

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** FEBRUARY 20, 2017 – PUBLIC HEARING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** DEVELOPMENT PERMIT NO. 100831  
(WESTLUND INVESTMENTS LTD. / 19951 – 80A AVENUE)

**REPORT:** 17-16  
**FILE:** 08-27-0054

### PROPOSAL:

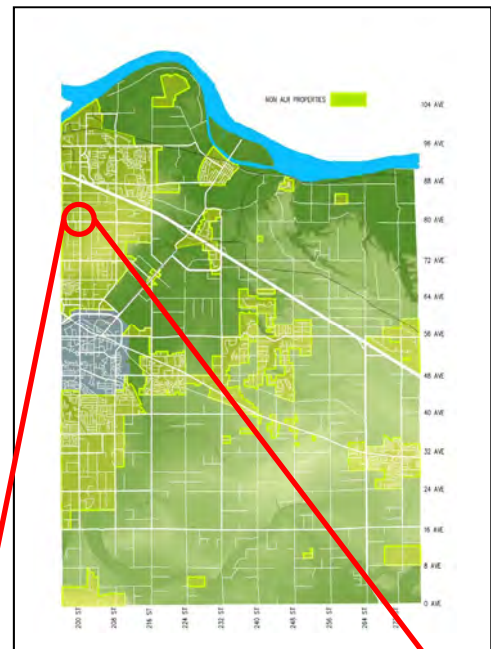
Development permit application for a 4,574 m<sup>2</sup> (49,232 ft<sup>2</sup>) multi-tenant business park building at 19951 – 80A Avenue.

### RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 100831 subject to six (6) conditions, plus seven (7) conditions to be completed prior to issuance of a building permit.

### RATIONALE:

The proposal complies with the Willoughby Community Plan, Latimer Neighbourhood Plan, the site's CD-57 zoning and the Township's land use policies.



**RECOMMENDATION:**

**That** Council authorize issuance of Development Permit No. 100831 to Westlund Investments Ltd., for property located at 19951 – 80A Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedules “G” through “I”
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “A” through “F” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened 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:

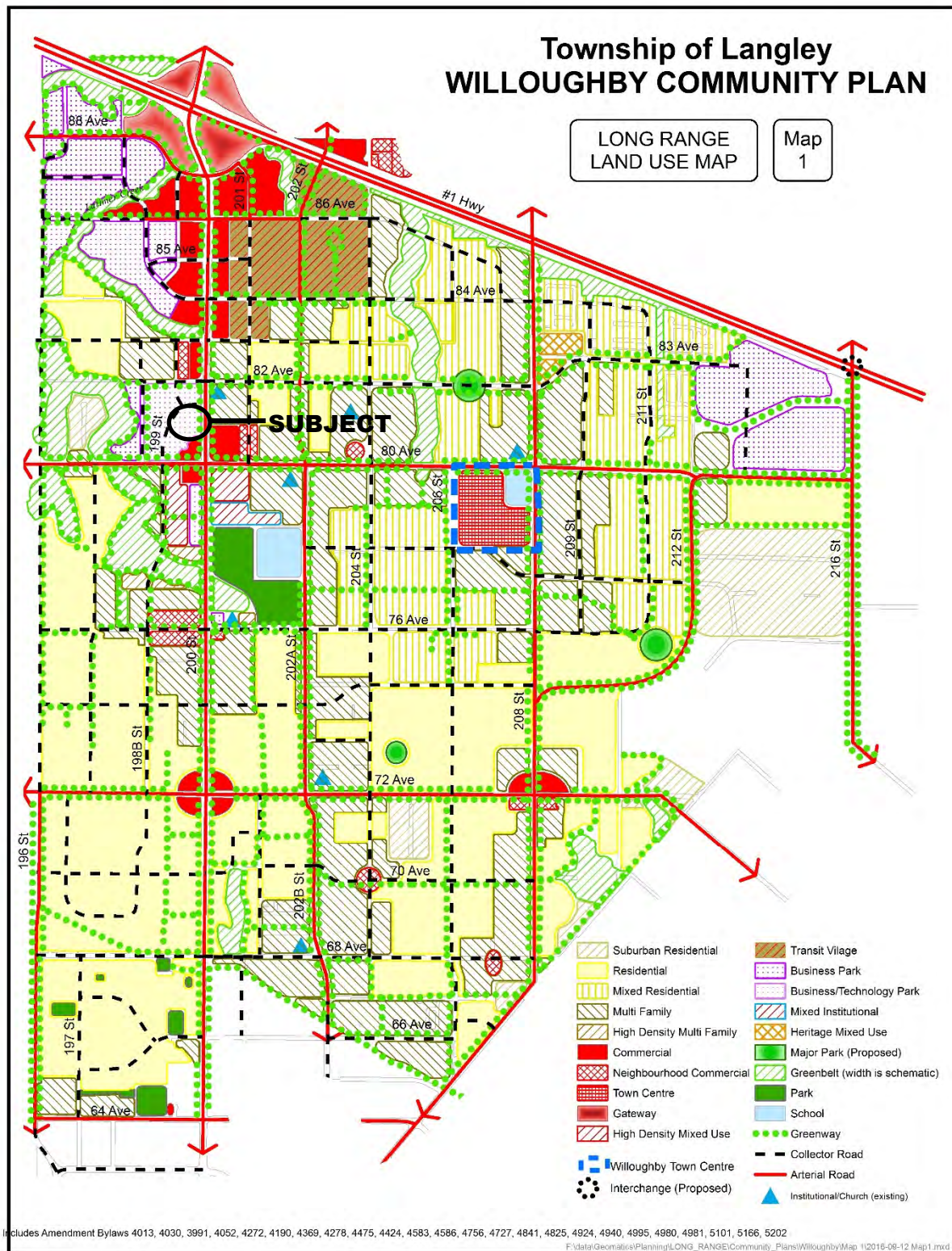
- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental development permit application fees; and
- g. Payment of applicable Development Cost Charges and building permit administration fees.

**EXECUTIVE SUMMARY:**

Steven Cross Architects Inc., on behalf of Westlund Investments Ltd., has applied for a development permit to construct a 4,574 m<sup>2</sup> (49,232 ft<sup>2</sup>) multi-tenant building on a 0.4 ha (1.1 ac) site located in the Latimer Neighbourhood area. The development complies with the Development Permit Guidelines of the Willoughby Community Plan (Attachment B).

**PURPOSE:**

This report is to provide information and recommendations concerning proposed Development Permit No. 100831 for property located at 19951 – 80A Avenue.







DEVELOPMENT PERMIT NO. 100831  
(WESTLUND INVESTMENTS LTD./ 19951 – 80A AVENUE)  
Page 5 . . .



**ZONING BYLAW NO. 2500**



DEVELOPMENT PERMIT NO. 100831  
(WESTLUND INVESTMENTS LTD./ 19951 – 80A AVENUE)  
Page 7 . . .



**RENDERING – SUBMITTED BY APPLICANT**

**REFERENCE:**

<b>Owner:</b>	Westlund Investments Ltd. 201 – 13734 – 104 Avenue Surrey BC V3T 1W5
<b>Applicant / Agent:</b>	Steven Cross Architects Inc. 11 – 23230 Billy Brown Road Langley BC V1M 4G1
<b>Legal Description:</b>	Lot B Section 27 Township 8 New Westminster District Plan EPP27874
<b>Location:</b>	19951 – 80A Avenue
<b>Area:</b>	0.4 ha (1.1 ac)
<b>Existing Zoning:</b>	Comprehensive Development Zone CD-57
<b>Willoughby Community Plan:</b>	Business/Technology Park
<b>Latimer Neighbourhood Plan:</b>	Business Office Park

**BACKGROUND/HISTORY:**

The subject site is designated for Business/Technology Park uses in the Willoughby Community Plan, Business Office Park in the Latimer Neighbourhood Plan and is zoned Comprehensive Development Zone CD-57 (Sub-Zone 2.2). The property was part of an overall rezoning approved in 2004 for the Langley Tech Campus development (since renamed the Langley Business Park). The subject property is currently vacant. On February 6, 2017 Council granted first and second reading to rezoning bylaw No. 5243 amending Comprehensive Development Zone 57 (CD-57) to increase the maximum gross floor area of Sub-Zone 2.2 from 5,655 m<sup>2</sup> to a total of 8,956 m<sup>2</sup> (4,329 m<sup>2</sup> for proposed Sub-Zone 2.2A and 4,627 m<sup>2</sup> for proposed Sub-Zone 2.2B (subject site)). The subject application includes 4,574m<sup>2</sup> of gross floor area and complies with both the current CD-57 and proposed CD-57 bylaw.

**DISCUSSION/ANALYSIS:**

A development permit for a 4,574 m<sup>2</sup> (49,232 ft<sup>2</sup>) four storey multi-tenant business park building is proposed. The ground floor is proposed to be occupied by a spa with office uses occupying the remainder of the building. In accordance with Council's policy, a rendering, site plan and building elevations have been submitted detailing the proposed development's form character and siting. Proposed Development Permit No. 100831 is attached as Attachment A to this report.

**Adjacent Uses:**

<b>North:</b>	A vacant property zoned Comprehensive Development Zone CD-57 designated Business/Office Park in the Latimer Neighbourhood Plan;
<b>East:</b>	200 Street, beyond which is a property zoned Suburban Residential Zone SR-2, designated Mixed Use in the Latimer Neighbourhood Plan;



- South:** 80A Avenue, beyond which are two properties, one (1) vacant property zoned Comprehensive Development Zone CD-57, designated as Mixed Use in the Latimer Neighbourhood Plan, and the Focus on the Family site zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer Neighbourhood Plan.
- West:** A vacant property zoned Comprehensive Development Zone CD-57, designated Business/Office Park in the Latimer Neighbourhood Plan.

#### **Development Permit:**

As the property is designated a mandatory development permit area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to a building permit being issued. The site is located in Development Area “H” – Business Technology Park, the guidelines for which are contained in the Willoughby Community Plan (Attachment B). The guidelines reference “Langley Tech Campus Design Development Guidelines” which were adopted by Council (in 2004) in conjunction with the original rezoning. These guidelines include a requirement for a review of proposals by an independent “Design Review Administrator” (Tom Bunting, Studio B Architects) prior to submission of a development permit application to the Township. This review has been completed with the Design Review Administrator providing written approval of the plans.

The design rationale submitted by the applicant’s architect (Steven Cross Architects Inc.) states:

*“The Westlund Building emulates a progressive design for the Westlund Group, a company comprised of forward thinking business and thought leaders from Vancouver and the Fraser Valley. The building will act as a space for business to branch out, a hub of companies to complement each other and work together, as well as building for recruitment. The building will be used to host companies from the Westlund Group. “*

The applicant further states:

*“Furthermore, Level 2 will provide 6000 square feet of leasable space for other Tech Companies. The atrium space will breathe life into the building, acting as a space for interaction, weekly announcements and monthly events. The rooftop patio will function as an outdoor event space for employees to enjoy the outdoors and fantastic views of the North Shore Mountains.”*

The proposed contemporary style building features concrete walls cast in place with a clear finish coating. The building is primarily finished with glazing on all facades to create a visual connection to the street. Overhangs provide weather protection over entrance doors and walkways.

Given the development’s use of structured parking located below the building and its location adjacent to the community greenway network, staff have included a condition requiring a CPTED (Crime Prevention Through Environmental Design) report prior to issuance of a building permit.

The proposal in staff’s opinion is in compliance with the Development Permit Guidelines (Attachment B) of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-57 provisions concerning use, site coverage, building height, and building setbacks. Conditions have been included in the development permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

### **GHG Development Permit:**

The subject property is located in Development Permit Area “O” of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 100831.

### **Signage:**

Fascia signage is proposed at various locations on the exterior of the building. The signage will include the corporate logo of businesses within the building and will be composed of powder coated aluminum mounted directly to the finish of the building wall. Proposed signage is illustrated in Schedule “A’ through “F” of Development Permit No. 100831, and is required to comply with the Township’s Sign Bylaw. No freestanding signage is proposed.

### **Access and Parking:**

Access will be provided from 80A Avenue and via a pedestrian connection to the greenway on 200 Street. A total of 115 parking spaces are provided on the site in compliance with the Zoning Bylaw requirement of 114 parking spaces. The CD-57 zone also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces either underground or wholly enclosed within the building. The proposal provides 57 enclosed parking spaces (50% of the total required) in compliance with the Zoning Bylaw.

The parking proposed is summarized in the following table:

	<b>Parking Spaces Required</b>	<b>Parking Spaces Provided</b>
Office Space (1 space per 28 m <sup>2</sup> )	93	93
Personal Service (1 space per 20 m <sup>2</sup> )	21	22
<b>Total</b>	<b>114</b>	<b>115</b>
Enclosed Parking spaces	50%	57
Outdoor Parking spaces	50%	58

### **Landscaping:**

The landscape plans (Attachment A – Schedules “G” through “I”) propose the planting of trees, shrubs and groundcovers around the perimeter of the site and along internal roadways as well as a rooftop garden space. The applicant also proposes greenway plantings and a trail connection to 200 Street.

### **Tree Protection/Replacement:**

No significant trees were identified on the subject site. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 33 replacement trees that have been accounted for on the proposed landscape plans. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the development permit.

**Exterior Lighting:**

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

**Servicing:**

Full urban services exist to the subject site.

**Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat 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, Streams Protection Bylaw, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

**POLICY CONSIDERATIONS:**

The proposed development complies with the site's Business Office Park designation in the Latimer Neighbourhood Plan, the Business/Technology Park designation in the Willoughby Community Plan and the site's Comprehensive Development CD-57 zoning. The proposal, in staff's opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff have notified adjacent property owners that this development permit is being considered at this meeting, and they may attend and speak to the matter should they deem necessary.

Council's consideration of the development permit must be based on the form, character and siting of the proposal. Staff recommend that the development permit be issued as attached.

Respectfully submitted,

Ruby Sandher  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

- |              |  |
|--------------|--|
| ATTACHMENT A | Development Permit No. 100831 and Schedules A through I  |
| ATTACHMENT B | Excerpt from the Willoughby Community Plan –<br>Development Permit Area 'H' – Business/Technology Park |
| ATTACHMENT C | Applicant rationale, dated January 2017  |

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100831

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2017 to:

1. NAME: Westlund Investments Ltd.

ADDRESS: 201, 13734 – 104 Avenue  
Surrey BC V3T 1W5

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

LEGAL DESCRIPTION: Lot B Section 27 Township 8 NWD Plan EPP27874

CIVIC ADDRESS: 19951 – 80A 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 substantial compliance with Schedules “A” through “F”;
  - b. Landscape plans being in substantial compliance with Schedule “G” through “I”
  - c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
  - d. All signage being in compliance with Schedules “A” through “F” and in compliance with the Township’s Sign Bylaw;
  - e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
  - f. All refuse areas to be located in an enclosure and screened 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental development permit application fees; and
- g. Payment of applicable Development Cost Charges and building permit administration fees.



4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

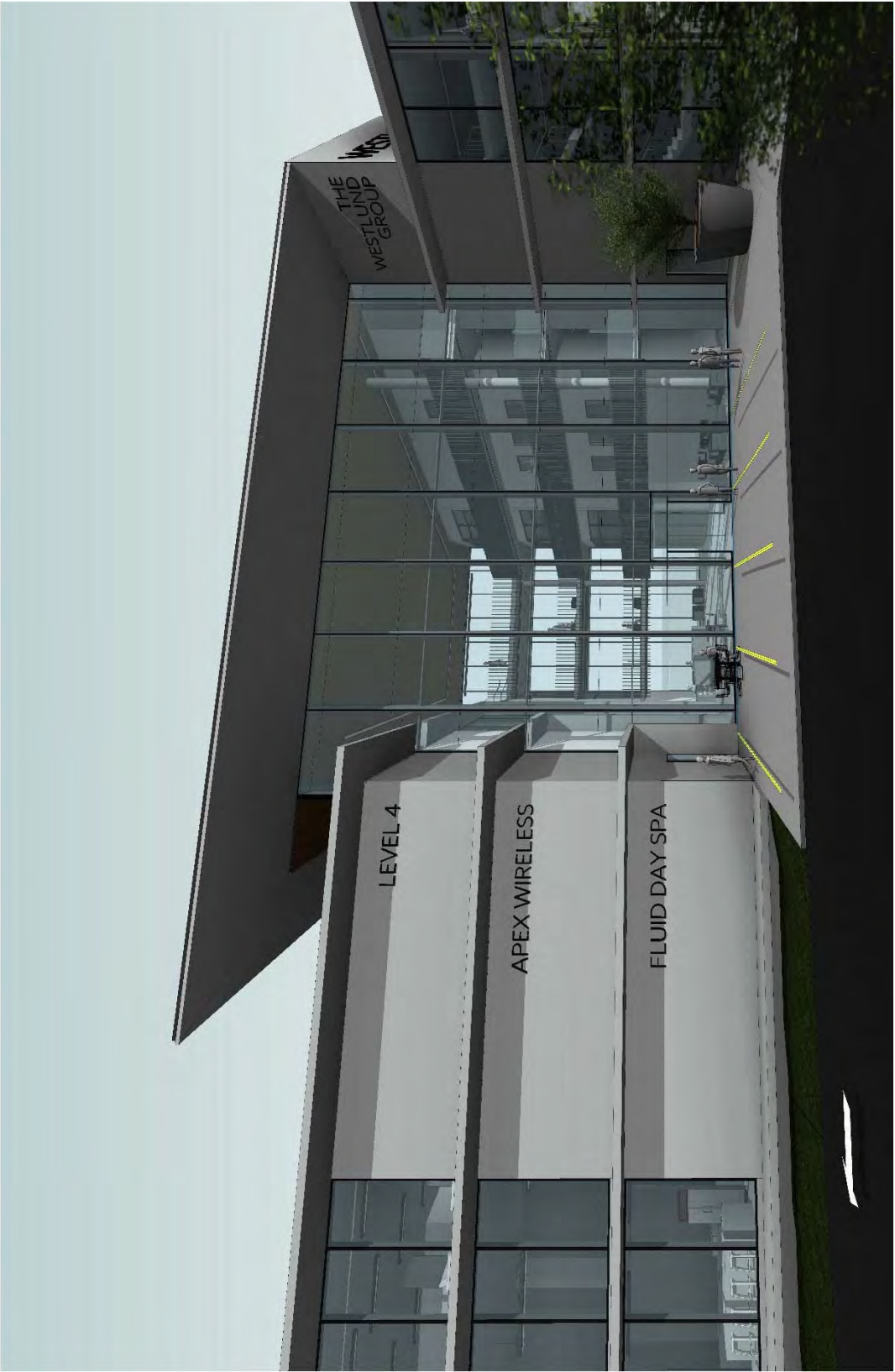
SCHEDULE A	Rendering
SCHEDULE B	Rendering
SCHEDULE C	Rendering
SCHEDULE D	Site Plan
SCHEDULE E	Building Elevations
SCHEDULE F	Building Elevations
SCHEDULE G	Landscape Plan
SCHEDULE H	Landscape Plan
SCHEDULE I	Landscape Plan



## SCHEDULE A RENDERING



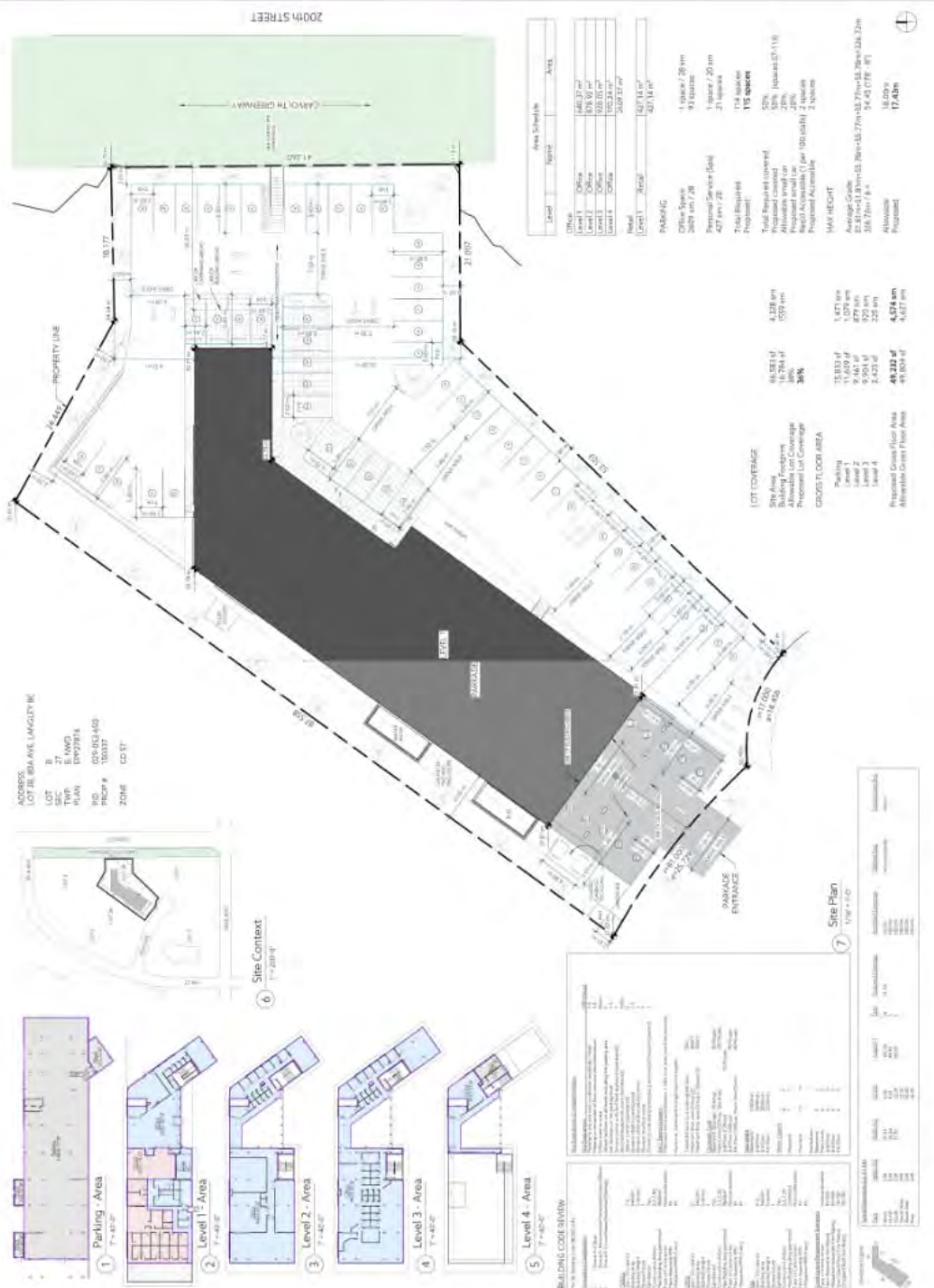
# SCHEDULE B RENDERING



# SCHEDULE C RENDERING



# SCHEDULE D SITE PLAN

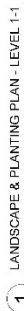












LANDSCAPE &amp; PLANTING PLAN - LEVEL 1-1

Figure 1 is a line graph showing the percentage of correct responses for 1000 items across five conditions: 100% correct, 90% correct, 80% correct, 70% correct, and 60% correct. The x-axis represents the number of items (0 to 1000). The y-axis represents the percentage of correct responses (0 to 100). The 100% correct condition is a horizontal line at 100%. The 90% correct condition is a horizontal line at 90%. The 80% correct condition is a horizontal line at 80%. The 70% correct condition is a horizontal line at 70%. The 60% correct condition is a horizontal line at 60%.



## LEVEL 1 TREE SCHEDULE

LEVEL 1 TREE SCHEDULE			
	SYMBOL	QUANTITY	BOTANICAL NAME
			COMMON NAME
			SIZE
			SPACING
<b>DECIDUOUS TREES</b>			
	$\Delta$	2	<i>Azadirachta indica</i>
	$\Delta$	2	<i>Millettia pinnata</i>
	$\Delta$	2	<i>Ficus religiosa</i>
	$\Delta$	2	<i>Sacoglottis pinnatifida</i>
	$\Delta$	2	<i>Albizia leucodermis</i>
	$\Delta$	2	<i>Cassia siamea</i>
	$\Delta$	2	<i>Shorea roxburghii</i>
	$\Delta$	2	<i>Pongamia pinnata</i>
	$\Delta$	2	<i>Artocarpus lacucha</i>
	$\Delta$	2	<i>Terminalia catappa</i>
	$\Delta$	2	<i>Samanea saman</i>
	$\Delta$	2	<i>Leucaena leucocephala</i>
	$\Delta$	2	<i>Gliricidia sepium</i>
	$\Delta$	2	<i>Calliandra calothyroide</i>
	$\Delta$	2	<i>Acacia saligna</i>
	$\Delta$	2	<i>Prosopis juliflora</i>
	$\Delta$	2	<i>Eugenia jambolana</i>
	$\Delta$	2	<i>Neem</i>
	$\Delta$	2	<i>Shorea robusta</i>
	$\Delta$	2	<i>Albizia julibrissin</i>
	$\Delta$	2	<i>Delonix regia</i>
	$\Delta$	2	<i>Parishorea chinensis</i>
	$\Delta$	2	<i>Styrobanksia lambertii</i>
	$\Delta$	2	<i>Platanus orientalis</i>
	$\Delta$	2	<i>Populus euphratica</i>
	$\Delta$	2	<i>Taxus walleyana</i>
	$\Delta$	2	<i>Larix laricina</i>
	$\Delta$	2	<i>Thuja occidentalis</i>
	$\Delta$	2	<i>Juniperus communis</i>
	$\Delta$	2	<i>Pinus strobus</i>
	$\Delta$	2	<i>Pinus resinosa</i>
	$\Delta$	2	<i>Pinus taeda</i>
	$\Delta$	2	<i>Pinus sylvestris</i>
	$\Delta$	2	<i>Pinus contorta</i>
	$\Delta$	2	<i>Pinus ponderosa</i>
	$\Delta$	2	<i>Pinus jeffreyi</i>
	$\Delta$	2	<i>Pinus lambertiana</i>
	$\Delta$	2	<i>Pinus mitis</i>
	$\Delta$	2	<i>Pinus rigida</i>
	$\Delta$	2	<i>Pinus koraiensis</i>
	$\Delta$	2	<i>Pinus massoniana</i>
	$\Delta$	2	<i>Pinus bungeana</i>
	$\Delta$	2	<i>Pinus yunnanensis</i>
	$\Delta$	2	<i>Pinus huashanensis</i>
	$\Delta$	2	<i>Pinus taiwanensis</i>
	$\Delta$	2	<i>Pinus formosensis</i>
	$\Delta$	2	<i>Pinus hainanensis</i>
	$\Delta$	2	<i>Pinus kweichowensis</i>
	$\Delta$	2	<i>Pinus fenzliae</i>
	$\Delta$	2	<i>Pinus wangii</i>
	$\Delta$	2	<i>Pinus luoshanensis</i>
	$\Delta$	2	<i>Pinus shouweienii</i>
	$\Delta$	2	<i>Pinus masonii</i>
	$\Delta$	2	<i>Pinus caribaea</i>
	$\Delta$	2	<i>Pinus palustris</i>
	$\Delta$	2	<i>Pinus strobus</i>
	$\Delta$	2	<i>Pinus resinosa</i>
	$\Delta$	2	<i>Pinus taeda</i>
	$\Delta$	2	<i>Pinus sylvestris</i>
	$\Delta$	2	<i>Pinus contorta</i>
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	$\Delta$	2	<i>Pinus rigida</i>
	$\Delta$	2	<i>Pinus koraiensis</i>
	$\Delta$	2	<i>Pinus massoniana</i>
	$\Delta$	2	<i>Pinus bungeana</i>
	$\Delta$	2	<i>Pinus yunnanensis</i>
	$\Delta$	2	<i>Pinus huashanensis</i>
	$\Delta$	2	<i>Pinus taiwanensis</i>
	$\Delta$	2	<i>Pinus formosensis</i>
	$\Delta$	2	<i>Pinus hainanensis</i>
	$\Delta$	2	<i>Pinus kweichowensis</i>
	$\Delta$	2	<i>Pinus fenzliae</i>
	$\Delta$	2	<i>Pinus wangii</i>
	$\Delta$	2	<i>Pinus luoshanensis</i>
	$\Delta$	2	<i>Pinus shouweienii</i>
	$\Delta$	2	<i>Pinus masonii</i>
	$\Delta$	2	<i>Pinus caribaea</i>
	$\Delta$	2	<i>Pinus palustris</i>
	$\Delta$	2	<i>Pinus strobus</i>
	$\Delta$	2	<i>Pinus resinosa</i>
	$\Delta$	2	<i>Pinus taeda</i>
	$\Delta$	2	<i>Pinus sylvestris</i>
	$\Delta$	2	<i>Pinus contorta</i>
	$\Delta$	2	<i>Pin</i>

## LEVEL 1 PLANTING SCHEDULE

[illegible]

*Assume #0000 causes medium strength thrust! for mesocollite (see back) see*

## HARDSCAPE MATERIALS

KEY	REF	DESCRIPTION
		HYDROFRESSED SLAB Rise 100% Cont. Channel 100% Installation on proposal

Quantities shown are for reference only. Bidder's contract to provide materials required to achieve above shown QTY of slab.

## SOFTSCAPE MATERIALS

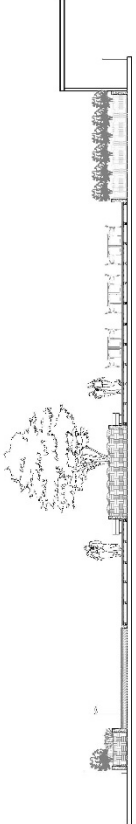
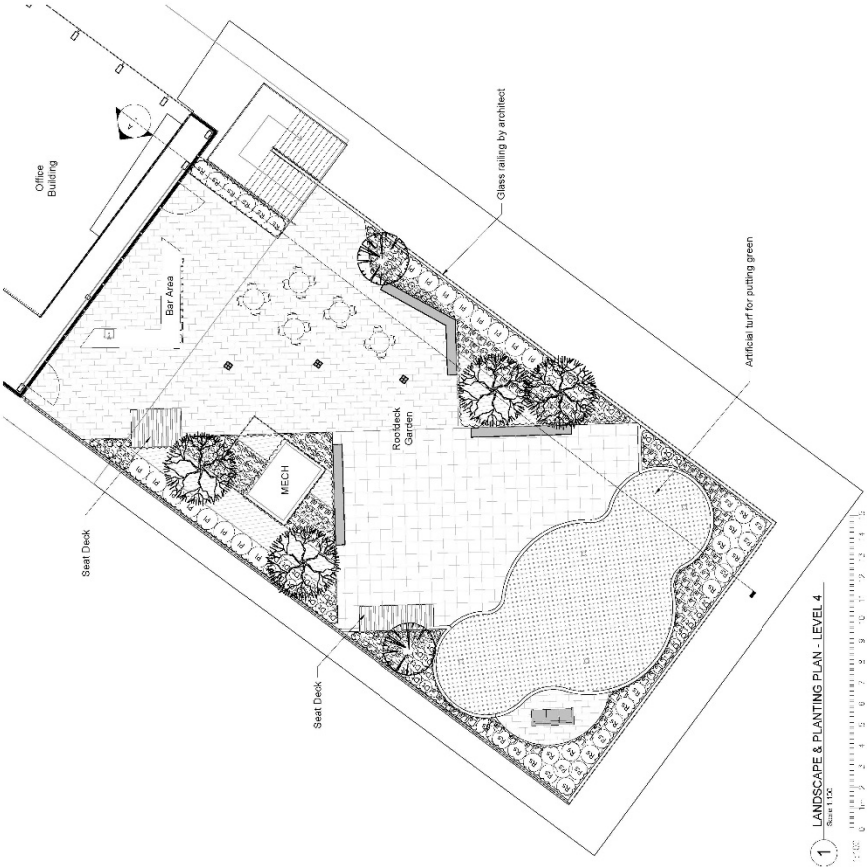
KEY	REF.	DESCRIPTION
		SHRUS CLOUD

## SITE FURNISHINGS/LIGHTING

[illegible]

# SCHEDULE H LANDSCAPE PLAN

# SCHEDULE I LANDSCAPE PLAN



**SOFTSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
		Softscape Material

**SITE FURNISHINGS/LIGHTING**

KEY	REF.	DESCRIPTION
		Site Furnishings/Lighting

**HARDSCAPE MATERIALS**

KEY	REF.	DESCRIPTION
		Hardscape Material

**LEVEL 4 TREE SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	2	Quercus macrocarpa	White Oak	12" DBH	Plant as shown
	4	Quercus agrifolia	Live Oak	12" DBH	Plant as shown

**LEVEL 4 PLANTING SCHEDULE**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
	34	Quercus agrifolia	Live Oak	12" DBH	Plant as shown
	18	Quercus macrocarpa	White Oak	12" DBH	Plant as shown
	31	Quercus agrifolia	Live Oak	12" DBH	Plant as shown
	28	Quercus macrocarpa	White Oak	12" DBH	Plant as shown
	110	Quercus agrifolia	Live Oak	12" DBH	Plant as shown

**4.3.4 DEVELOPMENT PERMIT AREA “H” – BUSINESS/TECHNOLOGY PARK**

4109  
16/08/04

Lands identified as “Development Permit Area “H” – Business/Technology Park” on Map 4, Development Permit Areas, are hereby designated as Development Permit Areas under Section 488(1)(f) of the Local Government act to establish objectives and provide guidelines for the form and character of development.

The objective of this development permit area is to provide an overall co-ordinated design theme, ensure attractive business/technology park development along 200 Street, 198A Street, as well as 80 and 82 Avenues, and to reduce conflict with adjacent uses. The development permit guidelines for this area are:

- As contained in the document titled “Design Development Guidelines” prepared by Bunting Coady Associates Inc. (May 2002).

January 2017

**Attachment C**

Ruby Sandher  
Township of Langley  
4700 224 Street  
Langley, BC, V2Z 1N4

Ruby,

The following is our Letter of Intent for the project located at:

**19951 80A Ave**

**Lot 2B Section 27  
Township 8, NWD  
Plan EPP27874**

The Westlund Building emulates a progressive design for the Westlund Group, a company comprised of forward thinking businesses and thought leaders from Vancouver and the Fraser Valley. The building will act as a space for business to branch out, a hub for companies to compliment each other and work together, as well as a building for recruitment. The building will be used to host companies from the Westlund Group including;

• **Level4 Technologies Inc.** | Level 3

Level4 Technologies is an experienced Managed Services Provider in Greater Vancouver that provides 24x7 IT management and cloud services to local businesses. (30 Employees)

• **Apex Wireless Inc.** | Level 3

Apex Wireless is a national wireless consulting firm who specializes in mobility management for businesses ranging in size from 5 employees to Fortune 500 companies. (20 Employees)

• **Fluid** | Level 1

Fluid offers a center for health and wellness for locals and tech employees. (10 Employees)

Furthermore, Level 2 will provide 6000 square feet of leasable space for other Tech Companies. The atrium space will breathe life into the building, acting as a space for interaction, weekly announcements, and monthly events. The rooftop patio will function as an outdoor event space as well as a space for employees to enjoy the outdoors and fantastic views of the North Shore Mountains.

Sincerely,



Steven Morris Cross  
Architect AIBC, AIA