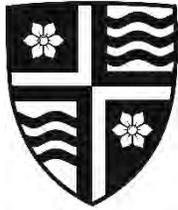


Township of  
Langley



Est. 1873

# REPORT TO MAYOR AND COUNCIL

**PRESENTED:** MARCH 11, 2019 – REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** REZONING APPLICATION NO. 100512  
 DEVELOPMENT PERMIT APPLICATION NO. 100969  
 (KHOTSO INVESTMENT LTD./ 8157 – 198A STREET)

**REPORT:** 19-34  
**FILE:** 08-27-0063

**PROPOSAL:**

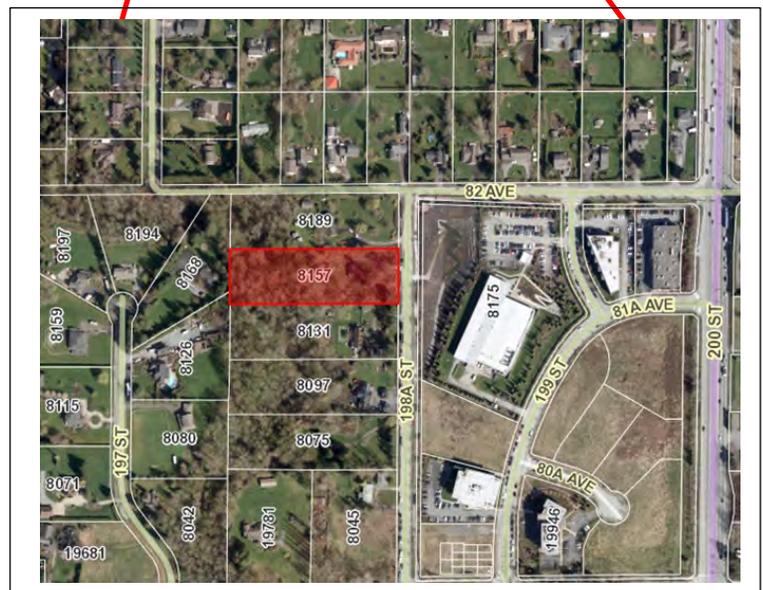
Application to rezone a 1.0 ha (2.4 ac) site located at 8157 – 198A Street to Comprehensive Development Zone CD- 135 and to issue a Development Permit to facilitate development of a two storey 2,305 m<sup>2</sup> (24,811 ft<sup>2</sup>) group children’s daycare building.

**RECOMMENDATION SUMMARY:**

That Council give first and second reading to Bylaw No. 5446, subject to seven (7) development prerequisites being completed prior to final reading, issuance of Development Permit No. 100969 subject to six (6) conditions, plus six (6) conditions to be completed prior to issuance of a building permit.

**RATIONALE:**

Staff are supportive of the development proposal as it is consistent with the Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-135.



**RECOMMENDATION:**

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446, rezoning a 1.0 ha (2.4 ac) site located at 8157 – 198A Street to Comprehensive Development Zone CD-135, to facilitate development of a two storey 2,305 square metre (24,811 square feet) group children’s daycare building, 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 including construction of the west half of 198A Street along the frontage of the property, in accordance with the Township’s Subdivision and Development Servicing Bylaw and Latimer Engineering Services Plan, 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 final off-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of a non-disturbance restrictive covenant over watercourse area setbacks to the acceptance of the Township;
6. Registration of a public access statutory right of way (6.0 metre wide) for a future north south trail connection; and
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

**That** Council, at the time of final reading of Bylaw No. 5446 authorize issuance of Development Permit No. 100969, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “D” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

REZONING APPLICATION NO. 100512  
DEVELOPMENT PERMIT APPLICATION NO. 100969  
(KHOTSO INVESTMENT LTD. / 8157 – 198A STREET)  
Page 3 . . .

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- e. Payment of supplemental Development Permit application fees;
- f. Payment of applicable 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. 100969.

#### **EXECUTIVE SUMMARY:**

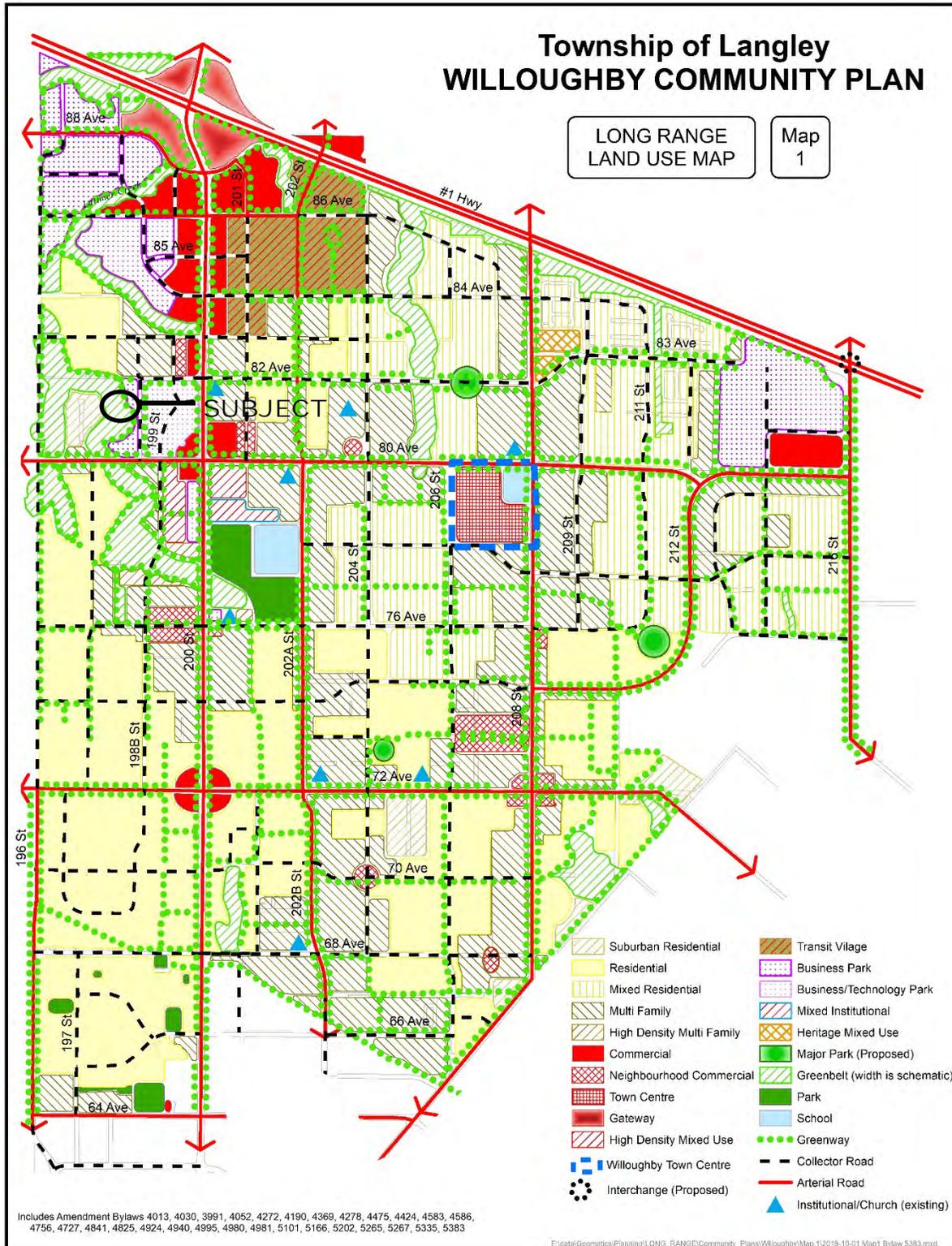
The Andrews Architects Inc. on behalf of Khotso Investment Ltd., has applied to rezone a 1.0 ha (2.4 ac) site located at 8157 – 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 square metre (24,811 square feet) group children's daycare building. A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council with the opportunity to review the form, character and siting of the development. Additional details are contained in the attached materials.

Staff note that group children's day care centres are required to obtain appropriate licensing for the number and age of children in care from the Ministry of Health prior to obtaining a Business Licence.

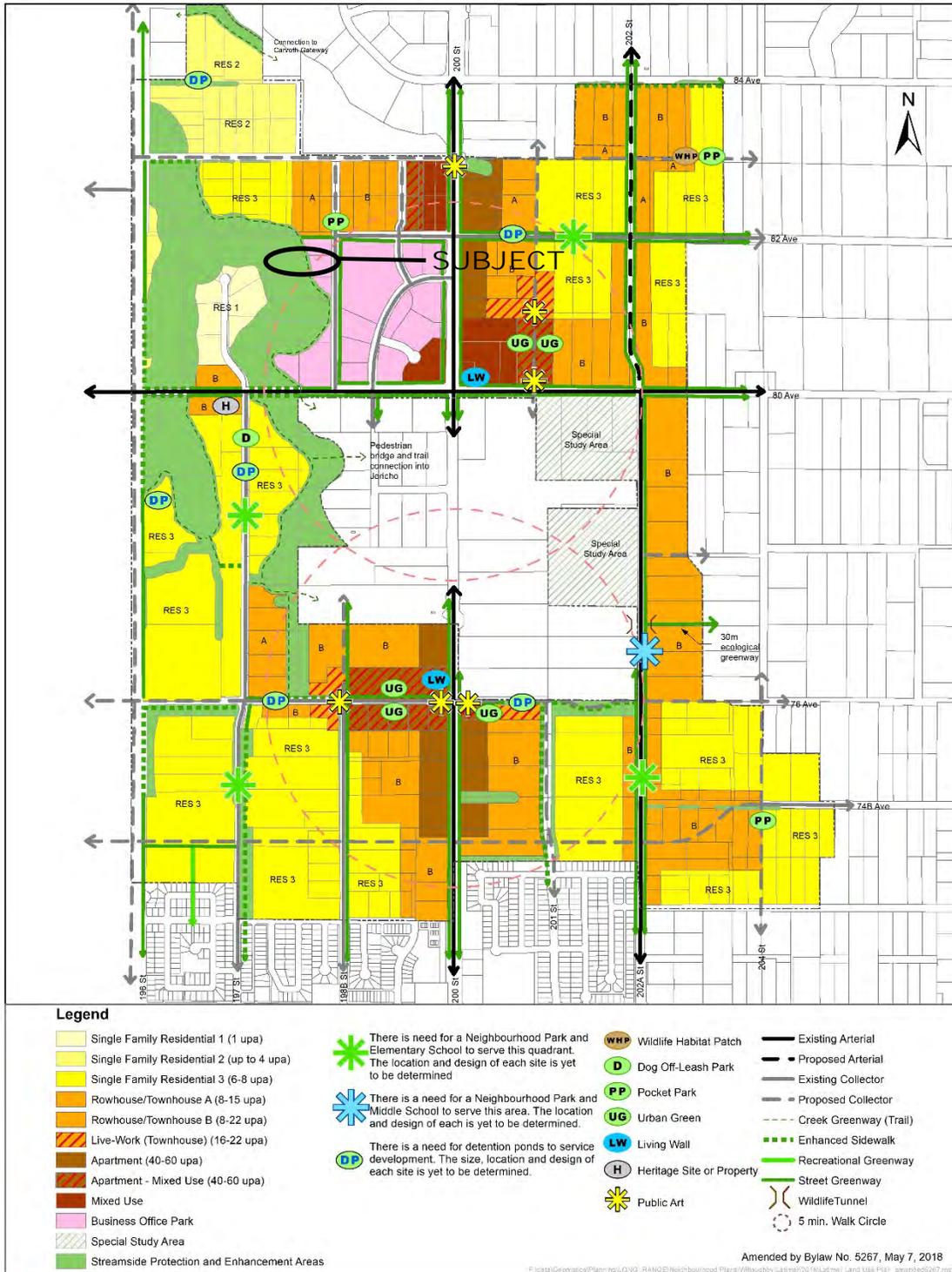
The proposal is consistent with the overall objectives of the Latimer Neighbourhood Plan, and proposed Comprehensive Development CD-135 zone. Staff recommend that Council consider the rezoning request, subject to the completion of seven (7) development prerequisites, and issue Development Permit No. 100969 at time of final reading, subject to six (6) conditions and noting six (6) additional conditions to be completed prior to issuance of a building permit.

#### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5446 and Development Permit No. 100969.



Map 1 - Latimer Land Use Plan



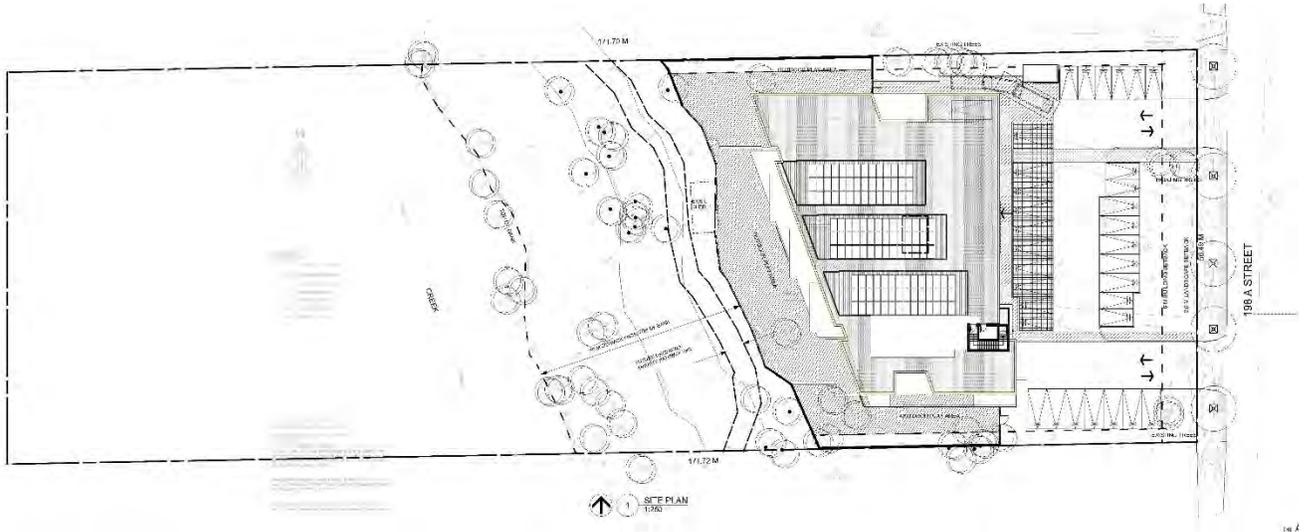
LATIMER NEIGHBOURHOOD PLAN

REZONING APPLICATION NO. 100512  
DEVELOPMENT PERMIT APPLICATION NO. 100969  
(KHOTSO INVESTMENT LTD. / 8157 – 198A STREET)  
Page 6 . . .



**ZONING BYLAW NO. 2500**

REZONING APPLICATION NO. 100512  
DEVELOPMENT PERMIT APPLICATION NO. 100969  
(KHOTSO INVESTMENT LTD. / 8157 – 198A STREET)  
Page 7 . . .



**SITE PLAN – SUBMITTED BY APPLICANT**



**RENDERING– SUBMITTED BY APPLICANT**

REZONING APPLICATION NO. 100512  
 DEVELOPMENT PERMIT APPLICATION NO. 100969  
 (KHOTSO INVESTMENT LTD. / 8157 – 198A STREET)  
 Page 8 . . .

#### REFERENCE:

<b>Owner:</b>	Khotso Investment Ltd. 6648 – 205 Street Langley BC V2Y 2X9
<b>Applicant / Agent:</b>	The Andrews Architects Inc. 102 – 7381 Steveston Highway Richmond BC V7A 1L9
<b>Legal Description:</b>	Lot 79 Section 27 Township 8 New Westminister District Plan 36351
<b>Location:</b>	8157 – 198A Street
<b>Area:</b>	1.0 ha (2.4 ac)
<b>Existing Zoning:</b>	Suburban Residential Zone SR-2
<b>Proposed Zoning:</b>	Comprehensive Development Zone CD-135
<b>Willoughby Community Plan:</b>	Business/Technology Park/Greenbelt
<b>Latimer Neighbourhood Plan:</b>	Business Office Park/Streamside Protection and Enhancement Areas

#### BACKGROUND/HISTORY:

The subject site is designated for Business/Technology Park and Greenbelt in the Willoughby Community Plan. The Latimer Neighbourhood Plan designates the site as Business Office Park and Streamside Protection and Enhancement Areas. The property is currently zoned Suburban Residential SR-2 zone. The current property owner has applied to rezone the property to Comprehensive Development Zone CD-135 to allow for a group children's daycare use, which is consistent with the Latimer Neighbourhood Plan.

#### DISCUSSION/ANALYSIS:

The eastern portion of the subject site is designated Business Office Park in the Latimer Neighbourhood Plan, that contemplates large format employment generating uses, including large format institutional activities such as large scale group children's daycares. The proponent has applied to rezone a 1.0 ha (2.4 ac) site to facilitate the development of a two storey 2,305 m<sup>2</sup> (24,811 ft<sup>2</sup>) group children's daycare building with an accessory residential caretaker unit (140 m<sup>2</sup>/1507 ft<sup>2</sup>). The applicant indicates that the proposed daycare facility will accommodate 173 children. To accommodate the development, the proponent has applied to rezone the property to Comprehensive Development Zone CD-135 and for issuance of a Development Permit.

A red coded watercourse (Latimer Creek) exists on the western portion of the property. This portion of the property is designated as Greenbelt in the Willoughby Community Plan and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. Protection of the watercourse is listed as a development prerequisite in this report as a condition of rezoning, along with a statutory right of way secured for a future north south trail along the outer edge of the streamside area.

REZONING APPLICATION NO. 100512  
 DEVELOPMENT PERMIT APPLICATION NO. 100969  
 (KHOTSO INVESTMENT LTD. / 8157 – 198A STREET)  
 Page 9 . . .

### Adjacent Uses:

- North:** A property containing a single family dwelling zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan;
- East:** 198A Street, beyond which is the detention facility for the Business Office Park, and an office building zoned Comprehensive Development Zone CD-57, designated Business Office Park in the Latimer Neighbourhood Plan;
- South:** A property containing a single family dwelling zoned Suburban Residential Zone SR-2, designated Business Office Park in the Latimer Neighbourhood Plan;
- West:** Two properties fronting onto 197A Street containing single family dwellings zoned Suburban Residential Zone SR-2, designated Single Family Residential 1 and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

### Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5446 proposes to rezone the site to Comprehensive Development Zone CD-135 to accommodate the proposed development. The proposed zone is based on and consistent with the CD-57 zoning of the lands under the same designation (Business Office Park) to the east. The project complies with the provisions of the site's proposed CD-135 zoning in terms of siting, lot coverage (13%), parking, use and density.

### Public Consultation:

As per Policy No. 07-164, the applicant held a public information meeting on July 11, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment E.

### Development Permit:

As the property is designated a mandatory development permit area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to building permits being issued. The site is located in Development Permit Area "H" – Business Technology Park, with guidelines contained in the Willoughby Community Plan (Attachment B).

A two (2) storey building on the eastern portion of the site is proposed with access from 198A Street in the form of double driveway to allow for pick up and drop off. The architect indicates the contemporary building design acknowledges an earlier, predominately rural context where the 'use of the colour red was and is still reflecting simple barn structures in the region.' Accordingly, the building proposes red metal cladding as well as cementitious vertical panels accents in three colours (Schedule H – Colour and Materials Board). An accessory residential unit is proposed on the south portion of the building.

The design rationale submitted by the applicant's architect states:

*The building itself is conceived of as a living classroom; much like the fingers of our hands, the classrooms 'extend' to the more natural and treed edge of the ravine and creek. The ground level classrooms are twinned allowing for interconnections, both inside and outside. The building's main entry is located to link all the classroom spaces and visually transparent to help orient and connect the building's interior circulation to natural light and outside views. Access to natural light is significant in shaping the*

*organization and placement of each of the indoor activity spaces. With classrooms as 'fingers' reaching out, the limited window area in the longer, narrower shape is animated by either windows on two sides of the room or with the incorporation of sloping roof monitors for the upstairs classrooms. These roof monitors allow additional clerestory windows for both interior light and natural ventilation and important for providing an appropriate integration for future arrays of solar panels.*

The proposal in staff's opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-135 provisions concerning use, site coverage, building height, and building setbacks. Conditions have been included in the Development Permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

#### **Enhanced Sidewalk:**

An enhanced sidewalk is to be constructed along the road dedication on 198A Street, which will provide a 3.3 m (10.8 ft) sidewalk area, including street trees on tree grates and a 1.0 m (3.2 ft) planting strip.

#### **GHG Development Permit:**

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 100969.

#### **Signage:**

Fascia signage is proposed on the east elevation of the building. Proposed signage is illustrated in Schedule "D" of Development Permit No. 100969, and is required to comply with the Township's Sign Bylaw.

#### **Access and Parking:**

Access will be provided from 198A Street. A total of 34 parking spots are provided on the site above the Zoning Bylaw requirement of 27 parking spaces. The Comprehensive Development CD-135 Zone also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces either underground or wholly enclosed within the building. As the proposal contains less than 50 spaces, this requirement does not apply.

#### **Landscaping:**

Proposed landscape plantings are provided at the perimeter of the site and parking lot. An extensive play area is proposed at the west portion of the site (located at the rear of the daycare building), which includes a bike/trike track, chess and checkers board, and kid's clubhouses amongst other play equipment. Proposed plantings include 28 replacement trees and landscape screen along all lot lines, and include a variety of deciduous and evergreen trees.

REZONING APPLICATION NO. 100512  
DEVELOPMENT PERMIT APPLICATION NO. 100969  
(KHOTSO INVESTMENT LTD. / 8157 – 198A STREET)  
Page 11 . . .

**Tree Protection/Replacement:**

30 significant trees were identified on the subject site (outside of the streamside protection area), none of which are proposed for retention. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 28 replacement trees. Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

**Exterior Lighting:**

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

**Transit:**

Translink is operates bus route 501(Surrey Central/Langley Centre) along 200 Street approximately 400 metres east of the subject site.

**Servicing:**

A Servicing Agreement will be required prior to final reading of the rezoning bylaw to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township. The applicant will be required to construct the west half of 198A Street. In accordance with the Latimer and Carvolth Engineering Servicing Plan, onsite storm water detention is required. Additionally, an Erosion and Sediment Control Permit or exemption will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

**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.

A red coded watercourse (Latimer Creek) is located on the western portion and it is to be protected as a condition of rezoning.

**POLICY CONSIDERATIONS:**

The proposed development is located in an area designated for Business/Technology Park uses and Greenbelt in the Willoughby Community Plan and Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. The proposed development complies with the land use provisions of the proposed Comprehensive Development Zone CD-135. In staff's opinion, accompanying Development Permit No. 100969 complies with the Development Permit Area "H" Business/Technology Park guidelines of the Willoughby Community Plan.

REZONING APPLICATION NO. 100512  
DEVELOPMENT PERMIT APPLICATION NO. 100969  
(KHOTSO INVESTMENT LTD. / 8157 – 198A STREET)  
Page 12 . . .

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5446 (subject to seven (7) development prerequisites), authorize issuance of the accompanying Development Permit No. 100969 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 100969  
ATTACHMENT B Willoughby Community Plan Development Permit Guidelines  
ATTACHMENT C Design Rationale provided by Architect  
ATTACHMENT D Owner Rationale  
ATTACHMENT E Developer Held Public Information Meeting Summary

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100969

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2019 to:

1. Name: Khotso Investment Ltd.

Address: 6648 – 205 Street  
Langley BC V2Y 2X9

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

LEGAL DESCRIPTION: Lot 79 Section 27 Township 8 New Westminster District Plan  
36351

CIVIC ADDRESS: 8157 – 198A Street

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

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. All signage being in compliance with Schedule “D” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township;
- e. Payment of supplemental Development Permit application fees; and

- f. Payment of applicable Development Cost Charges and Building Permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

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

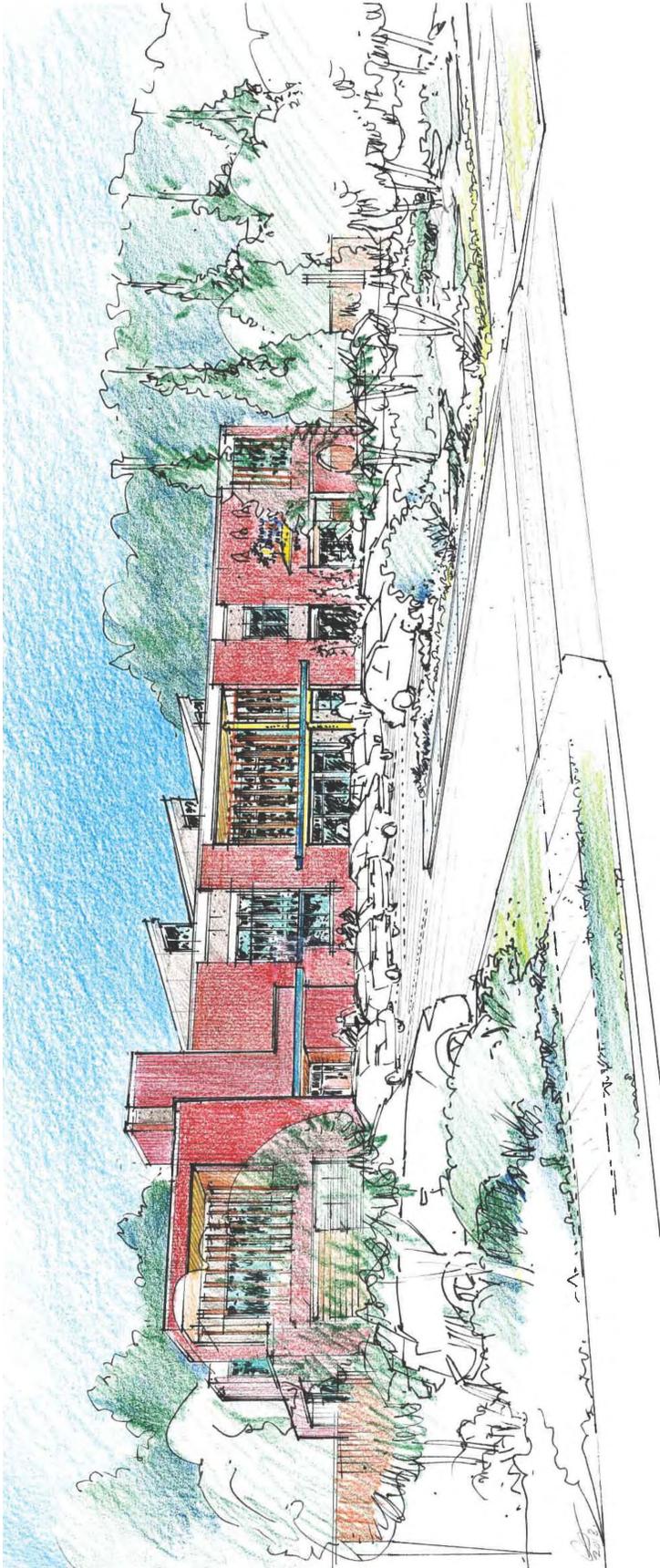
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Attachments:

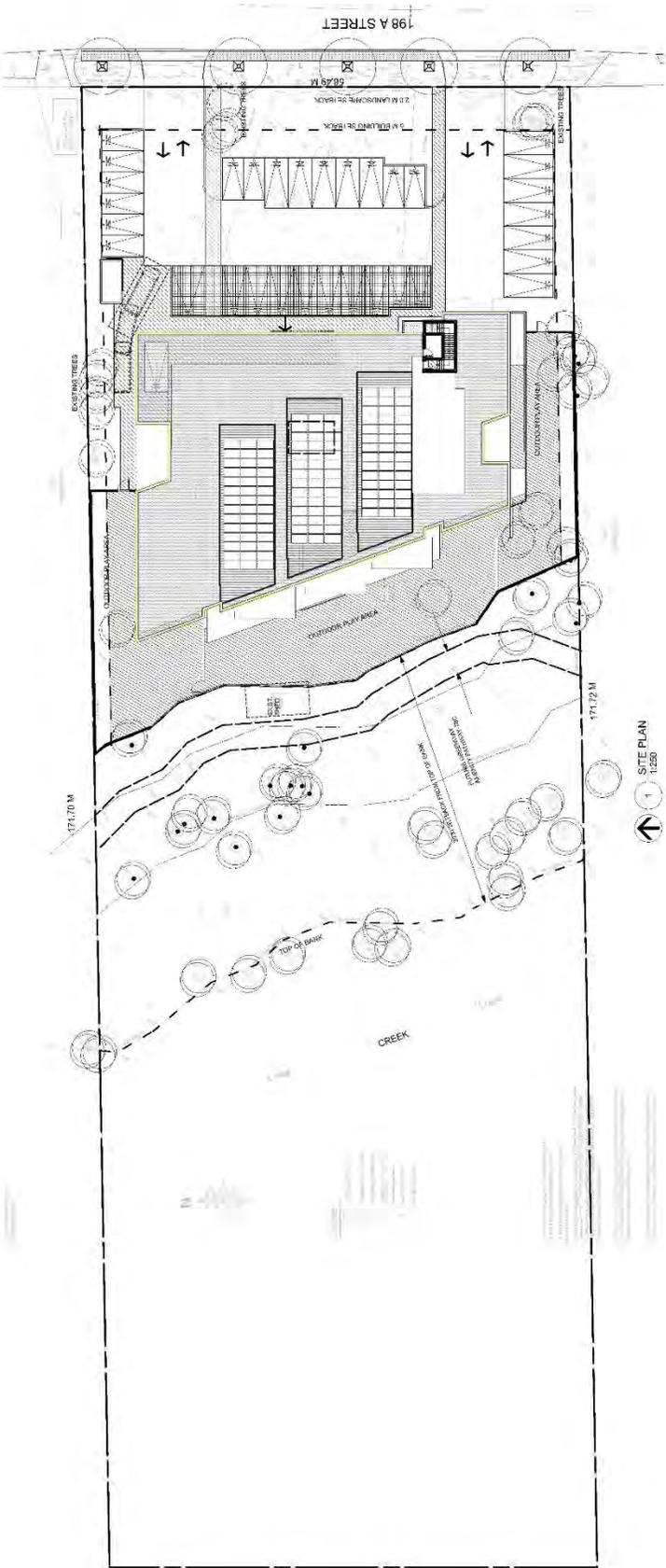
- SCHEDULE A      Rendering
- SCHEDULE B      Site Plan
- SCHEDULE C      Detailed Site Plan
- SCHEDULE D      Building Elevation (East)
- SCHEDULE E      Building Elevation (South)
- SCHEDULE F      Building Elevation (North)
- SCHEDULE G      Building Elevation (West)
- SCHEDULE H      Colour and Materials Board
- SCHEDULE I      Landscape Plan
- SCHEDULE J      Landscape Plan
- SCHEDULE K      Landscape Details



# SCHEDULE A RENDERING



# SCHEDULE B SITE PLAN





# SCHEDULE C DETAILED SITE PLAN





**SCHEDULE D  
BUILDING ELEVATION (EAST)**

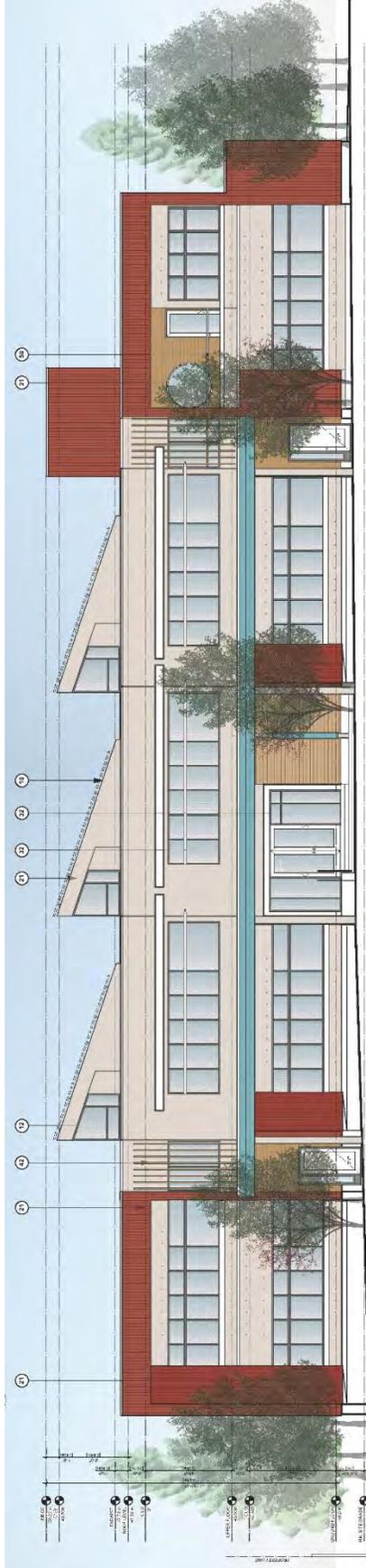


**SCHEDULE E  
BUILDING ELEVATION (SOUTH)**



**SCHEDULE F  
BUILDING ELEVATION (NORTH)**





# SCHEDULE G BUILDING ELEVATION (WEST)





# SCHEDULE H COLOUR AND MATERIALS BOARD



# SCHEDULE I LANDSCAPE PLAN



WATER PLAY



BOWLING



BUILDING BLOCKS



HOPSCOTCH

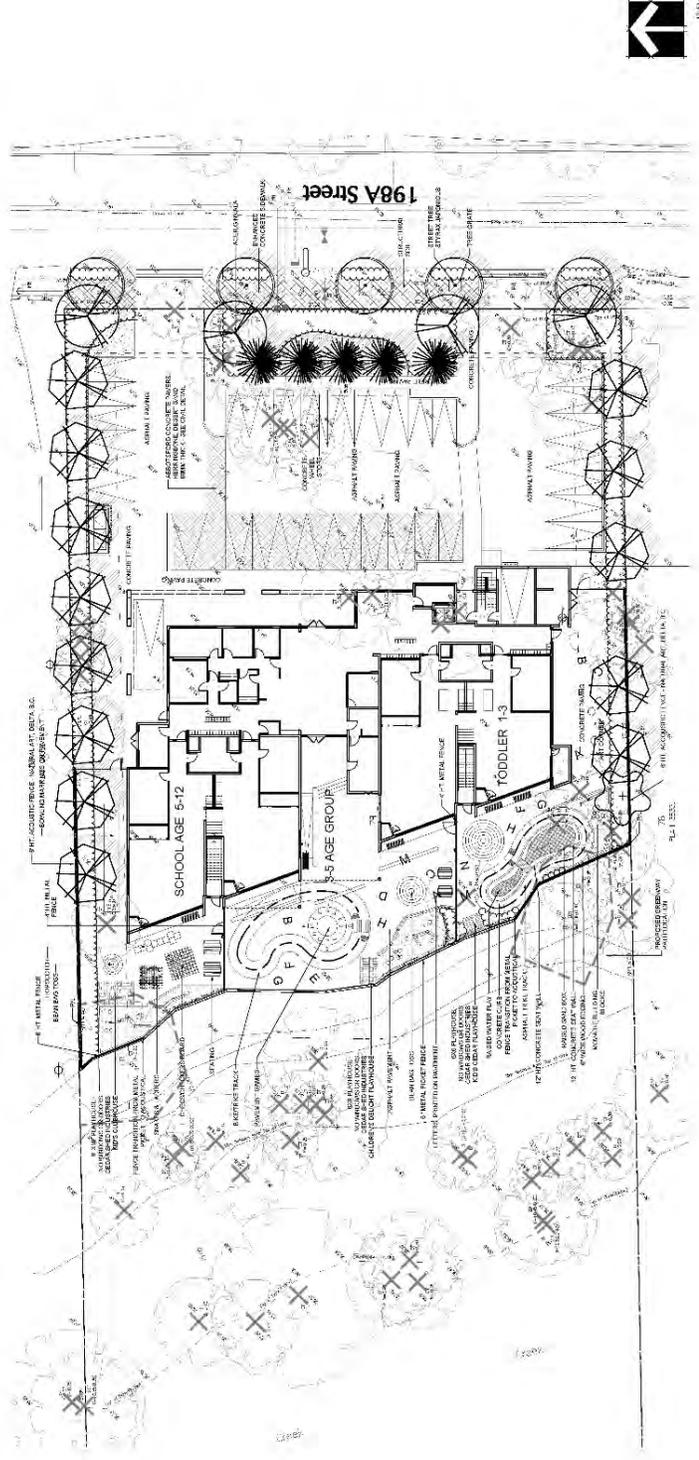


CHESSCHECKERS



CLOCK / COMPASS

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / REMARKS
1	ACER BRUNNOLIA	2.2M HET 100% LOW TO DRUG
2	FRAXINUS	2.2M HET 100% LOW TO DRUG
3	QUERCUS	2.2M HET 100% LOW TO DRUG
4	FRAXINUS	2.2M HET 100% LOW TO DRUG
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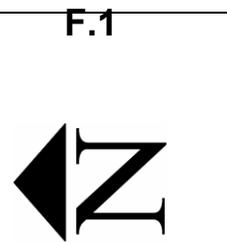
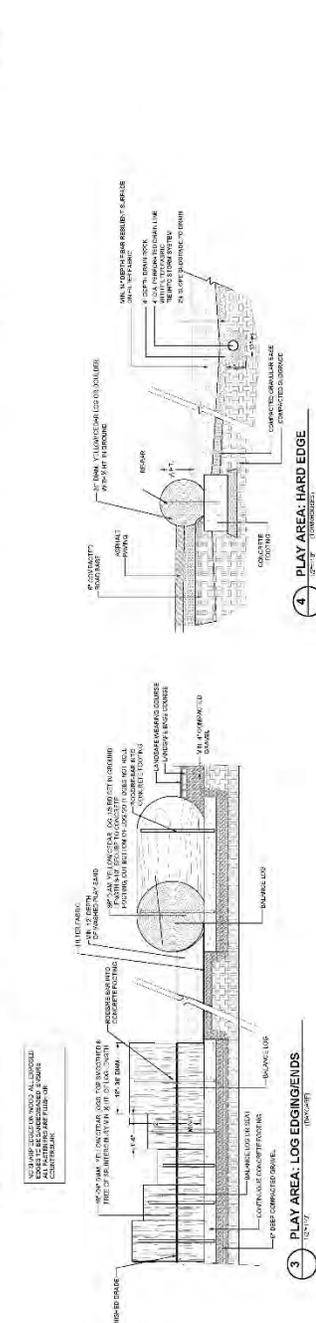
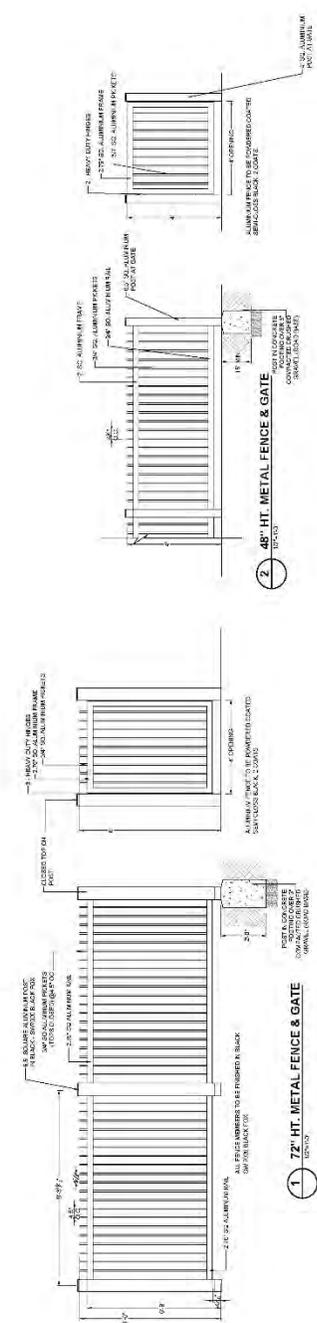
02/14

NO.	DATE	REVISION/DESCRIPTION	BY
1	02/14	ISSUED FOR PERMIT	SK
2	02/14	ISSUED FOR PERMIT	SK
3	02/14	ISSUED FOR PERMIT	SK
4	02/14	ISSUED FOR PERMIT	SK
5	02/14	ISSUED FOR PERMIT	SK
6	02/14	ISSUED FOR PERMIT	SK

PROJECT  
**PROPOSED DAYCARE**  
158A STREET  
LANGLEY, B.C.

DATE: 08-27-06  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1/8" = 1'-0"

**LANDSCAPE DETAILS**  
DATE: 07-27-10  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NUMBER: 17-251



# SCHEDULE K LANDSCAPE DETAILS



**Attachment B**5364  
01/10/18**4.3.4 DEVELOPMENT PERMIT AREA “H” – BUSINESS/TECHNOLOGY PARK**4109  
16/08/04

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

The 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



## SITE AND BUILDING REQUIREMENTS

### 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 the Landscape Design section). Office, public and entry functions should occur adjacent to the principal street



Building Entry

*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.



### *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.

### *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.



### *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.

## LANDSCAPE DESIGN

### *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 82 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 4.5 m Green Way Dedication) and low maintenance meadow/grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

*Landscape Components – Campus Zone*

- 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 1.8 m 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 50 mm 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.

- 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:

200 Street

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

80 Avenue

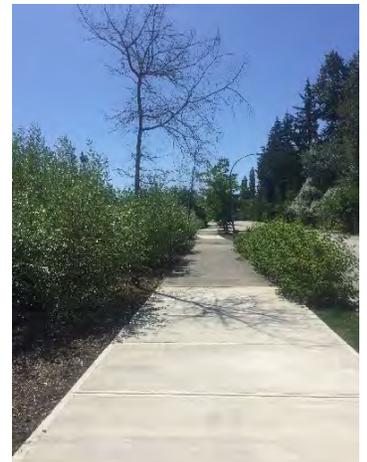
The landscape streetscape treatment along 80 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

82 Avenue

The landscape treatment along 82 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

198A Street

The landscape streetscape treatment along 198A Street shall include a 3 m concrete sidewalk with a 2 m boulevard of grass turf and street trees. There shall be a 4.5 m greenway behind the minimum 4 m 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 m to 10 m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.

- Surface Parking Lots

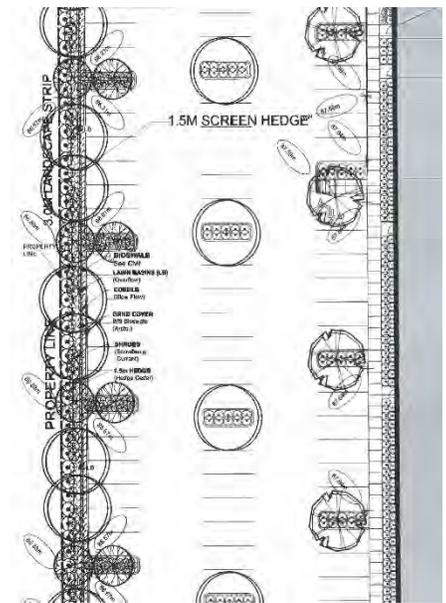
Landscaping and Screening

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 80 Avenue, 82 Avenue, and 200 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 1.2 m width and maximum width of 1.5 m. 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 450 mm 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 450 mm.

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 (4.2 m 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.



- 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 1.2 m and maximum width of 1.5 m clear width/unobstructed.



- 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.

- 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 1 m in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

- 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 1.8 m 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.

- 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.

- 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.

### *Campus Zone Character Areas*

- 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 0.9 – 1 m). 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

### *Landscape Components – Buffer Zone*

- 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 understory 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.

- 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 BC 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.

- 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

## ARCHITECTURAL TREATMENT

### *Building Zones*

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

- 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.

- 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 200 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 200 Street and 80 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.

- Zone 3 (Subzones 3.1 to 3.6)

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

- 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.

### *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.

### *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.

### *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.

## 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.

### *Business Identification Signs*

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.



Signs shall be constructed of materials with long-term durability, and must be able to retain a high quality appearance over the lifespan 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.

**LIGHTING**

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 5 m (17 ft). Tall "freeway type" fixtures will not be acceptable.



THE ANDREWS ARCHITECTS INC.  
[www.AndrewsStudio.ca](http://www.AndrewsStudio.ca)

2017- December 01

## **A Design Rationale - Willowbrook Montessori Daycare. For the Proposed new Daycare Facility in the Latimer Creek Area of Langley - 8157 198A St.**

The **site** for the new Daycare sits along the west side of 198A street directly across from the newly developing Business Office Park near 82nd Ave, and occupies almost 2.4 acres straddling east-west across Latimer Creek's stream-side protection and enhancement area. The community plan for the area sees an extension of the Business Office Park , CD-57 zoning , of which a daycare is an approved use. As only a smaller portion of the site is developable, our proposed design solution carries with it certain inherent challenges.

The **site** currently is zoned for single-family housing and will require the Rezoning. The intended program for the Daycare facility includes spaces for 173 children along with an on site residence that will be occupied by a staff member. The building is proposed to be 2 storeys and have sufficient parking and convenient vehicular access directly from 198A street and where the licensed program will also require a certain amount of outdoor play space on the site. As almost 2/3 of the site is protected and non developable, this outdoor play space at grade is more integrated with the available footprint area of the building.

Many of the existing and healthy trees will be retained on portions of the site that don't conflict with the proposed building footprint area or portions of the site that will be required to move and park cars. A minimum 2 -meter wide landscape buffer has been allowed for along the north, south, and east sides of the site. The 30m top of bank setback will also be in place to limit the westerly edge of any developed area.

The **building** itself is conceived of as a living classroom; much like the fingers of our hands, the classrooms 'extend' to the more natural and treed edge of the ravine and creek. The ground level classrooms are twinned allowing for interconnections, both inside and outside. The building's main entry is located to link all the classroom spaces and visually transparent to help orient and connect the building's interior circulation to natural light and outside views. Access to natural light is significant in shaping the organization and placement of each of the indoor activity spaces. With classrooms as 'fingers' reaching out, the limited window area in the longer, narrower shape is animated by either windows on two sides of the room or with the incorporation of sloping roof monitors for the upstairs classrooms. These roof monitors allow additional clerestory windows for both interior light and natural ventilation and important for providing an appropriate integration for future arrays of solar panels.

Budget and costing review is ongoing, but B.C. wood will be used as extensively as possible – both as a main structural component possibly and as a featured finish. Cladding for the exterior of the building could be in pre-finished cementitious and corrugated metal panels coloured to complement both the site's context and the user's youthful 'energy'.



20317 67 Avenue, Langley, BC V2Y 1P6 Phone: 604.533.5469

Planning Department  
Township of Langley  
20338 – 65<sup>th</sup> Avenue  
Langley, BC,  
V2Y 3J1

The new facility at Latimer is to be based on the Montessori philosophy. The children will be educated according to the Montessori method and the teachers will use the ‘whole child approach’ when teaching the children. This holistic approach encompasses all aspects of the child and offers a well-rounded education in practical as well as academic areas of life. The school will adhere to multicultural and inclusive philosophies, implementing beliefs in non-religious and non-racial bias.

The proposed new daycare in Latimer, will have nine classrooms and one 1500 sq feet owner/operator residential unit. It has three (3-5 year olds) daycare programs of 25 children each, four of 12 infant and toddler (1-3 year olds) programs, one program of 20 preschool (3-5 year olds), and two programs of 25 out-of-school care children. The preschool class will use one of the out-of-school care classrooms from 9 to 11:30 am. The total maximum capacity is 173 children at a given time. The new facility has 2145 square meters of total floor area.

The services would be parallel to the services currently offered at Willowbrook Montessori. We will offer a flexible time and fee schedule (as noted in our fee structure) for parents as follows:

1. Montessori Daycare – children from age 30 months to 6 years requiring full daycare from 7:00a.m. to 6:00p.m. during three, four or five days per week. All the students will attend the Montessori preschool programs in the morning and for those who do not take a nap, the programs will continue in the afternoon. Every week, ½ hour sessions of Mandarin, French, ESL, Music and Dance will be built into the program without any extra charges.
2. Montessori Preschool – sessions are from 9:00a.m. to 11:30, three, four or five days per week for 2 ½ to 5 year old students. They have the same type of program as described above.
3. Montessori Toddler Daycare – children from age 12 months to 3 years requiring full daycare from 7:00a.m. to 6:00p.m. during three, four or five days per week. All the students will attend the Montessori preschool programs in the morning and for those who do not take a nap, the programs will continue in the afternoon. Every week, ½ hour sessions of French, and Music and Dance will be built into the program without any extra charges.
4. After-school care for 5-12 year olds.

A handwritten signature in black ink, appearing to read "Fong-Zhen Shiao". The signature is fluid and cursive.

Fong-Zhen Shiao/Director

**THE ANDREWS ARCHITECTS INC.**

To: Township of Langley  
From: Greg Andrews, The Andrews Architects Inc.  
Date: September 25, 2018

REGARDING: Summary of **Public Information Meeting** held 11 July, 2018  
for the **Proposed Willowbrook Montessori - Latimer Campus**  
located at 8157 198A Street, Langley BC

Per council policy, we provide the following as summary of the Public Information Meeting on Wed, July 11th, 2018 from 6-8pm.

The meeting was held in the Activity Room of Willowbrook Recreation Centre. Several display panels of the site and floor plans and colour views were placed around the room to help illustrate the proposal. Representatives from the design team and developer/operator along with the Townships' Planner attended. A sign-in sheet along with a feedback form for written comments were provided at a reception table. From the sign-in sheet a total of 6 people, members of the public, registered. No written comments were provided at the meeting and only one feedback form was received via the Township two weeks after the meeting.

General discussion at the meeting initially focused on concerns expressed by the 6 general public attendees, who live on neighbouring properties, about the proposed zoning changes in the area. Challenges in development presented by the required environmental setbacks from Latimer Creek and general flexibility of developing the neighbouring residents' own properties were discussed.

More specific to the Willowbrook Montessori - Latimer Campus proposal, discussion focussed on issues pertaining to potential noise (children playing) and vehicle traffic that would result from the development. After a brief presentation by the design team, several people requested measures for mitigating playground noise, and an increase in traffic be considered. We noted that a traffic impact assessment report was submitted with the initial application, and that the operator would follow-up with a further acoustic assessment to aid the proposal and help mitigate potential playground noise for the adjacent neighbouring properties.

No specific comments were brought up relative to the architectural design of the project. Again, it was reiterated by a couple of the attendees: "We don't have a problem with the building, the issue is the noise that would occur from the children playing and an increase of traffic on the street".

Regards,

Greg Andrews, Architect AIBC, MRAIC  
**The Andrews Architects Inc.**

Attendance Sign in  
Public Information Meeting

**Proposed New Daycare Facility**  
**8157 198A Sreet, Langley, BC**  
Township of Langley Project No: 08-27-0063

Your Name ..... Your Address:.....

FOIPPA s.22(1)



LANGLEY  
"  
"

Wednesday, July 11<sup>th</sup>, 2018.

**Feedback Form**

**Proposed New Daycare Facility  
8157 198A Street, Langley, BC**

Township of Langley Project No: 08-27-0063  
Wednesday, July 11<sup>th</sup> 2018, 6:00 pm-8:00 pm  
Willowbrook Recreation Centre, Langley BC

1. Do you support the proposed Daycare project?

.....  
..... *NO* .....

2. What do you like most about the proposed Daycare project?

.....  
..... *NOTHING* .....

3. Do you have any concerns about the proposed Daycare project?

.....  
..... *Yes, increased traffic, noise and decreases*  
..... *value of property* .....

4. What would you suggest to improve or enhance the proposed Daycare project?

.....  
..... *another location* .....

5. Additional comments:

.....  
.....

Name: FOIPPA s.22(1) [redacted]

Address: FOIPPA s.22(1) [redacted]

Phone: FOIPPA s.22(1) [redacted]

Email: FOIPPA s.22(1) [redacted]

For additional inquiries, please contact:  
FOIPPA s.22(1) [redacted]

Khotso Investment Ltd.  
Peter Chern [cmchern@gmail.com](mailto:cmchern@gmail.com)  
604-765-0966

The Andrews Architects Inc.  
Greg Andrews [greg@andrewsstudio.ca](mailto:greg@andrewsstudio.ca)  
604-277-7959

Please return your completed feedback form to the registration table. Comments may also be submitted to contacts named above before: July 21, 2018.

All comments received will be shared with the Township of Langley for consideration and will become public information.

**Thank You! Your feedback is important to us.**

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (KHOTSO INVESTMENT LTD.) BYLAW 2019 NO. 5446**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5446 rezones a 1.0 ha (2.4 ac) site located at 8157 – 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 m<sup>2</sup> (24,811 ft<sup>2</sup>) group children’s daycare building.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (KHOTSO INVESTMENT LTD.) BYLAW 2019 NO. 5446**

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 (Khotso Investment Ltd.) Bylaw 2019 No. 5446”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
  - a. Adding to the Table of Contents and to Section 104.1 – Zones the words “Comprehensive Development Zone CD- 135” after the words “Comprehensive Development Zone CD-134”
  - b. Adding to Section 110 after the words “CD-134” the words “CD-135 – 4047 m<sup>2</sup>”
  - c. By adding after Section 1034 “Comprehensive Zone CD-134” the following as Section 1035 “Comprehensive Development Zone CD-135”

1035 **COMPREHENSIVE DEVELOPMENT ZONE CD-135**

**Uses Permitted**

- 1035.1 In the CD-135 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) accessory *residential uses* subject to Section 1035.2
  - 2) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 1035.3
  - 3) business service *uses* (mail order, mailbox, photocopying, personnel support services) subject to business services *uses* not exceeding 450 m<sup>2</sup> in *gross floor area*
  - 4) computer and computer accessory sales, service, rental and repair *uses* not exceeding 450 m<sup>2</sup> in *gross floor area*
  - 5) conference centres and facilities
  - 6) educational *uses* involving a post-secondary or technical curriculum
  - 7) financial institutions
  - 8) fitness centres
  - 9) *group children’s day care*
  - 10) light manufacture, assembly, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1035.3
  - 11) *restaurants* subject to Section 1035.4

- 12) warehouse and wholesale distribution where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle towing* and *vehicle storage compounds*, and outside storage *uses*, subject to Section 1035.3

### **Accessory Residential Uses**

- 1035.2 Accessory *residential uses* shall be limited to one *single family dwelling unit* per *lot* for occupancy of the owner, manager, or caretaker and immediate *family*, provided that the *dwelling unit*:
- a) does not constitute a singular *use* on a site;
  - b) is contained within a *building* containing a principal permitted *use*; and
  - c) has a maximum floor area the lesser of:
    - i) 140 m<sup>2</sup>, or
    - ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

### **Outside Uses**

- 1035.3 All *uses* permitted in a CD-135 zone shall be conducted within a completely enclosed *building* except for parking of non-*commercial vehicles* (where permitted in compliance with Section 1035.1), loading, display, eating areas and seasonal *uses, group children's day care* outdoor play areas, where accessory to a permitted *use*.

### **Restaurants**

- 1035.4 *Restaurant uses* are only permitted where incorporated into a *building* containing a principal *use* listed in Section(s) 1035.1, 2, 3, 5, 6, 8, 10, 12 and are limited to a maximum of one (1) per *lot*. Drive-thru *restaurants* are not permitted.

### **Lot Coverage**

- 1035.5 *Buildings* shall not cover more than 50% of the lot area.

### **Height of Buildings and Structures**

- 1035.6 The maximum *height* shall be the lesser of 18 *metres* or 4 *storeys*

### **Siting of Buildings and Structures**

- 1035.7 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit

### **Parking and Loading**

- 1035.8 Parking and loading shall be provided in accordance with Section 107 except that where more than 50 parking spaces are required for any *building* or *structure*, a minimum of 50% of the total required parking spaces shall be provided underground or wholly enclosed within the said *building*.

**Subdivision Requirements**

1035.9 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**

1035.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit

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

Lot 79 Section 27 Township 8 New Westminster District Plan 36351

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-135.

READ A FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2019

PUBLIC HEARING HELD the \_\_\_\_\_ day of \_\_\_\_\_, 2019

READ A THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2019

ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

# SCHEDULE 'A' BYLAW NO. 5446

