

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CREWH (REDWOOD PARK) HOMES LTD.) BYLAW 2019 NO. 5454

EXPLANATORY NOTE

Bylaw 2019 No. 5454 rezones property located at 21750 – 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CREWH (REDWOOD PARK) HOMES LTD.) BYLAW 2019 NO. 5454

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 (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

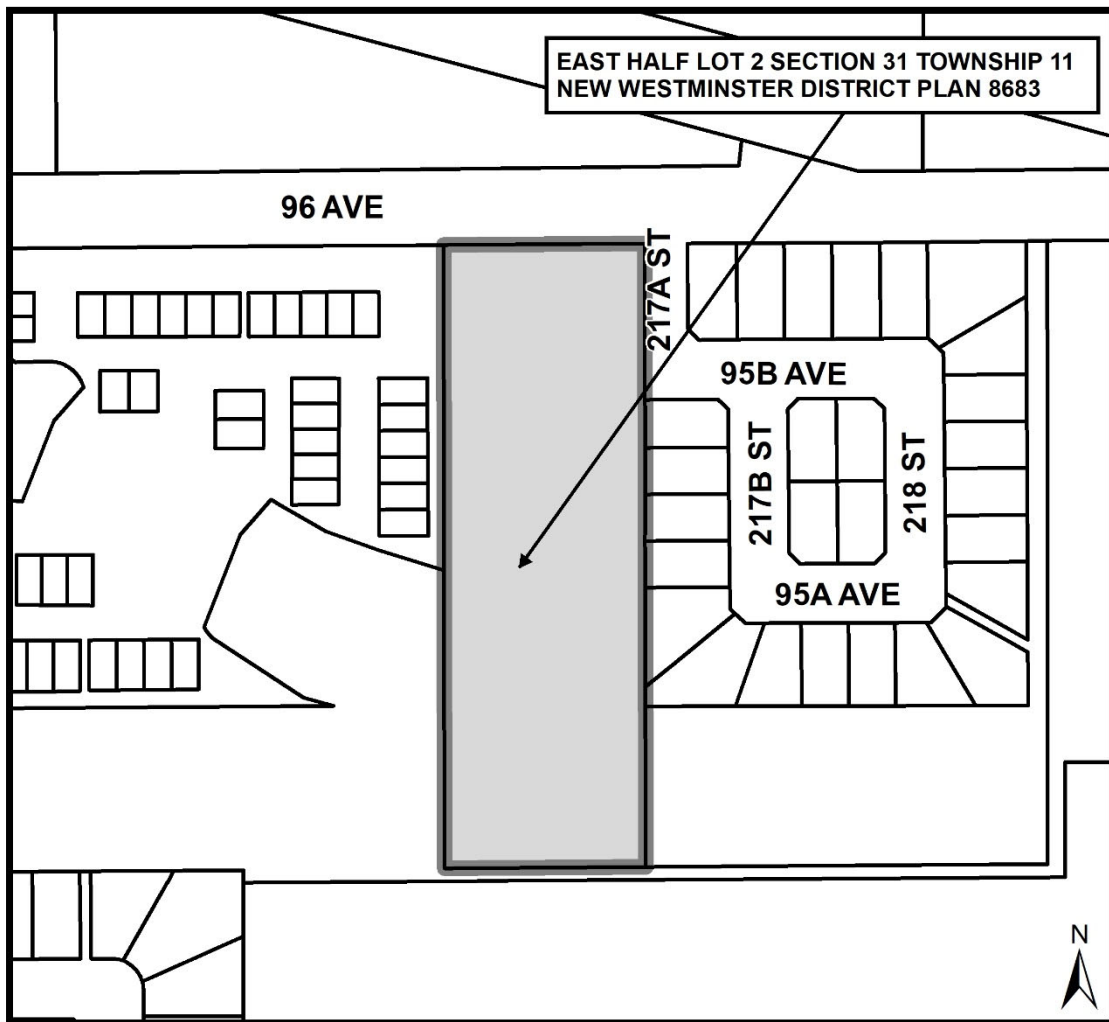
East Half Lot 2 Section 31 Township 11 New Westminster District Plan 8683

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-34.

READ A FIRST TIME the	11	day of	March	, 2019
READ A SECOND TIME the	11	day of	March	, 2019
PUBLIC HEARING HELD the	01	day of	April	, 2019
READ A THIRD TIME the		day of		, 2019
ADOPTED the		day of		, 2019

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5454





REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 11, 2019 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100529 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101008
 (CREWH (REDWOOD PARK) HOMES LTD. / 21750 – 96 AVENUE)

REPORT: 19-36
FILE: 11-31-0045

PROPOSAL:

Application to rezone 1.0 ha (2.4 ac) of land located at 21750 - 96 Avenue to Comprehensive Development Zone CD-34 with an accompanying Development Permit Application to facilitate a 14 unit townhouse development.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5454, subject to completion of eleven (11) development prerequisites prior to final reading, issuance of Development Permit No. 101008 subject to three (3) conditions, noting four (4) building permit conditions, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The application complies with the Walnut Grove Stage 9 Redwoods Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454, rezoning a 1.0 ha (2.4 ac) site located at 21750 - 96 Avenue, to Comprehensive Development Zone CD-34 to facilitate development of 14 townhouses, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the west half of 217A Street, in accordance with the Township's Subdivision and Development Servicing Bylaw and the Walnut Grove Redwoods Neighbourhood Plan;
3. 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;
4. Dedication and enhancement of the lands being added to the environmental conservation area identified on the Land Use Concept in accordance with the Redwoods Neighbourhood Plan, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township;
6. Registration of a cross access easement in favour of the properties to the west, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements;
 - b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - c. Prohibiting reliance on offsite parking;
 - d. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - e. Prohibiting access to 96 Avenue;
 - f. Non disturbance covenant and an all purpose right of way protecting the heritage redwood trees fronting the subject site; and
 - g. Notifying owners of the presence of a golf course and the potential noises, nuisances and errant balls associated with operation of a golf course;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
10. Compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and

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 (CREWH (REDWOOD PARK) HOMES LTD. / 21750 - 96 AVENUE)
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11. Payment of applicable supplemental rezoning fees, Redwoods Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

That Council authorize the issuance of Development Permit No. 101008, at time of final reading of Bylaw No. 5454, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “I”;
- b. Landscape plans being in substantial compliance with Schedules “J” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), 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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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, both with accompanying legal documents as required, to the acceptance of the Township; 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. 101008.

EXECUTIVE SUMMARY:

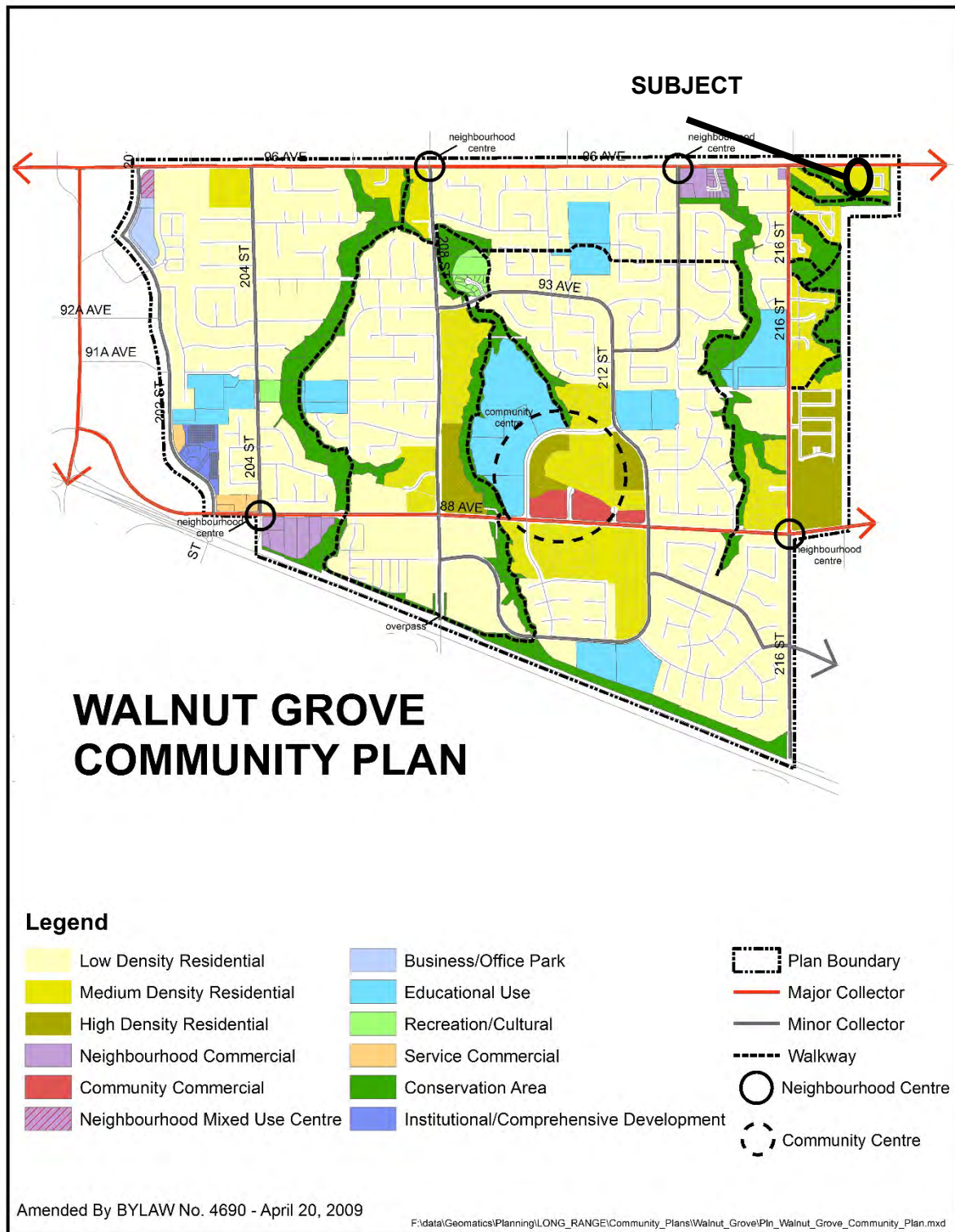
Focus Architecture Inc. has applied on behalf of CrewH (Redwood Park) Homes Ltd. to rezone a 1.0 ha (2.4 ac) site located at 21750 – 96 Avenue to facilitate a townhouse development consisting of 14 units in five buildings.

The proponent’s application package also includes a Development Permit to provide Council the opportunity to review the proposed development’s form and character. Additional details are contained in the attached materials.

The proposal is consistent with the Walnut Grove Community Plan and the Redwoods Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to completion of eleven (11) development prerequisites, and issue Development Permit No. 101008 at time of final reading, subject to three (3) conditions and noting four (4) 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. 5454 and Development Permit No. 101008.



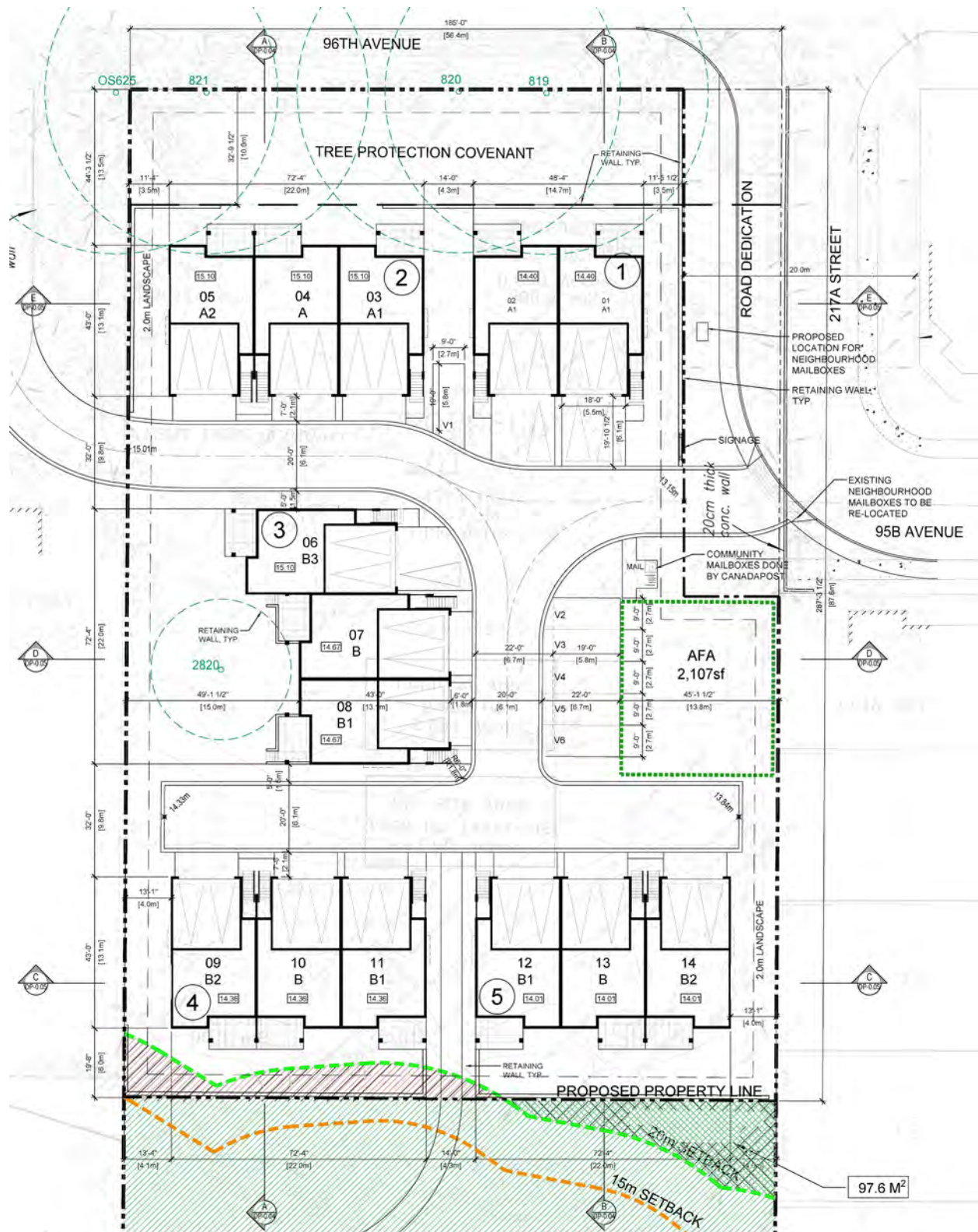


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ZONING BYLAW NO. 2500

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SITE PLAN – SUBMITTED BY APPLICANT

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RENDERING – SUBMITTED BY THE APPLICANT



NORTH STREETSCAPE - 96 AVENUE



EAST STREETSCAPE - 217A STREET

96 AVENUE AND 217A STREET STREETSCAPES – SUBMITTED BY THE APPLICANT

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Reference:

Owner:	CrewH (Redwood Park) Homes Ltd. 20416 – 67A Avenue Langley, BC V2Y 2X5
Agent:	Focus Architecture Inc. 109 – 1528 McCallum Road Abbotsford, BC V2S 8A3
Legal Descriptions:	East Half Lot 2 Section 31 Township 11 New Westminster District Plan 8683
Location:	21750 – 96 Avenue
Area:	0.985 ha (2.434 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-34
Walnut Grove CP:	Medium Density Residential (maximum net density 6 to 18 units per acre) and Conservation Area
Redwoods NP:	Comprehensive Residential Development CRD-1 (maximum net density 9 to 12 units per acre) and Environmental Area

DISCUSSION / ANALYSIS:

The subject 1.0 ha (2.4 ac) site is zoned Suburban Residential SR-2 and located in the Walnut Grove Community Plan and the Redwoods Neighbourhood Plan Area. The Redwoods Neighbourhood is the ninth and final neighbourhood planning area within the Walnut Grove Community Plan. The site currently accommodates a single family house and outbuildings. The property slopes up toward the centre portion and the southern portion of the property accommodates trees and a watercourse/pond area to be transferred to the Township for conservation. Three (3) heritage redwood trees located along the 96 Avenue frontage are identified for protection by restrictive covenant and statutory right of way, consistent with the objectives of the Plan.

The property is adjacent to existing townhouse developments to the west (Redwood Bridge) and a single family subdivision to the east. Access to the site is accommodated via cross access agreement over the lands to the west and a proposed driveway on 217A Street. This development completes the northeast portion of the Redwoods Neighbourhood Plan area located east of 216 Street and north of the BC Hydro/Fortis BC right of way.

Surrounding Land Uses:

- North: 96 Avenue, beyond which is a 0.62 ha (1.53 ac) rural property zoned Rural Zone RU-1, located in the ALR, and designated Small Farms/Country Estates in the Rural Community Plan, beyond which is the CN Rail right of way.
- East: 217A Street, beyond which is a single family subdivision zoned Residential Compact Lot Zone R-CL, designated Comprehensive Residential Development CRD-1 in the Redwoods Neighbourhood Plan.
- South: BC Hydro right of way, beyond which is the Redwoods Golf Course, zoned Rural Golf Course Zone RU-10 and designated Small Farms/Country Estates in the Rural Community Plan.
- West: Multifamily dwellings (Redwood Bridge) zoned Comprehensive Development Zone CD-34, designated Comprehensive Residential Development CRD-1 in the Redwoods Neighbourhood Plan.

Density:

The subject property is designated Environmental Area and Comprehensive Residential Development CRD-1 in the Redwoods Neighbourhood Plan (the Plan), which accommodates a density of 22.2 – 30 units per hectare (9-12 units per acre). The Plan recognizes the importance of the environmentally sensitive lands east of 216 Street and has designated them for conservation and to minimize the visual impact of higher density residential areas. The Plan accommodates development of the subject lands at a net base density of 22 uph (9 upa) with a density transfer provision of up to and additional 17 uph (7 upa) up to a maximum of 30 uph (12 upa) for land transferred to the environmental protection area, provided the specified net density range is maintained. Based on the density transfer mechanism above, the applicant is transferring 0.5 ha (1.2 ac) of land in the environmental area/BC Hydro/Fortis BC right of way to the Township. As a result, the net density for the site can be increased by up to 21 uph (8 upa) to the maximum net density of 30 uph (12 upa). Therefore, the 14 townhouse units at a net density of 30 uph (12 upa) proposed by the applicant complies with the density transfer policy.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. The site is designated Comprehensive Residential Development CRD-1 in the Redwoods Neighbourhood Plan which allows for development of ground-oriented housing for families with children, seniors and “empty nesters” within a density range of 22.2 – 30 uph (9 – 12 upa). The subject development application proposes a net density of 30 uph (12 upa) in compliance with the Redwoods Neighbourhood Plan. Bylaw No. 5454 proposes to rezone the site to Comprehensive Development Zone CD-34 to accommodate the proposed development. The zone also accommodates subdivision of the development site. The three (3) multifamily developments to the west of the subject site are similarly zoned Comprehensive Development Zone CD-34. The development as shown in Development Permit No. 101008 complies with the provisions of the site’s proposed CD-34 zoning in terms of siting, lot coverage, parking, height, and use.

Public Information Meeting:

The applicant hosted a Public Information Meeting (PIM) on September 27, 2018 at the West Langley Hall. According to a summary provided by the applicant (Attachment D), approximately 24 individuals attended the PIM. Eleven (11) comment sheets were returned and are included in the summary of the PIM.

Tree Protection / Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 40 significant trees exist on the subject site, 1 of which is proposed to be retained. Consistent with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) provisions, a total of 34 replacement trees are required to be planted and 37 are proposed. In addition, three (3) existing Redwood trees will be retained inside a non-disturbance area along 96 Ave and approximately 4 street trees are required to be planted along the road frontages in compliance with the Township's Street Tree and Boulevard Planting Policy. Final tree retention, protection and replacement plans, including security for all replacement trees, 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 servicing such as construction of road works, conservation space, tree replacement, stormwater management and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw 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 and also to register any legal documents identified through the detailed engineering design stage.

School and Park Sites:

School and park site development prerequisites in the Redwoods Neighbourhood Plan have been satisfied. School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately 5 new elementary students and 3 new secondary students. Topham Elementary School and Park are located approximately 1200 m southwest of the subject site. The applicant is proposing to dedicate and construct an approximately 0.5 ha (1.2 ac) portion of the park system at the southern portion of the site, completing the Langley Lane Greenway in this area. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

Transit:

Bus service is available on 96 Avenue approximately 1 km west of the subject site.

Streamside Protection:

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence. The southern portion of the site accommodates a class B watercourse and associated ponds that are tributary to East Munday Creek. The OCP Schedule 3 designates a 20 m wide SPEA (measured from watercourse top-of-bank) adjacent to a Class B watercourse and pond. The SPEA on the site encompasses approximately 2,885 m² (31,054 ft²).

OCP Schedule 3 allows for modification, or "flex", of the SPEA width provided the overall average SPEA width is maintained and SPEA enhancements are completed to mitigate habitat impacts of the modification. The proposed land use proposes modification of approximately 93.3 m² (1,004 ft²) of SPEA. The applicants proposal dedicates 4,911 m² (52,862 ft²) of land to the Township for park and conservation purposes with approximately 2,887 m² (31,075 ft²) of the dedication consisting of SPEA. A public trail will be constructed through the central portion

of the SPEA. Restoration and enhancement of approximately 200 m² (2,153 ft²) of SPEA with native riparian plantings to provide fish habitat functions to downstream East Munday Creek is also proposed. Based on the results of the applicant's assessment and proposed streamside enhancements, the proposal is in staff's opinion consistent with the objectives of Schedule 3 of the OCP.

Development Permit No. 101008:

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 Comprehensive Residential Development Permit Area guidelines included in the Redwoods Neighbourhood Plan (see Attachment B). Proposed Development Permit No. 1001008 is attached to this report (see Attachment A). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed townhouse development for Council's consideration.

The site is bordered by 96 Avenue on the north and 217A Street to the east. Fourteen (14) townhouse units are proposed in five (5) buildings. Vehicular access to the site is proposed from 217A Street. An age friendly amenity area is proposed on the easterly portion of the site. In keeping with the Development Permit Area guidelines, the site is proposed to be developed with architectural characteristics compatible with the surrounding area as outlined in the Architect's design rationale (Attachment E):

The architecture is designed to be compatible with the single family neighbourhood and features steep pitched gable roofs, large expanses of glass, and Tudor inspired half-timber gable elements. Materials include horizontal cement board siding on lower floors, horizontal vinyl siding on upper floors, and cement board panels with stucco finish and wood trims on the gable elements. Two complimentary colour schemes are proposed to provide variety within this small development. Colours are generally dark and muted to fit into the existing context.

All units are proposed to be three (3) storeys in height, four bedrooms and range in size from 199 m² - 222 m² (2,147 ft² - 2,398 ft²). All units will be ground oriented with garages and outside parking spaces accessed from the internal strata roads. The "Tudor" architectural styling continues the existing style from the completed multifamily site adjacent (Redwood Bridge) and is compatible with the traditional style single family homes to the east of the site. Elevations feature design elements such as pitched roofs, covered entrances on both front and rear elevations and extensive glazing. The rear elevations of all units include decks from the second storey. Cladding materials include hardie-panel stucco, hardie-plank and batten, horizontal vinyl and wood trim. Two colour schemes are proposed with variation to the colour of the horizontal siding. The variations in colours and materials proposed are used to break up the visual massing and highlight the architectural features of the buildings.

The proposed building heights (3 storeys), parking, site coverage (31.9%) and siting comply with the provisions of the proposed Comprehensive Development Zone CD-34.

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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.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% of the units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements in Schedule 2 of the Official Community Plan. In total one (1) adaptable unit is required in the development in compliance with the Official Community Plan.

Landscaping:

The landscape plans (Attachment A – Schedules J through P) propose extensive plantings of evergreen and deciduous trees, shrubs and groundcovers on the edge and throughout the site to enhance the development. A comprehensive planting plan is proposed to enhance the streamside/environmental area at the southern portion of the site (proposed to be transferred the Township of Langley).

Redwood Trees:

The Township's listing of heritage resources identifies the redwood trees along 96 Avenue as heritage trees (planted circa 1909). The Redwoods Neighbourhood Plan requires a tree protection buffer a minimum of 3 m (10 ft) beyond the drip line of the redwood trees, or 10 m (33 ft) south of 96 Avenue, whichever is greater. Three (3) redwood trees exist on the site (adjacent to 96 Avenue). The trees will be protected by a non-disturbance covenant area measured 3 m (10 ft.) beyond the existing dripline. The redwood trees are incorporated into the tree survey and arborist report which outlines protection measures. Prior to final reading, protection measures are required to be finalized and secured by a right of way, a non-disturbance restrictive covenant setback and protective fencing to the acceptance of the Township.

Age Friendly Amenity Area:

The Township's Zoning Bylaw requires provision of Age Friendly Amenity Areas (AFAA) for each townhouse unit. The developer has incorporated an active outdoor amenity area within the landscape plans on the eastern portion of the site:

Townhouses (8m ² per unit)	Required AFAA	Proposed AFAA
14 units	112 m ²	171 m ²

As shown in the above table, the applicant is proposing to meet the AFAA requirements of the Zoning Bylaw. A condition of the Development Permit is provision of a final landscape plan including AFAA requirements to the acceptance of the Township.

Access and Parking:

As a development prerequisite, the applicant is required to dedicate and construct the west half of 217A Street to full municipal standard, including sidewalk. Primary access to the site is proposed from 217A Street. In addition, a cross access easement (BX279804) was secured at the time of rezoning of the Redwood Bridge multifamily site (adjacent to the west) to enable future access to the subject site. The site plan submitted by the applicant proposes utilizing and implementing the subject existing cross access easement on the site to the west (Redwood Bridge). Staff note additional cross access easements exist over the multifamily sites to the west between 216 Street and the subject property.

Each townhouse unit is provided a double car garage. No tandem parking spaces within garages are proposed. Three (3) units accommodate additional parking spaces on the garage aprons. Restrictive covenants are required as a condition of rezoning prohibiting reliance on offsite parking and access to 96 Avenue. The Zoning Bylaw requirement for visitor parking in townhouse developments is one (1) space per five (5) units. The applicant is proposing six (6) visitor parking spaces in compliance with the three (3) spaces required. Overall, 31 parking spaces are required and the applicant is proposing 38 parking spaces, as summarized in the table below.

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces (14 Double Wide Units) (2.0 spaces required / unit)	28	32
Visitor Parking Spaces (0.2 spaces required / unit)	3	6
Total	31	38

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POLICY CONSIDERATIONS:

The proposed development is located in an area designated as “Medium Density Residential” in the Walnut Grove Community Plan and “Comprehensive Residential Development” and “Environmental Area” in the Redwoods Neighbourhood Plan. Dedication of 0.5 ha (1.2 ac) of land for open space purposes permits the site to be developed with fourteen (14) townhouse units in accordance with the density transfer mechanism of the Neighbourhood Plan. The proposed development complies with the provisions of the Comprehensive Development CD-34 Zone. The overall form and character of the development are in keeping with the objectives of the Redwoods Neighbourhood Plan.

Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5454 (subject to eleven (11) development prerequisites), authorize issuance of the accompanying Development Permit No. 101008 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Daniel Graham
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101008 and Schedules A through P
ATTACHMENT B	Development Permit Area Guidelines
ATTACHMENT C	Letter from School District 35
ATTACHMENT D	Summary of Public Information Meeting provided by applicant
ATTACHMENT E	Architect’s Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101008

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Crewh (Redwood Park) Homes Ltd.

Address: 20414 – 67A Avenue
Langley, BC V2Y 2X5

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

LEGAL DESCRIPTION: East Half Lot 2 Section 31 Township 11 NWD Plan 8683

CIVIC ADDRESS: 21750 - 96 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 compliance with Schedules “A” through “I”;
 - b. Landscape plans being in substantial compliance with Schedules “J” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
 - c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), 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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
 - b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
 - c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
 - 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, both with accompanying legal documents as required, to the acceptance of the Township.
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	Site Plan Detail
SCHEDULE D	Streetscapes
SCHEDULE E	Building 1 Elevations
SCHEDULE F	Building 2 Elevations
SCHEDULE G	Building 3 Elevations
SCHEDULE H	Building 4 Elevations
SCHEDULE I	Building 5 Elevations
SCHEDULE J	Landscape Plan
SCHEDULE K	Planting Plan
SCHEDULE L	Environmental Area Landscape Plan
SCHEDULE M	Landscape Grading Plan
SCHEDULE N	Landscape Details
SCHEDULE O	Landscape Details
SCHEDULE P	Landscape Details

SCHEDULE A RENDERING

FOCUS
ARCHITECTURAL
DESIGN

1000-1010 101st Avenue West
Suite 1000 - 1010 101st Avenue West
Langley, BC V3A 2K1
Tel: 604.885.0000
www.focusarchitectural.com

FOCUS
ARCHITECTURAL
DESIGN
1000-1010 101st Avenue West
Suite 1000 - 1010 101st Avenue West
Langley, BC V3A 2K1
Tel: 604.885.0000
www.focusarchitectural.com

CLIENT
CREW H (Redwood Park)
Langley, BC

PROJECT
PROPOSED MULTI-FAMILY
DEVELOPMENT
1010 101st Avenue
Langley, BC

CHARTING TITLE
RENDERING

DATE
DRAWN
CHECKED
1801

REVISIONS
DP-0.00



VIEW FROM EAST SITE ENTRY



SCHEDULE B SITE PLAN



DATE: 21.05.21
BY: J. B. B. (JBB)
CHECKED: J. B. B. (JBB)
SCALE: 1:1000
SHEET: 2/2

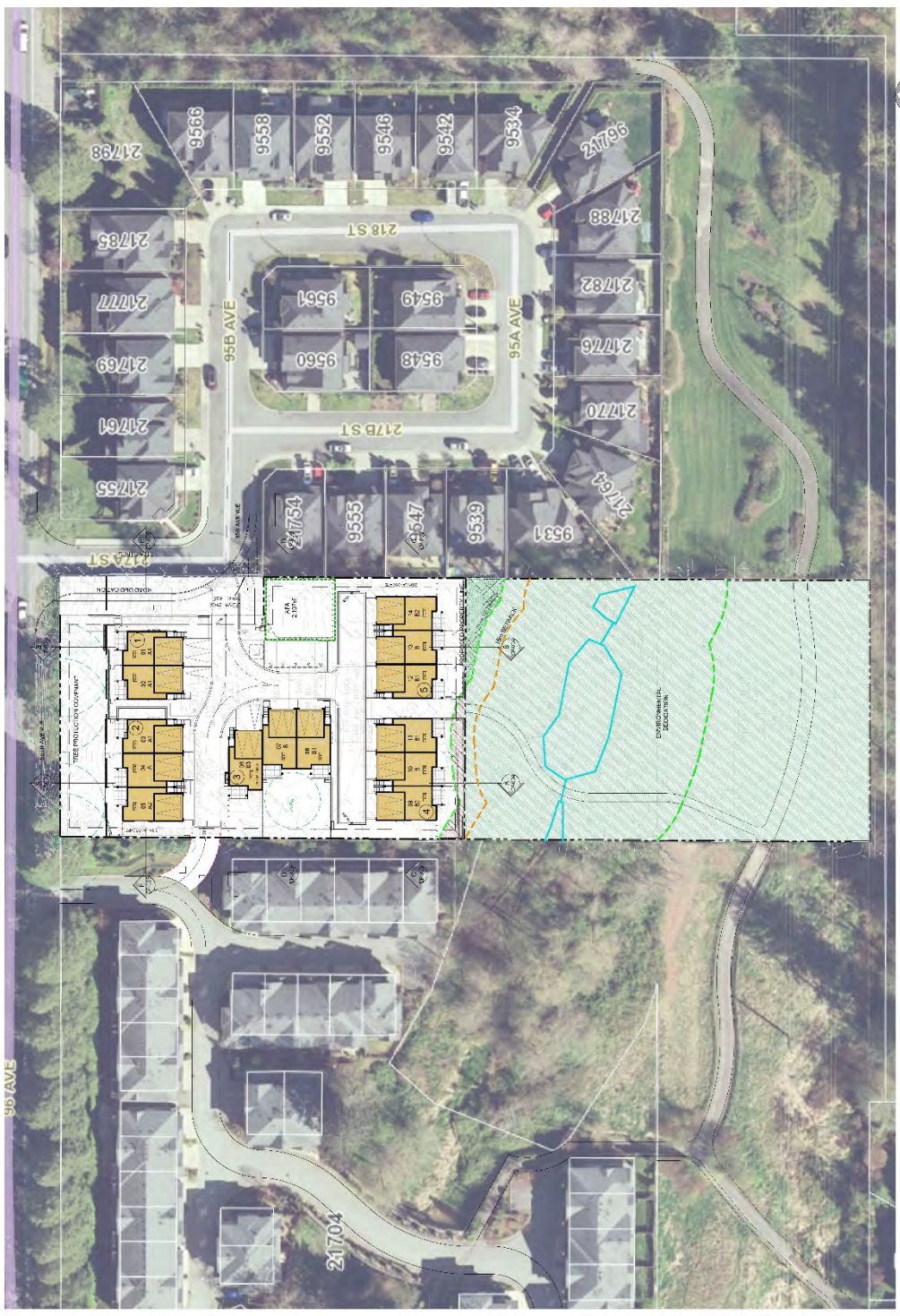
CLIENT: GREY H. (Greystone Park)
PROJECT: PHASE 2

PROPOSED MULTI-FAMILY
DEVELOPMENT
7170 9A AVENUE
LANGLEY, BC

OVERALL
CONTEXT / SITE
PLAN

DATE: 2023.05.10
BY: JBB
SCALE: 1:1801

DP-0.01



SITE PLAN
SCALE: 1:1801
NORTH



SCHEDULE D STREETSCAPES

FOCUS
ARCHITECTURAL
CONSULTANTS
100-10150 100th Avenue, Suite 100
Langley, BC V3A 1K1
Tel: 604.881.1111
www.focusarchitectural.com

FOCUS
ARCHITECTURAL
CONSULTANTS

CLIENT
CREW H (Bedroom Park)
7170 96 Avenue
Langley, BC

PROPOSED MULTI-FAMILY
DEVELOPMENT
7170 96 Avenue
Langley, BC

COLOURED
STREETSCAPES

DATE: 2023.08.15
DRAWN BY: [Name]
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NORTH STREETSCAPE - 96 AVENUE



96 AVENUE EXISTING SITE ENTRY

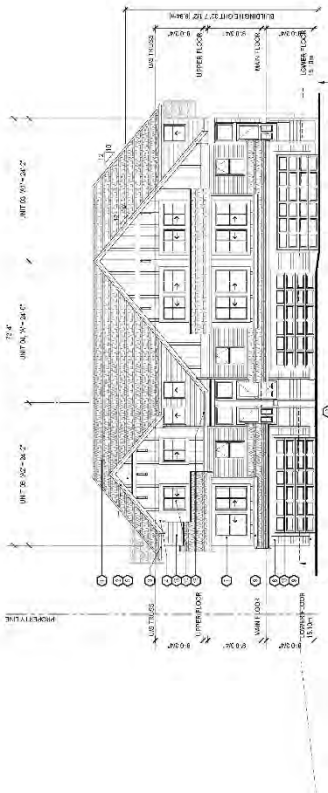


217A STREET EXISTING VIEW

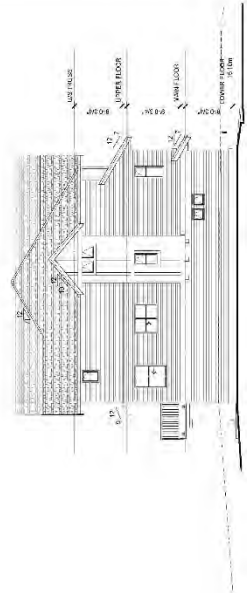


EAST STREETSCAPE - 217A STREET

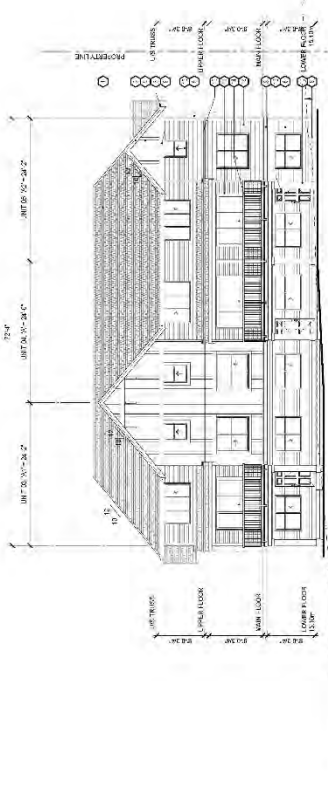
SCHEDULE F BUILDING 2 ELEVATIONS



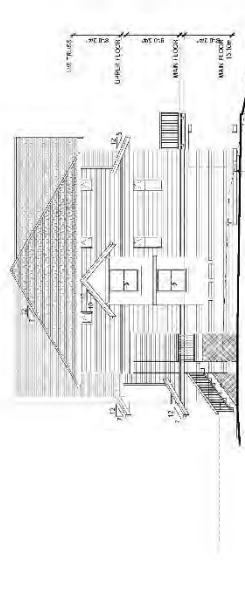
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

LEGEND

- 1. SCALED DOUBLE SLAZER PVC WINDOW
- 2. SCALED DOUBLE SLAZER PVC WINDOW
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- 99. SCALED DOUBLE SLAZER PVC WINDOW
- 100. SCALED DOUBLE SLAZER PVC WINDOW

CLIENT
CREW H (Business Park)
7778 24 AVENUE
LANGLEY, BC
V3A 2K4

**PROPOSED MULTI-FAMILY
DEVELOPMENT**

**BUILDING 2
ELEVATIONS**

DATE 2023.08.15
SCALE 1/8" = 1'-0"

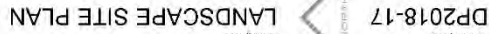
DP-2.02

H.3 - Page 27



H.3 - Page 28







SCHEDULE L

**Township of
Langley**



van der Zant + associates inc.
 project architect • 1001 Zepherus
 street • Suite 100 • Victoria B.C. V8V 2E6
 250.363.7222 • fax 250.363.7220
 Email: info@vanzant.com
 Website: www.vanzant.com

[illegible]

SECTION 4

4.0 Design Guidelines

All Comprehensive Residential Development areas are designated as development permit areas, to provide an opportunity for Council and the public to review the form and character of future development.

Several design guidelines will apply to new residential comprehensive developments, as follows:

4.1 Setbacks and buffers

- 4.1.1 A building setback of 15 metres (50 feet) measured from the ALR boundary (i. e. the eastern edge of the Redwoods neighbourhood) is required.
- 4.1.2 To help protect the heritage Redwood trees along 96 Avenue, a tree protection buffer is required equal to a minimum of 3 metres (10 feet) beyond the dripline of the Redwood trees, or 10 metres (33 feet) south of 96 Avenue, whichever is greater. Except as provided by development permit, this buffer zone shall be protected by a no-disturbance restrictive covenant, to be registered on the property title.
- 4.1.3 The boundaries of the designated Environmental Areas have been determined in consultation with the Ministry of Environment and Federal Fisheries. These boundaries include a 15-metre no-disturbance setback from top-of-bank/ravine, except for 30-metre setbacks affecting a portion of Lot 8, Plan 8683 and Lot 1, Plan 70419. Designated municipal trails, when located parallel to a designated Environmental Area, are to be located outside of the environmental no-disturbance area. The Environmental Area boundaries are shown on mapping available from the Township office. More detailed environmental requirements can be found in the 'conditions of approval' letter from the Ministry of Environment/Department of Fisheries and Oceans also available at the Township Office.
- 4.1.4 For all developments abutting a designated Environmental Area:
 - the rear yard setback for buildings and structures is to be a minimum of 7.5 metres (24.6 ft.);
 - the amount of pervious surface area is to be maximized within a setback area, for those setback areas located adjacent to designated Environmental Area;
 - roof run-off from structures into adjacent soils should be maximized;
 - trail surfaces located within or adjacent to designated Environmental Areas may be constructed of impervious materials, subject to compliance with Ministry of Environment design guidelines; and

27/07/98

- a certified arborist will be required to:
 - assess the condition and wind firmness of any trees located near the outside edge of the environmental no-disturbance leavestrip; and
 - provide recommendations on the conditions for replacing trees in the area, if necessary, to ensure the integrity of any remaining trees and the safety of existing or potential future buildings or structures.

4.2 Municipal Trails

4.2.1 General

- 4.2.1.1 The general location of municipal trail corridors through the Redwoods neighbourhood is shown on the Development Concept Map. Some refinements to the trail alignments may be considered and will be finalized through the development permit approval process.
- 4.2.1.2 Municipal trails are to be constructed to Township standards.
- 4.2.1.3 Municipal trails are to be linked with the broader community trail/sidewalk network.

4.2.2 Ravine Trails

- 4.2.2.1 A typical cross section design of a ravine or top-of-bank trail is shown in Figure 1.
- 4.2.2.2 Ravine trails shall be designed to accommodate pedestrians only.

4.2.3 B. C. Hydro Corridor Trail

- 4.2.3.1 A cross section design of the B. C. Hydro corridor trail is shown in Figure 2.

4.2.4 Walking Trail through Private Development Sites

- 4.2.4.1 A typical cross section design of a municipal trail through a private development site is shown in Figures 3 and 4.
- 4.2.4.2 Where a pedestrian trail corridor links a street end and a ravine through a private development site, the trail corridor shall have a minimum width of 6 metres (19.7 feet).
- 4.2.4.3 Public access to all trails and trail corridors on private land is to be protected by public access right-of-way agreements, to be registered on title prior to subdivision approval or at the time of issuance of a Development Permit.
- 4.2.4.4 The number of municipal trail crossings of internal roads is to be minimized and, where necessary, must intersect perpendicular to the traffic flow.

- 4.2.4.5 Driveway crossings of municipal trails are to be avoided.
- 4.2.4.6 Connections into street ends ensure that the municipal trail system is fully integrated with the public road network. Where practical, public trails should link with municipal sidewalks. Trail conflicts with vehicular entries, emergency access routes and parking should be minimized.
- 4.2.4.7 Municipal trails that link adjacent development parcels must allow for practical access by the public.

4.3 Housing Form

- 4.3.1 Each home that is adjacent to a public street must face its front door towards the public road allowance (front porches are encouraged).
- 4.3.2 No direct driveway access from individual residences is permitted onto arterial roads. Garages and carports must not face major roads.
- 4.3.3 Projecting elements such as porches and bay windows are encouraged on the fronts of homes. Where single-family homes have vehicle access at the front, on non-major roads only, garages are encouraged to be set back at least 2.0 metres (6.6 feet) behind the front wall of the home in order to create a more attractive, people-oriented streetscape.
- 4.3.4 All homes are encouraged to have ground-oriented access.
- 4.3.5 Multiple family developments should be organized around common amenities internal to the project, with common parking located primarily in the interior of the site or otherwise screened from view. Ideally, the common amenities should create a focal point near the main entrance to the development or along the required pedestrian corridor.
- 4.3.6 Through the use of landscaping or portal elements, entries to multiple family developments should be inviting without portraying an image of a closed gate. Boundaries between public and semi-private areas should be subtly established. The main entrance driveway should not be gated.
- 4.3.7 Multiple family developments are encouraged to have no more than six units joined together into a cluster. Where possible, individual units or pairs of units should be visually differentiated from other adjoining units (i. e. staggering in plan or elevation, varied roof-lines and changes in architectural detail).
- 4.3.8 Articulated roof forms are encouraged throughout the neighbourhood. They help define building massing, provide visual interest and add character to an area.

4.4 Fencing and Landscaping

- 4.4.1 Where open style fences are provided along public streets, they are not to exceed 107 cm (42 inches) in height. Fences should integrate with landscaping to soften their visual impact on the street.
- 4.4.2 As a minimum in multi-family developments, pairs of units must provide a pedestrian path from the front doors of the units to the sidewalk; where fences are used, visible gates or openings must be incorporated to mark entries.
- 4.4.3 The use of Redwood trees is encouraged within feature planting areas.
- 4.4.4 A black vinyl chain link fence, six feet in height, is required along the Agricultural Land Reserve boundary, in areas where there is no designated Environmental Area abutting the Land Reserve.



1 March 2019

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

RE: Development Project 11-31-0045/CREWH (REDWOOD PARK) HOMES LTD

CIVIC: 21750 – 96 Avenue

LEGAL: East Half Lot 2 Section 31 Township 11 NWD Plan 8683

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-7	Secondary 8-12
Townhomes	14	5	3

Given the current school catchments this development would impact Topham Elementary, and Walnut Grove Secondary. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary-Treasurer

October 12, 2018

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

Attention: Daniel Graham, Planner

Colin A. Hogan
Architect AIBC

Jarmie J. Kauppila
Architect AIBC, MRAIC

Dave Boswell
AScT

Re: **ToL's application number** 11-31-0045 at 21750 – 96th Avenue
Public Information Meeting (PIM) Summary

Dear Daniel,

The Public Information Meeting for the CREW H (Redwood Park) Homes Ltd. project was held at the West Langley Hall on Thursday, September 27, 2018 from 5pm to 8pm. 133 neighbours were notified by mail and two advertisements were made in the Langley Times on September 12th & 19th, 2018. The invitation is enclosed. 24 persons attended and signed in. The sign-in sheet and comment sheets are included for your records.

Per the attached comment sheets, neighbouring residents are not opposed to the development of the site. Comments included the following:

- A number of residents expressed concern about additional traffic flowing through the townhouse sites to the west. We replied that ToL had initially indicated a preference for our site to connect to the Redwood Bridge site to the east, but that we would explore removing this connection.
- Several residents expressed concern regarding speed enforcement / traffic calming on 217A and 96 Avenue, and the ability to turn onto 96 Avenue from 217A. A suggestion was made to limit speed to 30 km/h on 217A, and another suggestion about considering a flashing light on 96 Ave at 217A. We replied that the widening of 217A by 8.5m to a full 20m road standard will improve the turning/visibility condition, as will the removal of the tall retaining wall on the current edge of pavement on 217A. Regarding speed enforcement and flashing lights, we advised that we would forward these comments to ToL Engineering for consideration.
- One resident expressed concern about environmental setbacks. We replied that the project is compliance with the ToL Streamside Protection Bylaw.
- One resident in the Redwood Bridge townhouse development to the west expressed concern regarding the health of the maple tree which is proposed for retention, citing examples of many limbs falling over the past 3 years. We replied that ToL has strongly encouraged the retention of at least one tree on site (in addition to the redwoods and trees in the environmental area) and that this maple is the only candidate that can be accommodated within the development.
- Several residents enquired about purchase opportunities for units.

In addition to the comments received at the meeting, Focus received two phone calls regarding the project:

1. Mr. Bob Stone lives in the single family development to the east and expressed concern about having 3 storey townhouses adjacent to 2 storey houses. We replied that the site plan has been organized to minimize the impact to existing single family neighbours. Only one unit is proposed immediately adjacent, and it presents a side yard condition to the single family, with limited glazing on the east side of unit 14.
2. Mr. Gord Skidmore enquired about the timing of the project. We replied that the project is going through the approvals process now and that if it proceeds as expected, construction could begin in spring 2019.

We trust this is the information that you require at this time. Please contact the undersigned should you require additional information.

Yours very truly,

FOCUS Architecture Incorporated



Colin A. Hogan, Architect AIBC
Principal

File: 1801

Enclosures:

PIM meeting invitation
Sign-in sheet
Comment sheets

**Developer Led PUBLIC INFORMATION MEETING
Township of Langley Project # 11-31-0045**

CREW H (Redwood Park) Homes Ltd. has applied to the Township of Langley to rezone land from Suburban Residential Zone (SR-2) to Comprehensive Development Zone (CD) to accommodate development of fourteen (14) Townhouse Units.

21750 – 96th Avenue, Langley



You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

**Thursday, September 27, 2018
5:00-8:00pm
West Langley Hall
9400 – 208 Street
Langley, BC**

Project team members will be available at the meeting to answer any questions about the development and to receive your comments.

For more information contact: Focus Architecture Incorporated, tel. (604) 853-5222.

PUBLIC INFORMATION MEETING

21750 – 96th Ave, Langley

SIGN IN SHEET

	NAME (Please print)	ADDRESS
1	FOIPPA s.22(1)	Langley
2	FOIPPA s.22(1)	Langley
3	FOIPPA s.22(1)	Langley
4	FOIPPA s.22(1)	Langley
5	FOIPPA s.22(1)	Langley BC
6	FOIPPA s.22(1)	
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14	FOIPPA s.22(1)	Langley BC
15	FOIPPA s.22(1)	Langley BC
16	FOIPPA s.22(1)	LANGLEY
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Proposed Multi-Family Development

21750 96 Avenue, Langley

H.3

COMMENT SHEET

September 27, 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:	
Speed limit on 217A. → 30 km pls.	

Proposed Multi-Family Development

21750 96 Avenue, Langley

COMMENT SHEET

September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) Langley BC FOIPPA s.22(1)
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<u>YES</u> / NO	FOIPPA s.22(1)
COMMENTS:	
ENTRANCE PREFERENCE SHOULD BE	
GIVEN TO 217A street	
TO REDUCE TRAFFIC BURDEN TO NEIGHBORING	
TOWNHOUSE COMPLEXES.	

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) <i>Langley</i>
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<input checked="" type="radio"/> YES / <input type="radio"/> NO	FOIPPA s.22(1)
COMMENTS:	
<p><i>I have concerns regarding access from these developments the Once this plan is complete it will be impossible to turn south @ 216th or east @ 96th especially when factoring in increased traffic due to 216th interchange. Has anyone thought this through?</i></p>	

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1)
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<input checked="" type="radio"/> YES / <input type="radio"/> NO	FOIPPA s.22(1)
COMMENTS:	
<p><i>BRIGGS CONCERN WOODROW HAWES ROADWAY WILL NOW HAVE AS POSSIBLE NEW CARS ACCESS TO 216th & 96 DANGEROUS!!</i></p>	

Proposed Multi-Family Development

21750 96 Avenue, Langley

H.3
COMMENT SHEET

September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) Langley
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1)
COMMENTS:	
<p>Concerned about leaving protected area in its natural state and set back from top of bank should be from the edge of the pond not the stream.</p>	

Proposed Multi-Family Development

21750 96 Avenue, Langley

COMMENT SHEET

September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) Langley
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<u>YES</u> / NO	FOIPPA s.22(1)
COMMENTS:	
<ul style="list-style-type: none"> - Very nice rendering / landscape plan - great location - more townhouses are needed in Walnut Grove - nice to see this infill site being developed. 	

Proposed Multi-Family Development

21750 96 Avenue, Langley

H.3

COMMENT SHEET

September 27, 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:	
<p>SIGNIFICANT REVIEW OF THE ACCESS THROUGH TO 21704-96 AVE IS REQUIRED. IF DRIVING OUT OF 21704 96 AVE TO 96 AVE THERE IS A HILL WHICH BLOCKS YOUR VIEW OF EAST BOUND TRAFFIC ALONG 96 AVE. WITHOUT A WARNING SIGN WITH A FLASHING LIGHT THIS INTERSECTION IS AN ACCIDENT WAITING TO HAPPEN. CONSIDERING A 33% INCREASE OF UNITS USING THE 21704 96 AVE EXIT</p>	

Proposed Multi-Family Development

21750 96 Avenue, Langley

COMMENT SHEET

September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) <u>LANGLEY</u>
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<u>YES</u> / NO	FOIPPA s.22(1)
COMMENTS:	
<p>WE ARE INTERESTED IN A POSSIBLE PURCHASE. WHAT IS THE CONSTRUCTION TIME FRAME EXPECTED?</p>	
FOIPPA s.22(1)	

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) Langley BC
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<input checked="" type="radio"/> YES <input type="radio"/> NO	FOIPPA s.22(1)
COMMENTS:	
<p>① would like to be informed when units available for sale as I have friends interested</p> <p>② My concerns are about access through all the developments, possibly more cars coming through our complex, i.e. safety + more wear + tear of our roads.</p> <p>③ concerned that township is closing (possibly) the exit to 96th from Redwood Bridge which will make</p>	

getting out on 96th - much longer ..

also Township should be putting in some traffic calming solutions along 96th (216th → East) to avoid possible accidents.

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1)
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<input checked="" type="checkbox"/> YES / NO	FOIPPA s.22(1)
COMMENTS:	

① Concern about existing Maple tree on west side of property. Many dead branches (4"-5") in diameter, launch to ground into our backyard Lots of dead wood in existing tree, as witnessed over last 3 years.

② Some type of blinking light @ 216 + 96 to slow down traffic. 96th is extremely dangerous, as drivers SPEED all the time. It's very difficult to exit our complex →

③ CON'T
onto 96th.

③ Great to see bear path extended from this project, to connect with subdivision ~~on~~ and existing path/trail. (Langley Lane)

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1)
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
<input checked="" type="checkbox"/> YES / NO	FOIPPA s.22(1)
COMMENTS:	
<p>IT IS ALREADY DANGEROUS TURNING INTO, OR OUT OF REDWOOD BRIDGE ESTATE DRIVEWAY BARELY ACCOMMODATES 2 CARS SO TO ENTER ^{OF 96} YOU MUST SLOW TO 20-30 KPH. 96 AVE TRAFFIC IS BEHIND YOU TRAVELLING 80-100 KPH, INCREASING THE NUMBER OF VEHICLES EXITING AND ENTERING HERE WILL RESULT IN SERIOUS RISK OF TRAFFIC ACCIDENTS OVER →</p>	

THE DRIVEWAY IS SOMEWHAT HIDDEN AND THE TOWNSHIP DOES NOT EVEN THINK IT WARRANTS A HIDDEN DRIVE SIGN, SO IT WILL NOT ~~STAY~~ TAKE LONG FOR A TANDEM DUMP TRUCK TO RUN OVER ONE OF THE RESIDENTS EXITING OR ENTERING. DUAL DRIVE

September 11, 2018

Township of Langley
20338 – 65 Avenue
Langley, BC V2Y 3J1
Attn: Daniel Graham, Development Planner

Colin A. Hogan
Architect AIBC

Jarmie J. Kauppila
Architect AIBC, MRAIC

Dave Boswell
AScT

RE: File Review for Project No. 11-31-0045
21750 96 Avenue – Crew H (Redwood Park) Homes Ltd.
Design Rationale

Dear Daniel,

As requested, the Design Rationale for the project is as follows.

The 2.4 acre subject site is a small infill property that falls within the Redwoods neighbourhood in the Walnut Grove Community Plan. The Redwoods plan permits a maximum density of 12 upa on net land area (after road and environmental dedications). Per the submitted survey, the net lot area **of 1.131 acres x 12 upa = 13.572 units, which rounds up to 14 units maximum per ToL's rounding convention.** The site is currently zoned SR-2, and we are proposing to rezone the lot to CD.

The site interfaces are as follows:

- North: 96 Avenue, with a series of Redwood trees that will be preserved within a covenant area
- South: an extensive environmental dedication area which includes a small pond, retained trees, and a public east-west path that connects to an existing walkway
- East: an existing small-lot single family neighbourhood with two and three storey houses in a contemporary style of architecture with "Tudor" style half-timber accents
- West: an existing three storey townhouse development called "Redwood Bridge Estates"

Our site dedicates 8.5m on the west side of 217A to complete this street to municipal standards. The main site access is located on 217A, and second reciprocal access is located on the west side of the site, connecting to Redwood Bridge. To maintain visual privacy to the single family neighbours, the age-friendly amenity area is located on the east side of the site, and a single townhouse unit has a side yard condition that faces east. On the west side, only three townhouse units have rear yards facing Redwood Bridge site, but are set back significantly (15.0m and 10.0m) to accommodate the preservation of maple tree 2820. The site includes a central AFA area with children's play equipment, and a meandering trail that leads past the existing pond to the multi-use path to the south.

The architecture is designed to be compatible with the single family neighbourhood and features steep pitched gable roofs, large expanses of glass, and Tudor inspired half-timber gable elements. Materials include horizontal cement board siding on lower floors, horizontal vinyl siding on upper floors, and cement board panels with stucco finish and wood trims on the gable elements. Two complimentary colour schemes are proposed to provide variety within this small development. Colours are generally dark and muted to fit into the existing context.

Please do not hesitate to contact our office should you require any further clarification.

Yours very truly,

FOCUS Architecture Incorporated



Colin A. Hogan, Architect AIBC
Principal

File: 1801