

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW 2018 NO. 5421

EXPLANATORY NOTE

Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW 2018 NO. 5421

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

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-131” after the words “Comprehensive Development Zone CD-130”
 - b. Adding to Section 110.1 after the words “CD-130” the words “CD-131 – 0.4 ha”
 - c. Adding after Section 1030 “Comprehensive Development Zone CD-130” the following as Section 1031 “Comprehensive Development Zone CD-131”

1031 **COMPREHENSIVE DEVELOPMENT ZONE CD-131**

Uses Permitted

- 1031.1 In the CD-131 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *townhouses*

Density

- 1031.2 The density permitted shall be no less than 39 units per hectare (16 units per acre) and no greater than 54 units per hectare (22 units per acre).

Lot Coverage

- 1031.3 *Buildings and structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

- 1031.4 Siting of *buildings and structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1031.5 The *height of buildings and structures* shall not exceed three (3) *storeys*.

Parking and Loading

- 1031.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of 4 off-*street* parking spaces per *dwelling unit*.

Subdivision Requirements

- 1031.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 1031.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

- 1031.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1031.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

East 165 Feet of Lot 42 Section 26 Township 8 New Westminster District Plan 42197;

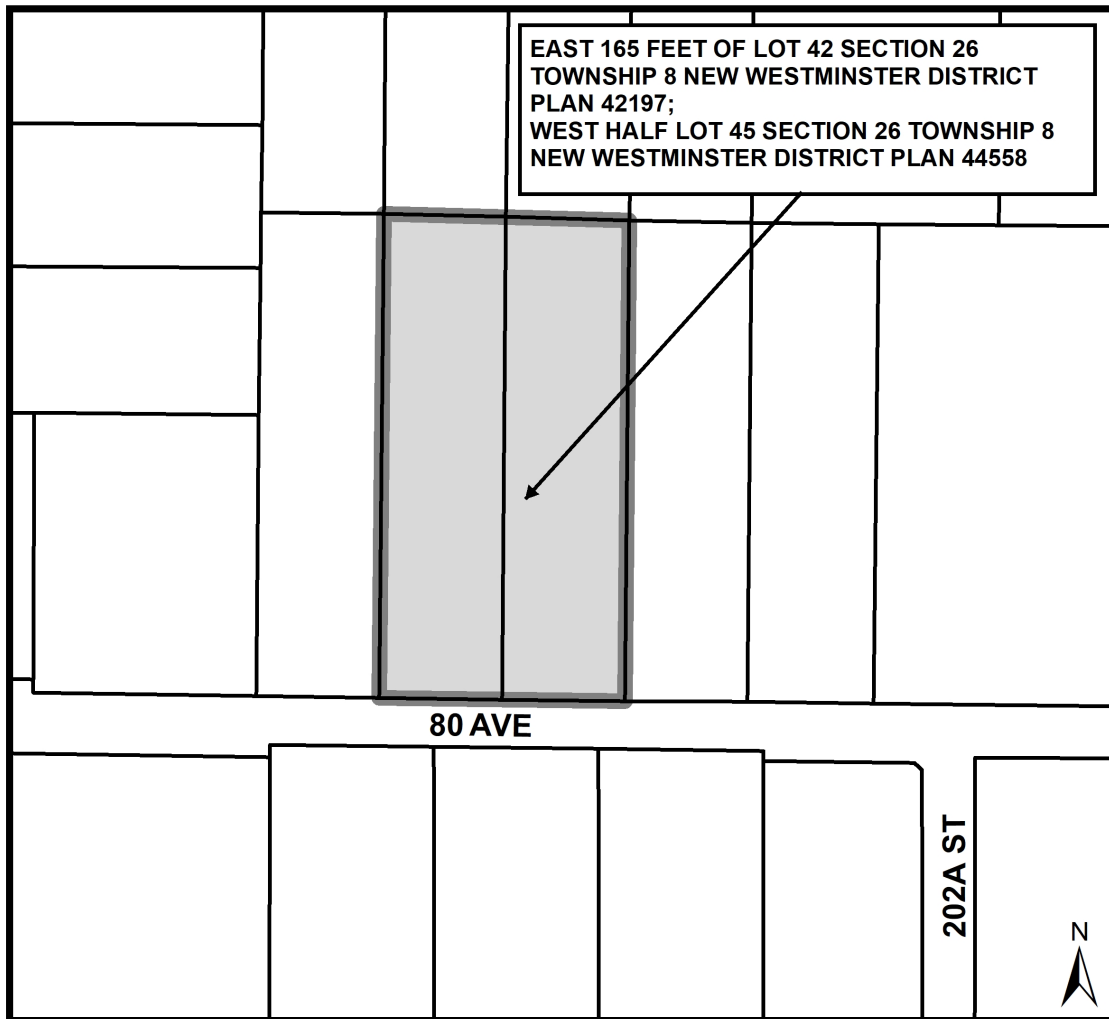
West Half Lot 45 Section 26 Township 8 New Westminster District Plan 44558

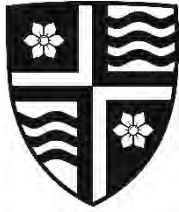
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131.

READ A FIRST TIME the	19	day of	November	, 2018.
READ A SECOND TIME the	19	day of	November	, 2018.
PUBLIC HEARING HELD the		day of		, 2018.
READ A THIRD TIME the		day of		, 2018.
ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5421





Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 19, 2018 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100507 AND
 DEVELOPMENT PERMIT APPLICATION NO. 100950
 (ESSENCE PROPERTIES INC. / 20139 AND 20159 – 80 AVENUE)

REPORT: 18-155
FILE: 08-26-0199

PROPOSAL:

Application to rezone approximately 1.98 ha (4.9 ac) of land at 20139 and 20159 – 80 Avenue to Comprehensive Development Zone CD-131 with an accompanying Development Permit application to facilitate development of 107 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5421 subject to ten (10) development prerequisites being satisfied prior to final reading; and that Council authorize issuance (at time of final reading of Bylaw No. 5421) of Development Permit No. 100950; and further that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with the Latimer Neighbourhood Plan's overall objectives.



RECOMMENDATIONS:

That Council give first and second reading Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421, rezoning 1.98 ha (4.9 ac) of land located at 20139 and 20159 - 80 Avenue to Comprehensive Development Zone CD-131, to facilitate the development of 107 townhouses, subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 80 and 81 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 Avenue;
5. 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;
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Consolidation of the two (2) lots into one (1) lot;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
 - d. Registration of a 4.0 metre wide public access right of way through the site;
 - e. Prohibiting permanent access to and from the site from 80 Avenue
9. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy and the Community Amenity Contributions Policy;

That Council at time of final reading of Rezoning Bylaw No. 5421 authorize issuance of Development Permit No. 100950, subject to the following conditions:

REZONING APPLICATION NO. 100507 AND
 DEVELOPMENT PERMIT APPLICATION NO. 100950
 (ESSENCE PROPERTIES INC. / 20139 AND 20159 - 80 AVENUE)
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- a. Building plans being in substantial compliance with Schedules “A” through “Z”;
- b. On-site landscaping plans being in substantial compliance with Schedules “AA” through “EE”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, 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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; 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. 100950.

EXECUTIVE SUMMARY:

Essence Properties Inc. has applied to rezone a 1.98 ha (4.9 ac) site located at 20139 and 20159 - 80 Avenue to Comprehensive Development Zone CD-131 to facilitate development of 107 townhouse units.

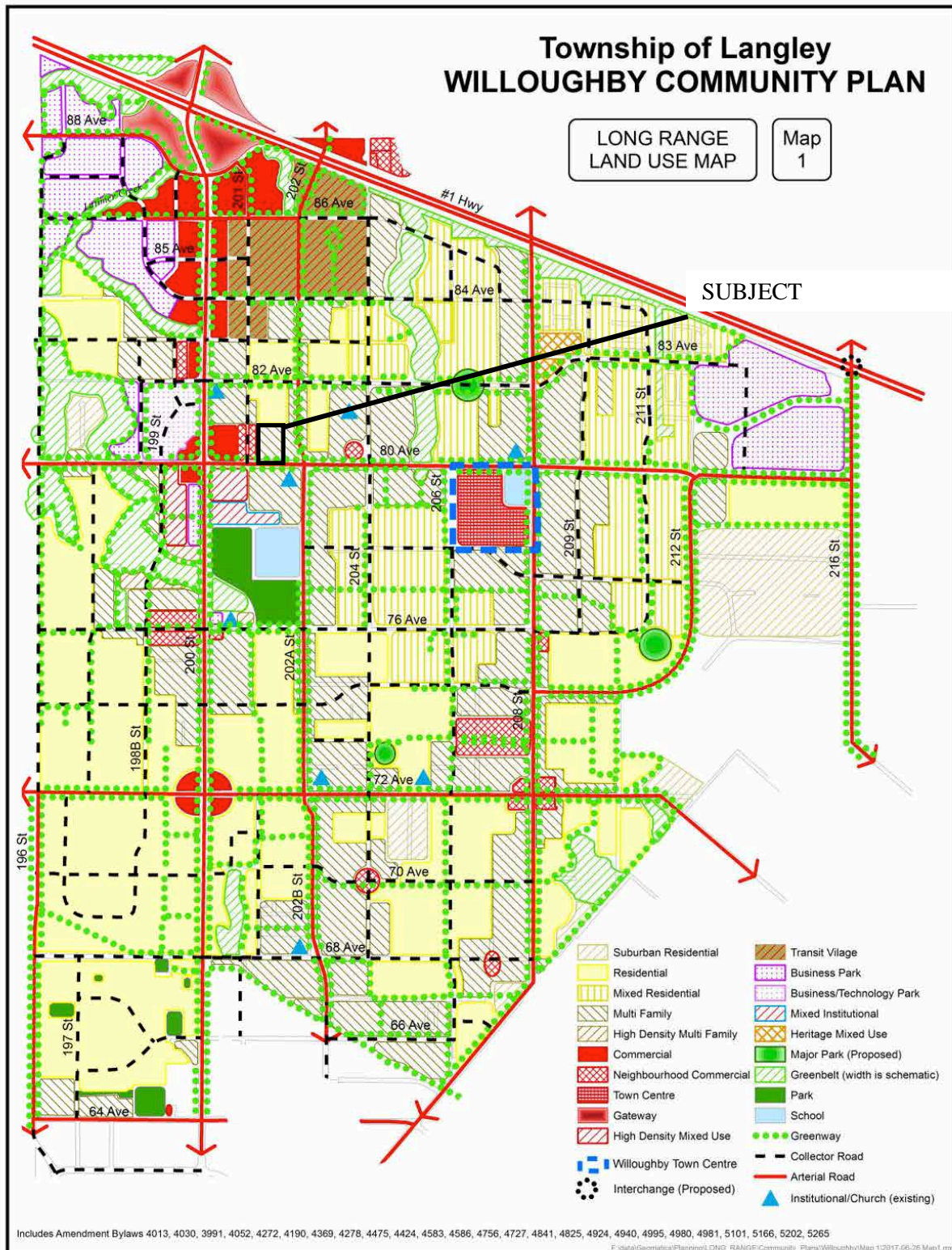
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The proposal is consistent with the overall objectives of the Latimer Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of ten (10) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5421) of Development Permit No. 100950.

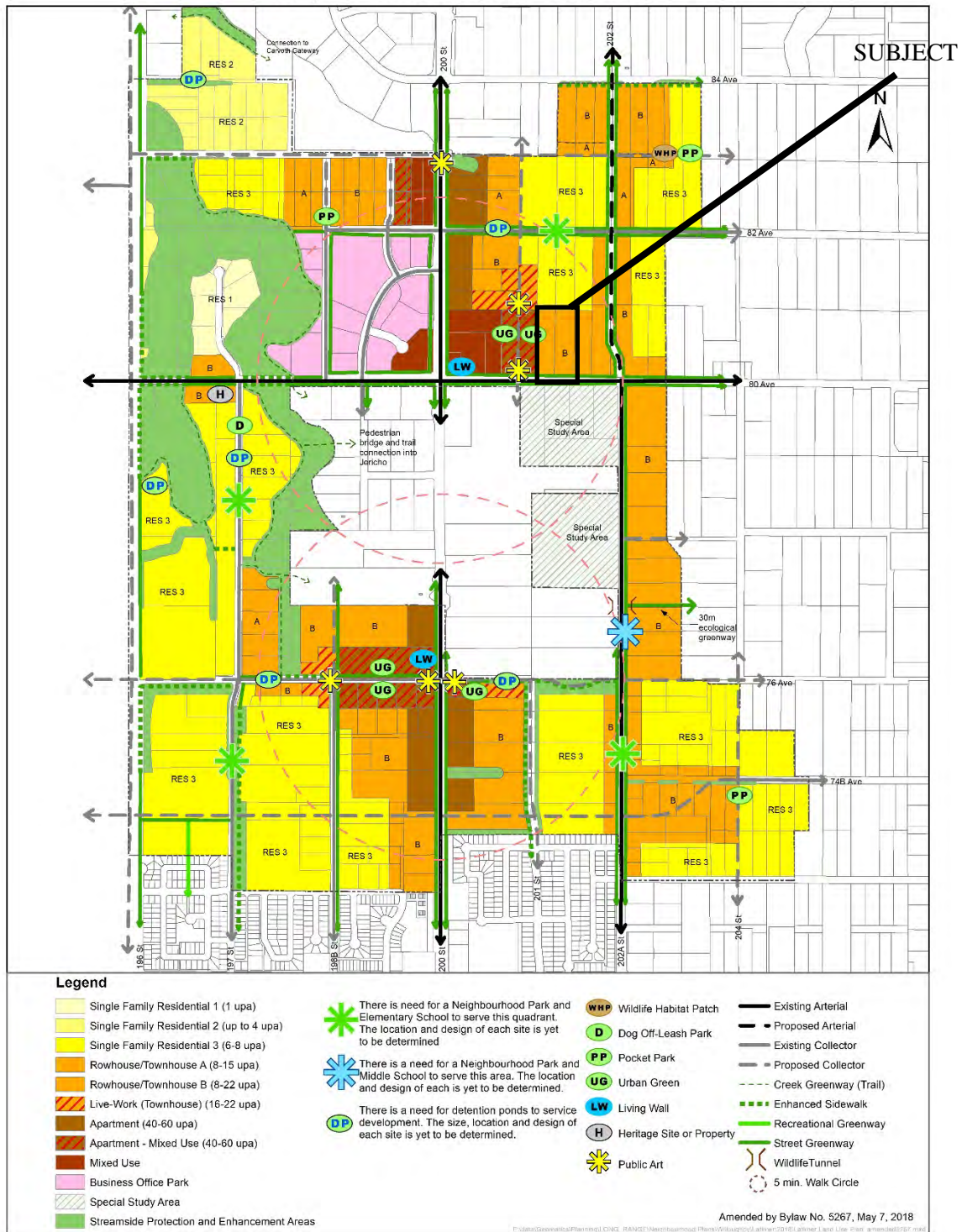
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5421, and Development Permit No. 100950.

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Map 1 - Latimer Land Use Plan



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ZONING BYLAW NO. 2500

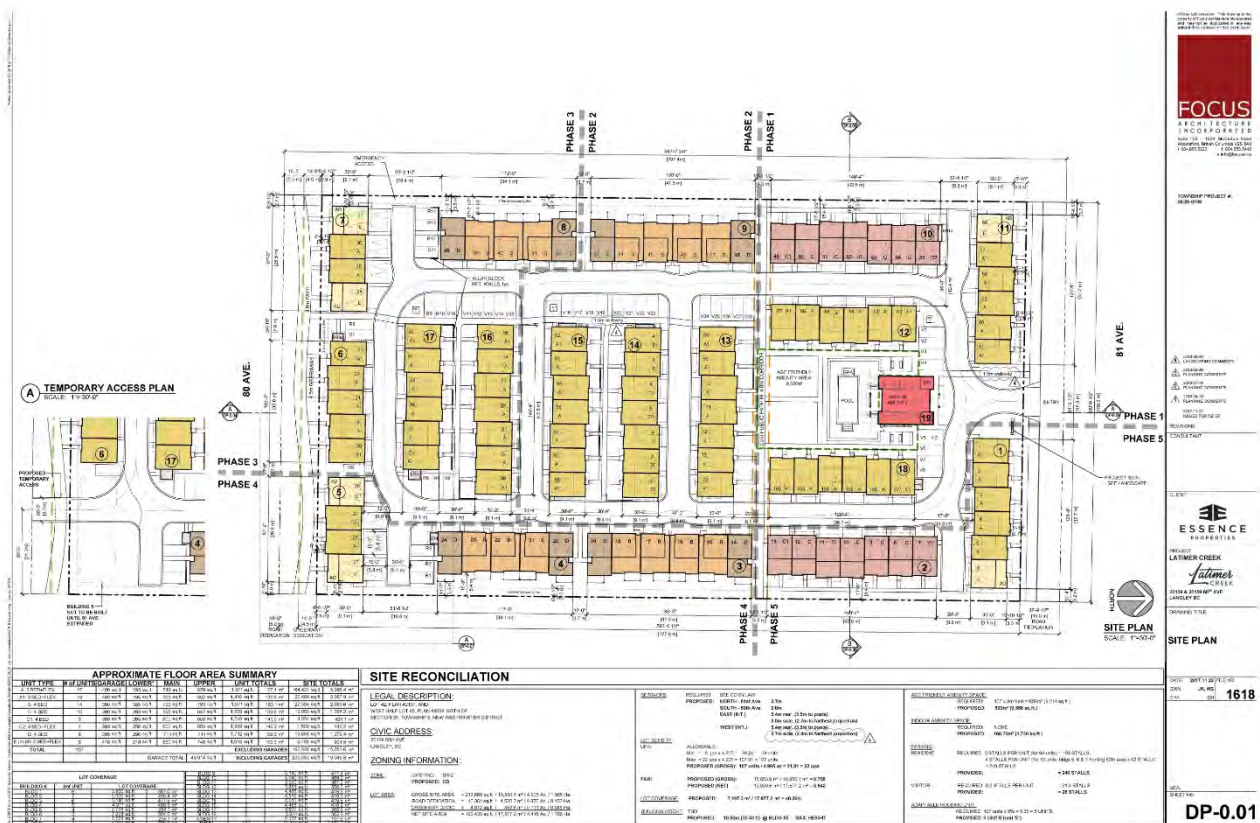


RENDERING – SUBMITTED BY APPLICANT

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RENDERING – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100507 AND
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REFERENCE:

Owner:	Essence Properties Inc. #216 18525 – 53 Avenue Surrey, BC V3S 7A4
Legal Description:	East 165 Feet of Lot 42 Section 26 Township 8 New Westminster District Plan 42197; West Half Lot 45 Section 26 Township 8 New Westminster District Plan 44558
Location:	20139 and 20159 – 80 Avenue
Area:	1.98 ha (4.9 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-131
Willoughby Community Plan:	Multi Family
Latimer Neighbourhood Plan:	Rowhouse / Townhouse B (8 – 22 upa);

DISCUSSION/ANALYSIS:

Essence Properties Inc. has applied to rezone 1.98 ha (4.9 ac) of land located at 20139 and 20159 – 80 Avenue to facilitate development of 107 townhouses.

A development permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development.

The subject site is currently zoned Suburban Residential Zone SR-2 and is designated Rowhouse / Townhouse B (8 – 22 upa) in the Latimer Neighbourhood Plan. The proposed density of 21.8 upa complies with the density provisions of the plan.

The existing properties are currently used for suburban residential purposes. The overall site slopes slightly down to the northwest.

Adjacent Uses:

North:	Two (2) properties, zoned Suburban Residential SR-2, designated Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan;
South:	80 Avenue beyond which are two (2) zoned Suburban Residential SR-2, designated Special Study area in the Latimer Neighbourhood Plan;
East:	A property zoned Suburban Residential SR-2, designated Rowhouse / Townhouse B (8 -22 upa) in the Latimer Neighbourhood Plan; and
West:	A property zoned Suburban Residential SR-2, designated Apartment Mixed Use (40 – 60 upa) in the Latimer Neighbourhood Plan, currently under application for a townhouse development (Project # 08-26-0197).

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Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5421 proposes to rezone the site to Comprehensive Development Zone CD-131 to facilitate development of 107 townhouse units.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-131 in terms of siting, site coverage, parking, height, use and density.

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on September 13, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided on Attachment D.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 100950 is attached to this report (see Attachment A). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed townhouse development for Council's consideration.

The site is bordered by 80 Avenue on the south side of the site and future 81 Avenue on the north. One-hundred and seven townhouses are proposed in 18 buildings, with vehicular access proposed from 81 Avenue. Temporary access to the site will be from 80 Avenue until the property to the west is developed and constructs 81 Avenue and 201 Street to connect to 80 Avenue.

An age friendly amenity area is proposed near the northern entry to the site that includes an amenity building, outdoor pool and open greenspace.

All units are proposed to be three (3) storeys in height. Due to the slope that characterizes the site, the buildings will terrace down with the slope from the south of the site to the north. All units will be ground oriented; units facing 80 and 81 Avenue will have defined entrances with a walkway providing a pedestrian connection from the municipal sidewalk to the front door of each unit. Garages and outside parking spaces will be accessed from the internal strata roads.

The street facing elevations feature design elements such as pitched roofs, covered entrances, and strongly identifiable entrances. Cladding materials include hardi-panel, hardi-plank, hardi-shingle, stone veneer and wood trim. Two colour palletes are proposed for the buildings. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings.

The proposed building heights (3 storeys), site coverage (40.2%) and siting comply with the provisions of the proposed Comprehensive Development Zone CD-131.

The application complies with Section 5.2.3 of the Latimer Neighbourhood Plan (4 parking spaces required per unit when fronting an arterial road) and Zoning Bylaw by providing 268 parking spaces outdoors and within attached garages as outlined below:

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces (13 Double Wide – Fronting 80 Avenue) (4 spaces required / unit)	52	52
Residential Spaces (94 Double Wide) (2 spaces required / unit)	188	188
Visitor Parking Spaces (0.2 spaces required / unit)	21	28
Total	261	268

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

Greenhouse Gas Development Permit:

The subject properties are 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. 100950.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township’s Official Community Plan a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. Six (6) adaptable units are proposed in the development, located in type E units.

Community Amenity Contributions:

Staff note that Council on July 23, 2018 adopted a Community Amenity Contributions (CAC) Policy applicable to rezoning applications for residential development. Given this application was submitted prior to adoption of the policy, a twelve (12) month grace period applies to the application, requiring it to receive final reading by July 22, 2019 to be exempt from the policy. After the grace period ends the amenity contribution under the CAC policy will become applicable.

Landscaping:

The landscape plans propose the planting of trees, shrubs and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. The streetscape landscaping includes a low picket fencing fronting the streets to the individual units to define the private and public realms.

The on-site landscape plans propose the planting of shrubs, trees and sod in the front flanking and rear yards of each unit.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 33 significant trees exist on the subject site, with none proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 134 replacement trees are required and 159 replacement trees are proposed. In addition, approximately 17 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 176 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, including 80 and 81 Avenues, and applicable greenway dedications adjacent to 80 Avenue. 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 to the development will be provided from 80 Avenue on a temporary basis, pending development of the adjacent property to the west. The adjacent site will be required to construct 81 Avenue and 201 Street and connect to 80 Avenue. A restrictive covenant prohibiting future access from the subject site to 80 Avenue has been included as a development prerequisite.

Environmental Considerations:

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

School and Park Sites:

The proposed development falls within the Northeast Phase of the Latimer Neighbourhood Plan. The required elementary school / neighbourhood park site was secured as part of Vesta's 'Phase 1 and 2' project. A pocket park was also secured as part of Vesta's Phase 1 and 2 project in the 20300 Block of 84 Avenue.

The Latimer neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately 21 new students for Willoughby Elementary (located approximately 1.3 km east of the site), 10 new students for Yorkson Creek Middle School (located approximately 1.5 km northeast of the site) and 9 new students for R.E. Mountain Secondary School (located approximately 0.5 km south of the site).

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In addition to the neighbourhood and pocket parks noted above (yet to be constructed), the existing Yorkson Community Park is located approximately 0.7 km east of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Currently, transit service is provided along 200 Street and the Carvolth Transit Exchange is located 1.7 km to the north.

POLICY CONSIDERATIONS:

The proposed rezoning and Development Permit will facilitate the development of 107 townhouse units. The proposed development complies with the land use and density provisions of the Latimer Neighbourhood Plan, and in staff's opinion complies with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5421 (subject to ten (10) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5421) of accompanying Development Permit No. 100950 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100950
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100950

This Permit is issued this _____ day of _____, 2018 to:

1. NAME: Essence Properties Inc.

ADDRESS: #216 18525 – 53 Avenue
Surrey, BC V3S 7A4

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

LEGAL DESCRIPTION: East 165 Feet of Lot 42 Section 26 Township 8
New Westminster District Plan 42197;

West Half Lot 45 Section 26 Township 8
New Westminster District Plan 44558

CIVIC ADDRESS: 20139 and 20159 – 80 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 “Z”; and
- b. On-site landscaping plans being in substantial compliance with Schedules “AA” through “EE”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, 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;
 - c. On-site landscaping to be secured by letter of credit at building permit stage;
 - d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
 - e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
 - f. Payment of supplemental development permit application fees, 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 _____, 2018.

Schedule A	Rendering
Schedule B	Rendering
Schedule C	Rendering
Schedule D	Site Plan
Schedule E	Streetscapes
Schedule F	Building Elevations (Building 1)
Schedule G	Building Elevations (Building 2)
Schedule H	Building Elevations (Building 3)
Schedule I	Building Elevations (Building 4)
Schedule J	Building Elevations (Building 5)
Schedule K	Building Elevations (Building 6)
Schedule L	Building Elevations (Building 7)
Schedule M	Building Elevations (Building 8)
Schedule N	Building Elevations (Building 9)
Schedule O	Building Elevations (Building 10)
Schedule P	Building Elevations (Building 11)
Schedule Q	Building Elevations (Building 12)
Schedule R	Building Elevations (Building 13)

Schedule S	Building Elevations (Building 14)
Schedule T	Building Elevations (Building 15)
Schedule U	Building Elevations (Building 16)
Schedule V	Building Elevations (Building 17)
Schedule W	Building Elevations (Building 18)
Schedule X	Building Elevations (Building 19)
Schedule Y	Colours and Materials
Schedule Z	Colours and Materials
Schedule AA	Landscape Plan
Schedule BB	Shrub Plan (South)
Schedule CC	Shrub Plan (North)
Schedule DD	Landscape Details
Schedule EE	Landscape Details



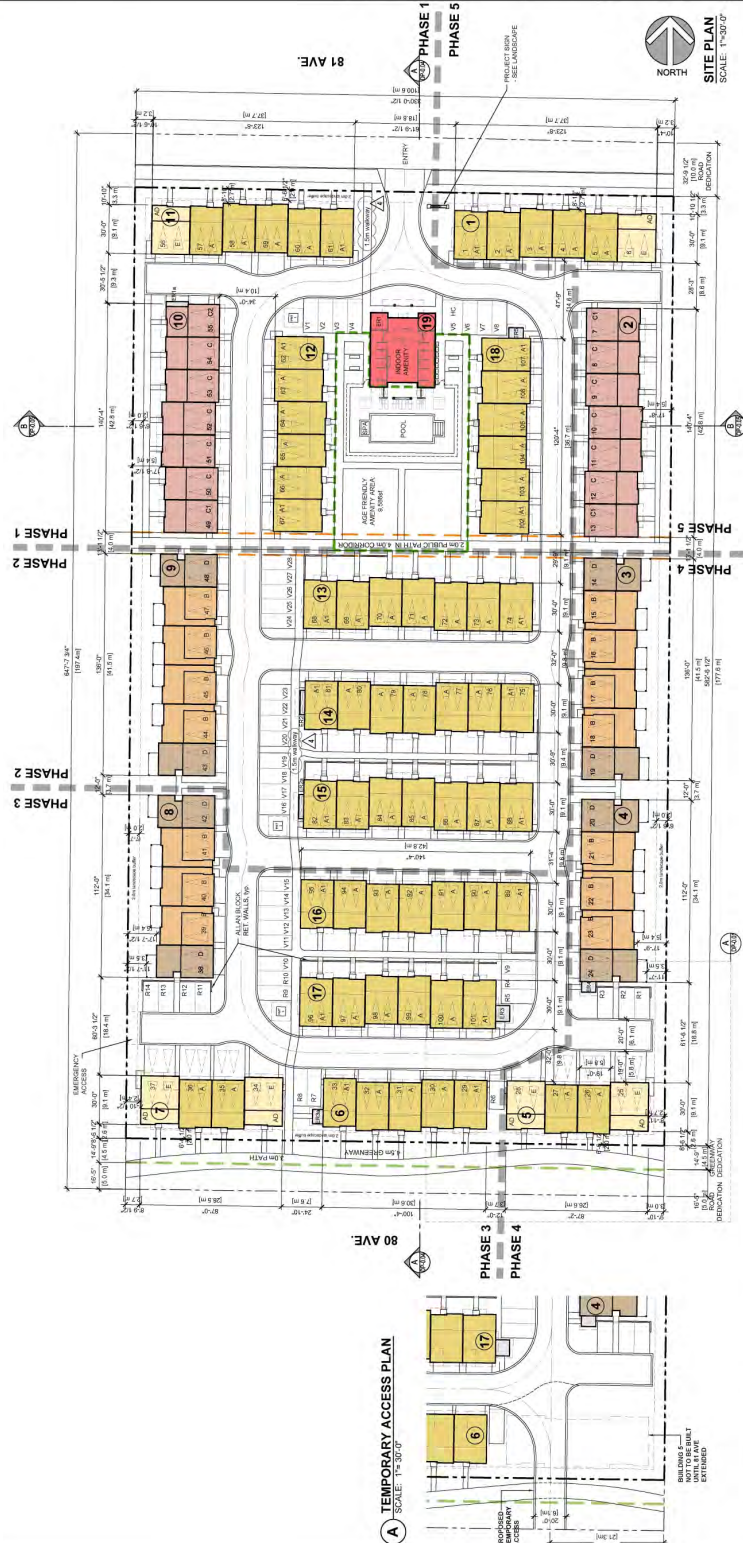
SCHEDULE A RENDERING



SCHEDULE B RENDERING



SCHEDULE C RENDERING

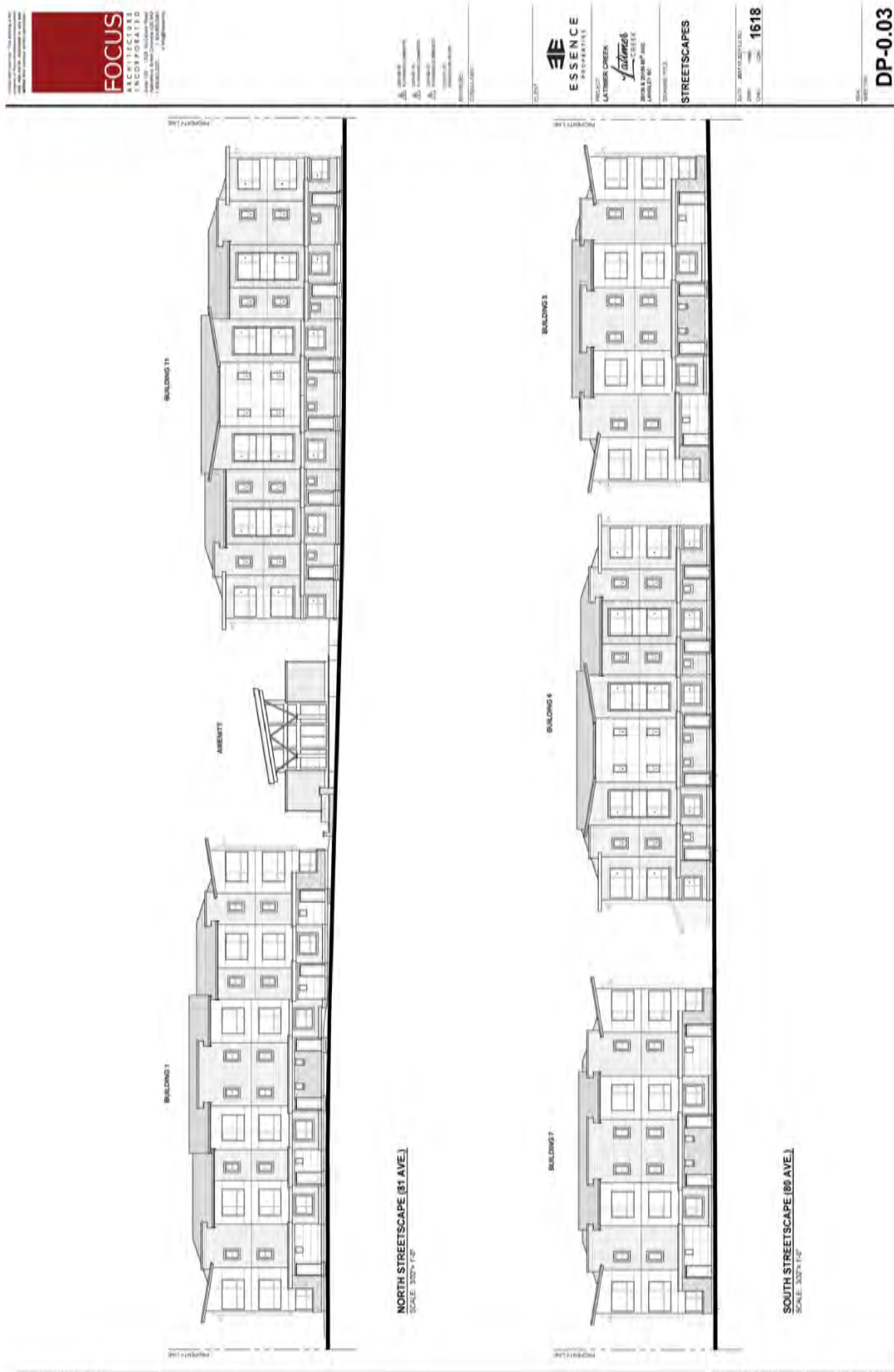
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SITE RECONCILIATION	
LEGAL DESCRIPTION: LOT 42, TOWNSHIP 45N AND WEST HALF LOT 45E, PLAIN-4550S, BOTH OF SECTION 36, TOWNSHIP 8, NEW WESTMINSTER DISTRICT	
CIVIC ADDRESS: 20739 50TH AVE LANGLEY BC	
ZONING INFORMATION:	
ZONE	EXISTING SR-2 PROPOSED C-2
LOT AREA	GRASSY AREA = 213,695 sq. ft. 19,805 TOTAL LOT AREA = 213,695 sq. ft. 19,805 NET SITE AREA = 4,871 sq. ft. 451 NET SITE AREA = 192,424 sq. ft. 17,677

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	STALLS U.S. & 7' fronting (200 sq ft) = 50 STALLS
	STALLS STALLS STALLS

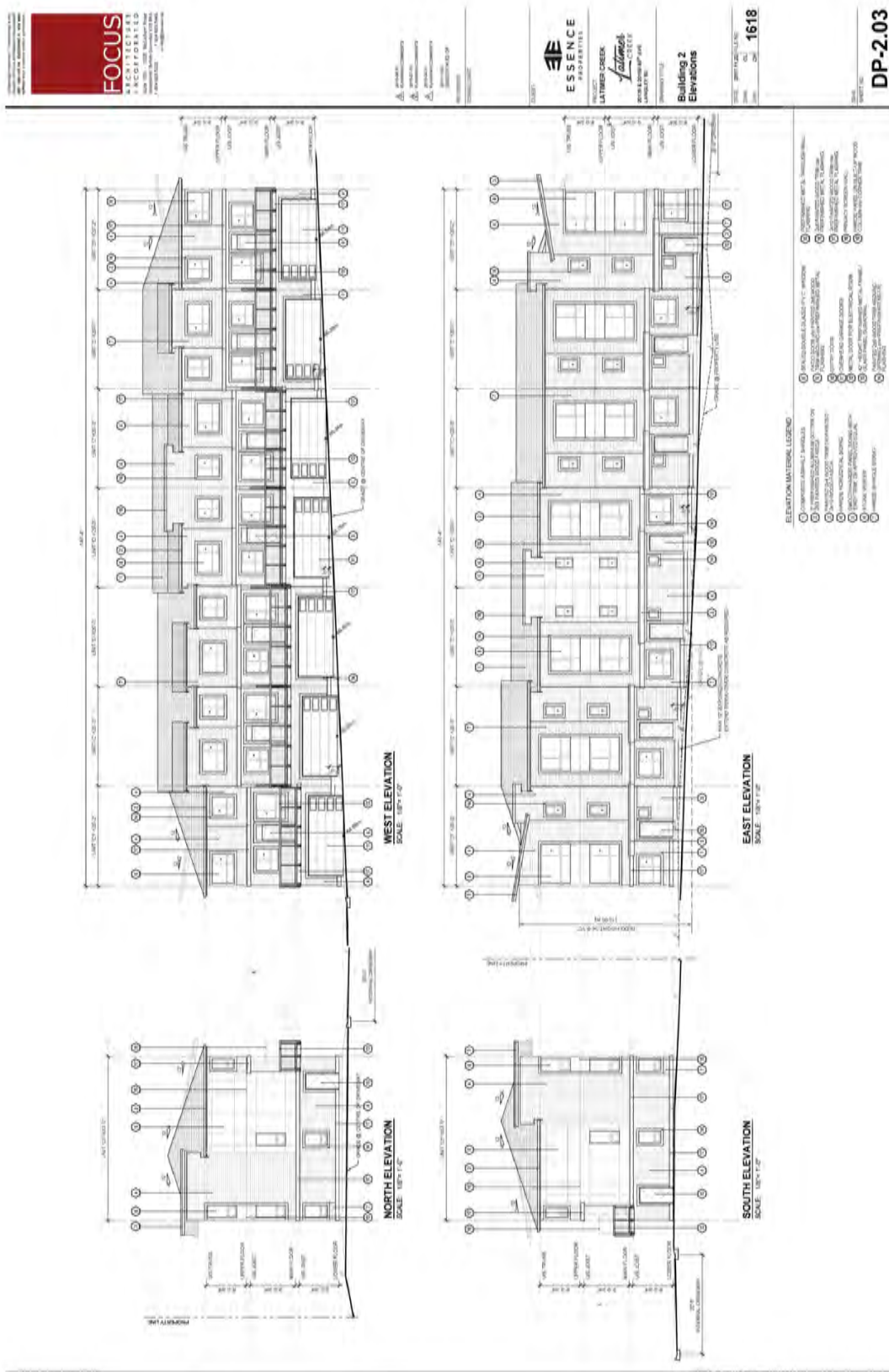
SCHEDULE E STREETSCAPES

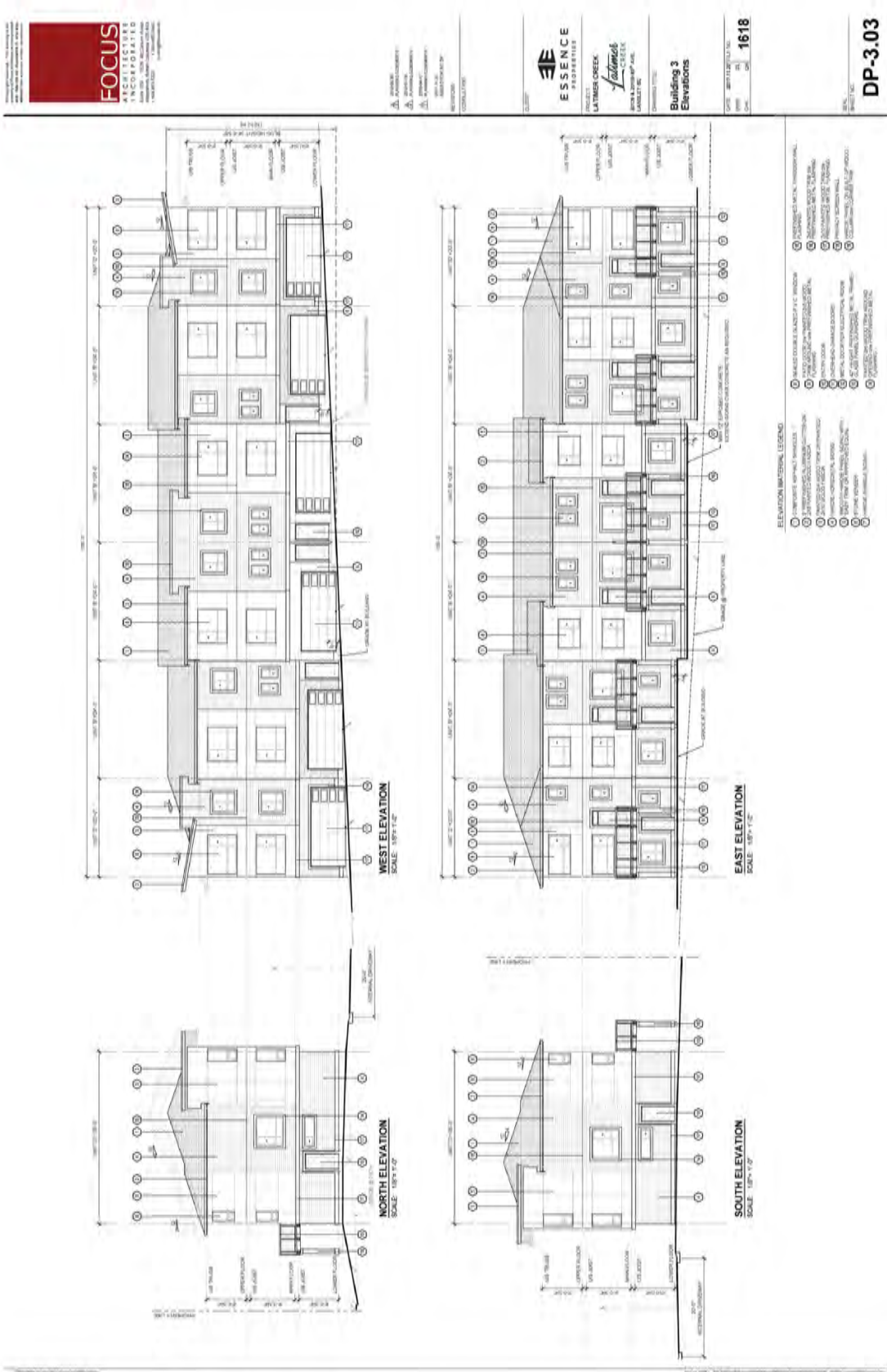




SCHEDULE F BUILDING ELEVATIONS (BUILDING 1)

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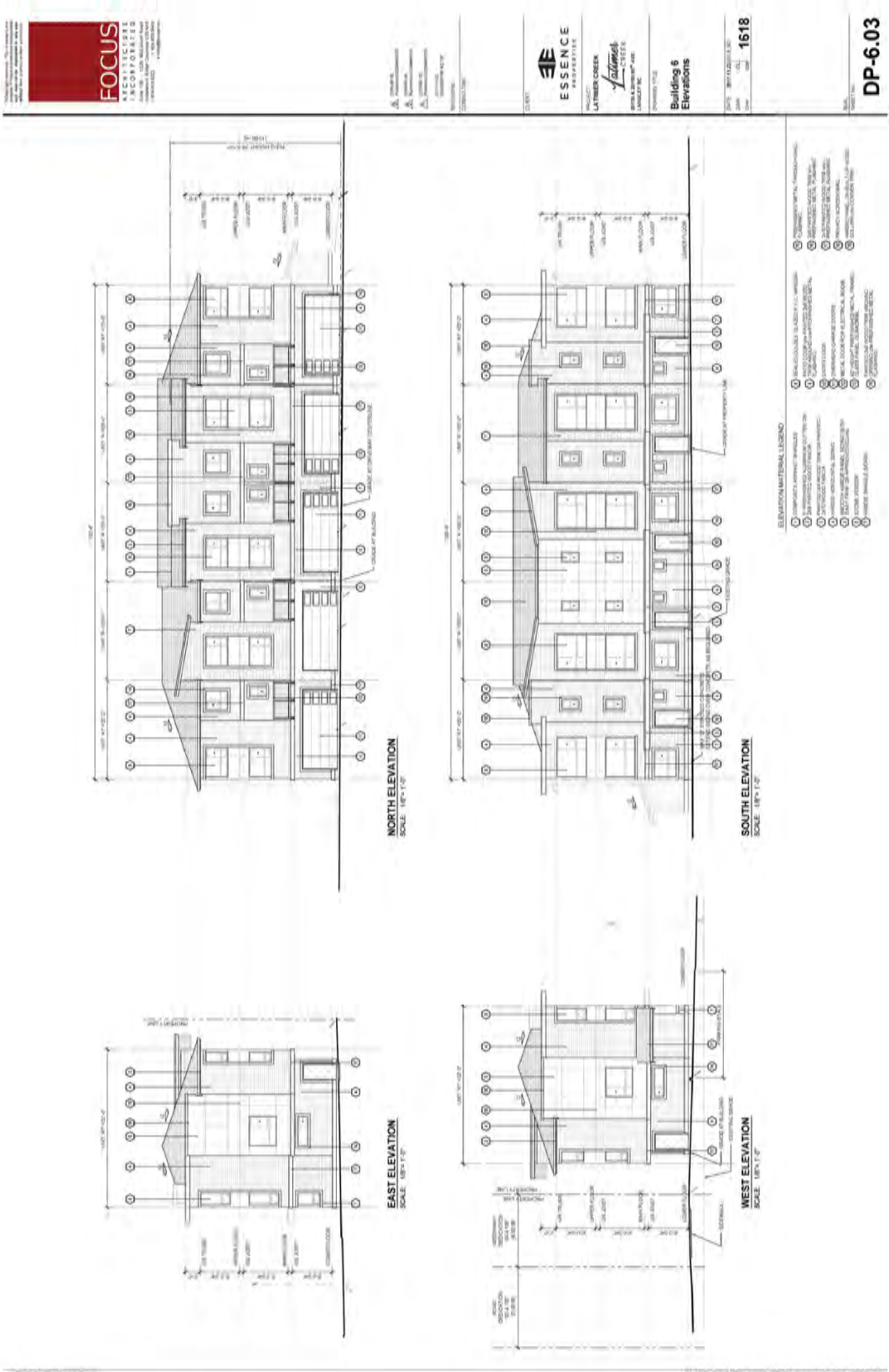


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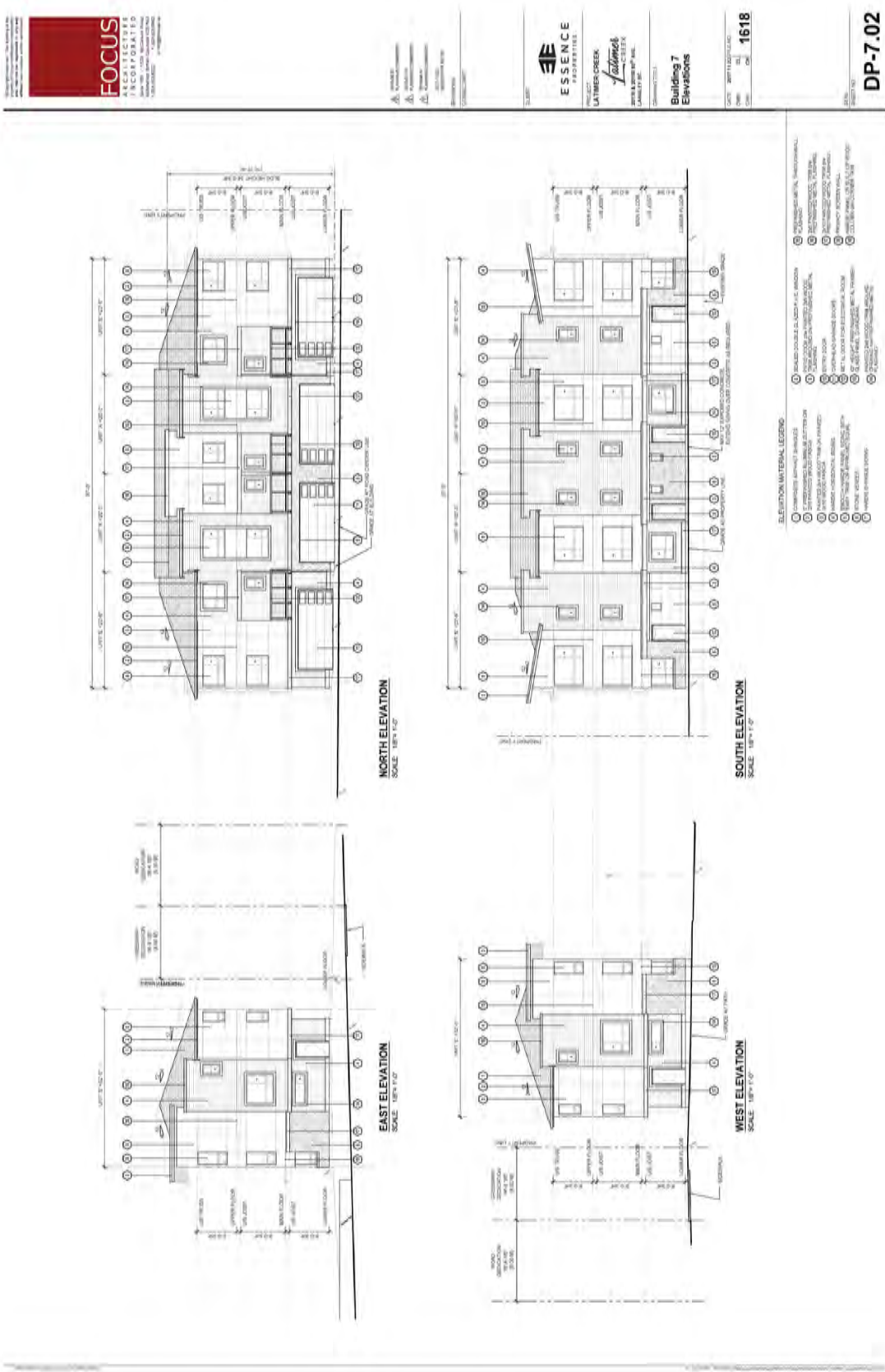


SCHEDULE J BUILDING ELEVATIONS (BUILDING 5)

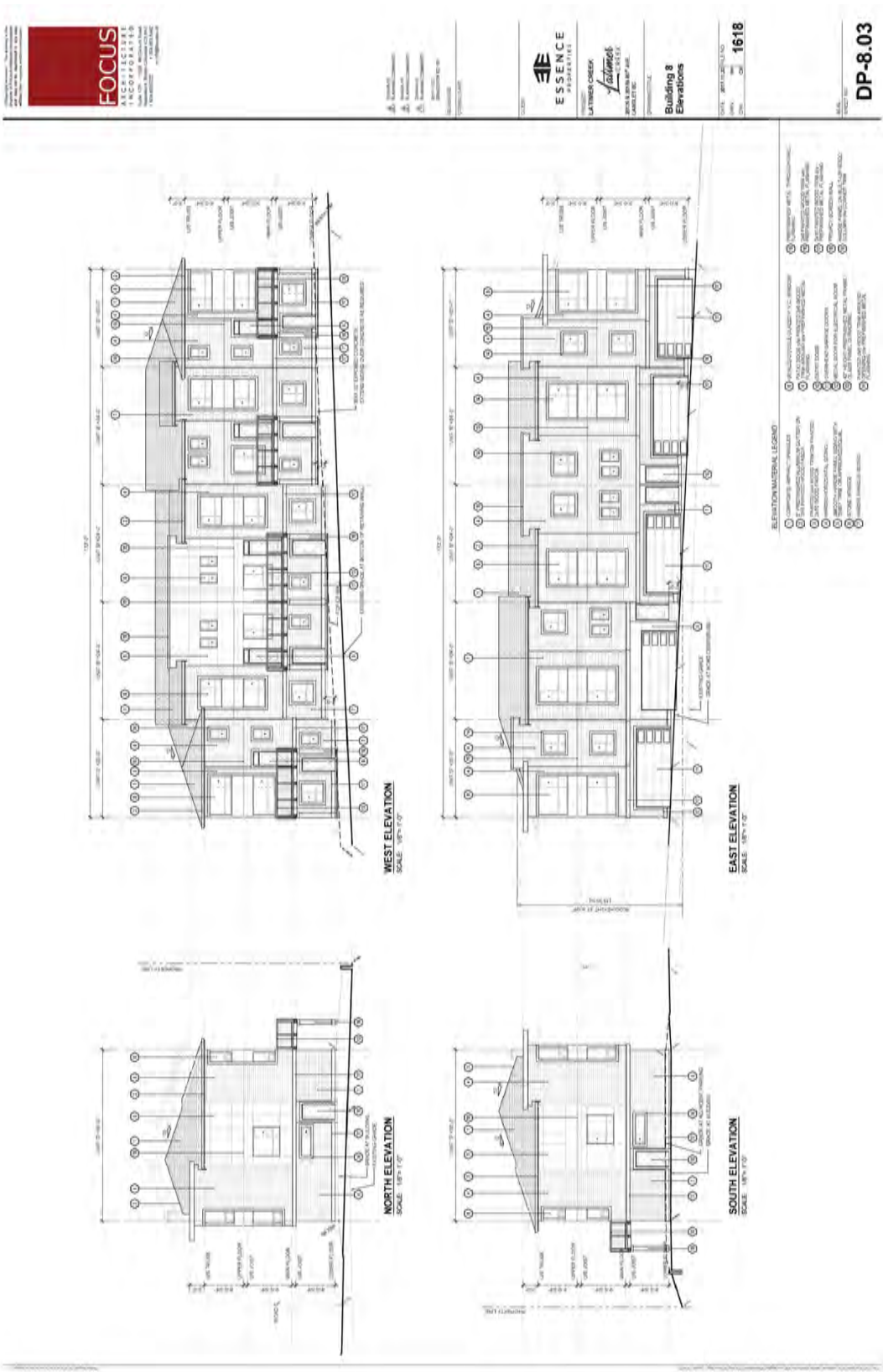




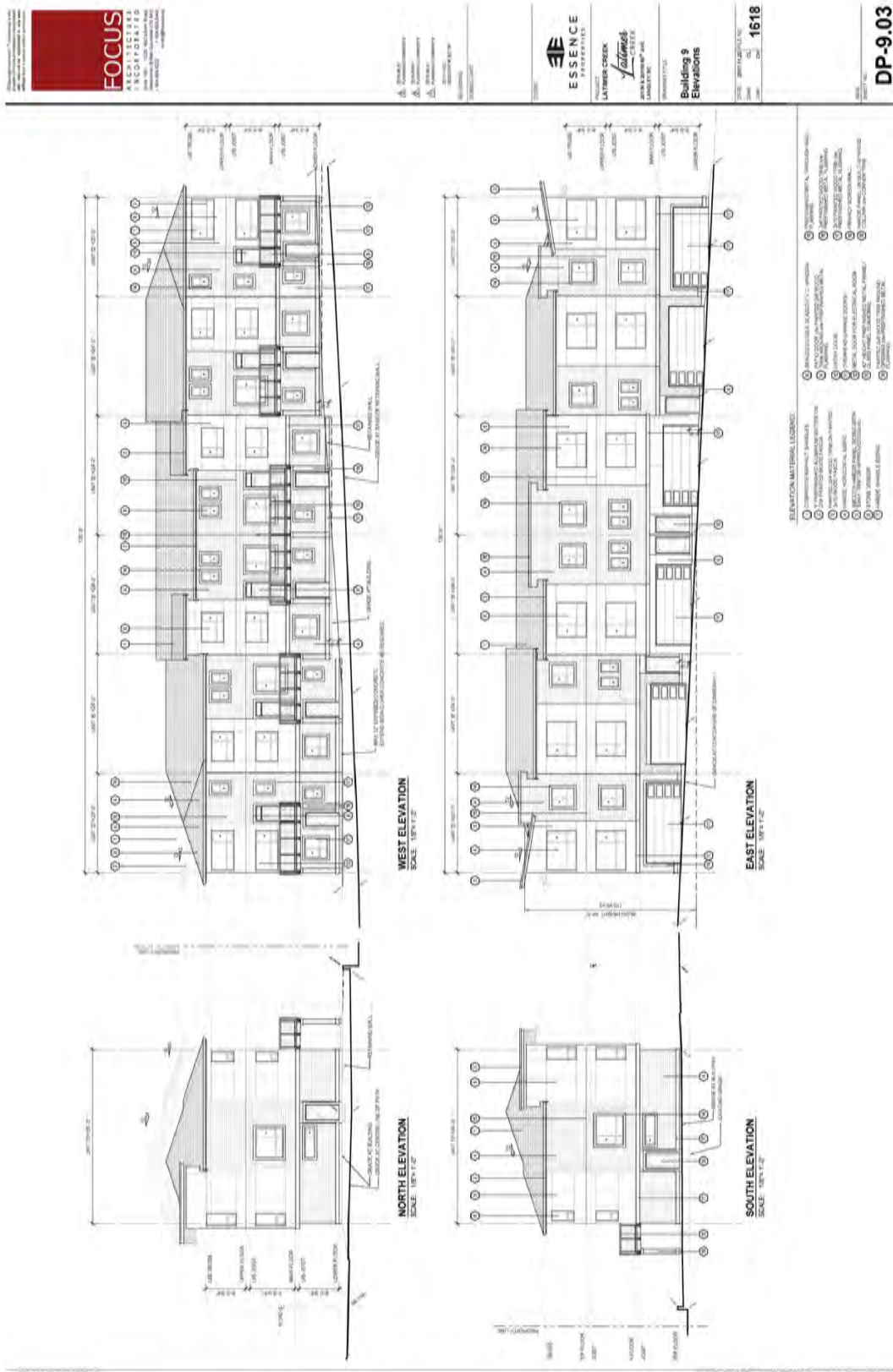
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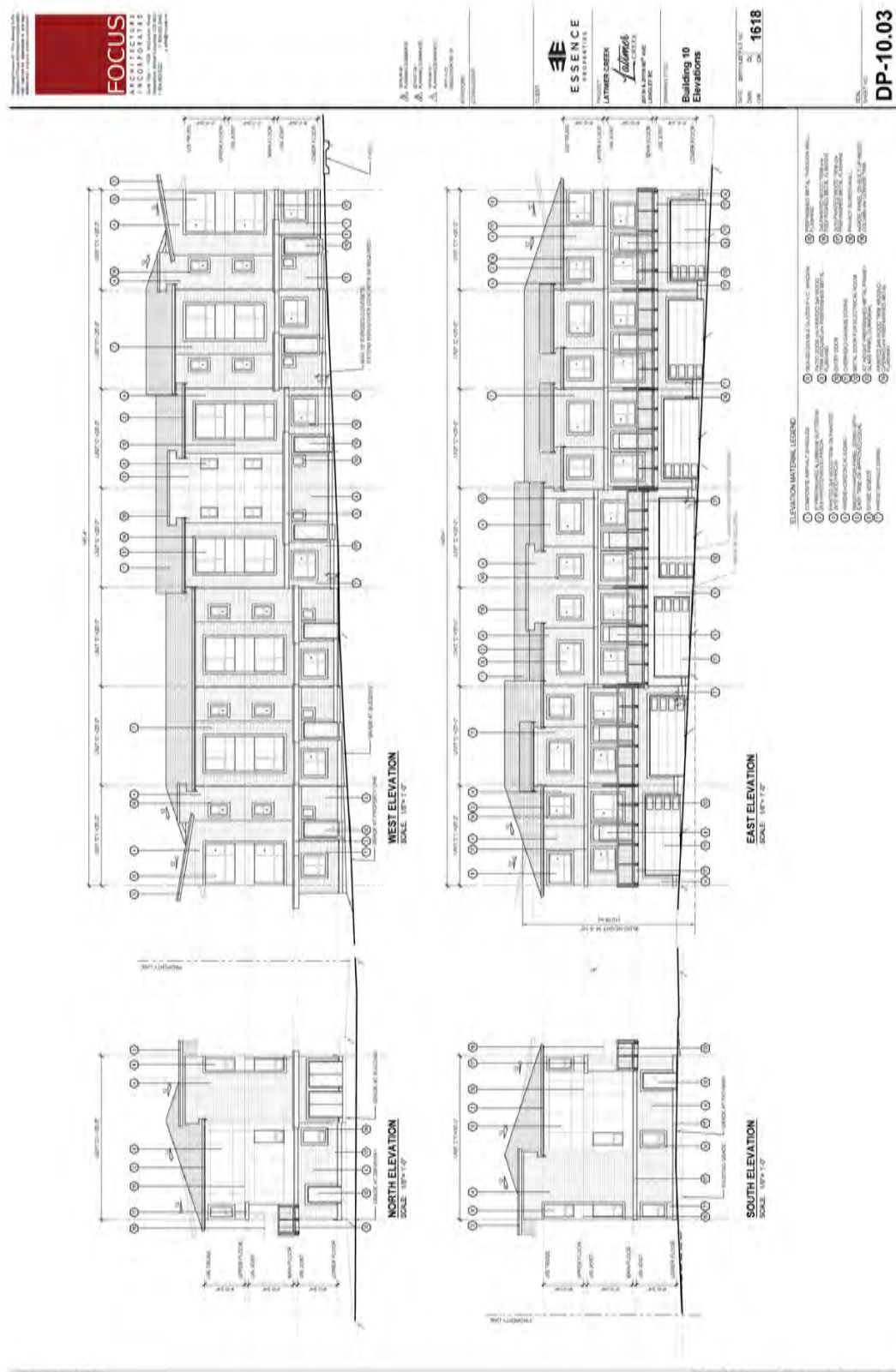
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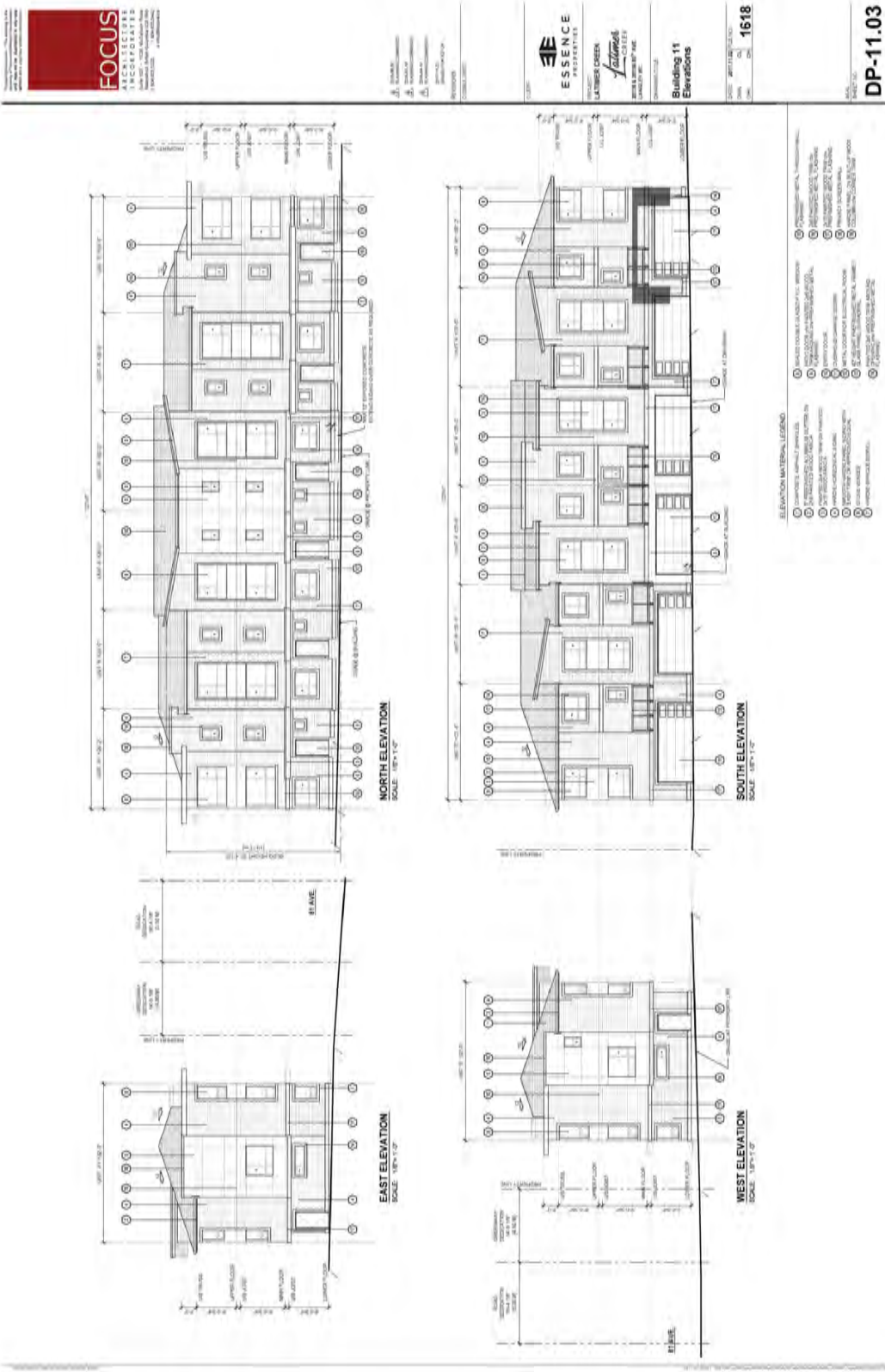


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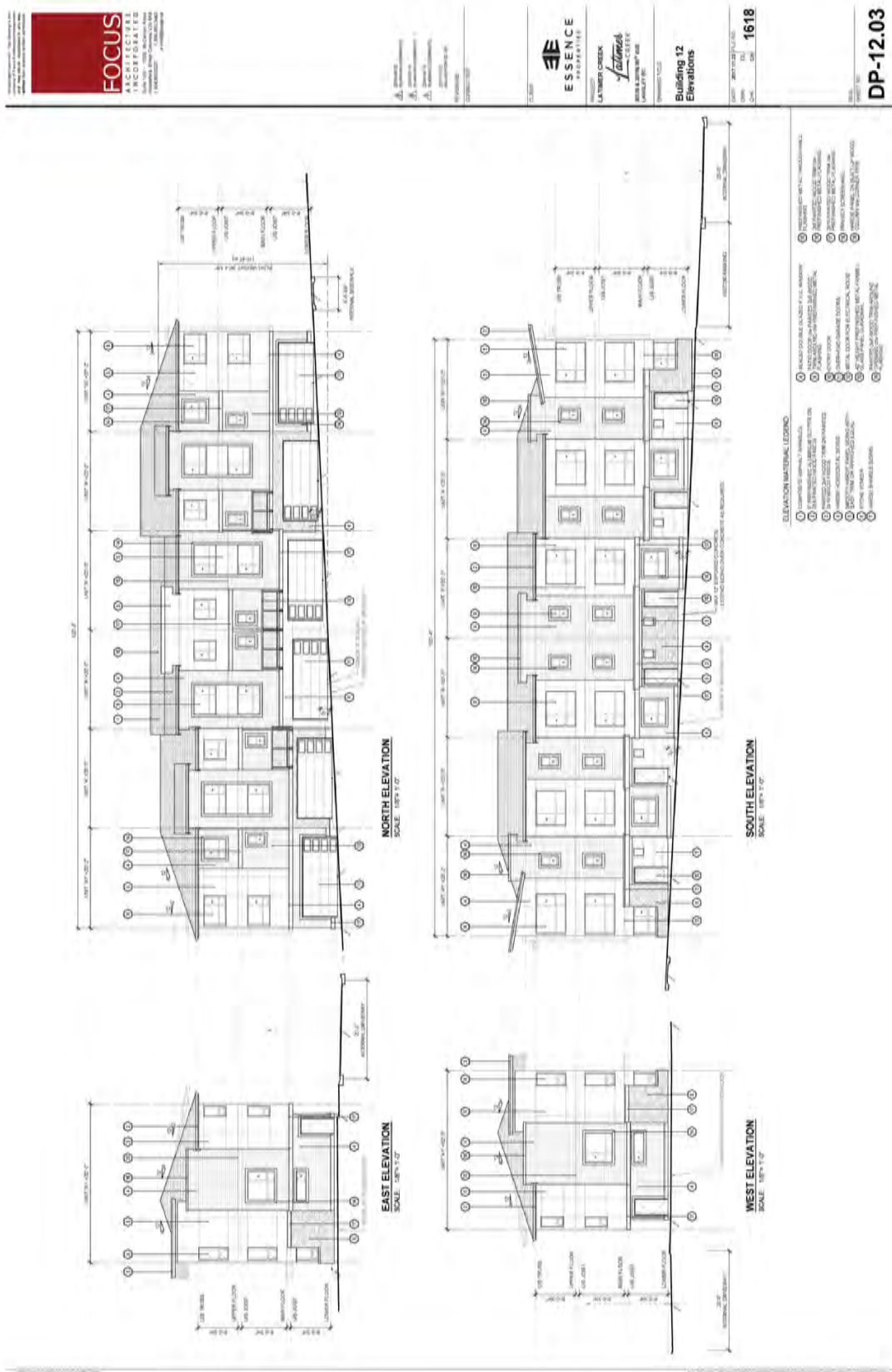
C.2 - Page 33





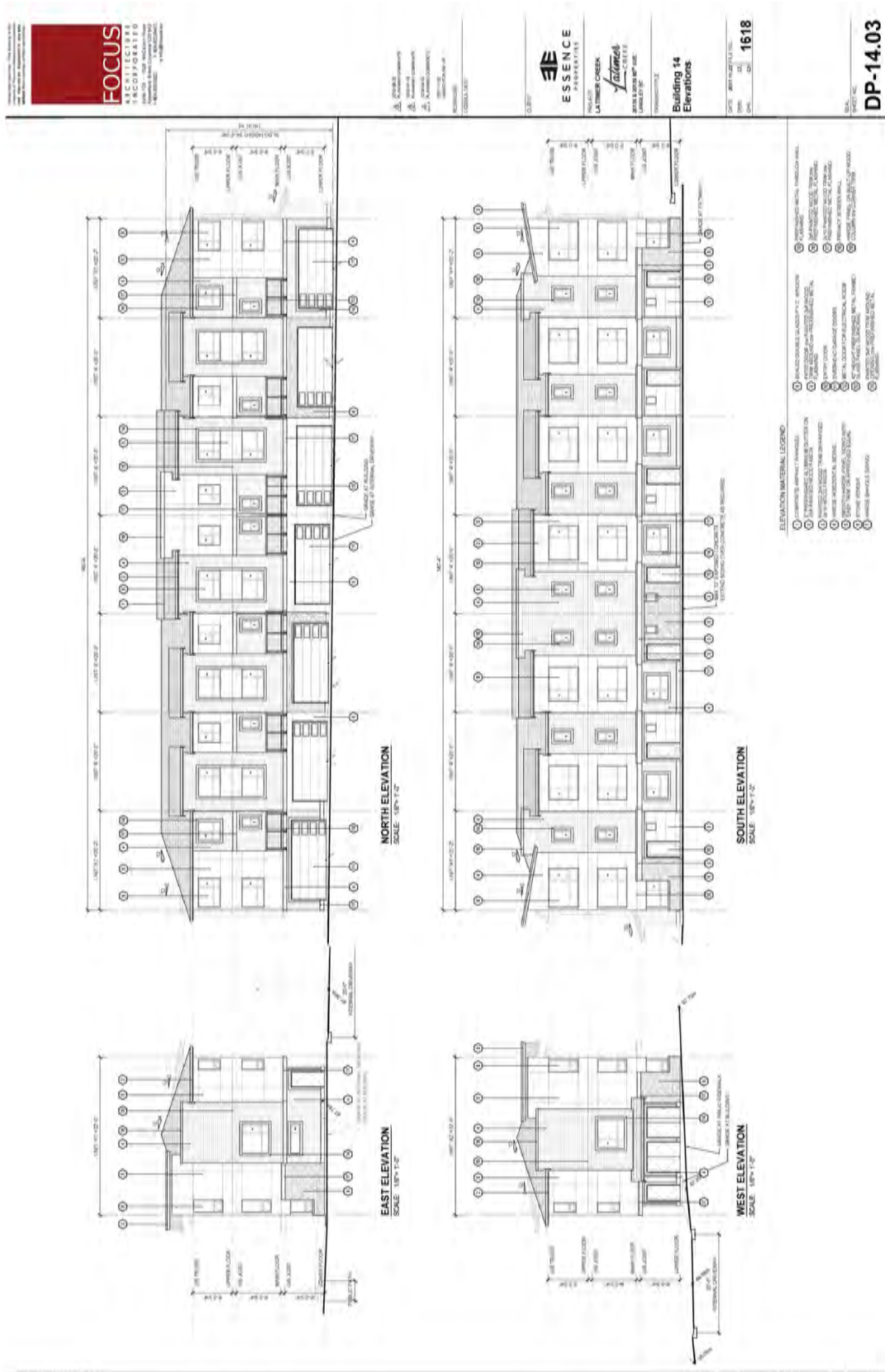
SCHEDULE P BUILDING ELEVATIONS (BUILDING 11)

C.2 - Page 35





C.2 - Page 37





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ESSENCE CONSULTING

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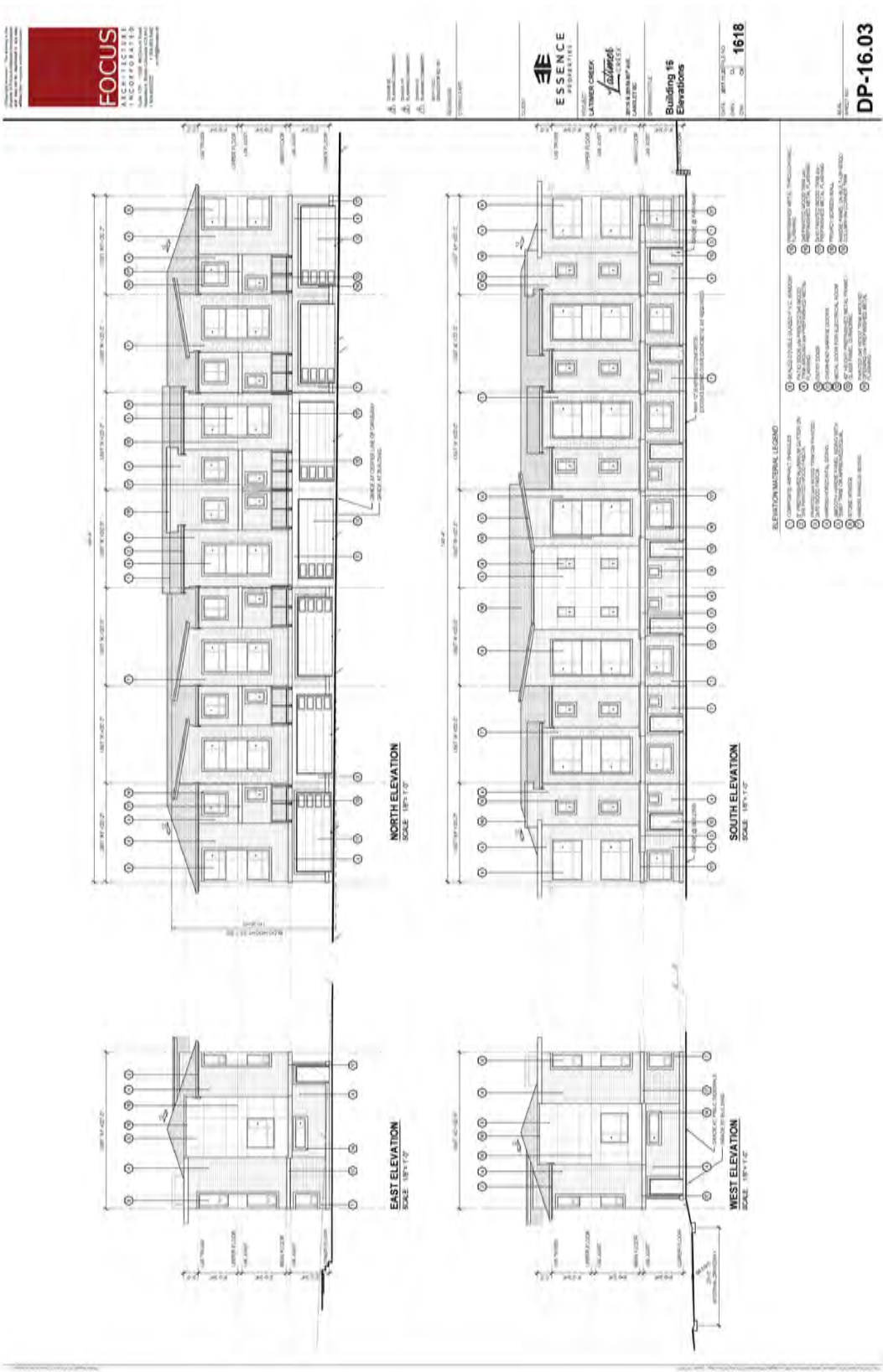
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DP-15.03

- ELEVATION MATERIAL LEGEND
- 1. CONCRETE IMPACT HANDLES
 - 2. POLYURETHANE PAINTS
 - 3. POLYURETHANE PAINTS
 - 4. POLYURETHANE PAINTS
 - 5. POLYURETHANE PAINTS
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 - 100. POLYURETHANE PAINTS

SCHEDULE T BUILDING ELEVATIONS (BUILDING 15)





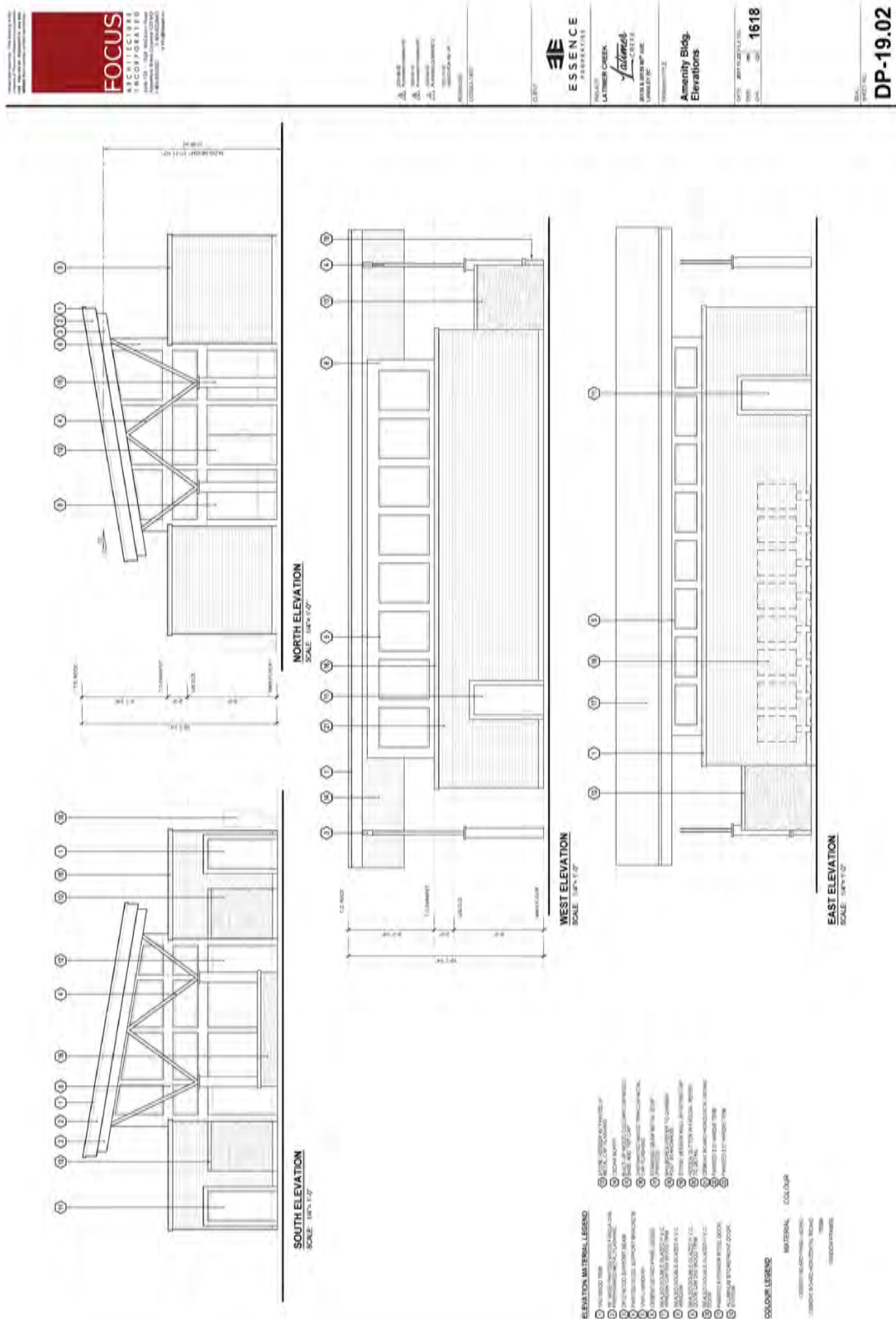
SCHEDULE U BUILDING ELEVATIONS (BUILDING 16)



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COLOUR SCHEME 1

A **Roof Shingles:**
Pabco Premier Laminated Shingle
'Pewter Gray'

B **Stone Veneer:**
Cultured Stone
Econo Ridge Country LedgeStone®

C **Cement Board Plank Siding:**
James Hardie
'Arctic White'

D **Cement Board Panel:**
James Hardie
'Monterey Taupe'

E **Cement Board Plank Siding:**
Woodstone
'Mountain Cedar'

F **Fascia, Trims, & Window Trims:**
Benjamin Moore
2124-10 'Wrought Iron'

G **Window Frames:**
Vinyl - 'Black'

H **Entry Doors:**
To Match Woodtone
'Mountain Cedar'

Gutters:
Main Metals
To Match Trim Colour

Railings:
Aluminum - 'Black'

Garage Doors:
To Match Trim Colour

Soffits:
Royal Building Products
Vinyl - 'Linen'

KEY PLAN



COLOUR SCHEME 2

A **Roof Shingles:**
Pabco Premier Laminated Shingle
Pewter Gray

B **Cement Board Plank Siding:**
James Hardie
Aged Pewter

C **Cement Board Shingle Siding:**
James Hardie
Iron Gray

D **Cement Board Panel:**
James Hardie
Navajo Beige

E **Cement Board Plank Siding:**
Woodstone
Mountain Cedar

F **Fascia, Trims, & Window Trims:**
Benjamin Moore
2124-10 'Wrought Iron'

G **Window Frames:**
Vinyl - Black

H **Entry Doors:**
To Match Woodstone
Mountain Cedar

Gutters:
Makin Metals
To Match Trim Colour

Railings:
Aluminum - Black

Garage Doors:
To Match Hardie Panel
Navajo Beige

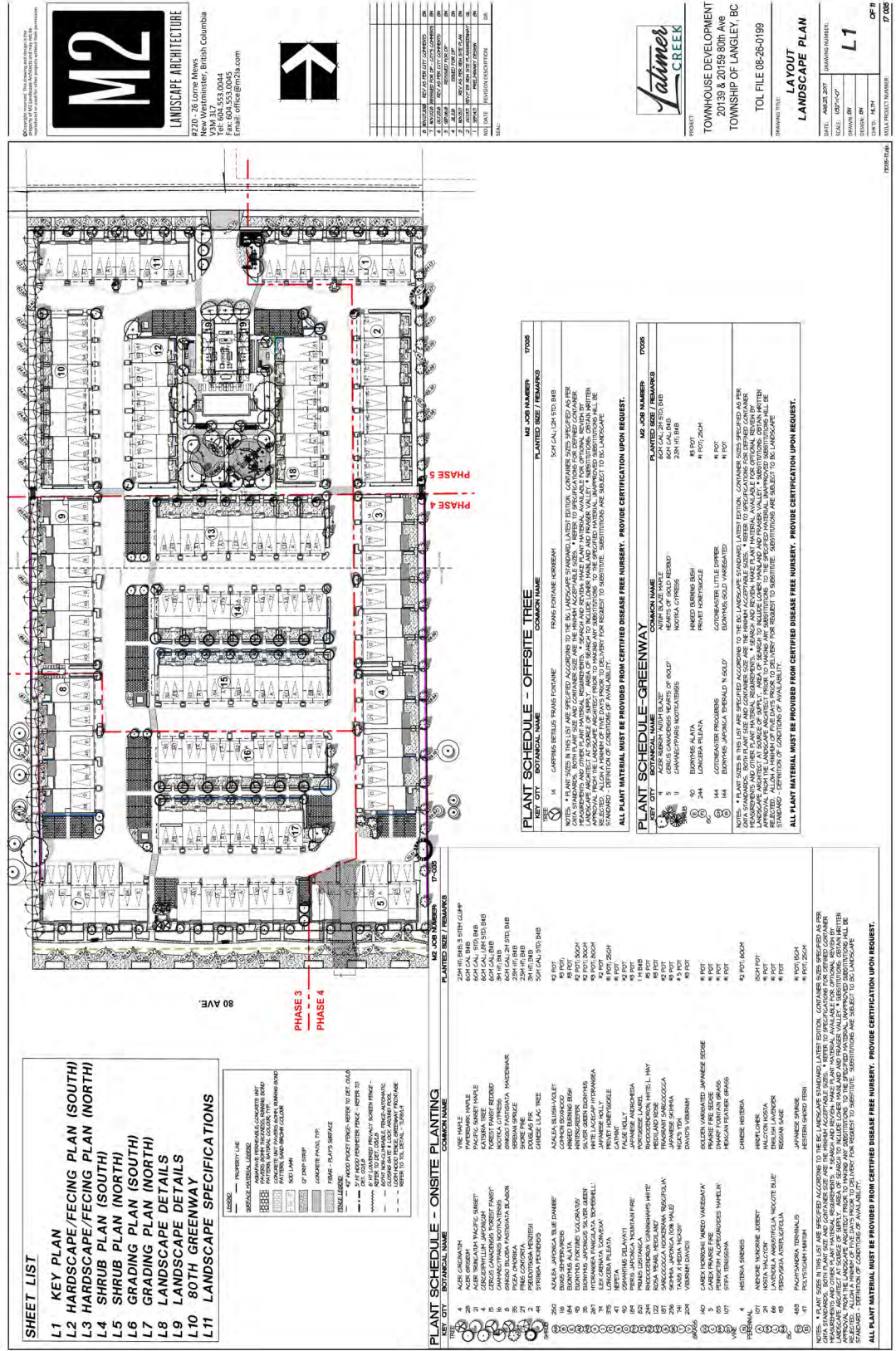
Soffit:
Royal Building Products
Vinyl - Flagstone



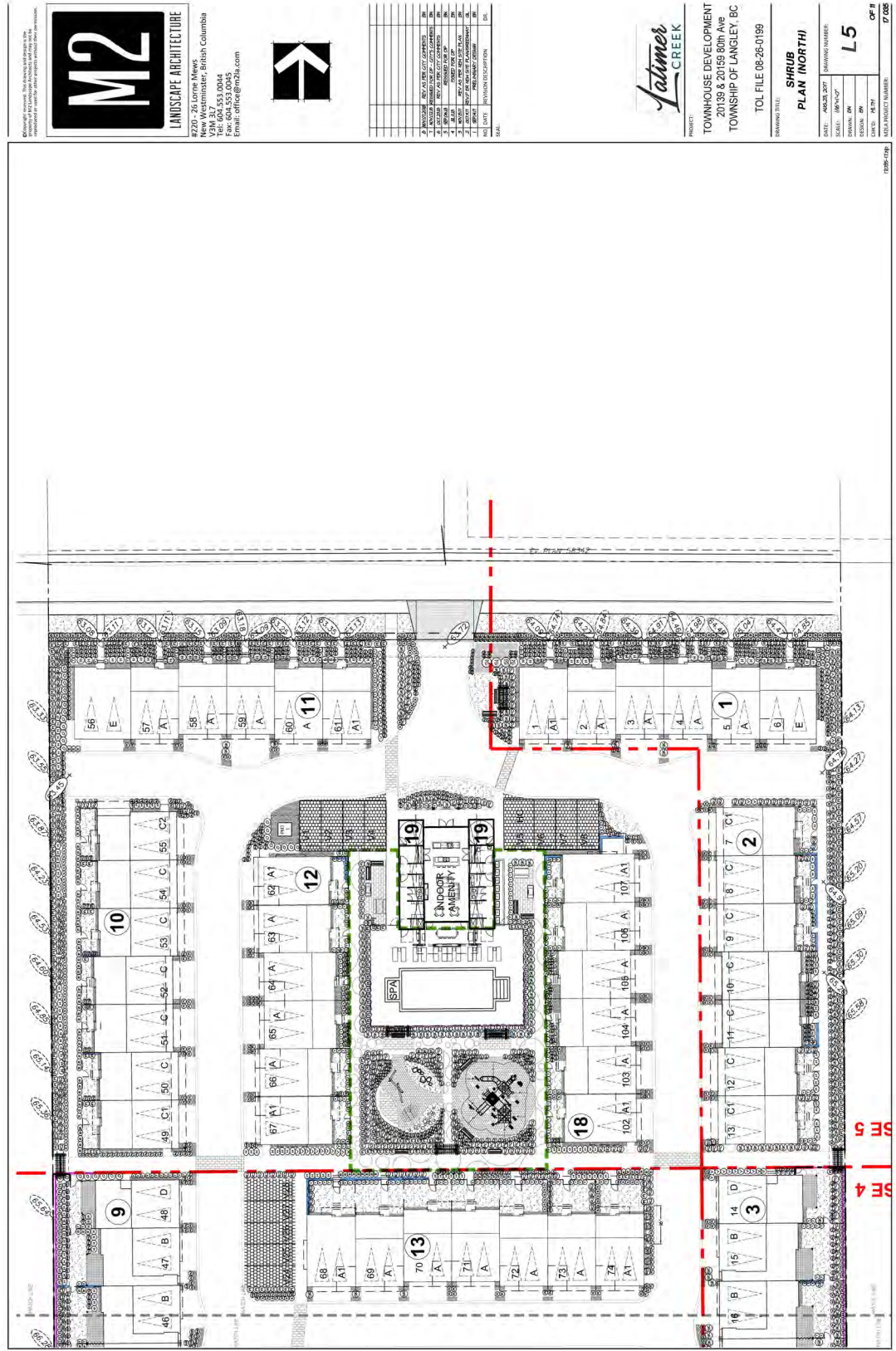
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SCHEDULE Z COLOURS AND MATERIALS







SCHEDULE CC SHRUB PLAN (NORTH)

C.2 - Page 48

DLA PROJECT NUMBER: 17 035

SCHEDULE EE LANDSCAPE DETAILS



12 BIKE RACKS
L4 BY MAGLIN-METZCO-S-A
Q1 ITEM



13 BENCH
L4 BY MAGLIN-METZCO
Q1 ITEM



14 STEEL PATIO LOUNGERS
L4 MODERN STAINLESS-BY VANCOVER SOFA COMPANY
Q2 ITEMS



15 BOLLARD LIGHTING
L4 EAG-BL224 BY EAG LED
Q4 ITEMS



16 BUILT-IN BENCH
L4 WALL SEATING
Q1 ITEM



17 WOODEN LOGS SNAGS DIFFERENT SIZES
L5 GROUP OF 5 - 4 ITEMS, TOTAL 20



18 NATURAL STEPPING STONES
L5 Q6 ITEMS



19 NATURAL PLAYGROUND CLIMBING
L4 ROOT SNAGS
Q3 ITEMS



20 MOUND PLAY WITH ROPE AND TUNNEL
L5 Q1 ITEM



21 CAST IN PLACE CONCRETE RETAINING WALL
L6 SCALE 1/2" = 1'-0"



22 ALLAN BLOCK RETAINING WALL
L6 NT.S.



23 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



24 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



25 STEEL PATIO LOUNGERS
L6 NT.S.



26 BOLLARD LIGHTING
L6 NT.S.



27 BUILT-IN BENCH
L6 NT.S.



28 BIKE RACKS
L6 NT.S.



29 WOODEN LOGS SNAGS
L6 NT.S.



30 NATURAL STEPPING STONES
L6 NT.S.



31 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



32 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



33 STEEL PATIO LOUNGERS
L6 NT.S.



34 BOLLARD LIGHTING
L6 NT.S.



35 BUILT-IN BENCH
L6 NT.S.



36 BIKE RACKS
L6 NT.S.



37 WOODEN LOGS SNAGS
L6 NT.S.



38 NATURAL STEPPING STONES
L6 NT.S.



39 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



40 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



41 STEEL PATIO LOUNGERS
L6 NT.S.



42 BOLLARD LIGHTING
L6 NT.S.



43 BUILT-IN BENCH
L6 NT.S.



44 BIKE RACKS
L6 NT.S.



45 WOODEN LOGS SNAGS
L6 NT.S.



46 NATURAL STEPPING STONES
L6 NT.S.



47 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



48 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



49 STEEL PATIO LOUNGERS
L6 NT.S.



50 BOLLARD LIGHTING
L6 NT.S.



51 BUILT-IN BENCH
L6 NT.S.



52 BIKE RACKS
L6 NT.S.



53 WOODEN LOGS SNAGS
L6 NT.S.



54 NATURAL STEPPING STONES
L6 NT.S.



55 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



56 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



57 STEEL PATIO LOUNGERS
L6 NT.S.



58 BOLLARD LIGHTING
L6 NT.S.



59 BUILT-IN BENCH
L6 NT.S.



60 BIKE RACKS
L6 NT.S.



61 WOODEN LOGS SNAGS
L6 NT.S.



62 NATURAL STEPPING STONES
L6 NT.S.



63 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



64 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



65 STEEL PATIO LOUNGERS
L6 NT.S.



66 BOLLARD LIGHTING
L6 NT.S.



67 BUILT-IN BENCH
L6 NT.S.



68 BIKE RACKS
L6 NT.S.



69 WOODEN LOGS SNAGS
L6 NT.S.



70 NATURAL STEPPING STONES
L6 NT.S.



71 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



72 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



73 STEEL PATIO LOUNGERS
L6 NT.S.



74 BOLLARD LIGHTING
L6 NT.S.



75 BUILT-IN BENCH
L6 NT.S.



76 BIKE RACKS
L6 NT.S.



77 WOODEN LOGS SNAGS
L6 NT.S.



78 NATURAL STEPPING STONES
L6 NT.S.



79 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



80 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



81 STEEL PATIO LOUNGERS
L6 NT.S.



82 BOLLARD LIGHTING
L6 NT.S.



83 BUILT-IN BENCH
L6 NT.S.



84 BIKE RACKS
L6 NT.S.



85 WOODEN LOGS SNAGS
L6 NT.S.



86 NATURAL STEPPING STONES
L6 NT.S.



87 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



88 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



89 STEEL PATIO LOUNGERS
L6 NT.S.



90 BOLLARD LIGHTING
L6 NT.S.



91 BUILT-IN BENCH
L6 NT.S.



92 BIKE RACKS
L6 NT.S.



93 WOODEN LOGS SNAGS
L6 NT.S.



94 NATURAL STEPPING STONES
L6 NT.S.



95 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



96 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



97 STEEL PATIO LOUNGERS
L6 NT.S.



98 BOLLARD LIGHTING
L6 NT.S.



99 BUILT-IN BENCH
L6 NT.S.



100 BIKE RACKS
L6 NT.S.



101 WOODEN LOGS SNAGS
L6 NT.S.



102 NATURAL STEPPING STONES
L6 NT.S.



103 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



104 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



105 STEEL PATIO LOUNGERS
L6 NT.S.



106 BOLLARD LIGHTING
L6 NT.S.



107 BUILT-IN BENCH
L6 NT.S.



108 BIKE RACKS
L6 NT.S.



109 WOODEN LOGS SNAGS
L6 NT.S.



110 NATURAL STEPPING STONES
L6 NT.S.



111 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



112 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



113 STEEL PATIO LOUNGERS
L6 NT.S.



114 BOLLARD LIGHTING
L6 NT.S.



115 BUILT-IN BENCH
L6 NT.S.



116 BIKE RACKS
L6 NT.S.



117 WOODEN LOGS SNAGS
L6 NT.S.



118 NATURAL STEPPING STONES
L6 NT.S.



119 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



120 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



121 STEEL PATIO LOUNGERS
L6 NT.S.



122 BOLLARD LIGHTING
L6 NT.S.



123 BUILT-IN BENCH
L6 NT.S.



124 BIKE RACKS
L6 NT.S.



125 WOODEN LOGS SNAGS
L6 NT.S.



126 NATURAL STEPPING STONES
L6 NT.S.



127 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



128 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



129 STEEL PATIO LOUNGERS
L6 NT.S.



130 BOLLARD LIGHTING
L6 NT.S.



131 BUILT-IN BENCH
L6 NT.S.



132 BIKE RACKS
L6 NT.S.



133 WOODEN LOGS SNAGS
L6 NT.S.



134 NATURAL STEPPING STONES
L6 NT.S.



135 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



136 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



137 STEEL PATIO LOUNGERS
L6 NT.S.



138 BOLLARD LIGHTING
L6 NT.S.



139 BUILT-IN BENCH
L6 NT.S.



140 BIKE RACKS
L6 NT.S.



141 WOODEN LOGS SNAGS
L6 NT.S.



142 NATURAL STEPPING STONES
L6 NT.S.



143 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



144 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



145 STEEL PATIO LOUNGERS
L6 NT.S.



146 BOLLARD LIGHTING
L6 NT.S.



147 BUILT-IN BENCH
L6 NT.S.



148 BIKE RACKS
L6 NT.S.



149 WOODEN LOGS SNAGS
L6 NT.S.



150 NATURAL STEPPING STONES
L6 NT.S.



151 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



152 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



153 STEEL PATIO LOUNGERS
L6 NT.S.



154 BOLLARD LIGHTING
L6 NT.S.



155 BUILT-IN BENCH
L6 NT.S.



156 BIKE RACKS
L6 NT.S.



157 WOODEN LOGS SNAGS
L6 NT.S.



158 NATURAL STEPPING STONES
L6 NT.S.



159 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



160 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



161 STEEL PATIO LOUNGERS
L6 NT.S.



162 BOLLARD LIGHTING
L6 NT.S.



163 BUILT-IN BENCH
L6 NT.S.



164 BIKE RACKS
L6 NT.S.



165 WOODEN LOGS SNAGS
L6 NT.S.



166 NATURAL STEPPING STONES
L6 NT.S.



167 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



168 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



169 STEEL PATIO LOUNGERS
L6 NT.S.



170 BOLLARD LIGHTING
L6 NT.S.



171 BUILT-IN BENCH
L6 NT.S.



172 BIKE RACKS
L6 NT.S.



173 WOODEN LOGS SNAGS
L6 NT.S.



174 NATURAL STEPPING STONES
L6 NT.S.



175 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



176 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



177 STEEL PATIO LOUNGERS
L6 NT.S.



178 BOLLARD LIGHTING
L6 NT.S.



179 BUILT-IN BENCH
L6 NT.S.



180 BIKE RACKS
L6 NT.S.



181 WOODEN LOGS SNAGS
L6 NT.S.



182 NATURAL STEPPING STONES
L6 NT.S.



183 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



184 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



185 STEEL PATIO LOUNGERS
L6 NT.S.



186 BOLLARD LIGHTING
L6 NT.S.



187 BUILT-IN BENCH
L6 NT.S.



188 BIKE RACKS
L6 NT.S.



189 WOODEN LOGS SNAGS
L6 NT.S.



190 NATURAL STEPPING STONES
L6 NT.S.



191 NATURAL PLAYGROUND CLIMBING
L6 NT.S.



192 MOUND PLAY WITH ROPE AND TUNNEL
L6 NT.S.



193 STEEL PATIO LOUNGERS
L6 NT.S.



194 BOLLARD LIGHTING
L6 NT.S.

Attachment B4586
04/02/08**4.1.2 DEVELOPMENT PERMIT AREA “B” - RESIDENTIAL**

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

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

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

Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT*General*

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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30/05/11**4.1.2.3 MULTIPLE UNIT DEVELOPMENT***General*

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

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

Exterior Design and Finish

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

Landscaping

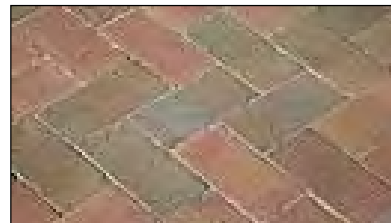
- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



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



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



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



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

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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



- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
 - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
 - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
 - Recessing the portion of the facade where the entry is located to help conceal it.
 - Extending portions of the structure over the garage entry to help conceal it.
 - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
 - Use of screening and landscaping to soften the appearance of the garage entry from the street.
 - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

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- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

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

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4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.

- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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



25 September 2018

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

RE: Project: 08-26-0199 / ESSENCE PROPERTIES (LATIMER) INC

CIVIC: 20139 & 20159 80 AVE

LEGAL: West Half Lot 45 Plan 44558 and the East 165 feet of Lot 42 Plan 42197 both of
Section 26 Township 8 NWD

We have reviewed the above proposal. We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	107	21	10	9

Given the current school catchments this development would impact Willoughby Elementary School, Yorkson Creek Middle School and R.E. Mountain Secondary School.

There is currently sufficient capacity within the School District to enroll the students as noted above if the projected numbers were actually seeking admission to schools at the present time. While the School District is committed to making every effort to enroll students at their catchment schools, such may not be possible in all cases.

Please advise if you need any other information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "B Iseli", is written over a light blue circular stamp.

Brian Iseli, CPA, CMA
Secretary Treasurer

October 1, 2018

Township of Langley Project 08-26-0199

Community Planning Division
Township of Langley
20338 65 Avenue
Langley, BC, V2Y 3J1

Attention: Colin Moore

Dear Sir,

Re: Summary of Public Information Meeting

A Public Information Meeting (PIM) was held in regard to the development application 08-26-0199 for the properties located at 20139 and 20159 80 Avenue, Langley, BC.

The Following is a summary of the conversations and comments received at the event, and afterward up to the date of this letter.

Date: Thursday, September 13, 2018
Time: 5:00pm – 7:00pm
Location: Shepherd of the Valley Church
20097 72 Avenue
Langley, BC, V2Y 1S7

Developer Representatives:

Kevin Dhaliwal, Essence Properties
Shawn Booth, Essence Properties
Brodie Barber, Essence Properties

Township Staff:

Colin Moore, Planner

Attendees: 1 Individual signed-in
1 Individual observed

NOTIFICATION

The public was notified of the PIM in advance, as per the Township's requirements. Copies of the notification materials were submitted to the Township for approval prior to distribution.

PIM NOTIFICATION LETTER

The Township of Langley provided a list of 56 mailing labels for all property owners and residents within 100 meters of the development site. We mailed all 56 notification letters on August 24, 2018.

NEWSPAPER POSTING

Advertisements for the PIM were published in the Langley Times on August 29, 2018, and September 5, 2018. Copies of the PIM advertisement as published in the newspapers are attached.

PIM RESULTS & ANALYSIS

Only one (1) person attended the PIM and no comment sheets have been received as of October 1, 2018.

Copies of the sign-in sheet and comment sheet are attached.

EXECUTIVE SUMMARY OF FINDINGS & PROPOSED REVISIONS TO APPLICATION IN RESPONSE TO RESIDENTS INPUT AT THE PUBLIC INFORMATION MEETING

We did not receive any feedback related to the PIM.

We believe the minimal community opposition towards the project demonstrates that the project is acceptable to the community at large.

Should you have any further questions, please contact the undersigned at 604-360-7271.

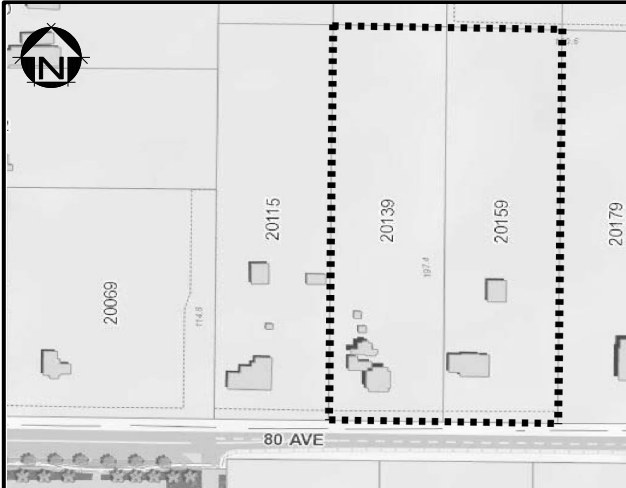
Thanks,

Brodie Barber

Brodie Barber

PUBLIC INFORMATION MEETING

Proposed Residential Development at
20139 and 20159 80 Ave in Langley, BC



Development Site

Date: Thursday, Sept 13, 2018

Time: 5:00 pm – 7:00 pm

Place: Shepherd of the Valley
Church

Address: 20097 72 Avenue
Langley, BC, V2Y 1S7

You are invited to attend a Public Information Meeting for a proposed development (**Township of Langley Project No. 08-26-0199**) for properties at 20139 and 20159 80 Avenue, Langley, BC.

Essence Properties has applied to the Township of Langley to rezone the above-mentioned properties to a Comprehensive Development zone for the development of **107 3-storey townhouse units**.

The intention of this meeting is to seek input from area residents on the proposed development and address any questions you may have.

FOR MORE INFORMATION

If you are unable to attend and are interested in learning more about this development proposal, please contact:

Brodie Barber, Development Coordinator
Essence Properties
brodie@essenceliving.com
778-574-0777

Development Project No. 08-26-0199

ESSENCE
PROPERTIES

[illegible]

- Email to Brodie Barber: brodie@essenceliving.com
- Fax to Essence Properties : 778-574-0775

Email Address _____

Public Information Meeting

Thursday, September 13, 2018

Proposed Residential Development at 20139 and 20159 80 Avenue in Langley, BC

	Name:	Address:	Phone or Email:
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