

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**  
**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800**  
**AMENDMENT (DP AREA H) BYLAW 2018 NO. 5364**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5364 amends the Willoughby Community Plan by updating the Development Permit Guidelines for DP Area “H” by:

- Converting the “Design Development Guidelines” document to be contained in the Willoughby Community Plan Area “H” guidelines
- Expanding the guidelines to address the lands west of 198A Street
- Removing reference to the “Mixed Use” designated lands
- Updating the guidelines to reflect the current Zoning Bylaw, Subdivision and Development Servicing Bylaw landscape requirements
- Removing the requirement for approval of the proposed buildings by a third party

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800 AMENDMENT (DP AREA H) BYLAW 2018 NO. 5364

A bylaw to amend the Willoughby Community Plan

WHEREAS it is deemed necessary and desirable to amend the “Willoughby Community Plan Bylaw No. 3800” 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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (DP Area H) Bylaw 2018 No. 5364”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 3800 as amended is further amended by deleting the second paragraph of Section 4.3.4 Development Permit Area “H” – Business/Technology Park and replacing it with the following:

#### 1.0 INTRODUCTION

The intent of these Design Development Guidelines is to establish a diversity of uses in the form of development, a consistent level of quality throughout the development as a whole and to enhance the public perception of the Business Technology Park developments in the community. These guidelines outline the desired objectives and give design recommendations. They are not intended to be prescriptive as to building character but rather describe orientation and configuration (for buildings and parking), access and circulation, setbacks and landscape treatments.

The site is divided into four zones to ensure that the form of development reflects the unique orientation and location of each individual subzone. Zone 1 fronts 198A Street and backs onto Latimer Creek. Zone 2 is located north-south along the eastern interior spine road, with a substantial drop in grade from east to west and contains Subzones 2.1 to 2.3. Buildings will be situated so as to maintain the existing contours and avoid excessive cut & fill. Zone 3, the parcel to the west of the spine road, lies on the flattest portion of this site and contains Subzones 3.1 to 3.6. Prominent, level entries help contain the street wall along the western edge of the spine road. Along its western and northern edge of Zone 3, a plush green area undulates along 198A Street and 82 Avenue, creating a landscape buffer between the campus and the residential lots to the north and west. Contemplative amenity opportunities abound through this zone

The central Zone 4, Subzone 4.1, is the heart of the campus. The potential for a small conference commercial centre will create a strong central focus to the built form and the

pedestrian circulation. The Conference Centre is also a neighborhood amenity, which would be available to the community at large as well as Tech Campus tenants.

To optimize the flexibility required to accommodate the broad range of anticipated users, the cohesiveness of the development will be emphasized in the landscape treatment as well as through the architectural guidelines. The character of the development will be apparent throughout the public zones of the site (streets, squares, parks, pathways, lighting, paving, street furniture, etc.).



**ZONE/SUBZONE MAP**

## **2.0 SITE AND BUILDING REQUIREMENTS**

### **2.1 Site Planning**

The principal concept for the Business Technology Park is the orientation of all buildings along a main vehicle and pedestrian artery. Due to the north and south orientation of the site the Zone 2 buildings are oriented parallel to the main spine road. The westerly buildings in Zone 1 & 3 are oriented east and west and perpendicular to the road.

Secondary to this concept is the placement of buildings along the existing topography of the site. The site drops approximately 20 m from the southeast corner to the northwest corner, with the majority of the grade change occurring within zone 2 and the corner of 80 Avenue and 200 Street. Buildings are orientated such that they follow the existing contours of the site, thus minimizing the need for cut and fill and expensive foundation systems.

To encourage a more urban, coherent development, principal buildings should face the primary street and the entries should be located on or near the front setback line. Building configuration should reflect orientation. Principal building faces (in Zone 2) and entries (in Zone 1& 3) should parallel the principal street and buildings should increase in mass toward principal streets and/or corners.

Entrances are a key component in a building and should be the major focus. Building entries should be clearly legible and address the primary street and/or corner. Public functions - including any service uses - should be located at the front of the building and may be used to enhance and emphasize the building entry. Only limited parking/vehicle circulation should occur within the front yard setback. It is intended that the majority of surface parking occur at the sides and rear of the buildings. Service and loading functions should similarly be located at the sides or rear of the buildings.

Large, unfenestrated, undifferentiated architectural volumes, typical for light impact industrial, warehousing uses, should be located to the rear of the site. These volumes should be screened from view with landscaping (refer to section 2.2). Office, public and entry functions should occur adjacent to the principal street



*Building Entry*

### 2.1.2 Access and Circulation

To avoid conflict between vehicular and pedestrian traffic, a minimum number of entry points to each site are encouraged. A maximum of two crossings will typically be permitted on the principal streets subject to Township approval. These entries should typically be located away from the intersections of roadways and away from pedestrian nodes. On secondary streets, one additional entry will be permitted as the primary access point to the parking area(s). All access points should conform to good engineering practice and satisfy relevant Township standards.

Pedestrian access within as well as between sites should be well designed and clearly legible. Pedestrian movement between sites should enhance the overall development concept and encourage movement on foot as opposed to by car. There should be a high standard of landscape architectural treatment to further these objectives. Whenever possible pedestrian circulation should be designed so as not to conflict with vehicle circulation. Where pedestrian crossings are required, they should be conveniently located, well lit and highly visible.



### 2.1.3 Parking and Loading

These guidelines supplement the Township standards for off-street parking and loading as found in the Township of Langley Zoning Bylaw as amended from time to time. The majority of parking should be located in the side and rear yards of each property and below grade. A small amount (typically visitor and short-term parking) shall be permitted in the front yard. Parking stalls, planting islands, median planting islands shall be sited in accordance with the Township's Zoning Bylaw as amended from time to time.

Median planting islands are required between parallel rows of parking stalls. These planting islands shall be 2.5 m (8 ft) from inside curb to inside curb. The trees shall

be located centred on the stall paint line so as not to impede the stall overhang zone.

Loading areas should be located to the side or rear of the property and separated from the general parking areas. Loading is not permitted in front of the buildings. Where loading areas are served by a separate access point, efforts should be made to minimize the degree to which vehicles accessing the loading area traverse parking areas. Using architectural and landscape architectural devices, screening should be employed which minimizes views of the loading area.

Parking and loading areas should be paved, well drained and well illuminated. Pedestrian routes from the parking areas to the buildings should be clearly legible and accessible.

#### 2.1.4 Corner Sites

For corner lots where more than one side abuts a street, the setback from the property line at each street should be the minimum front yard setback as prescribed by the Township of Langley Zoning Bylaw as amended from time to time. Buildings on corner sites must address both streets and both facades must be detailed accordingly. Building entries may be duplicated or the major entry may be placed on the corner.



*Corner Feature*

#### 2.1.5 Setbacks

Setbacks from property lines will be established to provide cohesion to the overall development and to acknowledge the proximity of the Business Technology Park to adjacent developments and uses. The setbacks in each case vary to reflect the unique orientation of each zone.

### 2.2 LANDSCAPE DESIGN

#### 2.2.1 Overall Landscape Character

The appearance of the landscape for the Business Technology Park will generally

reflect two characters.

**Campus Zone:** The remainder of the site responds to the image a campus green. The landscape treatment should be integrated with the parking lot locations, building placement and design. The character should respect the overall high quality, maintained campus image.

**Buffer Zone:** The Buffer Zone extends the full length of 198A Street and 82nd Avenue. The landscape should respond to the concept of a naturalized area made up of a strong tree buffer, native shrub massing, naturalized pond with deck overlook, covered shelter, riparian and water plants, municipal trail (within 4.5m Green Way Dedication) and low maintenance meadow/ grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

## 2.2.2 Landscape Components – Campus Zone

### 1. Landscape – Typical Development Parcel

General landscape character responds to the image of business and technology. The elements of design are clean lines, and a refined landscape image.

#### Planting Areas

Generally shrub material should be primarily ornamental broad leaf evergreen in nature with accents of deciduous material. Shrub planting should utilize mass plantings of individual species of not less than 1800 mm wide with plant spacing such that plant material will completely cover exposed mulch in two full growing seasons. The use of groundcover planting is encouraged. A minimum depth of 50mm of well, composted mulch should be used in all plant beds. Wood chips, gravel or plastic cover will be not be accepted in plant beds. Lawn areas should be sodded.



Tree cover should be predominantly deciduous with groupings of evergreen trees that provide interest and screening. Consideration should be given to the selection of deciduous tree species with growth characteristics of canopied shade tree. Branch height from finished grade to the underside of the crown at time of planting shall be dictated by the Township's Zoning Bylaw and Subdivision and Development Servicing Bylaw as amended from time to time.

All plant material should conform to the latest edition of BCSLA/BCNLA Landscape Standard.

Planting design should be integrated with the building architecture with consideration of building entries, access to each building lobby, building

detail and massing, screening requirements and general principles of CPTED.

## 2. Streetscape

Unless required otherwise by the Township of Langley and pursuant to the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time and Boulevard Treatment and Street Tree policy the following shall apply:

### 200th Street

The landscape streetscape treatment along 200th Street shall conform to the Willoughby Community Plan cross section with the exception that the overall width of the streetscape greenway is 15 m.

### 80th Avenue

The landscape streetscape treatment along 80 Avenue shall include a 3000 mm concrete sidewalk with a 2000 mm grass turf boulevard treatment including deciduous street trees with a 2000 mm by 5000mm landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4500 mm greenway behind the road boulevard. There shall be a minimum 1500mm planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2000 mm boulevard in front of a 3000 mm concrete sidewalk with 1000 mm grass boulevard behind.

### 82nd Avenue

The landscape treatment along 82 Avenue shall include a 3000 mm concrete sidewalk with a 2000 mm grass turf boulevard treatment including deciduous street trees with a 2000 mm by 5000 mm landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4500 mm greenway behind the road boulevard. There shall be a minimum 1500 mm planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2000mm boulevard in front of a 3000 mm concrete sidewalk with 1000 mm grass boulevard behind.



### 198A Street

The landscape streetscape treatment along 198A Street shall include a 3000 mm concrete sidewalk with a 2000 mm boulevard of grass turf and street trees. There shall be a 4500 mm greenway behind the minimum 4000 mm boulevard with plantings consistent with the east side of 198A Street.



### Internal Campus Streets

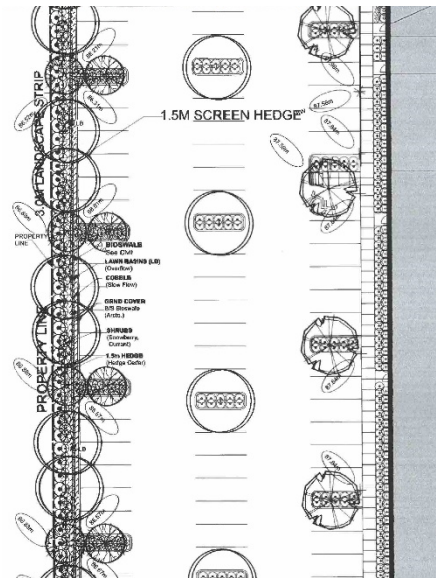
The landscape streetscape for the internal streets shall include a concrete sidewalk. A sod lawn boulevard between back face of curb and sidewalk shall be provided. Deciduous Street trees shall be planted between 8.0m to 10.0m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.

## 3. Surface Parking Lots

### Landscaping and Screening

As a significant amount of open space has been dedicated to surface parking, considerable care must be taken in their design and detailing so that their visual impact is minimized.

Parking lots should incorporate landscape islands with a minimum width of 2.5 m to ensure proper plant and tree growth. Parking lot islands should be placed in accordance with the Township's Zoning Bylaw as amended time to time within the lot and be planted with deciduous shade trees and an under storey of low growing shrub planting suitable for the urban environment.



The perimeter of all parking lots should be screened with broadleaf evergreen plants to minimize the impact of views from within the campus. The ends of parking lots adjacent to the Buffer Zone should be planted with a mixture of evergreen trees and broad leaf evergreen shrubs to minimize view impacts. The planting in these areas should be designed to reflect a naturalistic look with the emphasis on informal mass plantings. Views from 80th Avenue, 82



Avenue, and 200th Street to the surface parking lots should be screened with evergreen or broad leaf evergreen shrub and tree massing. The height of screening material should respond to the principles of CPTED and requirements of the Township's Zoning Bylaw.

Service, storage areas and entries to underground parking incorporated within surface parking lots should be enclosed and screened from view.

#### Surface Materials and Walkways

Pedestrian walkways should be provided from the parking areas to the building entries and where appropriate to other amenity areas. The walkway material should be scored cast in place concrete with a minimum clear 1200 mm width and maximum width of 1500 mm. Walkways through and along parking areas should be safe and secure for pedestrian movement.

The surface paving material for all parking areas with the development parcels should be large aggregate asphalt. Alternative materials of a higher quality material are allowed and encouraged to provide distinctively designed parcels.

The use of precast concrete wheel stops is prohibited. A 450mm wide exposed aggregate concrete strip should be incorporated at the back face of the parking lot curb edge to accommodate car overhang. At the discretion of the Township of Langley, the length of the parking space may be reduced 450mm.

Handicap parking stalls shall be provided in all parking lots and located in close proximity to the main building entrance.

#### Parking Lot Lighting

The parking areas should be lit with luminaires mounted on mid-level (4.2m high) poles. Luminaires should incorporate cut off shields integral with the luminaire housing, light levels should respond to the need for security lighting. The use of large-scale light standards are not recommended and /or prohibited. The lighting standards for each development parcel should be distinct and integrated with the architectural building design. Display lighting is prohibited.



*Parking Lot Lighting*



#### 4. Pedestrian Walkway Pavement

A hierarchy of pavement materials should be incorporated within each development parcel to respond to the primary building entry zone and secondary site pedestrian walkways.

The primary building entry zone should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the primary building entry paving zone.

The secondary pedestrian walkway material should be scored cast in place concrete with a minimum width of 1200 mm and maximum width of 1500 mm clear width/unobstructed.



#### 5. Campus Building – Main Entries

All of the campus buildings main entries are oriented to and within close proximity of the internal campus streets. These areas will become important nodes and should be integrated with the streetscape design. The campus building main entries should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the design. The integration of seating areas and locations for bike racks is encouraged in these areas.

The planting design at the main entry to the campus buildings should respond to the urban setting. Plant massings and organization should be formal in nature using medium sized flowering trees under planted with predominantly broadleaf evergreen shrubs. Plant design should add character and compliment the detailed architectural treatment of the building entries. Plant beds within paved areas, at the main entries to campus buildings should be contained by a 150 mm high by 150 mm wide concrete curb edge.

6. Fencing

In keeping with the nature of the campus look fencing in the Campus Zone is limited to areas where fences are integrated into the landscape design as character elements to define the structure of landscape areas. Fences should be metal and not exceed 1000 mm in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

7. Garbage Enclosures

The complete screening all trash, recycling and waste containers is required. Split face concrete block, or brick that responds to the esthetic of the adjacent building are to be used to create screen enclosures. Wood, wire mesh fence or plastic fencing is not permitted. Gates shall be 1.8m high, predominantly opaque with colour selected from palette to be used for adjacent building. Enclosures for one parcel must not visually impact any other development parcel.

8. Landscape Walls and Grading

Landscape walls required to accommodate grade change should be of high quality materials such as modular concrete pre-cast blocks with a textured face. All walls must be capped with a complementary material. Large-scale blocks, lock- block, and timber, are not permitted.

Slopes in landscape areas should not exceed 4:1 for both lawn and planting areas. Grading in the Buffer Zone should accommodate gentle, undulating appearance. Positive drainage should be accommodated away from buildings.

9. Irrigation

Campus Zone: All lawn and planting areas within the Campus Zone are to be irrigated with an automatic irrigation system. Each development parcel's irrigation system is to be individually controlled.

Buffer Zone: Irrigation in the buffer zone is encouraged to ensure an overall healthy appearance of plant material at all times of the year.

### 2.2.3 Campus Zone Character Areas

#### 1. Conference Centre

The character of the landscape directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. Planting areas should be incorporated to separate the outdoor patio areas from the internal street edges. Plant material should be predominantly broadleaf evergreen. Plant material should be chosen to accommodate the desire for clear site lines from the street and sidewalk to the patio space (maximum mature height of 900 – 1000 mm). Plant beds in this character zone should be contained by a 150 mm high by 150 mm wide concrete curb edge. Tree planting within shrub plant beds should incorporate medium scale flowering trees. The character of the paved surfaces directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. A pavement material with a higher degree of esthetic appeal such as concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be used in this area

### 2.2.4 Landscape Components – Buffer Zone

#### 1. Landscape

A significant forest buffer exists on the northern and western property lines. This buffer zone is comprised of predominantly alder with some poplar and an understorey of scrub. The southern portion of the forest buffer on the west property line has been diminished over time and will require additional planting to restore the character.

The selection of trees and shrubs will be limited to native or native like species. Plant massing should be designed to appear as naturally occurring and resident to the particular bio zone.

The landscape will be low maintenance in nature and should provide a number of passive landscape experiences and open spaces for the staff of the companies that make up the Business Technology Park.

## 2. Planting Areas

The internal edges of the buffer zone should be augmented with a mixture of long lived coniferous and deciduous trees of varying sizes. The trees should be massed to respond to the naturalistic design intent. Native or native like under story planting should be incorporated at the edge of the buffer to provide a natural transition to the meadow zone.



Beyond the tree and shrub zone, a low maintenance grass zone comprised of a mixture of grasses and B.C. native wild flowers should be established. The low maintenance grass zone should open up to an activity area adjacent to the Pond and Wetland. This activity area should support informal active recreation and include picnic tables and trash cans.

## 3. Pond and Wetland

A pond and wetland provide an interesting focal area within the Buffer Zone. The intent of this feature is to provide the needed storm water detention as well as a diverse habitat and visual amenity feature.

Planting around the pond should be located such that riparian zones and aquatic plants are utilized to create an esthetically pleasing naturalistic feature

## 2.3 ARCHITECTURAL TREATMENT

### 2.3.1 Building Zones

The Business Technology Park has four zones with varying degrees of prominence.

#### A. Zone 1 (Subzone 1.1)

Zone 1 is located on the west side of 198A Street between 82 Avenue and 80 Avenue. The orientation of buildings in this zone are to be predominantly east / west with the exception of buildings located adjacent to 82 Avenue and 80 Avenue whose facades should address each fronting street. Main entrances should be located on or near these street-facing facades.

The topography in this zone slopes downward east to west and is bounded on the westerly edge by Latimer creek. Where underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

B. Zone 2 (Subzones 2.1 to 2.3)

Zone 2 is located north-south along the spine road, starting at 80th Avenue to the south and ending at 200th Street to the north. Focus should be made on the building facades at both of the main entries to the site. The buildings located at the 200th Street and 80th Avenue entries will be massed so as to form a 'gateway' to the site. Buildings should increase in mass, stepping upwards towards the road.

Due to sloping topography found in this zone, buildings will need to be positioned in such a way as to avoid excessive cut and fill. Buildings should be oriented lengthwise along the contour lines, requiring a different level of entry on either side of the building. Such positioning would allow for level entries to the underground parking level at the low side of the building, while at the high side of the building the parking level is below grade. In such cases where the underground parking level is above grade and protrudes from the main mass of the building, podiums are created. These podiums would be used as outdoor terraces, accessible from the main floor of the building. Consideration should be given to the sloping of the grade and landscaping along the edge of the podium where it meets the grade.

C. Zone 3 (Subzones 3.1 to 3.6)

Zone 3 is located along the westerly side of the site, bounded by 198th Avenue on the west and 80th Avenue to the south.

The orientation of the buildings in this zone is predominantly east/west, with the exception of the northernmost buildings (3.5, 3.6) which run north/south. The end facades of the buildings follow the western and northern edges of the internal spine. Main entries should be located on or near these facades so as to address the internal spine road.

The topography found in zone 3 is fairly flat, with minimal sloping, except towards the north/east end. Main entries of the buildings should be at or near the same elevation as the internal spine road. Underground parking is permitted although, as in zone 2, where the underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

D. Zone 4 (Subzone 4.1)

The fourth zone is located at the centre of the site. This zone is the preferred location for a Conference Centre use, the heart of the campus. This would be a 1 1/2 level building of about 20,000 square feet in total floor area. A Conference centre use could potentially include conference rooms, kitchen and storage facilities and a small commercial/retail component, serving both the Business Technology Park and the neighboring community.



The topography of this zone is similar to Zone 2, with the grade sloping down several metres from east to west. The building will be oriented lengthwise along the existing contours. Two main entries to Building 4.1 are possible; one on the upper/east side of the building; the other on the lower/west side. Pedestrian circulation through and around the building will be incorporated with the form of the building. Outdoor terraces/patios will be located in certain areas around the building. These outdoor spaces will serve as further links between the Campus and the Building 4.1.

### 2.3.2 Building Articulation

The objective is to ensure a high quality streetscape throughout the Business Technology Park. Front facades of buildings must establish scale and identity particularly emphasizing the importance of the primary entrance through building offsets. Buildings should avoid the use of large undifferentiated wall areas that are visible from the street. Due to the permitted light industrial use, there is a potential for large building masses. Any large, unfenestrated and undifferentiated volumes will be located towards the rear of the site and screened from view. It is most appropriate that building walls visible from the street have the facade broken through offsets. Other vertical and surface articulation of the building facade are encouraged, particularly protrusions (marquees) or recesses at building entries.



Articulation should be achieved with detailing of entrances and windows and not simply surface treatments such as paint color and decoration. Openings should be designed to suggest the thickness of walls, with doors and windows recessed away from the surface.

### 2.3.3 Materials, Finishes and Colour

Materials must have long-term durability and be able to retain a high quality appearance over the lifespan of the building. Pre-fabricated metal buildings are not acceptable.

Awnings are acceptable if they are intermittently broken so the scale is in keeping with the building. Standard awnings are not acceptable. Awnings





should be custom designed to fit the individual architectural character of the building design.

A general guideline for exterior color schemes is to use muted colours on large areas. Stronger colors can be used for accent or to strengthen the three-dimensional effect at entry areas. Garish colors are not appropriate. Avoid colors, not tones that contrast strongly with each other.

#### 2.3.4 Rooflines and Mechanical Equipment

Surface mounted roof equipment can often result in a chaotic and cluttered appearance because of the haphazard placement of vents, stacks and equipment. Roof vents and air handling units should be grouped and placed to minimize their visual impact from the street or from neighbouring sites. All roof top equipment should not be visible or should be screened from view. It is preferable that the screening of roof equipment be incorporated into the overall design of the building.

To conceal the view of the mechanical equipment from the street and neighbouring sites, buildings will require the use of a parapet and/or enclosure and/or roofed enclosure depending on the design and height of the building.

#### 2.4 Signage

The intent of these guidelines is to assist tenants and their consultants to define signage requirements within the context of the Township's Sign Bylaw (as amended from time to time) and the Business Technology Park character. Discussion should occur at the preliminary design stages between the tenant/leaseholder and the owner/developer with respect to design direction.

There are three basic types of signage - Project Identification Signs, Direction Signs and Business Identification Signs. All signs must comply with the Township's Sign Bylaw as amended from time to time.

##### Project Identification Signs

It is proposed that three large scale signs be provided to identify and locate the Business Technology Park. These signs will be landmark elements located near each main entry into the Business Technology Park. It is intended that such signs be part of an overall theme and signage package and contain artistic as well as advertising elements.

##### Direction Signs

The purpose of directional signs is to provide operational direction to the public, customers and visitors. These signs are to be graphically coordinated and reflect the character of the Business Technology Park.

The function of identification signs is to inform and direct the public to commercial enterprises. An effective sign will reflect the business image and respect the building style, while adding variety and vitality to the streetscape. Signs should therefore be compatible with the scale, form, materials, color and general character of the building.



- a. No advertising placards, blow up signs, banners, pennants or signs shall be affixed upon facades of the buildings.
- b. No large-scale signage is allowed on building awnings.
- c. No animated, flashing or audible signs will be permitted.

Site lighting should enhance the visual appearance of the building at night yet meet the owner's security needs. Site lighting of parking areas should be discrete using local area lighting. A maximum mounting height of lighting fixtures should be at 5m (17ft). Tall "freeway type" fixtures will not be acceptable.

READ A FIRST TIME the	23	day of	July	, 2018
READ A SECOND TIME the	23	day of	July	, 2018
PUBLIC HEARING HELD the	17	day of	September	, 2018
READ A THIRD TIME the		day of		, 2018
RECONSIDERED AND ADOPTED the		day of		, 2018

Mayor \_\_\_\_\_ Township Clerk \_\_\_\_\_

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800**

**AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW NO. 5101 AMENDMENT**

**(DP AREA H) BYLAW 2018 NO. 5365**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5365 makes changes to the Latimer Neighbourhood Plan to change language in the plan to identify the Comprehensive Development CD-57 zone as a tool to guide a future CD zone for development west of 198A Street.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842  
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800  
AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW NO. 5101  
AMENDMENT (DP AREA H) BYLAW 2018 NO. 5365**

A bylaw to amend the Latimer Neighbourhood Plan

WHEREAS it is deemed necessary and desirable to amend the “Willoughby Community Plan Bylaw No. 3800” 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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (DP Area H) Bylaw 2018 No. 5365”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 3800 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 as amended is further amended by:

(a) Deleting Section 5.2.6 Business Office Park and replacing it with the following:

**5.2.6 Business Office Park**

The intent of the Business Office Park designation is to provide an area for large format employment generating uses. The designation is exclusive to the business park at the northwest corner of 200 Street and 80 Avenue. Maximum building heights in this designation will range from four to six storeys, depending on location within the park. Policies specific to this designation are as follows:

- Maximum building heights and densities within the Business Office Park designation are set forth and for rezoning (where applicable) are informed by in the Township’s Comprehensive Development Zone CD-57.
- Large format commercial and institutional activities are contemplated, including but not limited to: professional and government offices, research and development laboratories, post-secondary and technology school campuses, conference centres and warehousing/wholesale distribution facilities.
- Restaurant uses shall be permitted in the Business Office Park designation, provided that they are incorporated into a building containing one or more principal use(s).

- To reduce the environmental impact of Business Office Park uses, this designation requires that 50% of the total required parking spaces (where 50 spaces or more are required) shall be provided underground or in concealed surface parking.

READ A FIRST TIME the 23 day of July , 2018.

READ A SECOND TIME the 23 day of July , 2018.

PUBLIC HEARING HELD the 17 day of September , 2018.

READ A THIRD TIME the day of , 2018.

RECONSIDERED AND ADOPTED the day of , 2018.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** JULY 23, 2018 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** DEVELOPMENT PERMIT AREA "H" /  
BUSINESS OFFICE PARK DESIGNATION

**REPORT:** 18-120  
**FILE:** BA000016

### PROPOSAL:

Bylaw to amend Development Permit Area "H" in the Willoughby Community Plan and the Business Office Park designation in the Latimer Neighbourhood Plan to clarify and update existing development permit guidelines.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5364 and 5365 and that staff be authorized to schedule the required Public Hearing.

### RATIONALE:

Development Permit Area "H" was originally developed to support a site-specific comprehensive development. Bylaws No. 5364 and 5365 amend the Willoughby Community Plan and Latimer Neighbourhood Plan for consistency with the current administrative practice.



### **RECOMMENDATIONS:**

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (DP Area H) Bylaw 2018 No. 5364;

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Business Office Park) Bylaw 2018 No. 5365;

**That** Council consider that Bylaws No. 5364 and 5365 are consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan; and further

**That** Council authorize staff to schedule the required Public Hearing for Willoughby Community Plan Amendment Bylaw No. 5364 and Latimer Neighbourhood Plan Amendment Bylaw No. 5365.

### **EXECUTIVE SUMMARY:**

The Willoughby Community Plan was adopted in 1998. In 2002, properties located between 198A Street and 200 Street and 82 Avenue and 80 Avenue were rezoned to Comprehensive Development Zone CD-57 to permit what was referred to as the 'Langley Tech Campus'. As part of this process, the designation of the lands in the Willoughby Community Plan was amended by changing the previous Commercial, Multi-Family Residential and Residential designations to a new Business/Technology Park designation resulting in the new Development Permit Area “H” being established for the subject lands.

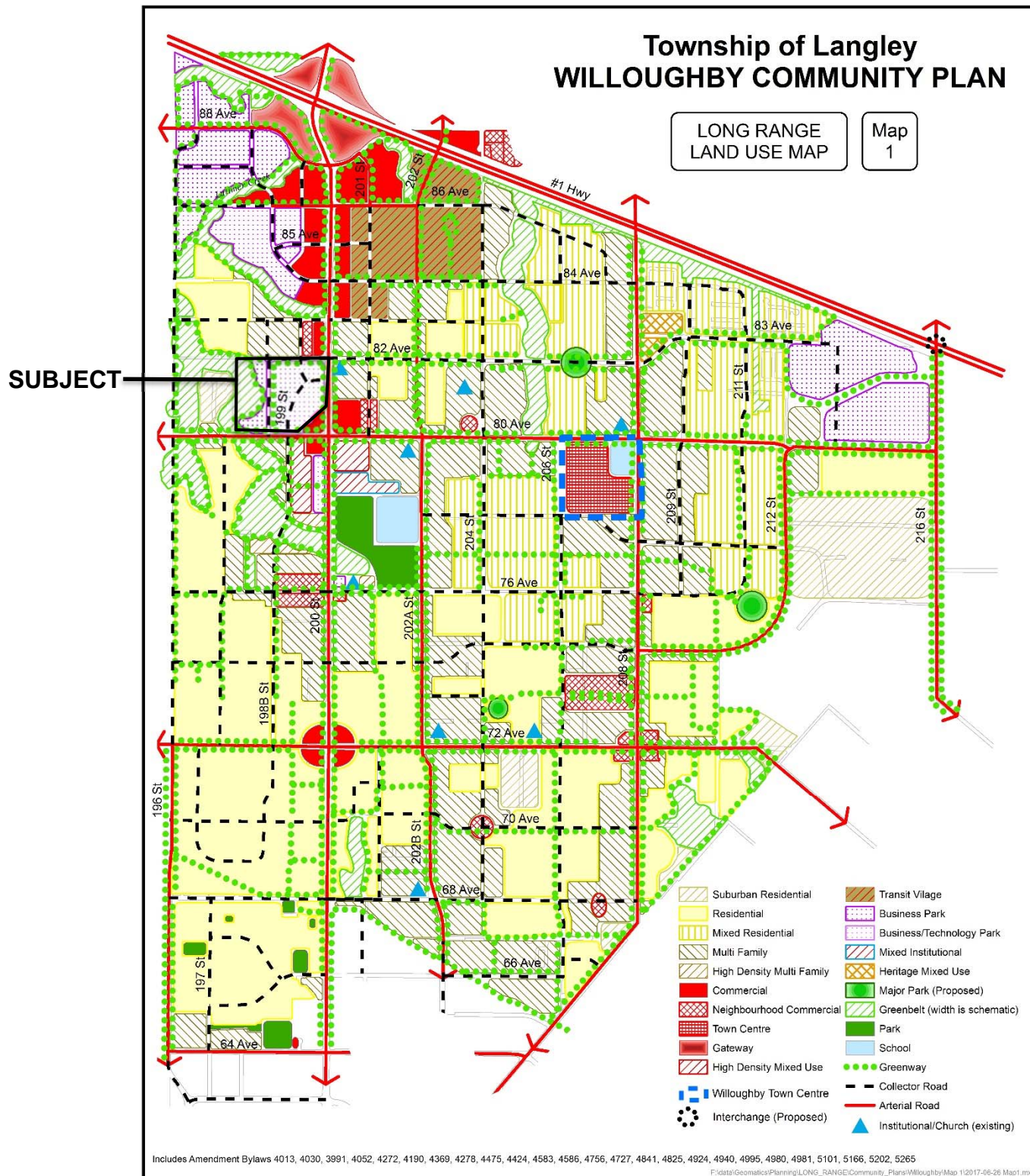
The 'Langley Tech Campus' was approved as a comprehensive development, originally intended to be built by one developer as one single project. As such, the Development Permit guidelines included design guidelines with administration and design approval obtained through an architectural firm (Bunting Coady) retained by the original developer. Subsequently, with the adoption of the Latimer Neighbourhood Plan in 2015 added, six (6) properties were added to Development Permit Area.

The recommended revisions contained in the subject bylaws, as outlined in this report, can be generally categorized as “housekeeping”, intended to clarify and update the Development Permit guidelines in the Willoughby Community Plan and Latimer Neighbourhood Plan; and facilitate a more streamlined and efficient design review and approval process.

### **PURPOSE:**

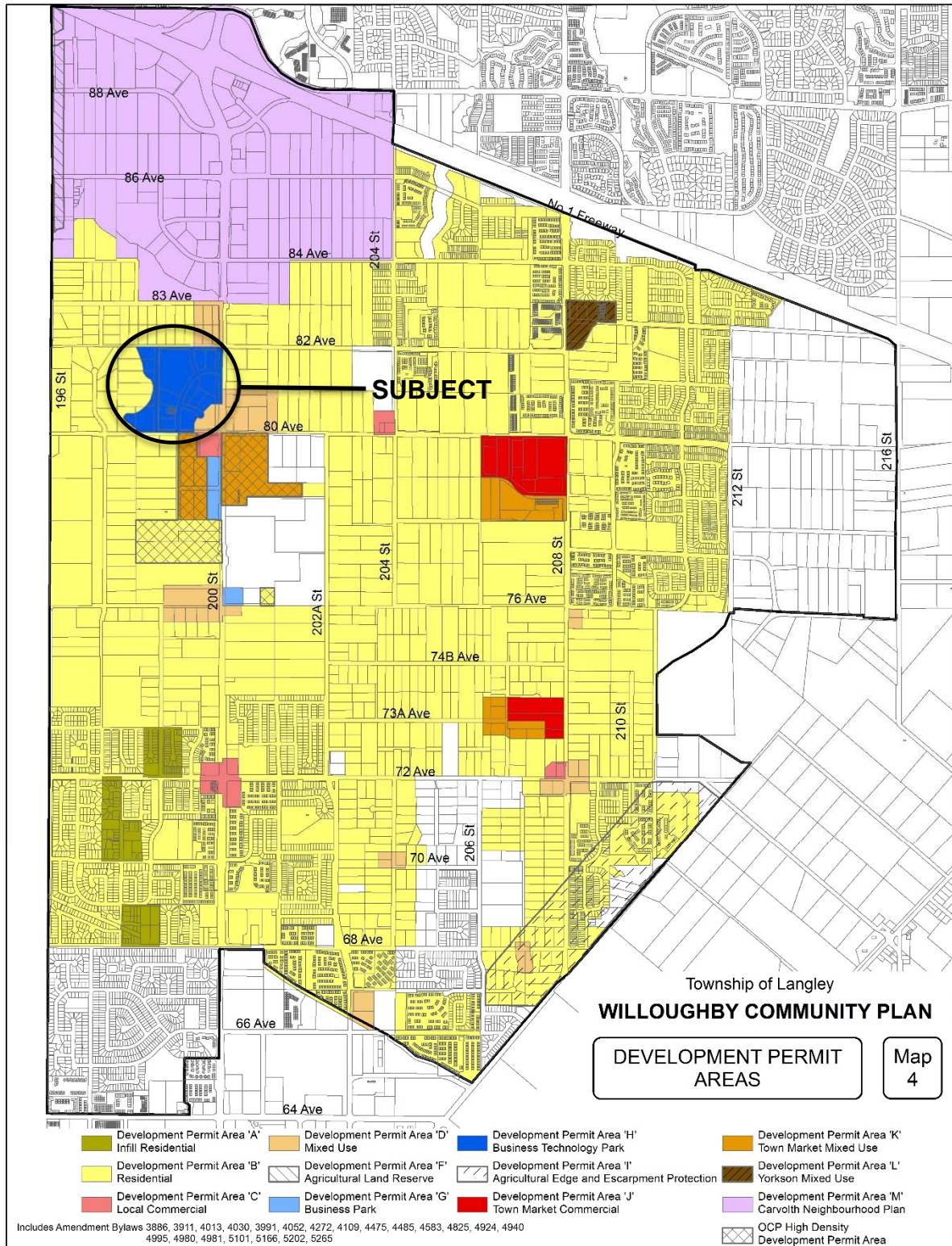
The purpose of this report is to recommend to Council amendments to the Willoughby Community Plan and Latimer Neighbourhood Plan to clarify and update the Development Permit Area “H” Guidelines.



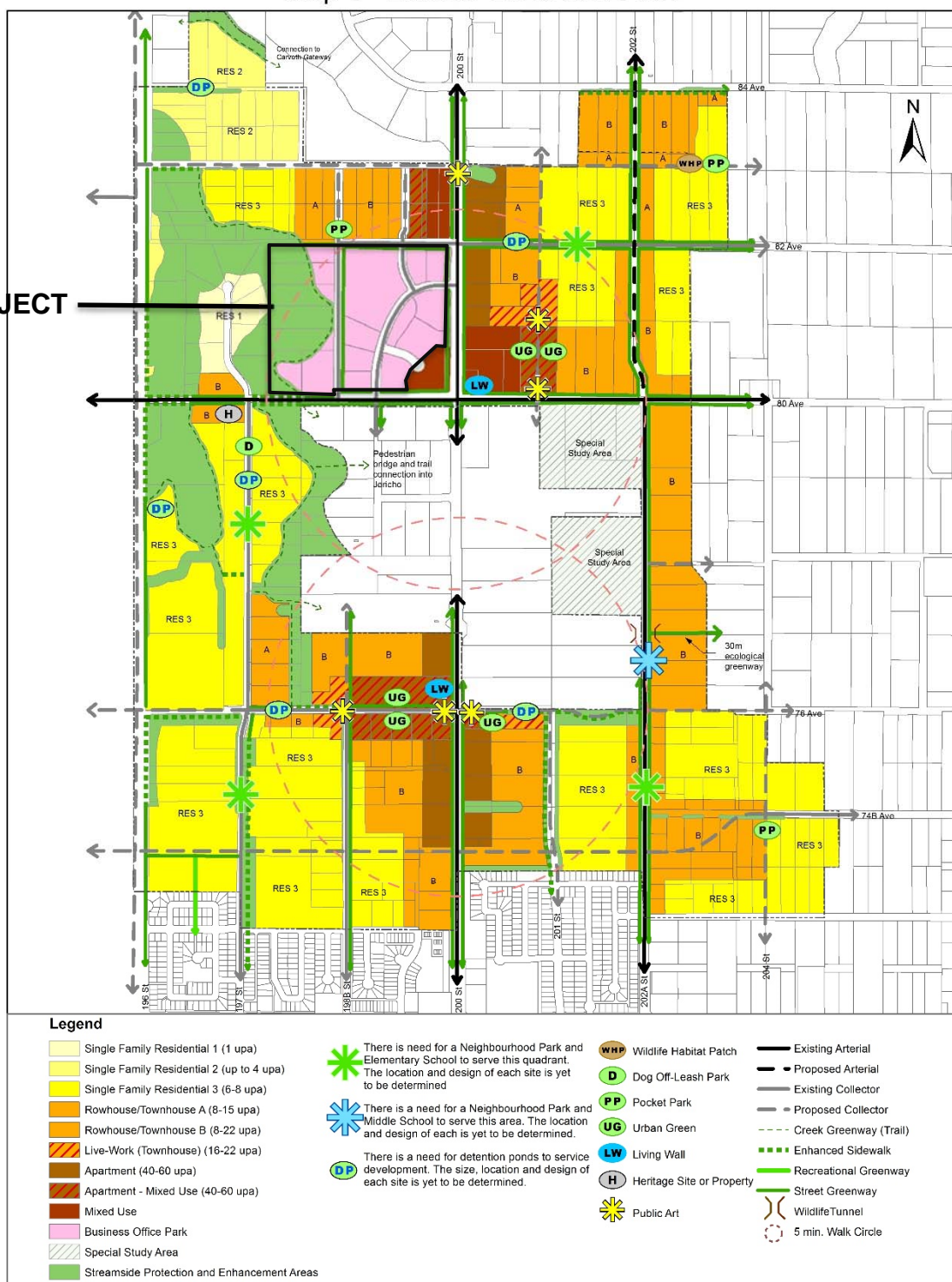




DEVELOPMENT PERMIT AREA "H" /  
BUSINESS OFFICE PARK DESIGNATION  
Page 4 . . .



**SUBJECT**



**DISCUSSION/ANALYSIS:**

The Willoughby Community Plan was adopted by Council on May 4, 1998. In 2002, properties located between 198A Street and 200 Street and between 82 Avenue and 80 Avenue were rezoned to Comprehensive Development Zone CD-57 to permit what was referred to as the 'Langley Tech Campus' (see map below). This rezoning facilitated a proposed development consisting of approximately 85,468 m<sup>2</sup> (920,000 ft<sup>2</sup>) of gross floor area of high tech, office, research, service and light impact industrial uses. The application also amended the Willoughby Community Plan by changing the previous Commercial, Multi-Family Residential and Residential designations of the lands to a new Business/Technology Park designation and established a new Development Permit Area (Area "H").

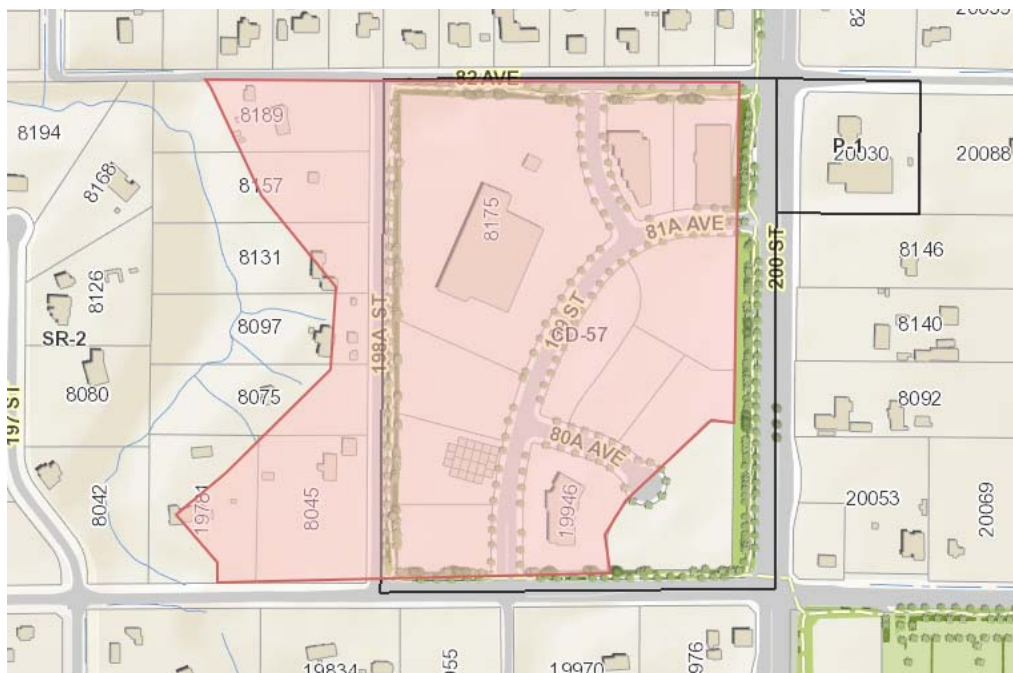
With the adoption of the Latimer Community Plan in 2015, portions of six (6) additional properties located west of 198A Street were included in the Business Technology Park designation. Staff note that large portions of these additional six (6) properties are encompassed by the red-coded Latimer Creek watercourse. Additionally, the property located at the corner of 80 Avenue and 200 Street was redesignated as Mixed Use.

The majority of the recommended revisions are administrative, intended to incorporate the intent of the Bunting Coady Design Development Guidelines within the text of the Willoughby Community Plan and to update the plans with current administrative practice. The content of the guidelines will be updated to reflect the additional area added to Area "H" (as shown on map below) since the adoption of the guidelines in 2002, as well as removal of a property redesignated as Mixed Use.





**ORIGINAL LANGLEY TECH CAMPUS REZONING LANDS (2002)**



**UPDATED LANDS IN LANGLEY TECH CAMPUS (AREA "H")**  
**Willoughby Community Plan Amendment**

The Willoughby Community Plan designates the lands located between 200 Street and Latimer Creek and between 80 Avenue and 82 Avenue “Business Park”, “Business/Technology Park” and “Mixed Use.” Due to subsequent amendments to the Willoughby Community Plan (related to the adoption of the Latimer Neighbourhood Plan, which added lands west of 198A Street and removed a parcel at the intersection of 200 Street and 80 Avenue), the text of DP Area “H” does not reflect the area delineated by the DP Area map in the Willoughby Community Plan. Additionally, the guidelines refer to a separate document entitled “Design Development Guidelines” (prepared by Bunting Coady Associates Inc. (2002)). The guidelines as currently written require approval from the design consultant (Bunting Coady). The individuals involved no longer wish to continue this role.

Bylaw 5364 updates the DP Area guidelines for the full Area “H” by”:

- Adding the content of the “Design Development Guidelines” document into the text of the Willoughby Community Plan Area “H” guidelines
- Expanding the guidelines to address the lands west of 198A Street
- Removing reference to the “Mixed Use” designated lands
- Updating the guidelines to reflect the current Zoning Bylaw, and Subdivision and Development Servicing Bylaw landscape requirements
- Removing the requirement for approval of the proposed buildings by a third party

**Latimer Neighbourhood Plan Amendment:**

The Latimer Neighbourhood Plan designates the subject properties as Business Office Park. The Business Office Park designation identifies maximum building heights and densities as set forth in the Comprehensive Development CD-57 Zone. As the lands located to the west of 198A Street are currently zoned Suburban Residential SR-2, parameters for these particular properties are not included in the CD-57 zone. The amendments to the Latimer Neighbourhood Plan include changes to identify this zone as a tool to guide a new Comprehensive Development zone for future development west of 198A Street.

**Official Community Plan Consultation Policy:**

Council’s Official Community Plan Consultation Policy requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township’s financial plans (both operating and capital) and Metro Vancouver’s waste management plans as the plans anticipate development in the Willoughby Community Plan area.

**POLICY CONSIDERATIONS:**

It is recommended that Council give first and second reading to Bylaws No. 5364 and 5365 and that staff be authorized to schedule the required public hearing.

Respectfully submitted,

Ruby Sandher  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION