

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** MARCH 11, 2019 - REGULAR EVENING MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** OFFICIAL COMMUNITY PLAN AMENDMENT AND  
 REZONING APPLICATION NO. 100155 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 100942  
 (1041129 BC LTD. / 19875, 19887, AND 19929 – 75A AVENUE)

**REPORT:** 19-37  
**FILE:** 08-22-0082

### PROPOSAL:

Application to amend the Willoughby Community Plan and the Latimer Neighbourhood Plan, and rezone approximately 1.13 h (2.80 ac) of land at 19875, 19887, and 19929 – 75A Avenue to Comprehensive Development Zone CD-131 with an accompanying Development Permit to facilitate development of 61 townhouse units.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5439 and 5440 subject to eleven (11) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5440) of Development Permit No. 100942; and that staff be authorized to schedule the required Public Hearing.

### RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.





**RECOMMENDATION:**

**That** Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440, rezoning 1.13 ha (2.80 ac) of land located at 19875, 19887, and 19929 – 75A Avenue to Comprehensive Development Zone CD-131 to facilitate the development of 61 townhouse units subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
  - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District in the Southwest Phase of the Latimer Neighbourhood Plan;
  - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
3. 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;
4. 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;
5. Provision of road dedications, widenings, and necessary traffic improvements for 198B Street and 75A 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;
6. Dedication and construction of a 4.5 metre wide street greenway on the east side of 198B Street;
7. 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;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. 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% for townhouses) required to incorporate the Adaptable Housing Requirements;
10. 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;



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11. 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;

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

**That** Council at time of final reading of Rezoning Bylaw No. 5440 authorize issuance of Development Permit No. 100942, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "P";
- b. On-site landscaping plans being in substantial compliance with Schedules "Q" through "R", 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;
- 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 Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100942.

#### **EXECUTIVE SUMMARY:**

1041129 BC Ltd. has applied to rezone a 1.13 ha (2.80 ac) site located at 19875, 19887, and 19929 – 75A Avenue to Comprehensive Development Zone CD-131 to facilitate development of 61 townhouse units. The proponent's application also includes a Development Permit to provide Council the opportunity to review the form and character of the proposed development.



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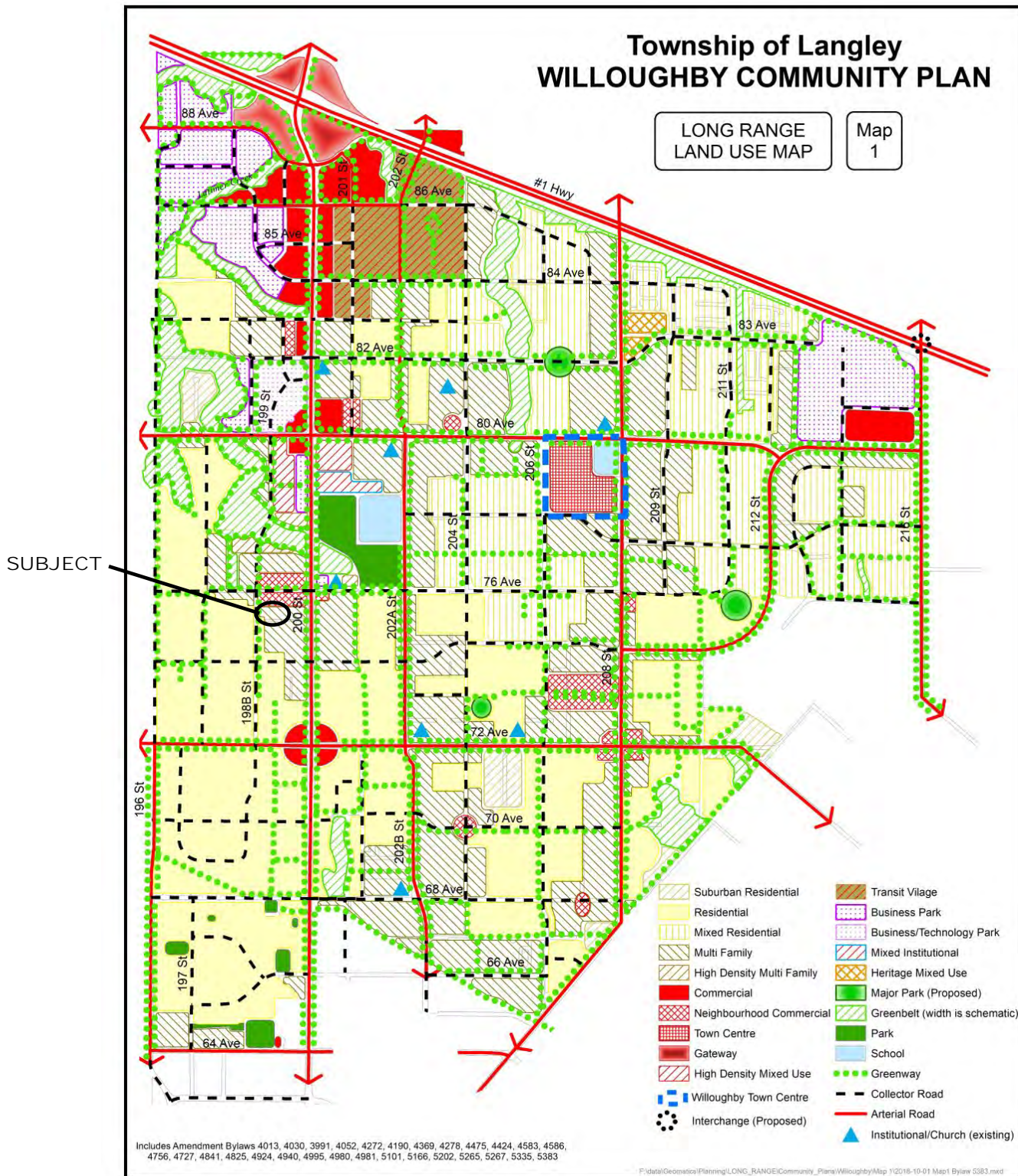
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council consider the plan amendment and rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5440) of Development Permit No. 100942.

**PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Latimer Neighbourhood Plan Amendment Bylaw No. 5439, Rezoning Bylaw No. 5440, and Development Permit No. 100942.



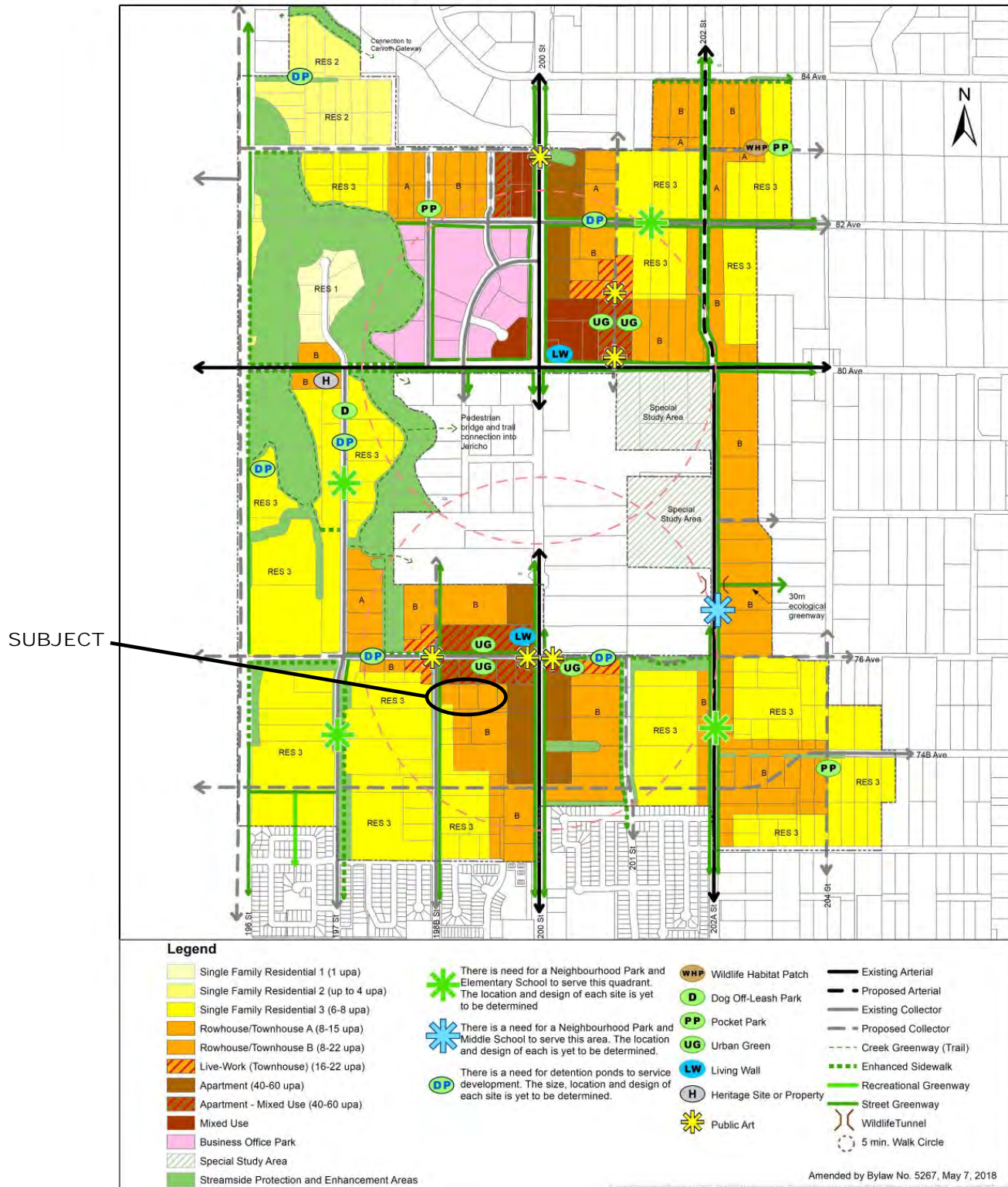
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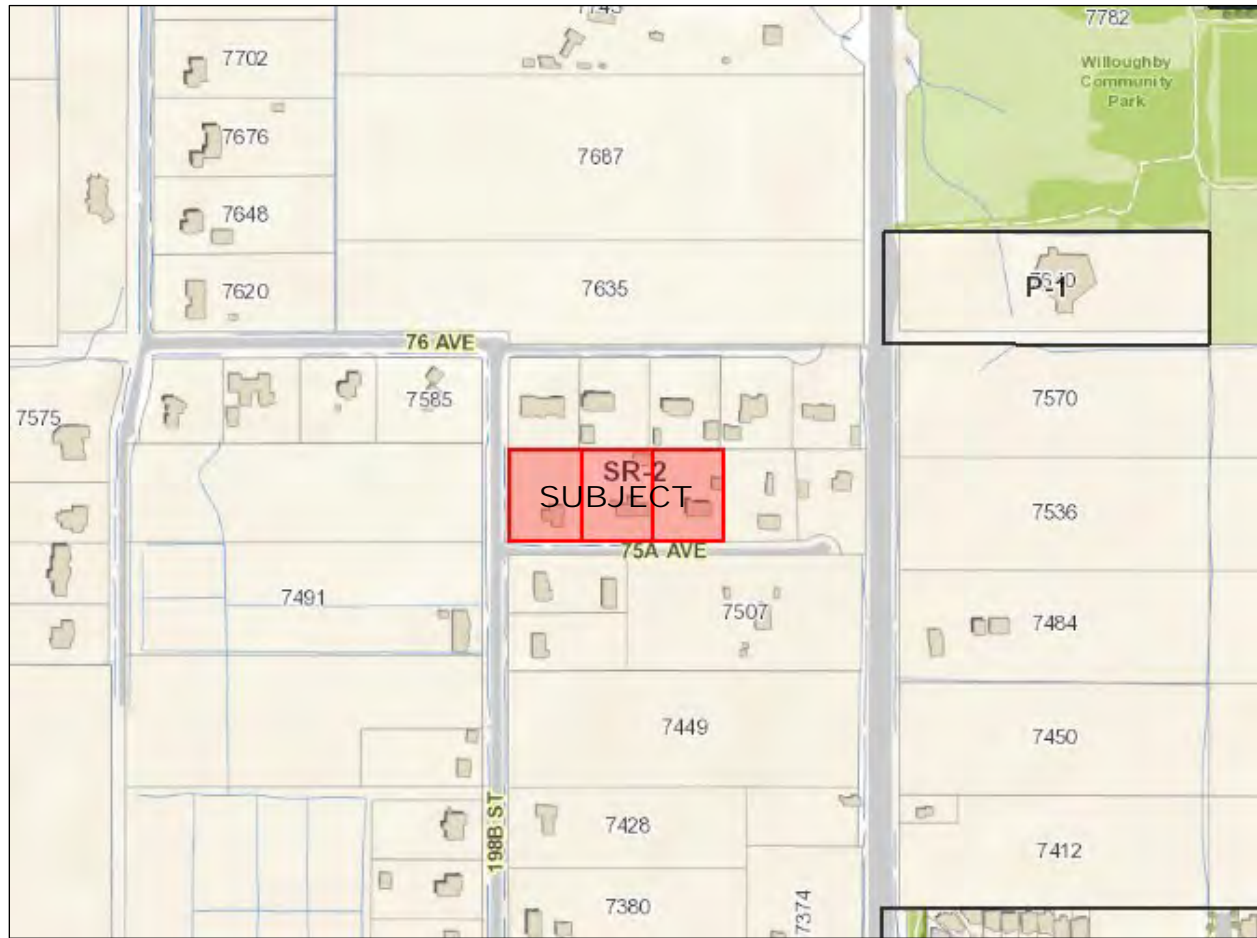
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Map 1 - Latimer Land Use Plan





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**ZONING BYLAW NO. 2500**







OFFICIAL COMMUNITY PLAN AMENDMENT AND  
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#### REFERENCE:

|   |   |
|---|---|
| <b>Owner:</b>                                     | 1041129 BC Ltd.<br>701 – 17765 66A Avenue<br>Surrey, BC V3S 2A7   |
| <b>Agent:</b>                                     | Focus Architecture Inc.<br>109 – 1528 McCallum Road<br>Abbotsford, BC V2S 8A3   |
| <b>Legal Description:</b>                         | Lot 22 Section 22 Township 8 New Westminster<br>District Plan 47161<br><br>Lot 23 Section 22 Township 8 New Westminster<br>District Plan 47161<br><br>Lot 24 Section 22 Township 8 New Westminster<br>District Plan 47161 |
| <b>Civic Address:</b>                             | 19875 – 75A Avenue<br>19887 – 75A Avenue<br>19929 – 75A Avenue  |
| <b>Area:</b>                                      | 1.13 ha (2.80 ac)   |
| <b>Willoughby Community Plan:<br/>(existing)</b>  | Multi Family<br>Residential   |
| <b>Willoughby Community Plan:<br/>(proposed)</b>  | Multi Family  |
| <b>Latimer Neighbourhood Plan:<br/>(existing)</b> | Rowhouse / Townhouse B (8 – 22 upa);<br>Single Family Residential 3 (6 – 8 upa)   |
| <b>Latimer Neighbourhood Plan:<br/>(proposed)</b> | Rowhouse / Townhouse B (8 – 22 upa);  |
| <b>Existing Zoning:</b>                           | Suburban Residential Zone SR-2<br>(0.8 ha / 2.0 ac minimum lot size)  |

#### DISCUSSION/ANALYSIS:

1041129 BC Ltd. has applied to rezone 1.13 ha (2.80 ac) of land located at 19875, 19887, and 19929 – 75A Avenue to facilitate development of 61 townhouse units.

A development permit for the site is being processed in conjunction with the 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) and Single Family Residential 3 (6 – 8 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.



### Adjacent Uses:

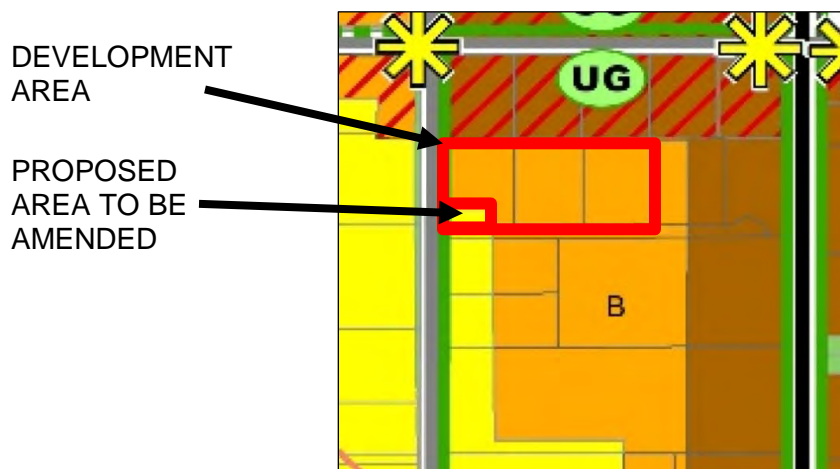
- North: Lots zoned Suburban Residential Zone SR-2 and designated Apartment – Mixed Use (40-60 upa) in the Latimer Neighbourhood Plan;
- South: Lots zoned Suburban Residential Zone SR-2, designated Single Family 3 Residential (6 – 8 upa), Rowhouse / Townhouse B (8 – 22 upa) and Apartment (40 – 60 upa);
- East: Lots zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse B (8 – 22 upa) and Apartment (40 – 60 upa), beyond which is 200 Street; and
- West: Lots zoned Suburban Residential SR-2, designated Single Family 3 (6 – 8 upa) and Live-Work (Townhouse) (16 – 22 upa).

### Community Plan Amendment:

The subject site is designated ‘Multi Family’ and “Residential” in the Willoughby Community Plan and Rowhouse / Townhouse B (8 – 22 upa) and Single Family Residential 3 (6 – 8 upa) in the Latimer Neighbourhood Plan. Bylaw No. 5439 proposes a minor change to the land use designations to accommodate the development. The applicant has provided the following rationale for the proposed plan amendment:

*The site includes a tiny pocket of land (approximately 5% of the subject site) which is designated as SF Residential 3 in the Latimer Plan. The SF3 designation was based on road pattern in this quadrant of Latimer that has proven to be unachievable. Given the actual placement of roads around the site, it would be impractical to retain a tiny sliver of single family on the subject site. As a result, the application proposes to re-designate this area to RH/THB to be consistent with the rest of the site.*

Staff do not object to the proposed plan amendment as it results in a consistent land use and building form on the subject site.



### Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5440 proposes to rezone the site to Comprehensive Development Zone CD-131. The rezoning will facilitate development of 61 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 June 12, 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 B guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 100942 is attached to this report as 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 proposed development consists of 61 townhouse units in twelve (12) buildings ranging from four (4) to six (6) units. All buildings are proposed to be three (3) storeys in height. The floor area of the individual units ranges from 134.9 m<sup>2</sup> to 167.8 m<sup>2</sup> (1,452 to 1,806 ft<sup>2</sup>). All units will have main floor living areas (kitchen, dining room, living room), and three (3) or four (4) bedrooms. All units include a double car garage. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The proposed development is flanked by 198B Street to the west and 75A Avenue to the south. Vehicular access is proposed to the site from 75A Avenue. Pedestrian access will be available from both 198B Street and 75A Avenue.

The street facing elevations feature modern design elements such as pitched roofs and strongly identifiable entrances. Materials include brick veneer, hardi horizontal siding, hardi shingle siding, hardi-panel, and hardi trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. Variations in the roofline, colours, and materials have been incorporated into the building design. As the site gently slopes from south to north, the buildings will be stepped to reflect the grading. The age friendly amenity space is located near the centre of the site.

The proposed building heights (3 storeys), site coverage (37.1%), siting, and density (53.9 uph / 21.8 upa) comply with the provisions of the proposed Comprehensive Development Zone CD- 31.

The application meets parking requirements of the Zoning Bylaw by providing 138 parking spaces (four (4) spaces above the minimum required) outdoors and within garages as outlined below:

|  | Parking Spaces Required | Parking Spaces Provided           |
|--|-------------------------|-----------------------------------|
| Residential Spaces<br>(61 Double Wide)<br>(2 spaces required / unit) | 122                     | 122<br>(of which 3 are adaptable) |
| Visitor Parking Spaces<br>(0.2 spaces required / unit)               | 12                      | 16                                |
| Total  | 134                     | 138                               |



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

Street fronting units on 75A Avenue and 198B Street will have defined entrances with a walkway providing a pedestrian connection from the municipal sidewalk / greenway to the front door of each unit. Garages will be accessed from the internal strata road.

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

#### **Age Friendly Amenity Area:**

Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (8 m<sup>2</sup> / 86 ft<sup>2</sup> per townhouse) resulting in a requirement of 488 m<sup>2</sup> (5,252 ft<sup>2</sup>) for the development. The landscape architect has incorporated 489 m<sup>2</sup> (5,264 ft<sup>2</sup>) of outdoor amenity space on the site in compliance with the Zoning Bylaw requirements. Final age friendly amenity area 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.

#### **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. 100942.

#### **Adaptable Housing:**

In accordance with Section 3.1.9 of the Township's Official Community Plan a minimum of 5% of townhouse 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. The developer proposes to provide three (3) adaptable 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. Trellises frame the pedestrian accesses on the site. The streetscape landscaping includes a low picket fencing fronting the streets and planting beds to define the private and public realm.



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

The tree management plans submitted by the applicant indicate that 115 significant trees exist on the subject site with six (6) proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 70 replacement trees are required and 126 replacement trees are proposed. In addition, approximately 27 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 153 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 in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

### **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 Southwest Phase of the Latimer Neighbourhood Plan. The joint elementary school and neighbourhood park site required for the Southwest Phase of the Latimer Neighbourhood Plan is being proposed as part of project 08-22-0071 located in the 7300 Block of 197 Street.

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 16 new students for Willoughby Elementary (located approximately 2.4 km (northeast) of the site), 7 new students for Yorkson Creek Middle School (located approximately 3.0 km northeast of the site) and 14 new students for R.E. Mountain Secondary School (located approximately 1.7 km northeast of the site).

In addition to the neighbourhood park that has yet to be constructed, the existing Willoughby Community Park is located approximately 300 metres northeast of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.



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**Transit:**

Currently, transit service is provided adjacent to the site along 200 Street via the 501 bus.

**Official Community Plan Consultation Policy:**

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

**POLICY CONSIDERATIONS:**

The proposed Willoughby Community Plan and Latimer Neighbourhood Plan amendments, rezoning and Development Permit will facilitate the development of 61 townhouse units. The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan. In staff's opinion the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5439 and 5440 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5440) of accompanying Development Permit No. 100942 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Joel Nagtegaal  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

|              |   |
|--------------|---|
| ATTACHMENT A | Development Permit No.100942                                  |
| 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. 100942

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

1. Name: 1041129 BC Ltd.

Address: 701 – 17765 – 66A Avenue  
Surrey, BC V3S 2A7

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: Lots 22, 23, and 24 Section 22 Township 8 New Westminster  
District Plan 47161;

CIVIC ADDRESS: 19875, 19887, and 19929 - 75A 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 “P”;
  - b. On-site landscaping plans being in substantial compliance with Schedules “Q” through “R”, 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;
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.



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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 | Streetscapes                      |
| SCHEDULE D | Building Elevations (Building 1)  |
| SCHEDULE E | Building Elevations (Building 2)  |
| SCHEDULE F | Building Elevations (Building 3)  |
| SCHEDULE G | Building Elevations (Building 4)  |
| SCHEDULE H | Building Elevations (Building 5)  |
| SCHEDULE I | Building Elevations (Building 6)  |
| SCHEDULE J | Building Elevations (Building 7)  |
| SCHEDULE K | Building Elevations (Building 8)  |
| SCHEDULE L | Building Elevations (Building 9)  |
| SCHEDULE M | Building Elevations (Building 10) |
| SCHEDULE N | Building Elevations (Building 11) |
| SCHEDULE O | Building Elevations (Building 12) |
| SCHEDULE P | Colour and Material Board         |
| SCHEDULE Q | Landscape Plan                    |
| SCHEDULE R | Landscape Plan Details            |





SCHEDULE A  
RENDERING





# SCHEDULE B SITE PLAN



**FOCUS ARCHITECTURE INCORPORATED**  
ARCHITECTS  
19800 75A AVENUE, SUITE 100  
LANGLEY, BC V3A 0G6  
TEL: (604) 881-1111  
WWW.FOCUSARCHITECTS.COM

**PROJECT:**  
PROPOSED TOWNHOUSE DEVELOPMENT  
19800 75A AVENUE - 75A AVENUE  
TOWNSHIP OF LANGLEY BC

**CLIENT:**  
28105 AVENUE NO. 1525  
OWN

**DRAWING TITLE:**  
SITE PLAN

**LOT COVERAGE SUMMARY**

| BLK          | LOT       | LOT COVERAGE         |
|--------------|-----------|----------------------|
| 1            | 5         | 5,320 sq ft          |
| 2            | 5         | 5,320 sq ft          |
| 3            | 5         | 5,320 sq ft          |
| 4            | 5         | 5,320 sq ft          |
| 5            | 5         | 5,320 sq ft          |
| 6            | 5         | 5,320 sq ft          |
| 7            | 5         | 5,320 sq ft          |
| 8            | 5         | 5,320 sq ft          |
| 9            | 5         | 5,320 sq ft          |
| 10           | 5         | 5,320 sq ft          |
| 11           | 5         | 5,320 sq ft          |
| 12           | 5         | 5,320 sq ft          |
| <b>TOTAL</b> | <b>61</b> | <b>441,120 sq ft</b> |

**DP-0.02**

**SITE PLAN**  
SCALE 1"=50' 0"

**TOWNHOUSE FLOOR AREAS BREAKDOWN**

| UNIT TYPE          | NO. OF UNITS | FLOOR AREA         | TOTAL AREA              |
|--------------------|--------------|--------------------|-------------------------|
| A                  | 1,887        | 1,428 sq ft        | 2,694,516 sq ft         |
| B                  | 1,887        | 1,428 sq ft        | 2,694,516 sq ft         |
| C                  | 1,887        | 1,428 sq ft        | 2,694,516 sq ft         |
| <b>UNITS TOTAL</b> | <b>5,661</b> | <b>4,150 sq ft</b> | <b>23,694,516 sq ft</b> |

**LOT COVERAGE SUMMARY**

| BLK          | LOT       | LOT COVERAGE         |
|--------------|-----------|----------------------|
| 1            | 5         | 5,320 sq ft          |
| 2            | 5         | 5,320 sq ft          |
| 3            | 5         | 5,320 sq ft          |
| 4            | 5         | 5,320 sq ft          |
| 5            | 5         | 5,320 sq ft          |
| 6            | 5         | 5,320 sq ft          |
| 7            | 5         | 5,320 sq ft          |
| 8            | 5         | 5,320 sq ft          |
| 9            | 5         | 5,320 sq ft          |
| 10           | 5         | 5,320 sq ft          |
| 11           | 5         | 5,320 sq ft          |
| 12           | 5         | 5,320 sq ft          |
| <b>TOTAL</b> | <b>61</b> | <b>441,120 sq ft</b> |

**SITE RECONCILIATION**

| LEGAL DESCRIPTION                | LOT COVERAGE                        | ADAPTABLE EQUIPMENT | OUTDOOR AMENITY AREA | REMARKS  |
|----------------------------------|-------------------------------------|---------------------|----------------------|--|
| UP OF 20 TOWNSHIP OF LANGLEY, BC | 27.7% = 44,112 sq ft (10,128 sq ft) | REQUIRED            | REQUIRED             | REMARKS: 44,112 sq ft (10,128 sq ft) = 10,128 sq ft (10,128 sq ft) |
| CIVIC ADDRESS                    | 19800 75A AVENUE                    | REQUIRED            | REQUIRED             | REMARKS: 19800 75A AVENUE = 19800 75A AVENUE                       |
| ZONING INFORMATION               | RES-2                               | REQUIRED            | REQUIRED             | REMARKS: RES-2 = RES-2   |
| USE                              | RESIDENTIAL                         | REQUIRED            | REQUIRED             | REMARKS: RESIDENTIAL = RESIDENTIAL                                 |
| ADAPTABLE EQUIPMENT              | REQUIRED                            | REQUIRED            | REQUIRED             | REMARKS: ADAPTABLE EQUIPMENT = ADAPTABLE EQUIPMENT                 |
| OUTDOOR AMENITY AREA             | REQUIRED                            | REQUIRED            | REQUIRED             | REMARKS: OUTDOOR AMENITY AREA = OUTDOOR AMENITY AREA               |
| REMARKS                          | REQUIRED                            | REQUIRED            | REQUIRED             | REMARKS: REMARKS = REMARKS   |



SCHEDULE C  
STREETSCAPES

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**FOCUS**  
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INCORPORATED

10000 Highway 104, Suite 100  
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www.focusarch.com



OVERALL SOUTH STREETSCAPE - 75A AVENUE  
SCALE: N.T.S.



ENLARGED SOUTH STREETSCAPE  
SCALE: 1/8"=1'-0"



ENLARGED SOUTH STREETSCAPE  
SCALE: 1/8"=1'-0"

**Township of  
Langley**



Est. 1873



**F.2**













SCHEDULE G  
BUILDING ELEVATIONS (BUILDING 4)



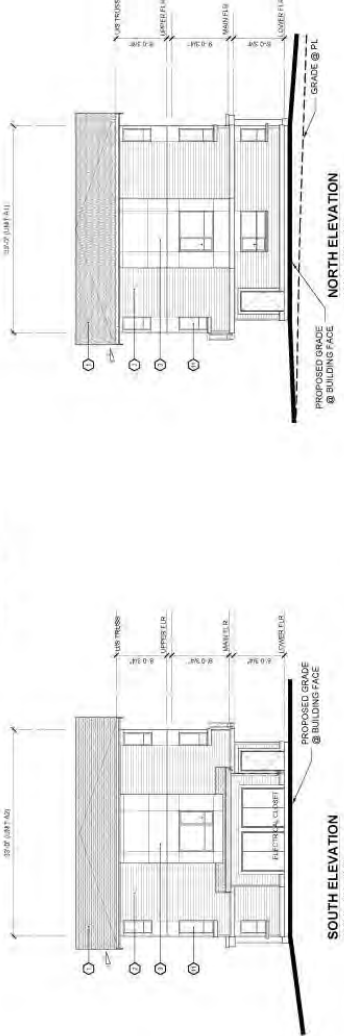
|                         |                        |
|-------------------------|------------------------|
| 1. CITY OF LONDON       | 2. DATE: 01/25/2018    |
| 3. PROJECT: 1525        | 4. DRAWN BY: J. L. L.  |
| 5. CHECKED BY: J. L. L. | 6. SCALE: 1/8" = 1'-0" |
| 7. SHEET NO: 1525       | 8. SHEET TOTAL: 1525   |

|                         |                        |
|-------------------------|------------------------|
| 1. CITY OF LONDON       | 2. DATE: 01/25/2018    |
| 3. PROJECT: 1525        | 4. DRAWN BY: J. L. L.  |
| 5. CHECKED BY: J. L. L. | 6. SCALE: 1/8" = 1'-0" |
| 7. SHEET NO: 1525       | 8. SHEET TOTAL: 1525   |

|                         |                        |
|-------------------------|------------------------|
| 1. CITY OF LONDON       | 2. DATE: 01/25/2018    |
| 3. PROJECT: 1525        | 4. DRAWN BY: J. L. L.  |
| 5. CHECKED BY: J. L. L. | 6. SCALE: 1/8" = 1'-0" |
| 7. SHEET NO: 1525       | 8. SHEET TOTAL: 1525   |

|                         |                        |
|-------------------------|------------------------|
| 1. CITY OF LONDON       | 2. DATE: 01/25/2018    |
| 3. PROJECT: 1525        | 4. DRAWN BY: J. L. L.  |
| 5. CHECKED BY: J. L. L. | 6. SCALE: 1/8" = 1'-0" |
| 7. SHEET NO: 1525       | 8. SHEET TOTAL: 1525   |

|                         |                        |
|-------------------------|------------------------|
| 1. CITY OF LONDON       | 2. DATE: 01/25/2018    |
| 3. PROJECT: 1525        | 4. DRAWN BY: J. L. L.  |
| 5. CHECKED BY: J. L. L. | 6. SCALE: 1/8" = 1'-0" |
| 7. SHEET NO: 1525       | 8. SHEET TOTAL: 1525   |



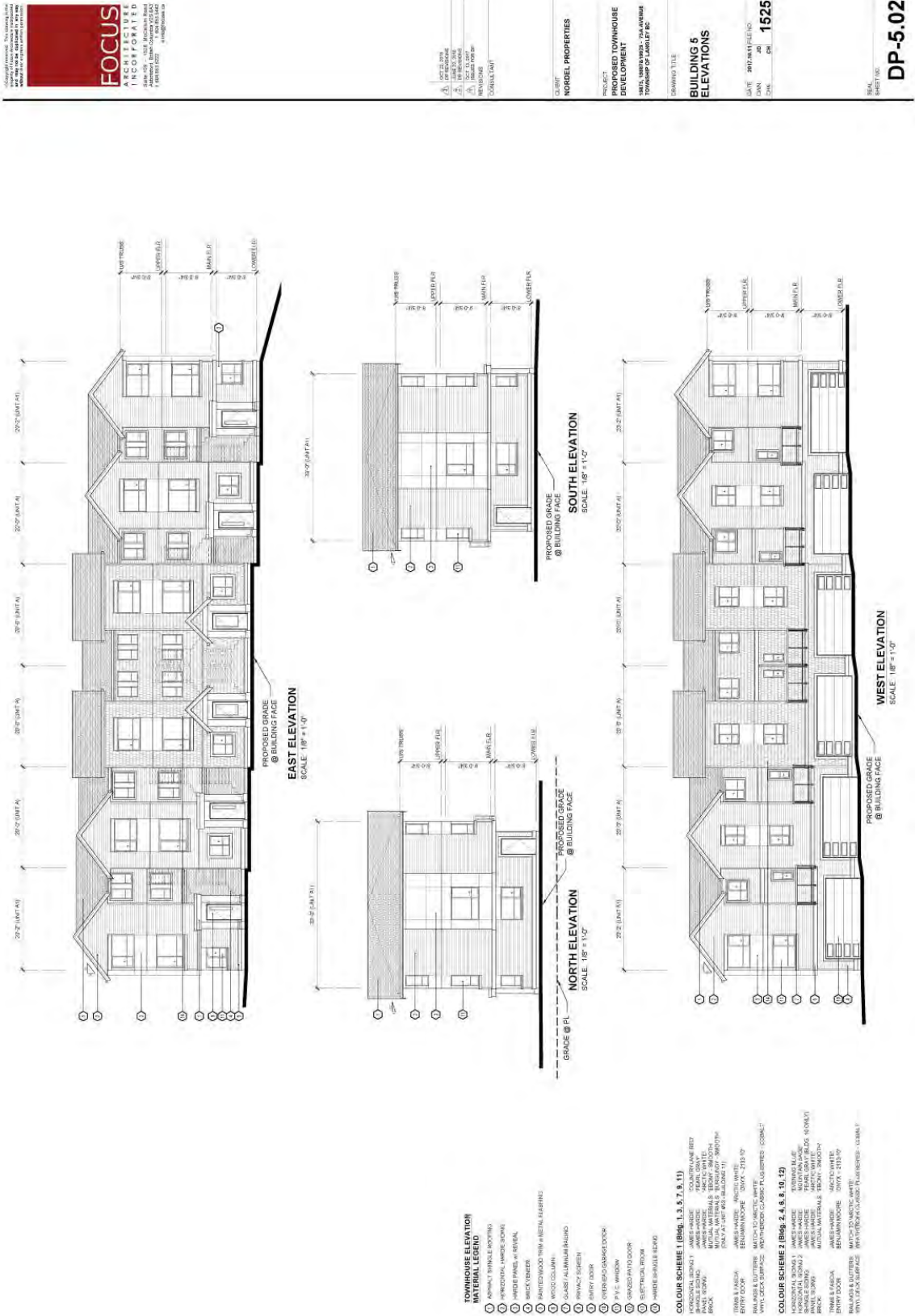
|                         |                        |
|-------------------------|------------------------|
| 1. CITY OF LONDON       | 2. DATE: 01/25/2018    |
| 3. PROJECT: 1525        | 4. DRAWN BY: J. L. L.  |
| 5. CHECKED BY: J. L. L. | 6. SCALE: 1/8" = 1'-0" |
| 7. SHEET NO: 1525       | 8. SHEET TOTAL: 1525   |

|                         |                        |
|-------------------------|------------------------|
| 1. CITY OF LONDON       | 2. DATE: 01/25/2018    |
| 3. PROJECT: 1525        | 4. DRAWN BY: J. L. L.  |
| 5. CHECKED BY: J. L. L. | 6. SCALE: 1/8" = 1'-0" |
| 7. SHEET NO: 1525       | 8. SHEET TOTAL: 1525   |

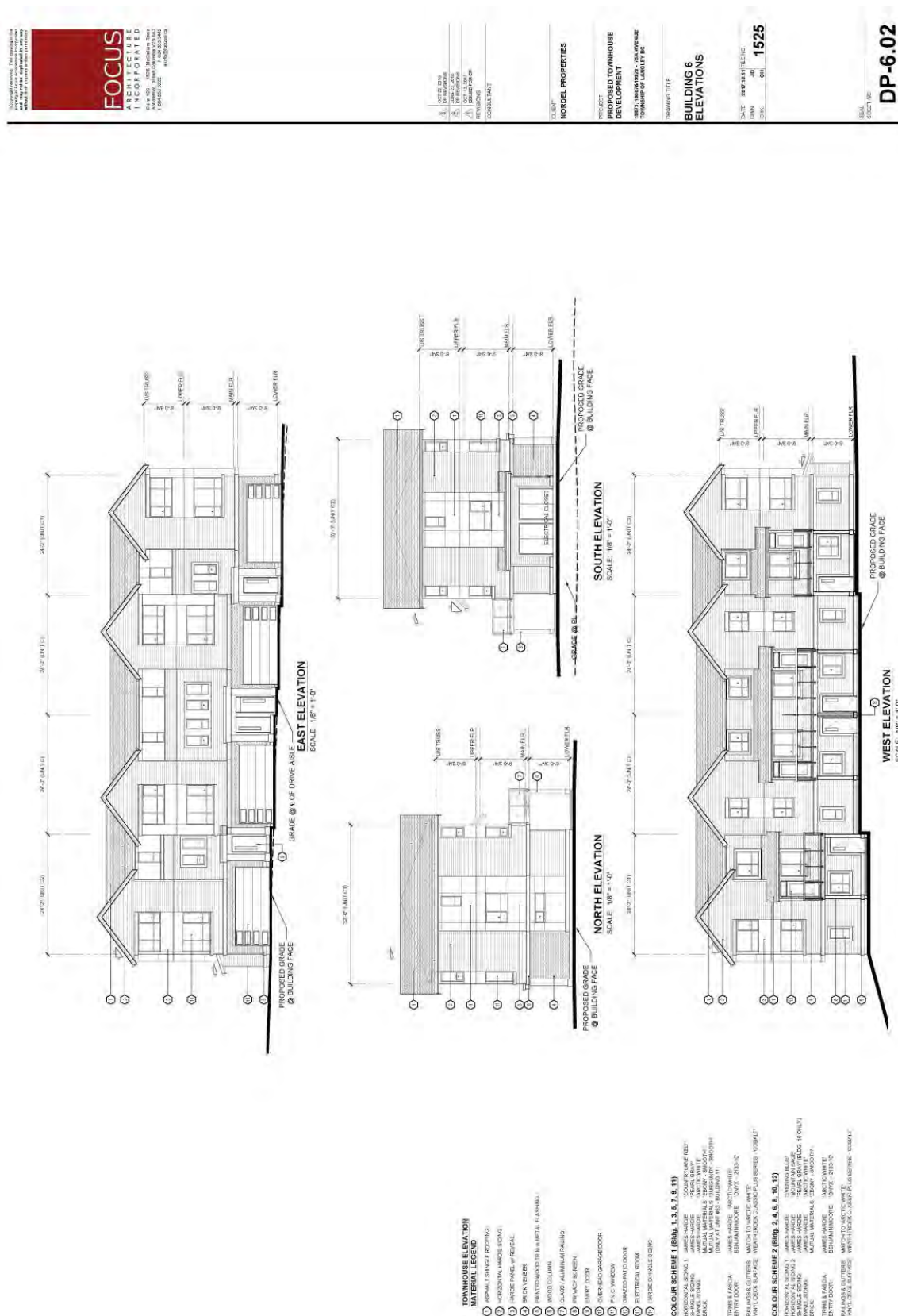




SCHEDULE H  
BUILDING ELEVATIONS (BUILDING 5)









SCHEDULE J  
BUILDING ELEVATIONS (BUILDING 7)



CLIENT  
NORDEL PROPERTIES

DESIGNED BY  
FOCUS ARCHITECTURE

DATE  
1525

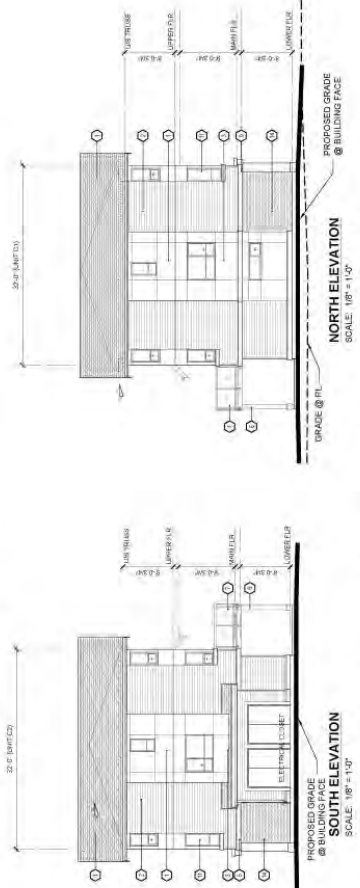
PROJECT  
NORDEL PROPERTIES

DATE  
1525

BUILDING 7  
ELEVATIONS

DATE  
1525

DP-7.02



TOWNHOUSE ELEVATION  
MATERIAL LEGEND

- 1 ASPHALT SHINGLE ROOFING
- 2 HORIZONTAL WOOD SHAKES
- 3 HORIZONTAL WOOD SHAKES
- 4 BRICK VENEER
- 5 PAINTED WOOD TRIM & METAL FLASHING
- 6 WOOD CLADDING
- 7 STAINLESS STEEL ALUMINUM RAILING
- 8 FINANCIAL CEMENT
- 9 FINANCIAL CEMENT
- 10 OVERHANGING DOOR
- 11 1/2" X 1/2" WOOD
- 12 1/2" X 1/2" WOOD
- 13 ELECTRICAL BOX
- 14 HORIZONTAL WOOD SHAKES

COLOR SCHEME 1 (Bldg. 1, 3, 5, 7, 9, 11)

- HORIZONTAL WOOD SHAKES: COASTAL WOOD SHAKES
- BRICK VENEER: BRICK VENEER
- PAINTED WOOD TRIM & METAL FLASHING: PAINTED WOOD TRIM & METAL FLASHING
- FINANCIAL CEMENT: FINANCIAL CEMENT
- OVERHANGING DOOR: OVERHANGING DOOR
- 1/2" X 1/2" WOOD: 1/2" X 1/2" WOOD
- ELECTRICAL BOX: ELECTRICAL BOX
- HORIZONTAL WOOD SHAKES: HORIZONTAL WOOD SHAKES

COLOR SCHEME 2 (Bldg. 2, 4, 6, 8, 10, 12)

- HORIZONTAL WOOD SHAKES: COASTAL WOOD SHAKES
- BRICK VENEER: BRICK VENEER
- PAINTED WOOD TRIM & METAL FLASHING: PAINTED WOOD TRIM & METAL FLASHING
- FINANCIAL CEMENT: FINANCIAL CEMENT
- OVERHANGING DOOR: OVERHANGING DOOR
- 1/2" X 1/2" WOOD: 1/2" X 1/2" WOOD
- ELECTRICAL BOX: ELECTRICAL BOX
- HORIZONTAL WOOD SHAKES: HORIZONTAL WOOD SHAKES



Est. 1873



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

DP-8.02



[illegible]



**F.2**

[illegible]







DP-12.02



SCHEDULE P  
COLOUR AND MATERIAL BOARD



COLOUR SCHEME

|   |   |                   |              |                  |
|---|---|-------------------|--------------|------------------|
|    | A | HORIZONTAL SIDING | JAMES HARDIE | COUNTRY LANE RED |
|    | B | HORIZONTAL SIDING | JAMES HARDIE | EVENING BLUE     |
|    | C | HORIZONTAL SIDING | JAMES HARDIE | MOUNTAIN SAULT   |
|    | D | SHINGLE SIDING    | JAMES HARDIE | PEARL GRAY       |
|  | E | PANEL SIDING      | JAMES HARDIE | ARCTIC WHITE     |

|  |    |  |   |
|--|----|--|---|
|   | F  | BRICK  | MUTUAL MATERIALS' STOCKY - SMOOTH<br>(PALESTON/ST. JEROME)            |
|   | F2 | BRICK  | MUTUAL MATERIALS' 'BURBURY' - SMOOTH<br>(ONLY AT UNIT #3, BUILDING 1) |
|   | G  | ENTRY DOOR   | BENJAMIN MOORE - DINKY - 2135 1F                                      |
|  | G2 | WINDOW FRAME<br>TRIMS & CASCA<br>BALUNES & CUTTERS | WHITE<br>JAMES HARDIE - ARCTIC WHITE<br>MATCH TO ARCTIC WHITE         |
|  |    |  | WYLL GEEK SURFACE WEATHERED CLASSIC PLUS SERIES - CORN LIT            |

DATE: OCT 22, 2018  
DRAWN BY: J. W. 2018  
CHECKED BY: J. W. 2018  
APPROVED BY: J. W. 2018  
CONSULTANT:

CLIENT: NORDEL PROPERTIES

PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT  
18475 186TH AVE. S.E. - 75A AVENUE  
TOWNSHIP OF LANGLEY B.C.

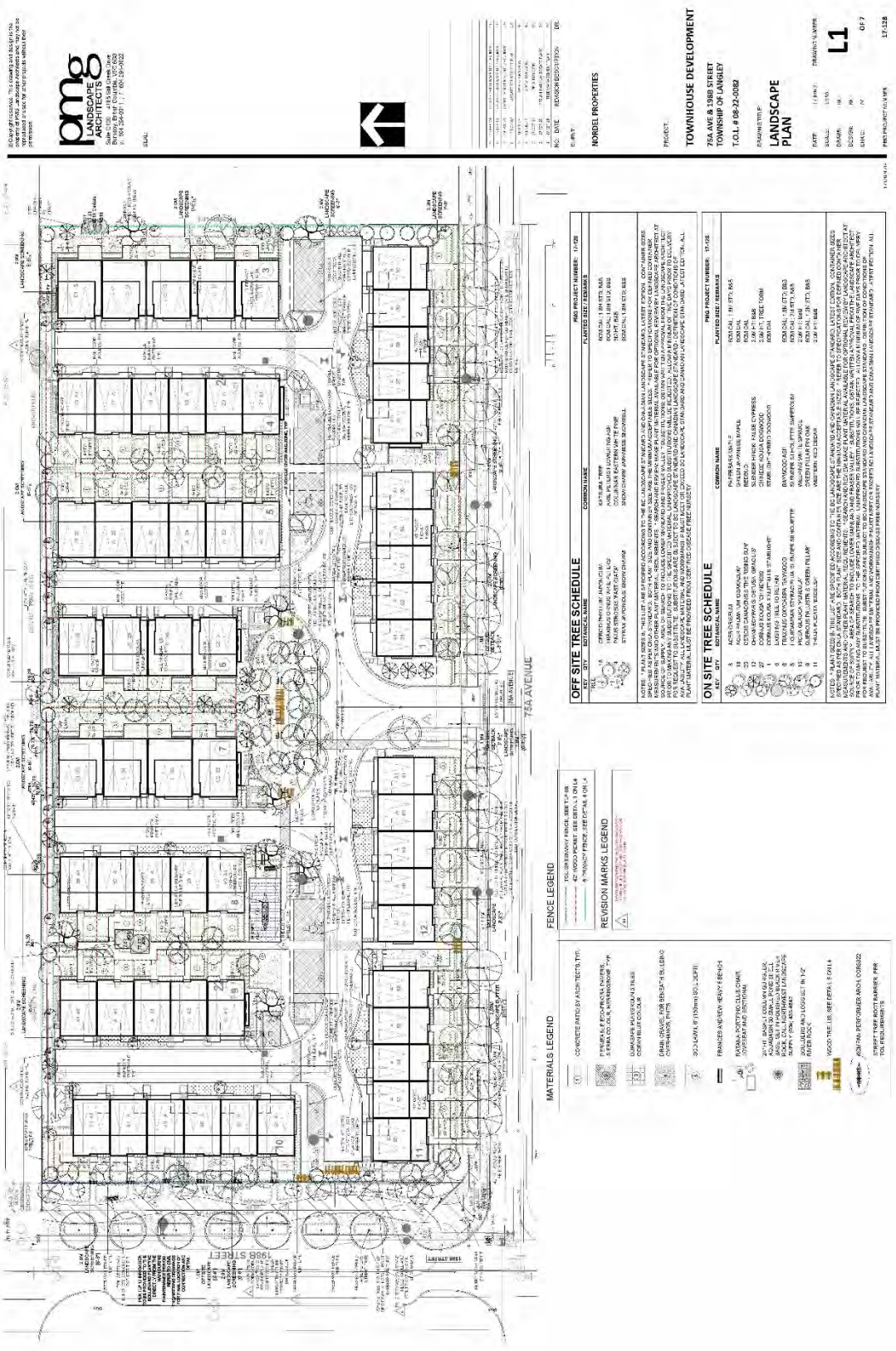
STREETS CAPES & COLOUR SCHEME

DATE: 10/22/2018  
JOB NO.: 1525  
SHEET NO.:

DP-0.00a



# SCHEDULE Q LANDSCAPE PLAN



pmg  
LANDSCAPE  
ARCHITECTS  
1000 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5B5  
TEL: (416) 291-1177 FAX: (416) 291-1178  
WWW.PMG-CA.COM



| NO. | DESCRIPTION | QTY |
|-----|-------------|-----|
| 1   | PLANTING    | 100 |
| 2   | PLANTING    | 50  |
| 3   | PLANTING    | 25  |
| 4   | PLANTING    | 10  |
| 5   | PLANTING    | 5   |
| 6   | PLANTING    | 2   |
| 7   | PLANTING    | 1   |
| 8   | PLANTING    | 1   |
| 9   | PLANTING    | 1   |
| 10  | PLANTING    | 1   |
| 11  | PLANTING    | 1   |
| 12  | PLANTING    | 1   |
| 13  | PLANTING    | 1   |
| 14  | PLANTING    | 1   |
| 15  | PLANTING    | 1   |
| 16  | PLANTING    | 1   |
| 17  | PLANTING    | 1   |
| 18  | PLANTING    | 1   |
| 19  | PLANTING    | 1   |
| 20  | PLANTING    | 1   |
| 21  | PLANTING    | 1   |
| 22  | PLANTING    | 1   |
| 23  | PLANTING    | 1   |
| 24  | PLANTING    | 1   |
| 25  | PLANTING    | 1   |
| 26  | PLANTING    | 1   |
| 27  | PLANTING    | 1   |
| 28  | PLANTING    | 1   |
| 29  | PLANTING    | 1   |
| 30  | PLANTING    | 1   |
| 31  | PLANTING    | 1   |
| 32  | PLANTING    | 1   |
| 33  | PLANTING    | 1   |
| 34  | PLANTING    | 1   |
| 35  | PLANTING    | 1   |
| 36  | PLANTING    | 1   |
| 37  | PLANTING    | 1   |
| 38  | PLANTING    | 1   |
| 39  | PLANTING    | 1   |
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| 41  | PLANTING    | 1   |
| 42  | PLANTING    | 1   |
| 43  | PLANTING    | 1   |
| 44  | PLANTING    | 1   |
| 45  | PLANTING    | 1   |
| 46  | PLANTING    | 1   |
| 47  | PLANTING    | 1   |
| 48  | PLANTING    | 1   |
| 49  | PLANTING    | 1   |
| 50  | PLANTING    | 1   |

PROJECT: TOWNHOUSE DEVELOPMENT  
75A AVE & 1388 STREET  
TOWNSHIP OF LANGLEY  
T.O.L. # 05-22-0082  
PREPARED BY: LANDSCAPE ARCHITECT  
DATE: 11/11/11  
PROJECT NUMBER: 17-128

| OFF SITE TREE SCHEDULE |             | ON SITE TREE SCHEDULE |             |
|------------------------|-------------|-----------------------|-------------|
| NO.                    | DESCRIPTION | NO.                   | DESCRIPTION |
| 1                      | PLANTING    | 1                     | PLANTING    |
| 2                      | PLANTING    | 2                     | PLANTING    |
| 3                      | PLANTING    | 3                     | PLANTING    |
| 4                      | PLANTING    | 4                     | PLANTING    |
| 5                      | PLANTING    | 5                     | PLANTING    |
| 6                      | PLANTING    | 6                     | PLANTING    |
| 7                      | PLANTING    | 7                     | PLANTING    |
| 8                      | PLANTING    | 8                     | PLANTING    |
| 9                      | PLANTING    | 9                     | PLANTING    |
| 10                     | PLANTING    | 10                    | PLANTING    |
| 11                     | PLANTING    | 11                    | PLANTING    |
| 12                     | PLANTING    | 12                    | PLANTING    |
| 13                     | PLANTING    | 13                    | PLANTING    |
| 14                     | PLANTING    | 14                    | PLANTING    |
| 15                     | PLANTING    | 15                    | PLANTING    |
| 16                     | PLANTING    | 16                    | PLANTING    |
| 17                     | PLANTING    | 17                    | PLANTING    |
| 18                     | PLANTING    | 18                    | PLANTING    |
| 19                     | PLANTING    | 19                    | PLANTING    |
| 20                     | PLANTING    | 20                    | PLANTING    |
| 21                     | PLANTING    | 21                    | PLANTING    |
| 22                     | PLANTING    | 22                    | PLANTING    |
| 23                     | PLANTING    | 23                    | PLANTING    |
| 24                     | PLANTING    | 24                    | PLANTING    |
| 25                     | PLANTING    | 25                    | PLANTING    |
| 26                     | PLANTING    | 26                    | PLANTING    |
| 27                     | PLANTING    | 27                    | PLANTING    |
| 28                     | PLANTING    | 28                    | PLANTING    |
| 29                     | PLANTING    | 29                    | PLANTING    |
| 30                     | PLANTING    | 30                    | PLANTING    |
| 31                     | PLANTING    | 31                    | PLANTING    |
| 32                     | PLANTING    | 32                    | PLANTING    |
| 33                     | PLANTING    | 33                    | PLANTING    |
| 34                     | PLANTING    | 34                    | PLANTING    |
| 35                     | PLANTING    | 35                    | PLANTING    |
| 36                     | PLANTING    | 36                    | PLANTING    |
| 37                     | PLANTING    | 37                    | PLANTING    |
| 38                     | PLANTING    | 38                    | PLANTING    |
| 39                     | PLANTING    | 39                    | PLANTING    |
| 40                     | PLANTING    | 40                    | PLANTING    |
| 41                     | PLANTING    | 41                    | PLANTING    |
| 42                     | PLANTING    | 42                    | PLANTING    |
| 43                     | PLANTING    | 43                    | PLANTING    |
| 44                     | PLANTING    | 44                    | PLANTING    |
| 45                     | PLANTING    | 45                    | PLANTING    |
| 46                     | PLANTING    | 46                    | PLANTING    |
| 47                     | PLANTING    | 47                    | PLANTING    |
| 48                     | PLANTING    | 48                    | PLANTING    |
| 49                     | PLANTING    | 49                    | PLANTING    |
| 50                     | PLANTING    | 50                    | PLANTING    |

| FENCE LEGEND |   | REVISION MARKS LEGEND |          |
|--------------|---|-----------------------|----------|
| 1            | CONCRETE RATIO BY ARCHITECT'S TYPE      | 1                     | REVISION |
| 2            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 2                     | REVISION |
| 3            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 3                     | REVISION |
| 4            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 4                     | REVISION |
| 5            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 5                     | REVISION |
| 6            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 6                     | REVISION |
| 7            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 7                     | REVISION |
| 8            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 8                     | REVISION |
| 9            | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 9                     | REVISION |
| 10           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 10                    | REVISION |
| 11           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 11                    | REVISION |
| 12           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 12                    | REVISION |
| 13           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 13                    | REVISION |
| 14           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 14                    | REVISION |
| 15           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 15                    | REVISION |
| 16           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 16                    | REVISION |
| 17           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 17                    | REVISION |
| 18           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 18                    | REVISION |
| 19           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 19                    | REVISION |
| 20           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 20                    | REVISION |
| 21           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 21                    | REVISION |
| 22           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 22                    | REVISION |
| 23           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 23                    | REVISION |
| 24           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 24                    | REVISION |
| 25           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 25                    | REVISION |
| 26           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 26                    | REVISION |
| 27           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 27                    | REVISION |
| 28           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 28                    | REVISION |
| 29           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 29                    | REVISION |
| 30           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 30                    | REVISION |
| 31           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 31                    | REVISION |
| 32           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 32                    | REVISION |
| 33           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 33                    | REVISION |
| 34           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 34                    | REVISION |
| 35           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 35                    | REVISION |
| 36           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 36                    | REVISION |
| 37           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 37                    | REVISION |
| 38           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 38                    | REVISION |
| 39           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 39                    | REVISION |
| 40           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 40                    | REVISION |
| 41           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 41                    | REVISION |
| 42           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 42                    | REVISION |
| 43           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 43                    | REVISION |
| 44           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 44                    | REVISION |
| 45           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 45                    | REVISION |
| 46           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 46                    | REVISION |
| 47           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 47                    | REVISION |
| 48           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 48                    | REVISION |
| 49           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 49                    | REVISION |
| 50           | FRANCOIS RENO RATIO BY ARCHITECT'S TYPE | 50                    | REVISION |







**Attachment B**4586  
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.

4825  
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.



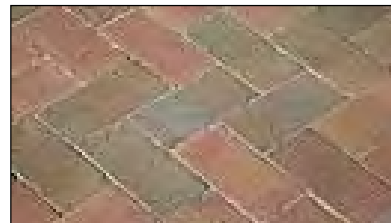
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made 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.





21 December 2018

Joel Nagtegaal  
Development Planner  
Township of Langley  
20338 65 Avenue  
Langley, BC V2Y 3J1

Re: Development Project No. 08-22-0082 1 1041129 BC LTD/FOCUS ARCHITECTURE INC

CIVIC: 19875, 19887 and 19929 - 75A Avenue

LEGAL: Lots 22, 23 and 24; all of Section 22 Township 8 NWD Plan 47161

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      | 62              | 16             | 7          | 14             |

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,

Brian Iseli, CPA, CMA  
Secretary Treasurer



June 13, 2018

**FOCUS**  
ARCHITECTURE  
INCORPORATED

Township of Langley  
20338 – 65 Avenue  
Langley, BC V2Y 3J1

Colin A. Hogan  
Architect AIBC

Jarmie J. Kauppila  
Architect AIBC, MRAIC

Dave Boswell  
AScT

Attention: Joel Nagtegaal

Re: **ToL's application number 08-22-0082**, 19875, 19887, 19929-75A Avenue

Dear Joel,

The Public Information Meeting for the Nordel Developments Ltd. project was held at the Langley Events Centre on Tuesday, the 12<sup>th</sup> of June, 2018 from 5pm to 8pm. 32 neighbours were notified by mail, 2 advertisements were made in the Langley Times on May 30 and June 6, 2018. The invitation **and PDF's of the presentation boards are** enclosed. Approximately 6 people attended and signed in, the sign-in sheet is included for your records. During the evening, the comments were positive about the development. Two written comments were received, copies are enclosed, neither of them requires any follow up.

Sincerely,



**Colin A. Hogan** Architect AIBC  
**Focus Architecture Incorporated**  
109 - 1528 McCallum Road Abbotsford, BC V2S 8A3  
T 604 853 5222  
F 604 853 5442

[www.focusai.ca](http://www.focusai.ca)



## Proposed Townhouse Development

19875, 19887, 19929 75A Avenue, Langley

F.2

## COMMENT SHEET

June 12, 2018

| NAME (Please print)  | ADDRESS                            |
|--|------------------------------------|
| FOIPPA s.22(1)   | FOIPPA s.22(1)                     |
| MAY WE CONTACT YOU?  | E-MAIL ADDRESS OR TELEPHONE NUMBER |
| <u>YES</u> NO  | FOIPPA s.22(1)                     |
| COMMENTS:  |                                    |
| The area is in need of greater density, having a more vibrant community is will be a result of this project                                      |                                    |
| Projects in this area are positive for the future of Langley and allow more facilities for the existing population (public transit, parks, etc.) |                                    |

## Proposed Townhouse Development

19875, 19887, 19929 75A Avenue, Langley

## COMMENT SHEET

June 12, 2018

| NAME (Please print) | ADDRESS                            |
|---------------------|------------------------------------|
| FOIPPA s.22(1)      | FOIPPA s.22(1)                     |
| MAY WE CONTACT YOU? | E-MAIL ADDRESS OR TELEPHONE NUMBER |
| <u>YES</u> NO       | FOIPPA s.22(1)                     |
| COMMENTS:           |                                    |
| - very good layout  |                                    |
|                     |                                    |
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|                     |                                    |
|                     |                                    |



## PUBLIC INFORMATION MEETING

## SIGN IN SHEET

|    | NAME (Please print) | ADDRESS        |
|----|---------------------|----------------|
| 1  | FOIPPA s.22(1)      | FOIPPA s.22(1) |
| 2  |                     |                |
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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**

**AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101**

**AMENDMENT (1041129 BC LTD.) BYLAW 2019 NO. 5439**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 – 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 – 75A Avenue.



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800**

**AMENDMENT (LATIMER NEIGHBOURHOOD PLAN) BYLAW 2015 NO. 5101**

**AMENDMENT (1041129 BC LTD.) BYLAW 2019 NO. 5439**

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Latimer Neighbourhood  
Plan Bylaw No. 5101

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

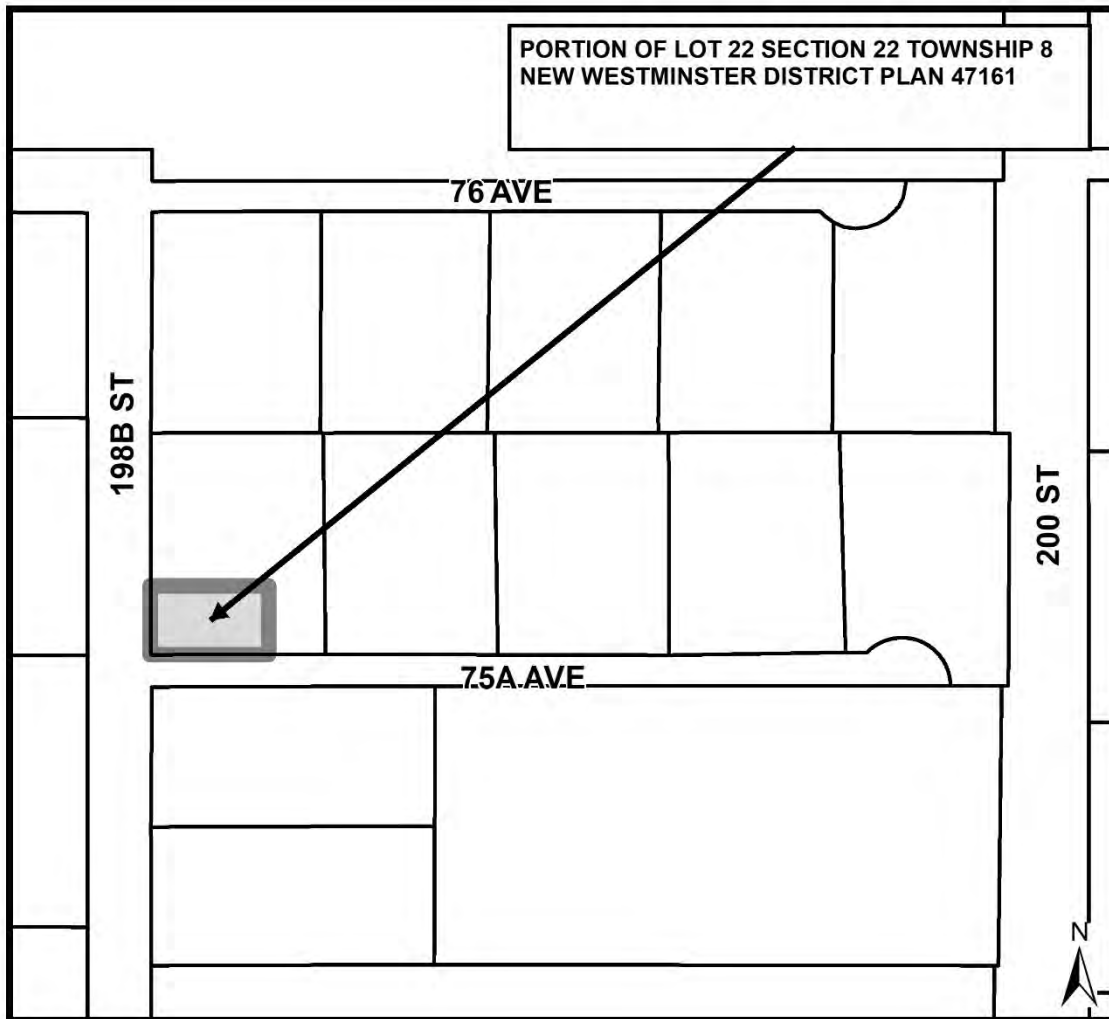
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended by amending Map 1 to change the land use designation for a portion of the site to “Multi Family” for the area shown on Schedule A attached to and forming part of this Bylaw.
3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101” as amended is further amended by amending Map 1 to change the land use designation for a portion of the site to Rowhouse / Townhouse B (8 – 22 UPA) for the area shown on Schedule “A” attached to and forming part of this Bylaw.

|                         |        |        |
|-------------------------|--------|--------|
| 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. 5439





**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1041129 BC LTD.)**

**BYLAW 2019 NO. 5440**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 – 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units.



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (1041129 BC LTD.)**

**BYLAW 2019 NO. 5440**

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 (1041129 BC Ltd.) Bylaw 2019 No. 5440".
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:

Lot 22, 23, and 24 Section 22 Township 8 New Westminster District Plan 47161;

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   | 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. 5440

