid-rise development shall also comply with the mixed use design guidelines in section 4.1.2.3 (Town Centre Mixed Use).

These provisions apply to all buildings and all phases.

Site Design

- o Development shall provide a walkable 'pedestrian-scale' Town Market.
- The Town Market shall be designed, as reflected in the accompanying concept illustration. The required design elements are:
 - A centrally located public plaza with food services (such as restaurants, neighbourhood pubs, cafes, coffee shops, bistro's, etc.) facing the plaza and including outdoor seating located adjacent to the intersection of the main pedestrian connection and main street surrounded by pedestrian scale development;
 - A main 'pedestrian scale' street through the site;
 - Continuous weather protection;
 - A minimum of 50% of the required parking shall be provided underground with no more than 50% of parking being surface parking. Remaining surface parking should be located to the rear or sides of buildings and designed sympathetically to the pedestrian environment;
 - A *bio-lung* designed into the main pedestrian corridor through the development and connecting to adjacent properties;
 - Decorative amenity features in the plaza area;
 - Street facing commercial development; and
 - Consistent complementary exterior design and finish.
- A landmark building defining the intersection shall be located at the main corner and/or entrance.
- Garbage containers must be located so they are not visible from surrounding residential and commercial development and roadways and fully enclosed (i.e. roofed) within a screened enclosure, or alternatively located within a building. Such enclosures shall be architecturally detailed to compliment the development.
- Design shall take into account CPTED (Crime Prevention Through Environmental Design) principles.

Building Form

- The height, massing and siting of buildings and design of signage and other elements should contribute to creating a community commercial 'landmark' destination.
- Balconies above the ground floor are encouraged.
- Buildings fronts shall be consistent with Table 1 Building Front Typology.

Building Front Typology

Building Fronts

Building character

The character of the mixed and commercial land use areas are intended to reflect a walkable pedestrian-friendly urban atmosphere. Buildings shall have high quality exterior finishes and street furnishings that attract people to shop and meet. Design for the site shall include a mix of building fronts and provide multiple opportunities for sidewalk cafes and patios. Specific design considerations should be given to promoting transparency to building fronts and other qualities that engage the eyes. As such, building design shall consider unique facades for each tenant front (and where large –scale commercial is permitted it shall present a small-scale commercial façade where appropriate), changes in insets for doors and windows to create varying shadow lines. Roof skirts and varied cornice lines help to break the massing of buildings and help provide unique attributes to buildings. Further considerations to help provide visual interest may be achieved through balconies, projecting tops of windows, doors, sill caps and shutters. Ample landscaping shall be provided to create a pleasant atmosphere and opportunities for shade.

Open with projection for Gallery with veranda Gallery without veranda weather protection Weather protection material either fabric or frosted glass *** Required minimum in mixed Permitted choice of building Permitted choice of building front and commercial land uses in mixed and commercial uses front in mixed and commercial uses

- Buildings sited on corners shall front both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- Street level entrances shall be provided for uses located above the ground floor. When residential uses are above commercial additional architectural distinctions shall be made to clarify the separation of public and private space. These distinctions shall include entrance height variations between the two spaces.
- Servicing and loading areas shall be limited to the rear.
- The rear of all buildings shall have entrances treated with the same architectural details as the fronts and sides of the building.

- o Flat roofs are not permitted unless a green roof is provided.
- o Building courses should be stringed to align horizontally to adjacent buildings.

Exterior Design and Finish

- All elevations of buildings shall have architectural details to provide visual interest and reduce the massing of the building. These include changes in roofline height, varied paint treatments, functional windows (i.e. to provide transparency) on the store entrance level and/or above, and articulation in the building envelope.
- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings to provide protection from the weather. Exterior materials consisting of wood, brick, stone, metal, glass or ceramics (other than for a roof).
- Storefront windows shall be transparent.
- All buildings shall incorporate high quality exterior design elements that reflect a modern architecture with a Town Market pedestrian scale theme. Such as:
 - All elevations shall incorporate a variety of setbacks and building 'fronts' that
 reflect the scale and proportion of a pedestrian-scale Town Market. Therefore
 large walls will have a variety of architectural detailing, setbacks and widths;
 - A mix of façade treatments, cornice and roof lines;
 - A mix of building surface treatments for each façade; and
 - A mix of accent colours and materials.
- o No vinyl is permitted other than for architectural grade shingles.
- o Stucco siding shall be restricted to no more than 25% of any given elevation.
- All glass weather protection designs shall be comprised of frosted glass.
- Where larger buildings are proposed the façade shall be interrupted to create the impression of multiple buildings. Where practical this may be achieved by siting smaller buildings along the outside wall of larger buildings.
- 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.
- If residential units are incorporated above commercial special consideration shall be given the architectural detailing of the building in substantial accordance with Section 4.1.2.3 Development Permit Area "B" – Residential.
- o Functional elements, such as mechanical equipment and roof penetrations, shall be located to minimize exposure to the street, nearby buildings or where rises in elevation provide views to rooftops. Mechanical equipment shall be screened or integrated with the roof form in a manner consistent with the overall architecture of the building. All screening must be a permanent part of the building structure.

Landscaping

- Development is encouraged to retain existing significant trees within the development in accordance with the Township of Langley's Tree Protection Bylaw, as amended.
- Landscaping shall be required to enhance the appearance of the development and to screen parking, loading areas, utility/mechanical equipment and garbage containers from abutting roadways, residential, commercial and institutional developments.
- O All areas not covered by buildings, structures, roads and parking areas shall be landscaped. Landscaping, including treed islands, shall be provided in the parking areas to enhance the appearance of the development and to reduce the heat island effect. Further landscaping shall be provided when abutting residential development or when residential views extend or will extend over the parking area.

- To further reduce the urban heat island effect and create a natural visual reference; green walls, green screens and green roofs are encouraged as part of the landscaping component. Passive green walls are required for exposed sides of buildings with active green walls being an option. Green screens are encouraged as an additional landscape option for visual screening purposes. Green roofs are encouraged and may be designed as a corporate logo.
- Streetscape items, such as lighting, banners, trees, benches, tree gates, tree guards, bike racks, directions kiosks, umbrellas for outdoor seating, garbage receptacles etc., should be provided on private property to create a village atmosphere. In addition, a minimum of two amenities (of the developers choice and to the satisfaction of the Township) shall be provided from the following list and reflect in some way the natural and/or cultural heritage of the area. These amenities should be located in or around the central plaza area.
 - An active demonstration green wall of substantial size;
 - A water feature of substantial size (fountain, creek, pond etc.); or
 - A work of public art of substantial size (sculpture, mosaic etc.).
- For speed of coverage, green walls should include clematis (*Clematis* sp.), honeysuckle (*Lonicera* sp.), wisteria (*Wisteria* sp.) or golden hops (Humulus sp.) as the climbing plant of choice for green walls and green screens. These vines require high-tensile steel cables to guide and support plants.
- On parking structures and other solid durable surfaced structures Russian-vine (Fallopia sp.) and Virginia-creeper (Parthenocissus sp.) are common species that cling directly to surfacing.

Parking Lot Landscaping

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping is required within parking areas at the following frequency:
- One tree per six parking stalls to be located in a minimum of 10 cubic meters of growing medium (structural soil, deep root soil cells, or planting beds) so that the tree will be sustained into maturity. Two adjoining rows of parking stalls (front to front) will require a minimum of one tree per bank of 12 parking stalls spaced no more than 18 meters between trees. A minimum grid placement of 18 meters on center should be attained for trees placed in parking areas. In addition to the foregoing, the end of each single row of parking stalls will require a tree and 2 metre wide landscaped area between the end parking stall and the adjacent drive aisle.
- Trees within parking areas should be of a type and height so that the clearance to the underside of the tree is at least 8 feet. Deciduous shade trees should be a minimum of 6cm calliper with a 1.8 meter clear stem at time of planting. Tree stems must be protected on all sides with a minimum of 1 meter of clearance to the front face of an adjacent barrier curb or other protection from vehicle overhangs.
- Shrubs and groundcovers should be planted around the base of all trees

Streetscape

- All buildings shall front onto a public road in accordance with the street typology.
- Extra sidewalk width shall be provided to allow for permitted sidewalk uses. Design
 of such sidewalk areas may be accomplished through varied setbacks and design of
 buildings. Sidewalks abutting fronts and sides of buildings shall be provided to allow
 for easy pedestrian circulation.
- Streetscape furniture, such as lighting, banners, trees, benches, tree grates, tree guards, bike racks, directions kiosks, umbrellas for outdoor seating, garbage receptacles etc., shall be provided on private property to create a village

atmosphere. In addition, a minimum of two amenities (of the developers choice and to the satisfaction of the Township) shall be provided from the following list throughout the development that reflect in some way the character of the area or region:

- An active demonstration green wall;
- Water feature (fountain, creek, pond etc.); and
- Work of public art (sculpture, mosaic etc.).
- Underground parking entrances shall be from the side or rear of buildings.
- Direct common pedestrian access for residential units is encouraged on the main road.

Parking and Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses (see Table 1).
- All internal pedestrian links shall be red coloured raised patterned concrete, interlocked brick or other similar natural or semi-natural material to differentiate the pedestrian environment.
- A main pedestrian walkway shall connect diagonally at or near the intersection of 208 Street and 80 Avenue into the surrounding land uses near the southwest corner of the Town Market.
- Surface parking shall be predominantly to the rear or side of buildings and away from the street.
- Where a building has parking to the front and rear building entrances shall be at or near the front of the building.
- o Wheelchair access shall be provided throughout the development.
- 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.

Structured Parking

- 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 with the presence and appearance of garage entrances should be minimized 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 not permitted.
- Entrances shall be subordinate the garage entrance to the pedestrian entrance in terms of size, prominence on the streetscape, location and design emphasis. This may be achieved sometimes 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.

5101

- 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.
- o 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.
- o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

Table 1 - SIDE	Table 1 - SIDEWALK TYPOLOGY							
Sidewalk	Main pedestrian link	Town Market Road	Parking lot	Multi-way	Mixed/Town Market interface			
Width	6 metres minimum	3 metres	1.5 metres	7.5 metres	3 metres			
Minimum hard surface width	3 metres	3 metres plus room for patio uses	1.5 metres	8 metres (includes 3m R.O.W. to connect Street greenway)	Varies – min. 3 metres SEE BUILDING FRONT TYPOLOGY			
				SEE BUILDING FRONT TYPOLOGY				
Material	Patterned and coloured concrete or better	Patterned and coloured concrete or better	Patterned and coloured concrete or better	Patterned and coloured concrete or better	Patterned and coloured concrete or better			
Crossing treatment	Raised textured surface or better	Raised textured surface (no asphalt permitted)	Raised textured surface (no asphalt permitted)	Raised textured surface (no asphalt permitted)	Raised textured surface (no asphalt permitted)			
Adjacent Landscaping	Additional 'Bio-lung' requirement	Additional landscaping encouraged	1.5m both sides Additional landscaping encouraged	Additional landscaping encouraged	1.5m both sides (should include entrance features) Additional landscaping encouraged			
Building	Galleries an option	Galleries preferred	N/A	Galleries preferred	Galleries preferred			
** NOTE: Acce	ssibility is to be p	rovided universa	ally.					

- o Access shall be provided throughout the development for those persons that require functional assistance (this includes mobility, visually, and hearing impaired, as well as those who have reduced strength or dexterity), with parking spaces made available as close as possible to the stores entrance.
- o A minimum of 50% of the required parking shall be provided underground or contained within a building with no more than 50% surface parking. Remaining surface parking should be located to the rear or sides of buildings and designed sympathetically to the pedestrian environment.

- Loading areas shall be provided to the rear or sides of buildings, away from residential areas, and include additional screening architecturally integrated into the development. Loading areas on the sides of buildings will only be considered when additional screening and landscaping is provided (i.e. roofed and gated loading areas etc.).
- Loading areas on the Town Market road shall be provided to the rear of buildings, away from residential areas, and include additional screening architecturally integrated into the development.
- Where access and egress points are permitted on arterial roads they shall be consolidated to minimize the number of access points. In all other cases, consolidated access and egress points are preferred.
- Surface parking shall 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 shall be landscaped.
- Parking to be in accordance with the street type typology where applicable.

Signage

- All signage should have a pedestrian scale and be architecturally integrated with the building(s) and/or landscaping. Sign design should also be coordinated throughout the development to establish a unified and attractive commercial area. All signage shall comply with the Township's Sign Bylaw, as amended, unless otherwise varied in a Development Permit.
- Projecting signs are encouraged.
- Pedestrian scale monument signs are encouraged only where necessary. Pylon signs are not permitted. Where permitted signs are limited to 3 metres height.
- Fascia signage shall consist of channel lettering (backlit illuminated light boxes and exposed neon signs are not permitted).

Exterior Lighting

There shall be sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Illumination shall consist of full cut-off lighting fixtures and shall not encroach onto adjacent residential properties and must comply with the provisions of the Township's Exterior Lighting Impact Policy.

4.4.2 DEVELOPMENT PERMIT AREA "K" – TOWN MARKET MIXED USE

4586 04/02/08

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

The objective of this development permit area designation is to encourage development in support of a pedestrian oriented Town Market.

Unless the owner of land first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of development must not be started.

ATTACHMENT C



Unit 135 - 7536 - 130 Street, Surrey, BC V3W 1H8 (604) 597-7100 Fax: (604) 597-2099 email: mail@bdarkitex.com

Principal: Lance Barnett, Architect, AAA, Architect AIBC, RA (AZ), LEED® Principal: Maciej Dembek, Architect, AAA, Architect AIBC, LEED®

BD ARCH FILE: 15058

August 09, 2017

Township of Langley 20338 – 65th Avenue Langley, B.C. V2Y 3J1

Attention: Teresa Hanson Senior Development Planner

Design Rationale: Medical Office Building - 206th Street and 80th Avenue, Langley, B.C.

Program

• The proposed development is for a 2 storey medical office building to be located on a 23517 sf (0.54 acre) lot. The building will include approximately 8214 sf of commercial / office space on the first floor with a maximum of 5 separate units and approximately 10,247 sf of office space on the second floor. The total floor area for the project, excluding the underground parking structure, is approximately 18,461 sf. for an FAR of 0.80. The net site coverage for the proposed building is approximately 51.43%.

Context

- The proposed project is located on the south west corner at the intersection of 80th Avenue and 206th street within the Yorkson area of the Willoughby Neighborhood plan.
- The site is designated as Town Market Commercial on the Land Use Concept map.
- The properties directly adjacent the subject site are currently occupied by single family

homes on large lots. However there is significant development within the community including commercial developments and multi-family developments. All adjacent properties are designated for increased development in accordance with the Willoughby Neighborhood plan.

The proposed project is intended to enhance the existing town centers role in the community as a local commercial destination. It will expand upon the currently established food store, restaurants and ancillary retail by providing needed space for professional services and offices. The proposed Yorkson medical Building already has attracted interest from Doctors, Dentists, chiropractors, physiotherapists, Lawyers and financial institutions. The high quality exterior with extensive glazing provides a design that complements the existing retail buildings within the Town Center, yet is distinctive enough to have its own identity. The building design will enable local residents to intuitively recognize it as a professional building. The green wall and water feature further enhance the upscale appearance of the building. The project will provide local residents with the ability to have professional services within walking distance and also combine trips if an automobile is required.

Vehicle Circulation / Parking

- Vehicle access to the site will be provided from 206th street.
- A total of 72 parking spaces are required for this development. 16 spaces are to be provided at grade and 56 spaces will be provided in an underground parking structure. A total of 3 handicap accessible parking spaces have been provided.

Form and Character

- The building will be placed directly adjacent the property line to provide for a strong urban connection. The building addresses the intersection of 206th Street and 80th Avenue by following the angled property line and providing a 2 storey interface. A green wall has been provided for the 206th side of the building which will be clearly visible from the intersection.
- The building frontages along 80th avenue and 206th Street include 5' wide canopies that extend from the building face to the project property line. This will provide weather protection for pedestrians.
- The proposed project will only be 2 stories in height and is intended to be responsive to the scale of the surrounding community.

- The building will have large windows on both the first floor/grade level and on the second floor / upper level to provide significant transparency and visual permeability.
- Variations in wall and window plans as well as colour materials and textural changes
 have been used to provide articulation and variety to the building facade. The entry doors
 have also all been inset to provide for shadows and contrast. The proposed colour,
 material and textural variations are intended to provide the visual interest of a landmark
 building to the exterior façade while being responsive to the neighboring community.
- Variations are also proposed in the roof heights and cornice elements have been added to the façade that will act as sun screening for many of the windows. The variation in the roof line will serve to provide a break in the continuous line of the cornice.
- All parking, servicing and loading areas have been located to the rear of the site and the
 back of the building will be constructed with the same level of detail and quality of
 materials as used on the sides of the building facing 80th Avenue and 206th street.
- Long lasting / durable building materials are to be used for this project including composite metal panels, architecturally finished concrete, a galvanized steel canopy and aluminum storefront windows.
- All roof top mechanical equipment will be fully screened and located behind the parapet walls.
- A green roof top feature has also been added to reduce the heat island effect common with unplanted roofs and to provide visual interest for anyone who may be overlooking the project at some future date.

CPTED

- Site lighting will be provided from exterior fixtures mounted on the building and from bollard lighting adjacent to the parking area. The lighting will be located to eliminate any dark areas from the site while still ensuring the privacy of the adjacent properties.
- Underground columns and walls to receive white wash paint coat.
- Below grade parking areas to be fitted with hard wired surveillance equipment.
- All doors into publicly accessible areas (i.e. other than service rooms) are fitted with code compliant vision panels.
- A gate has been added at the top of the emergency exit stair from the underground parking structure to ensure that this area remains clear. Wall and soffit mounted light fixtures are provided to ensure that this area will be properly lit.

- Elevator lobbies are provided with windows.
- Lighting will be designed throughout the parking area to provide a safe environment. Down directed light fixtures will be used to provide area coverage to meet the Building Code requirements while limiting the amount of "light pollution" affecting the adjacent properties
- An intercom and camera system will be installed at the front entry doors to allow for tenant control of access to the building.

I trust that this letter adequately addresses the requirement a written project brief. Please contact me should you require any further clarification.

Yours truly,

Barnett Dembek Architects Inc.

per

Lance F. Barnett, Architect AIBC

Principal

/lfb

ATTACHMENT D



Township of Langley

20338 - 65th Ave.

Langley, BC

V2Y 3J1

Attn: Teresa Hanson

Re: Yorkson Medical Building (08-23-01-0132)

Dear Ms. Hanson,

The following is a summary of the Public Information Meeting held July 19^{th} , 2017 at the Willoughby Community Hall, $20809 - 83^{rd}$ Ave. Langley.

Local residents where notified of the meeting via a mailed invitation to 549 surrounding households which was done on July 9th. An invitation to the meeting was also made via an advertisement in the July 12th and 14th editions of the Langley Times newspaper. A copy of the notification area and the invitations are attached for your reference.

The meeting commenced at 7:00pm and was attended by approximately 20 local residents. The sign-in sheet recorded 13 residents as not all in attendance elected to sign -in.

The representatives from Isle of Mann, Brent Tedford and Saurabh Bangar, were in attendance to answer questions. Also available to answer resident's questions were Meredith Mitchell from M2 Landscape Design and Maciej Dembek from Barnett Dembek Architects. Teresa Hanson from the Township of Langley Planning Dept. attended in an observer capacity.

Seven residents provided comments on the forms available at the meeting. All of the comments regarding the project were positive. One resident who supports the project, did express concern over parking for construction workers and noise generated during construction.

The meeting was concluded at 8:30pm.

I have attached a copy of the sign-in sheet and the comment forms received at the Information Meeting.

I have also attached a copy of the presentation boards used at the meeting.

In light of the support expressed by the local community, we look forward to bringing this project to Council in September.

Regards,

Brent Tedford

Senior Development Manager

Isle of Mann Group



Georgie Page 44

SIGN-IN S	SHEET		
Project:	Yorkson Medical	Meeting Date:	July 19, 2017
Facilitator:	Isle of Mann	Place/Room:	Willoughby Community Hall

#	Name (Please Print) FOIPPA s. 22(1)	Address	 Signature	2=1560
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Please tell us about yourself:

Public Information Meeting Comment Form for Application the proposed Medical Building.

Isle of Mann, on behalf of Yorkson Medical, has applied to develop an office building on the corner of 80 Avenue and 206 Street.

FOIPPA s. 22(1) e:		FOIPPA s. 22
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Please tell us about yourself: FOIPPA s. 22(1)

Public Information Meeting Comment Form for Application the proposed Medical Building.

Isle of Mann, on behalf of Yorkson Medical, has applied to develop an office building on the corner of 80 Avenue and 206 Street.

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OFFICE			



Please tell us about yourself:

Public Information Meeting Comment Form for Application the proposed Medical Building.

Isle of Mann, on behalf of Yorkson Medical, has applied to develop an office building on the corner of 80 Avenue and 206 Street.

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you have any co	mments or questions on the application	on?
Mont	building !	
great	LA DO	



Public Information Meeting Comment Form for Application the proposed Medical Building.

Isle of Mann, on behalf of Yorkson Medical, has applied to develop an office building on the corner of 80 Avenue and 206 Street.

Please return your completed comment form to the comment box before you leave. Thank you.

Please tell us about yours	elf:	
FOIPPA s. 22(1)		
Name: _		
FOIPPA s. 22(1)		
Address:		
FOIPPA s. 22(1)	FOIPPA s. 22(1)	
4-1	200	

Do you have any comments or questions on the application?

Very attractive building. Would be a great addition to the area.
addition to the area. FOIPPA S. 22(1)



Please tell us about yourself:

FOIPPA s. 22(1)

FOIPPA s. 22(1)

Name:

Address:

Public Information Meeting Comment Form for Application the proposed Medical Building.

Isle of Mann, on behalf of Yorkson Medical, has applied to develop an office building on the corner of 80 Avenue and 206 Street.

FOIPPA s. 22(1) Telephone:	_ Email:	
Do you have any com	ments or questions on the application?	
Sounds	like a great idea	



Please tell us about yourself: FOIPPA s. 22(1)

FOIPPA s. 22(1)

Name:

Address:

Public Information Meeting Comment Form for Application the proposed Medical Building.

Isle of Mann, on behalf of Yorkson Medical, has applied to develop an office building on the corner of 80 Avenue and 206 Street.

Please return your completed comment form to the comment box before you leave. Thank you.

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LANGLES

Public Information Meeting Comment Form for Application the proposed Medical Building.

Isle of Mann, on behalf of Yorkson Medical, has applied to develop an office building on the corner of 80 Avenue and 206 Street.

Please return your completed comment form to the comment box before you leave. Thank you.

P	lease	tell	us	about	yourself	
-					J - a	

Name:	
FOIPPA s. 22(1)	
Address:	
FOIPPA s. 22(1)	
Telephone: Email:	

Do you have any comments or questions on the application?

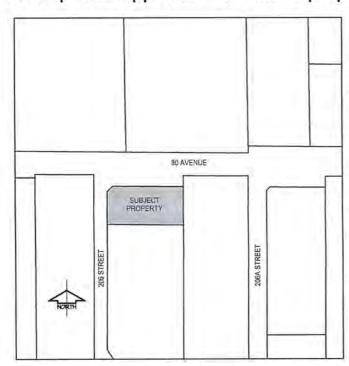
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INVITATION TO ATTEND

DEVELOPER LED PUBLIC INFORMATION MEETING TOWNSHIP OF LANGLEY PROJECT NO. 08-23-0132

You are invited to attend a public information meeting where representatives from The Isle of Mann Group will present details on a development application to rezone property at the southeast corner of



206 Street and 80 Avenue to Community Commercial Zone C-2 to allow development of a 2 storey office building. The format will be an open house with the purpose of informing the public on the details of the application and to receive feedback. Representatives from the Township of Langley's Community Development Division will attend in an observer capacity.

The meeting will be held on:
Wednesday, July 19, 2017
7:00 PM - 8:30 PM
Willoughby Community Hall, 20809 - 83 Avenue, Langley

Please join us. Your thoughts are important to us and we welcome your input. If you are unable to attend this meeting and would like information regarding this proposal, please contact:

Brent Tedford Isle of Mann Group 604-535-1628 brent@isleofmann.ca

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Legend PIM notification area 82 AV **08-23-0132 RZ100472 YORKSON MEDICAL LTD** 8 LS 602 -20880 20904 8206 8192 20862 冊 Willous Drive S-208:ST 20757 8117 8151 20766 20722 20712 50 LC WOO 300 m 50 50650 Z007 20656 S 0 8U AV 20611 50 20604 50229 20534 20545 8 AVE 5 0 20515 150 OPON 0,2 20498 20452 20453 8518 0908 8187 100 82.AVE 0 B 0 64870 5487 1831 40

Map printed on: 01 March 2017 at 02:36:33

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current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (YORKSON MEDICAL LTD.) BYLAW 2017 NO. 5312

EXPLANATORY NOTE

Bylaw 2017 No. 5312 rezones a 0.22 ha (0.5 ac) site located in the 7900 block of 206 Street to Community Commercial Zone C-2 to facilitate development of a two storey 1,715 m² (18,461 ft²) retail/office building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (YORKSON MEDICAL LTD.) BYLAW 2017 NO. 5312

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

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

- 1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312".
- 2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 1 Section 23 Township 8 New Westminster District Plan BCP46141

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Community Commercial Zone C-2.

Mayor	Township Clerk	
RECONSIDERED AND ADOPTED the	day of	, 2017.
READ A THIRD TIME the	day of	, 2017.
PUBLIC HEARING HELD the	day of	, 2017.
READ A SECOND TIME the	day of	, 2017.
READ A FIRST TIME the	day of	, 2017.

SCHEDULE 'A' BYLAW NO. 5312

