Township of Langley
Est. 1873

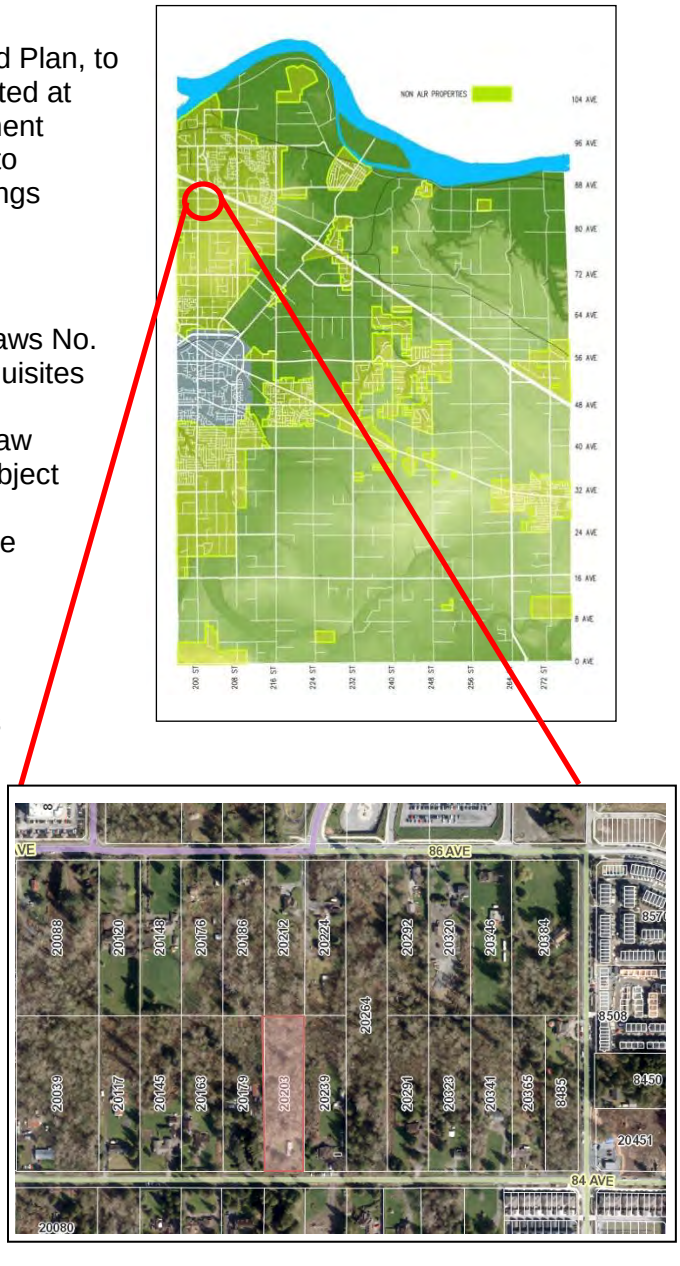
REPORT TO
MAYOR AND COUNCIL

PRESENTED: APRIL 15, 2019 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100175 AND DEVELOPMENT PERMIT APPLICATION NO. 100927 (EMPORIO HOLDINGS LTD./ 20203 – 84 AVENUE)

REPORT: 19-65
FILE: 08-26-0188

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan, to rezone approximately 0.9 ha (2.3 ac) of land located at 20203 – 84 Avenue to Comprehensive Development Zone CD –121 and issue a Development Permit to facilitate development of two (2) apartment buildings consisting of 173 apartment units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5362 and 5415 subject to 11 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5415) of Development Permit No. 100927 subject to six (6) conditions, noting six (6) building permit conditions and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with the Carvolth Neighbourhood Plan's overall objectives and the applicant is proposing enhancement to the public realm in support of a proposed minor density increase.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5415 rezoning approximately 0.9 ha (2.3 ac) of land located at 20203 – 84 Avenue to Comprehensive Development Zone CD-121 to facilitate the development of two (2) apartment buildings consisting of 173 apartment units, 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 for the west half of 202 Street, east half of the lane between 84 Avenue and 85 Avenue, south half of 85 Avenue, and north half of 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan, to the acceptance of the Township;
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 construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Registration of restrictive covenant acceptable to the Township identifying the units (minimum 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements for the Township's Official Community Plan;
8. Registration of statutory rights of way to the acceptance of the Township securing public access over the public pedestrian connections;
9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
10. Compliance with the requirements of the Carvolth Greenway Amenity Policy, Community Amenity Contribution Policy (if applicable) and the Township's 5% Neighbourhood Park Land Acquisition Policy to the acceptance of the Township;
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.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362, 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 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. 5415 authorize issuance of Development Permit No. 100927 subject to the following conditions:

a. Building plans being in compliance with Schedules "A" through "J";
b. Landscape plans being in substantial compliance with Schedules "K" and "L" 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;
d. All signage being in compliance with the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "J";
f. All refuse areas to be located in an enclosure and screened 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 Energy Conservation and Greenhouse Gas Reduction Development Permit No. 100928;
b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
f. 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 further

That Council authorize staff to schedule the public hearing the neighbourhood plan amendment and for the rezoning bylaws in conjunction with the hearing for proposed Development Permit No. 100927.

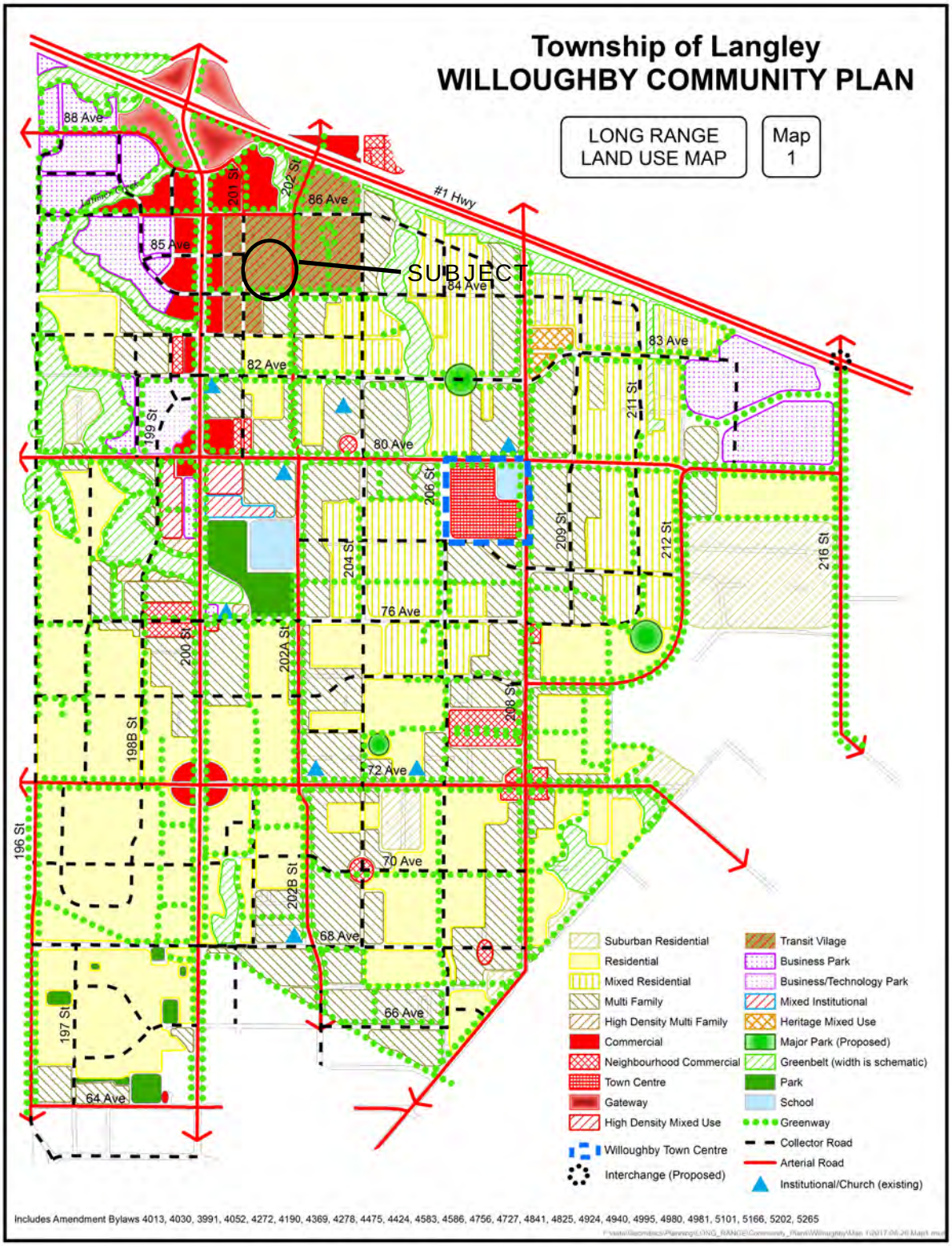
EXECUTIVE SUMMARY:

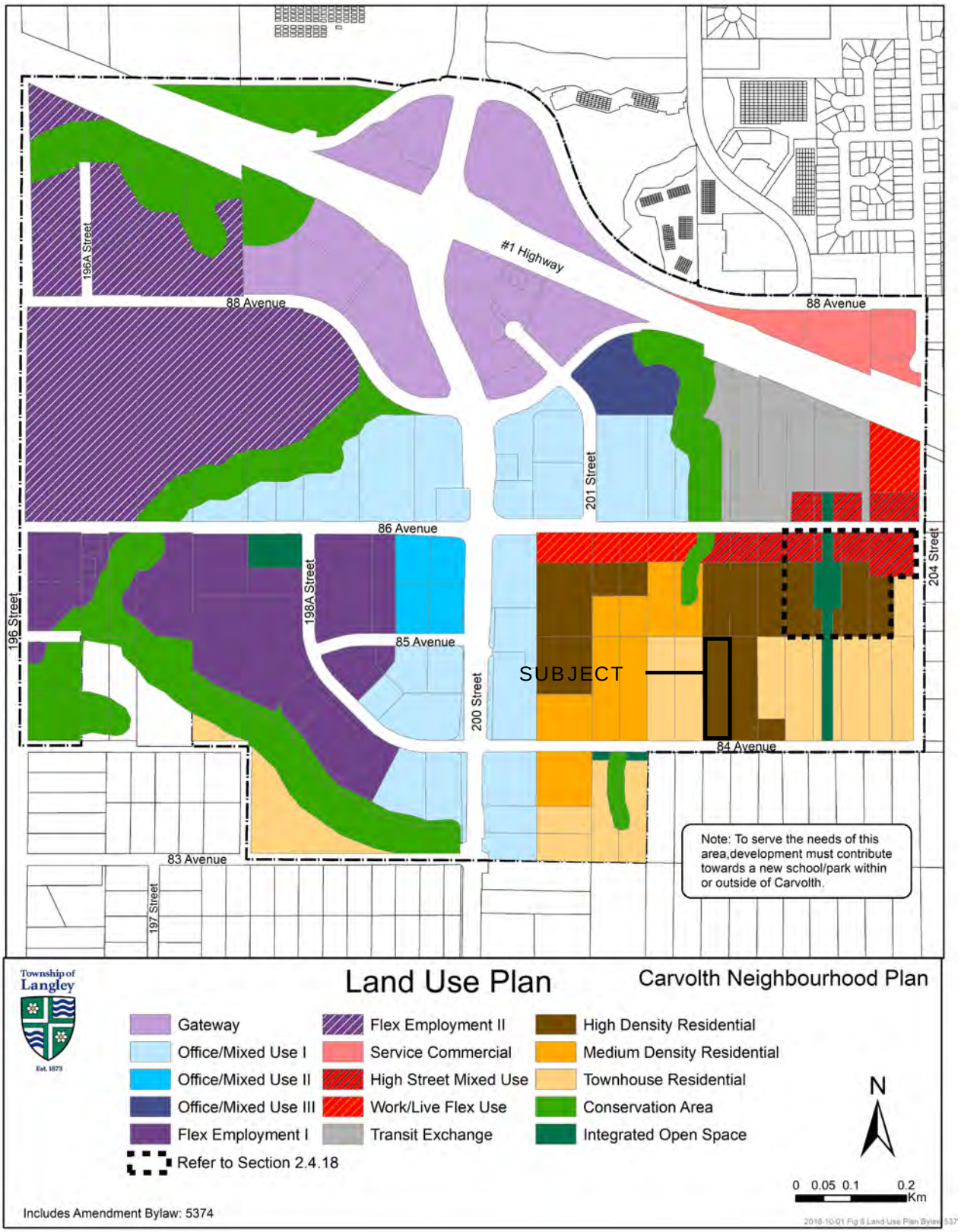
Wilson Chang Architect Inc. has applied on behalf of Emporio Holdings Ltd. to amend the Carvolth Neighbourhood Plan (Carvolth NP) and to rezone a 0.9 ha (2.3 ac) site located at 20203 – 84 Avenue to Comprehensive Development Zone CD-121 to facilitate the development of 173 apartment units.

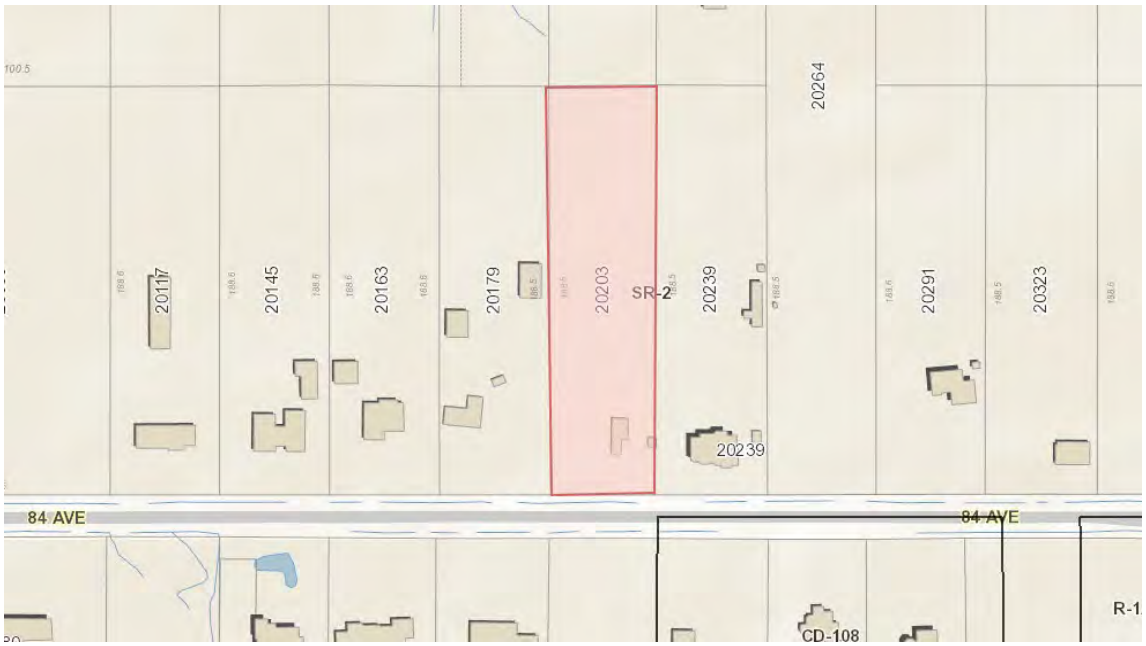
The proponent's application package also includes a Development Permit to provide Council the opportunity to review the proposed development's form and character and water conservation measures. Additional details are contained in the attached materials. A separate delegated Development Permit is being processed concurrently with these applications to address the Energy Conservation and Greenhouse Gas Emissions Reductions objectives of the Carvolth NP.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Carvolth NP. 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 Nos. 5362 and 5415) of Development Permit No. 100927.

PURPOSE:
The purpose of this report is to advise and make recommendations to Council with respect to Carvolth NP Amendment Bylaw No. 5362 and Rezoning Bylaw No. 5415 and Development Permit No. 100927.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
200 St
198B St
196 St
197 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265

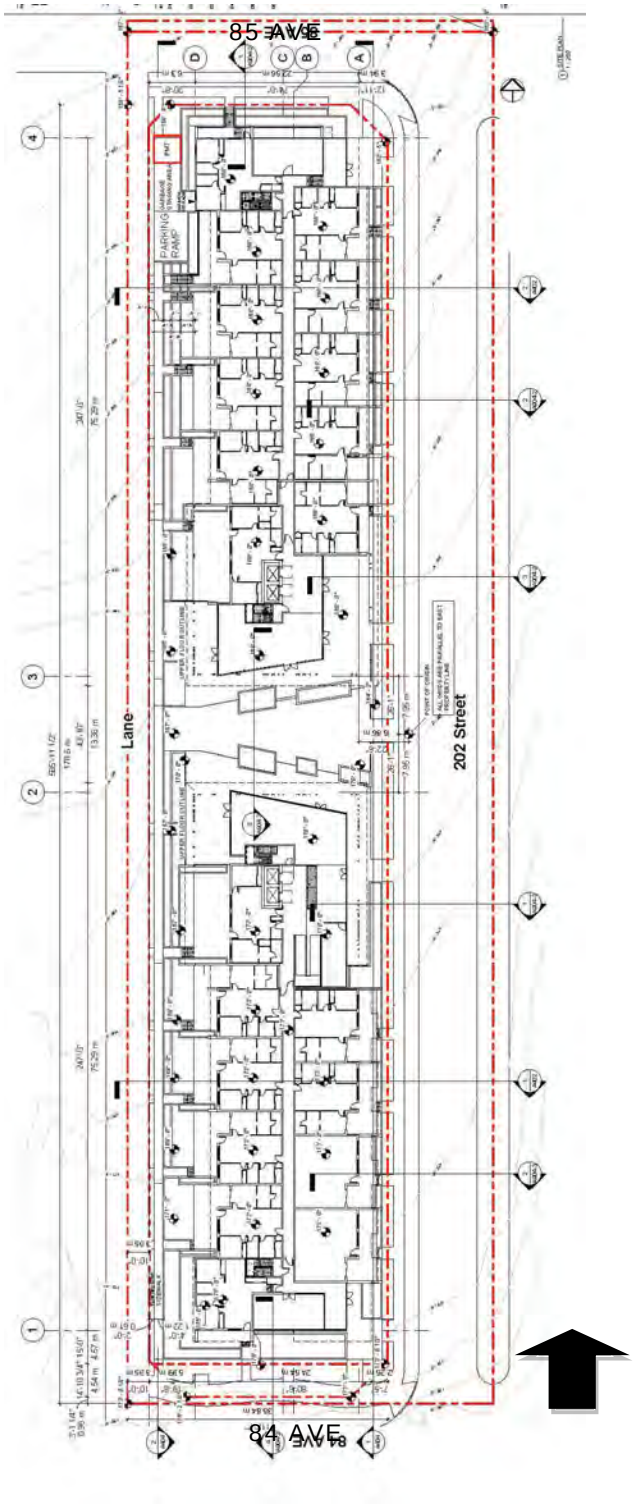

196A Street
88 Avenue
#1 Highway
88 Avenue
201 Street
86 Avenue
196 Street
198A Street
85 Avenue
200 Street
SUBJECT
204 Street
84 Avenue
83 Avenue
197 Street
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Township of Langley
Est. 1873
Land Use Plan
Carvolth Neighbourhood Plan
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Flex Employment I
Refer to Section 2.4.18
Flex Employment II
Service Commercial
High Street Mixed Use
Work/Live Flex Use
Transit Exchange
High Density Residential
Medium Density Residential
Townhouse Residential
Conservation Area
Integrated Open Space
N
0 0.05 0.1 0.2
Km
Includes Amendment Bylaw: 5374



ZONING BYLAW NO. 2500

RENDERING (SOUTHERN BUILDING) – SUBMITTED BY APPLICANT

RENDERING (NORTHERN BUILDING) – SUBMITTED BY APPLICANT



SITE PLAN / CONTEXT

MAP– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Emporio Holdings Ltd. 6511 Francis Road Richmond, BC V7C 1K4
Agent:	Wilson Chang Architect Inc. #200 45 East 6th Avenue Vancouver, BC V5T 1J3
Legal Description:	Lot 66 Section 26 Township 8 NWD Plan 67009
Location:	20203 – 84 Avenue
Area:	0.9 ha (2.3 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD –121
Willoughby Community Plan:	Transit Village
Carvolth NP:	High Density Residential (maximum FSR 2.8)
Proposed Carvolth NP:	High Density Residential (maximum FSR 2.86)

DISCUSSION/ANALYSIS:

The subject 0.9 ha (2.3 ac) site is zoned Suburban Residential SR-2, designated as High Density Residential and is located in the Transit Village area of the Carvolth NP. The Carvolth Transit Village is envisioned as a compact mix of housing, local shops and services, parks and plazas. It also contains an interconnected network of pathways, pedestrian streets and greenways, which create safe, attractive and accessible pedestrian connections to the Carvolth Transit Exchange.

The applicant's proposal consists of two (2) apartment buildings fronting the future 202 Street alignment. The development proposes 173 apartment units. A minor amendment is required to the Carvolth NP to accommodate the proposal. The High Density Residential designation has a maximum floor space ratio (FSR) of 2.8 and a maximum building height of 18 storeys. The proposed 6 storey apartment buildings have an FSR of 2.86 resulting in a need for a plan amendment. The additional 0.06 FSR (355 m^2/3,826 ft^2) is proposed to accommodate an interior amenity space located adjacent to the outdoor amenity space plaza. Staff are supportive of the minor increase in density as the size of the increase is relatively minor in nature. Additionally, the proposal is consistent with the Transit Village designation goal to create connectivity to adjacent open spaces.

The proponent's application package also includes the following:

- Rezoning application to create a site specific Comprehensive Development Zone CD-121,
- Development Permit to provide Council the opportunity to review the form and character of the proposed development, and water conservation measures included in the development, and
- Delegated Energy Conservation and Greenhouse Gas Emission Reduction Development Permit

Surrounding Land Uses:

North: A property zoned Suburban Residential SR-2, designated High Density Residential on the southern portion and high street mixed use and conservation on the northern portion of the lot in the Carvolth Neighborhood Plan;

South: 84 Avenue, beyond, which, is a property, zoned Suburban Residential Zone SR-2, designated as Rowhouse/Townhouse B in the Latimer Community Plan and currently under application for townhouses (project 08-26-0183);

East: A property zoned Suburban Residential SR-2, designated High Density Residential in the Carvolth Neighbourhood Plan and currently under application with properties to the north and east for an apartment and townhouse development (project 08-26-0173);

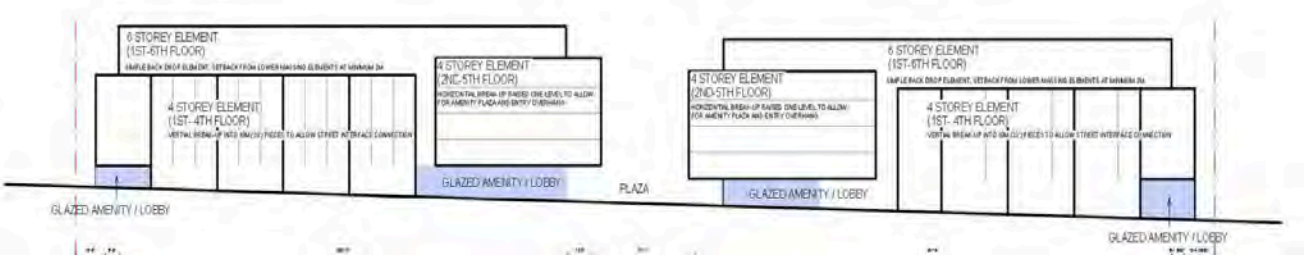
West: A property zoned Suburban Residential SR-2, designated Townhouse Residential in the Carvolth Neighbourhood Plan and currently under application for a townhouse development (project 08-26-185).

Carvolth Neighbourhood Plan Amendment:

The High Density Residential designation of the Carvolth NP aims to create a mix of high density housing options that incorporate ground oriented uses located adjacent to services that are suitable for a range of income levels and lifestyles including singles, couples, seniors, and families with children.

The Carvolth NP uses floor space ratio (FSR) to specify the density of development rather than units per hectare (units per acre) as in other Township land use plans. FSR is the ratio of a building's total gross floor area (all storeys included) to the land area upon which the building is proposed to be built. It is a tool used to control the shape of a building rather than the number of units inside the building. The High Density Residential land use designation provides for a maximum density of 2.8 floor space ratio (FSR) with a minimum building height of 4 storeys and maximum building height of 18 storeys.

The Carvolth NP currently provides for a maximum gross floor area of 15,847 m^2 (170,580 ft^2) for the high density residential designation. The applicant has proposed a total floor area of 16,201 m^2 (174,388 ft^2), to accommodate an indoor amenity area of 355 m^2 (3,826 ft^2) on the first floor of the buildings (amenity areas highlighted in blue in the diagram below).



Staff are supportive of the proposed amendment (Bylaw No. 5362) to increase the maximum density of the subject property from 2.8 FSR to 2.86 FSR, which represents an increase of less than 1% from the permitted density. Additionally, the indoor amenity area complements the pedestrian realm as the lobby and amenity area is located directly adjacent to the outdoor amenity area and midblock connection secured as part of this application. The proposal achieves the intent of the Transit Village Area, which is envisioned to create a compact mix of housing with an interconnected network of pathways, pedestrian streets and attractive and accessible pedestrian and cycling.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment C). Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160)

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

Public Consultation:

Per Policy No. 07-164, the applicant held a public meeting on May 16, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5415 proposes to rezone the site to a new Comprehensive Development Zone (CD-121) to accommodate the proposed development. The development as shown in Development Permit No. 100927 complies with the provisions of the site's proposed CD-121 zoning in terms of siting, lot coverage, parking, height, use and density.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 10% apartment units shall be provided as adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 – Adaptable Housing Requirements of the Official Community Plan. In compliance with the Official Community Plan, 17 adaptable units are required. The applicant has proposed 20 adaptable units, each consisting of 2 bedroom units. As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant identifying/securing the units required to comply with Schedule 2 – Adaptable Housing Requirements.

Neighbourhood Park and Elementary School Site:

The Carvolth NP requires provision of a neighbourhood park and elementary school site prior to adoption of a rezoning bylaw. Policy within the Carvolth NP acknowledges that the student population in Carvolth is not anticipated to be large enough to require a full elementary school and that the elementary school site may be located in adjacent neighbourhoods.

The neighbourhood park and elementary school requirement has been satisfied through the recent provision of an elementary school and neighbourhood park site in the northeast phase of Latimer.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 133 significant trees exist on the subject site, with none proposed for retention. The applicant's arborist report indicates the majority of the significant trees on-site have health and condition issues which preclude retention in a multi-family apartment context with underground parking. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 69 trees are required (97 proposed). In addition, 15 street trees and 9 greenway trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 121 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.

Greenways

As part of the project, the applicant will be required to dedicate and construct street greenways (including a path and landscaping) along 84 Avenue as defined in the Carvolth Neighbourhood Plan.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and servicing including construction of road works, greenway, tree replacement, stormwater management plan and utility upgrades and/or extensions 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.

Road dedications, widening and necessary traffic improvements (both on and off site) for 84 Avenue, 85 Avenue, 202 Street (future arterial road) and the lane, are required in accordance with the Subdivision and Development Servicing Bylaw and the Carvolth NP Mobility Network.

Access to the site will be limited to a lane proposed parallel to 202 Street. The lane provides access to the development's underground parking facility and service areas, and will also provide access to the adjacent property to the west. Staff note that a 6.0m constructed lane is required as a condition of rezoning, which will necessitate a 3.0m statutory right of way from the property to the west (20179 – 84 Avenue).

Ministry of Transportation and Infrastructure:

As the site is located within 800 metres of Highway 1 (a controlled access highway), the Ministry of Transportation and Infrastructure (MOTI) is required to approve the proposed rezoning bylaw prior to final reading. MOTI has reviewed the proposal and has granted preliminary approval.

Transit:
Transit service is currently provided at the Carvolth Transit Exchange located in the 20200 block of 86 Avenue, 220 m north of the site. The Carvolth Exchange currently provides access to busses that connect to Skytrain (in Surrey and Burnaby), Maple Ridge, downtown Langley, Abbotsford and Chilliwack. The overall road layout of the area has been designed to accommodate the provision of future transit routes in accordance with Translink's operating policy/procedure. Each year, Translink provides Council with the opportunity to input/comment on transit routes in 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.

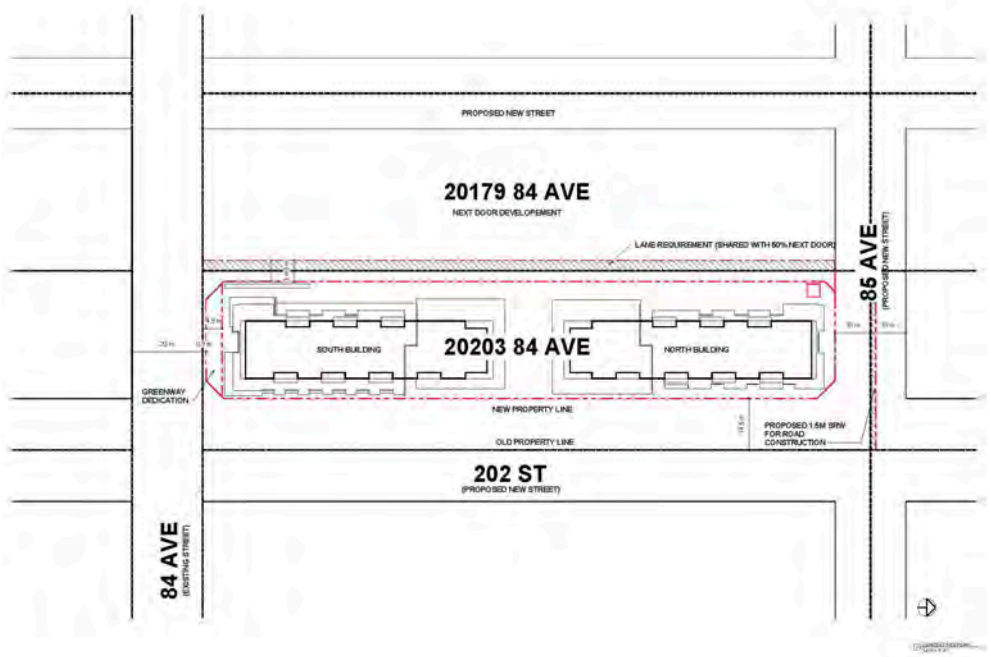
Development Permit:
The subject site is located in Development Permit Area M as designated under section 488 of the Local Government Act to establish objectives for:

- the form and character of development,
- to promote energy conservation,
- to promote water conservation, and
- to promote the reduction of greenhouse gas emissions.

The Carvolth NP specifies development permit area guidelines for the subject site (Attachment B). In accordance with Council policy, supporting materials have been submitted detailing the proposed development's form, character and siting. The supporting materials also address the measures implemented to promote water conservation. Proposed Development Permit No. 100927 is attached to this report (Attachment A).

Development Permit Area M guidelines establish objectives to promote energy conservation and reduction of greenhouse gas (GHG) 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 required Energy Conservation and GHG Emissions Development Permit is being processed concurrently with the overall application and that issuance of this Development Permit is required prior to issuance of a building permit as indicated in Development Permit No. 100927.

The site is located in the eastern quadrant of the Carvolth NP, fronting the future 202 Street (arterial road) alignment between 84 Avenue and 85 Avenue. The local road network, identified in the Carvolth NP also includes a new lane, which will provide access to the subject site and site to the west. For ease of reference, the following key plan shows the building locations in relation to the streets:



The development consists of two (2) apartment buildings, each six (6) storeys with a total of 173 units with indoor amenity space located on the first floor, which the architect states "*has been designed with intent to create integrated open space*". The modern west coast style buildings feature brick along ground floor units, with

> *"upper stories featuring wood imitating fiber cement over large areas (6 storey development will not allow for combustible material like wood) in the spirit of the west coast architecture and help to give the building a warmer, more residential feeling."*

The buildings feature large patios with direct access to the street and are set close to the sidewalk to create good street definition. The architect further states:

> *"The upper floors are set back from the lower massing. The central 4 storey elements have been visually raised one story to playfully break up the massing further and at the same time open up the visibly large spaces for the lobby amenity and plaza area."*

An outdoor amenity space exists between the two buildings and secondary lobbies at intersections. The floor area for individual units ranges from 62 to 90 m^2 (677 ft^2 to 967 ft^2) and vary from one (1) to two (2) bedrooms.

The proposed building height (6 storeys), site coverage (46%), parking and building suiting comply with the CD-121 zoning provisions.

Landscaping:
The landscape plans (provided in Attachment A) propose extensive plantings, trees, shrubs and groundcovers on the edge and throughout the site to enhance the development and provide separation between public and private space. A 0.5m landscape strip is proposed between the lane and internal sidewalk on the subject property to separate pedestrians from lane traffic.

Age Friendly Amenity Area:
Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (4 m^2 per residential unit) for apartment developments, resulting in a requirement of 692 m^2 (7,448 ft^2). The amenity area is located central to the site and includes play equipment, outdoor exercise equipment and barbeque facilities for the use of residents. 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.

Access and Parking
As a development prerequisite, the applicant is required to construct portions of 85 and 84 Avenues and 202 Street and the lane fronting the site creating a mobility grid in the Carvolth area. Access to the site is proposed from the new lane into an underground parkade. Pedestrian access will be provided from a greenway along 84 Avenue and new sidewalks along the lane, 85 Avenue, 202 Street and the lane. Staff note that the requirement for lane access is shared with the adjacent property to the west (20179 – 84 Avenue, with each property providing half of the dedication). Construction of the full lane is required as a condition of development for both properties and may require applicants to obtain statutory right of ways from each other depending on development timing.

A total of 267 parking spaces are proposed, which exceeds the minimum requirements of the Zoning Bylaw. A summary of the proposed parking is provided below:

	Parking Spaces Required	Parking Spaces Provided
	260 (of which 26 are dedicated visitor)	267 (of which 27 are dedicated visitor and 27 are adaptable)
Total	260	267

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will ultimately generate approximately 2 new students for Willoughby Elementary (located 1.9 km southeast of the site), 1 student for Yorkson Creek Middle School (located approximately 1.7 km east of the site) and 4 students for RE Mountain Secondary School (located approximately 2.2 kilometres south of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated as "High Density Residential". The applicant requests an increase to the permitted density from 2.8 FSR to 2.86 FSR. Staff are supportive of the amendment given the proposed increased density is less than 1%, complements the amenity space for residents and is generally consistent with the Carvolth NP DP guidelines.

The proposed development complies with the Comprehensive Development CD-121 Zone. The overall form and character of the development and water conservation measures are consistent with the objectives of the Carvolth NP.

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and the Carvolth NP. Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5362 and 5415 (subject to eleven (11) development prerequisites), authorize issuance of the accompanying Development Permit No. 100927 (to be issued at the time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100928
ATTACHMENT B	Development Permit Area M guidelines
ATTACHMENT C	Letter from School District 35
ATTACHMENT D	Summary of Public Information Meeting provided by applicant
ATTACHMENT E	Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100928

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

1. Name: Emporio Holdings Ltd.

   Address: 6511 Francis Road
   Richmond, BC V7C 1K4

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

   LEGAL DESCRIPTION: Lot 66, Section 26, Township 8, New Westminster District Plan NWP67009

   CIVIC ADDRESS: 20203 – 84 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 “J”;
   b. Landscape plans being in substantial compliance with Schedules “K” and “L” 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;
   d. All signage being in compliance with the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “J”;
   f. All refuse areas to be located in an enclosure and screened 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 Energy Conservation and Greenhouse Gas Reduction Development Permit No. 100928;
   b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
   c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   d. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
   e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

f. 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;

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	Renderings
SCHEDULE B	Renderings
SCHEDULE C	Renderings
SCHEDULE D	Site Plan
SCHEDULE E	Underground Parking Plan
SCHEDULE F	South Building Elevations– East & South
SCHEDULE G	South Building Elevations– North & West
SCHEDULE H	North Building Elevations– East & South
SCHEDULE I	North Building Elevations– North & West
SCHEDULE J	Colour and Material Board
SCHEDULE K	Landscape Plan
SCHEDULE L	Landscape Plan

Township of Langley

Est. 1873

SCHEDULE A
RENDERING

② WEST

① NORTH BUILDING

Township of Langley

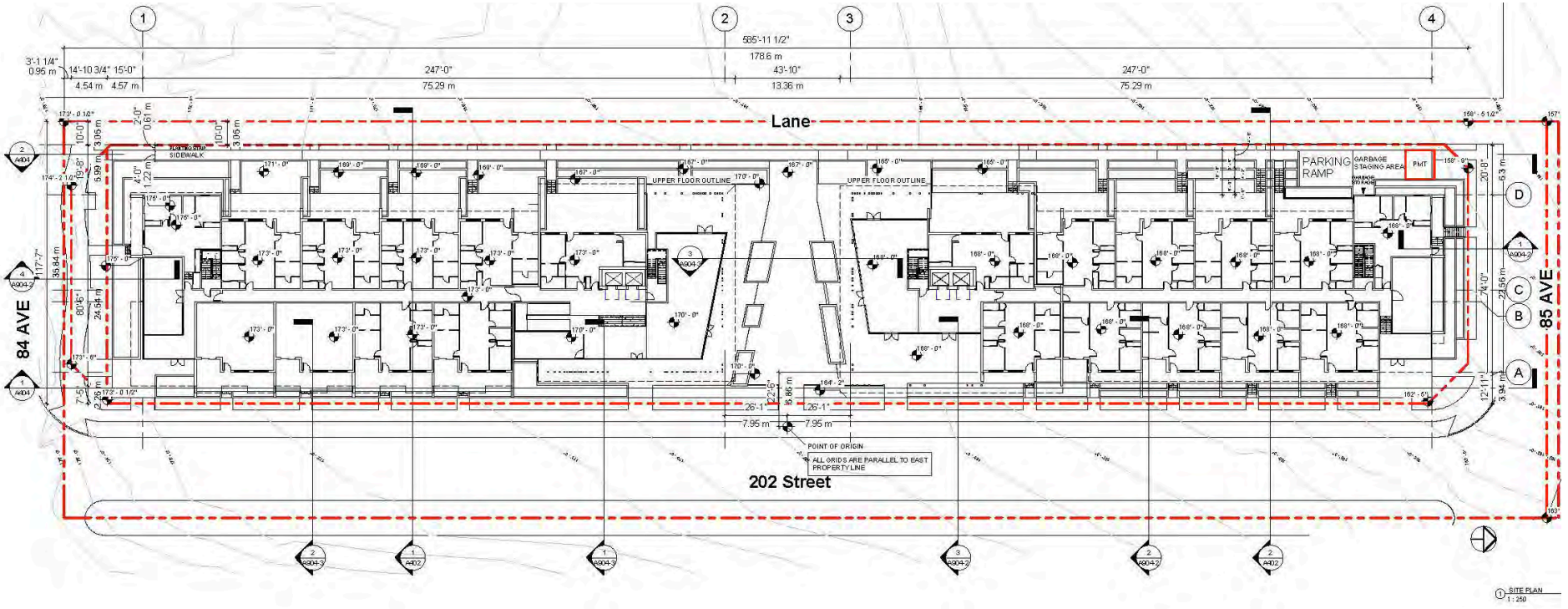
Est. 1873

SCHEDULE B
RENDERINGS

Township of Langley

Est. 1873

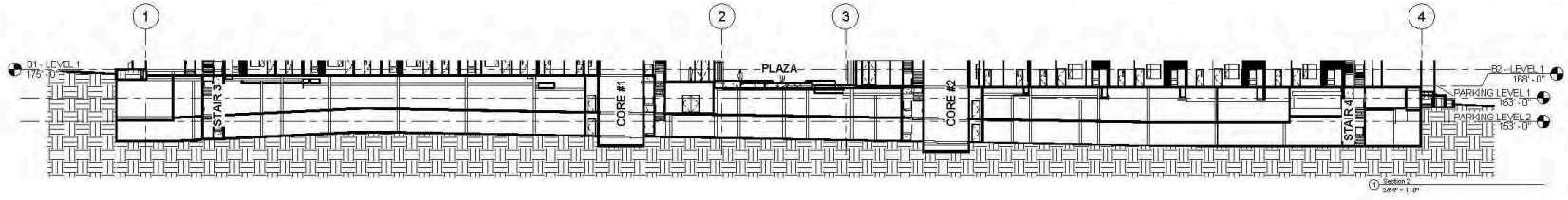
SCHEDULE C
RENDERINGS

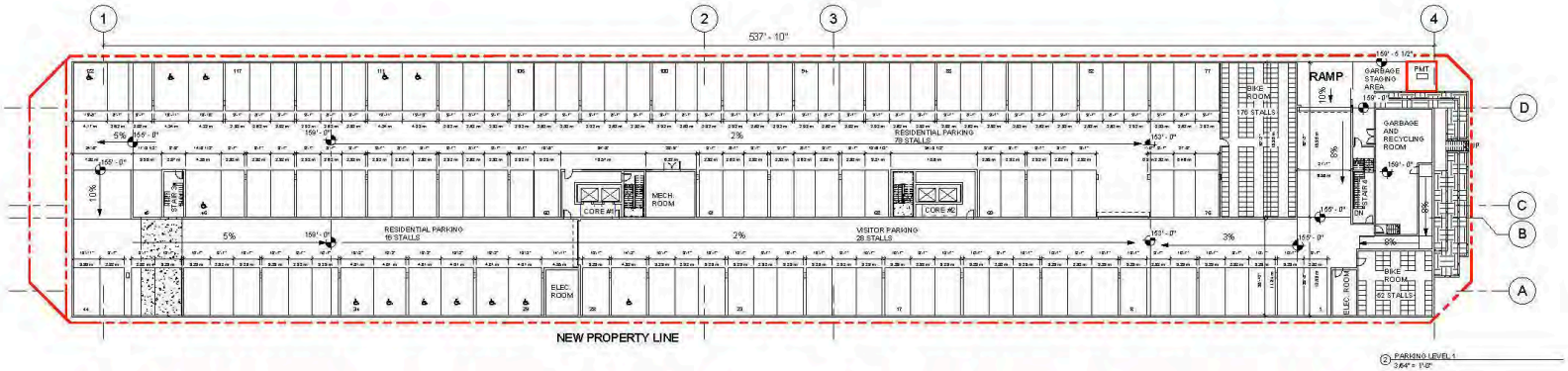


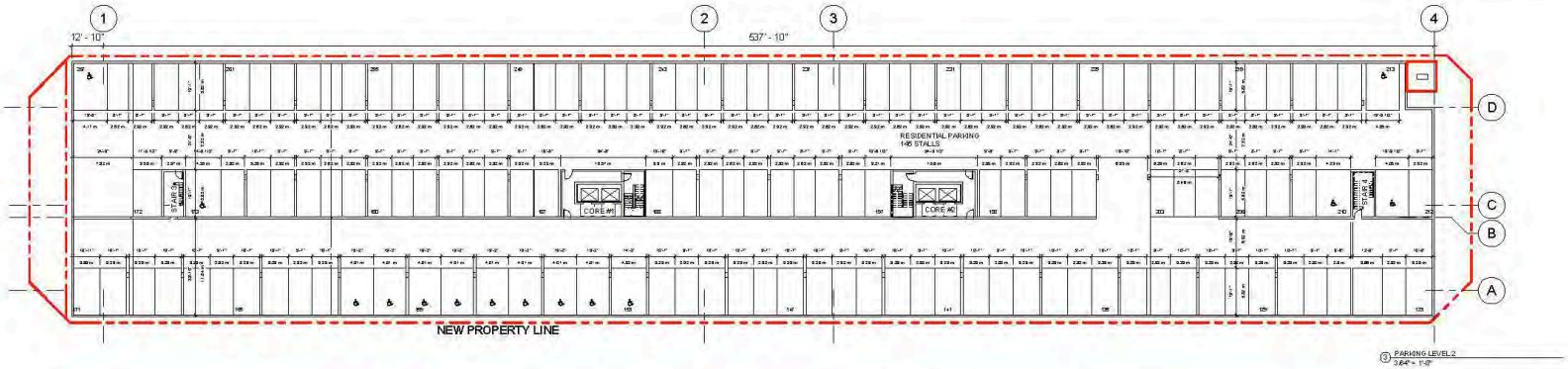
Township of Langley

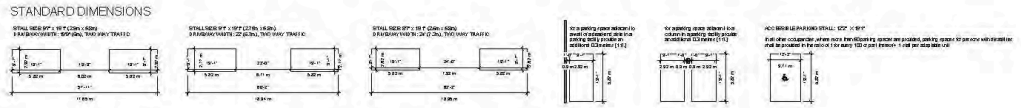
Est. 1873

SCHEDULE D
SITE PLAN









Township of Langley

Est. 1873

SCHEDULE E
UNDERGROUND PARKING PLAN

1 EAST - SOUTH BUILDING
3/32" = 1'-0"

MATERIAL LEGEND
01 HARDIE PLANKS - WOOD TONE
02 BRICK - DARK GREY
03 HARDIE PANEL "IRON GREY"
04 HARDIE PANEL "COBBLE STONE" (LIGHT GREY)
05 METAL PANEL "WHITE"
06 CLEAR GLAZING GUARDRAIL
07 STOREFRONT GLAZING

2 SOUTH - SOUTH BUILDING
3/32" = 1'-0"

Township of Langley

Est. 1873

SCHEDULE F
SOUTH BUILDING ELEVATIONS (SOUTH & EAST)

① WEST - SOUTH BUILDING
3/32" = 1'-0"

MATERIAL LEGEND

01 HARDIE PLANKS - WOOD TONE
02 BRICK - DARK GREY
03 HARDIE PANEL "IRON GREY"
04 HARDIE PANEL "COBBLE STONE" (LIGHT GREY)
05 METAL PANEL "WHITE"
06 CLEAR GLAZING GUARDRAIL
07 STOREFRONT GLAZING

② NORTH - SOUTH BUILDING
3/32" = 1'-0"

Township of Langley

Est. 1873

SCHEDULE G
SOUTH BUILDING ELEVATIONS (NORTH & WEST)

Township of Langley

Est. 1873

SCHEDULE H
NORTH BUILDING ELEVATIONS (NORTH & WEST)

② EAST - NORTH BUILDING
3/32" = 1'-0"

① SOUTH - NORTH BUILDING
3/32" = 1'-0"

MATERIAL LEGEND

01 HARDIE PLANKS - WOOD TONE
02 BRICK - DARK GREY
03 HARDIE PANEL "IRON GREY"
04 HARDIE PANEL "COBBLE STONE" (LIGHT GREY)
05 METAL PANEL "WHITE"
06 CLEAR GLAZING GUARDRAIL
07 STOREFRONT GLAZING

Township of Langley

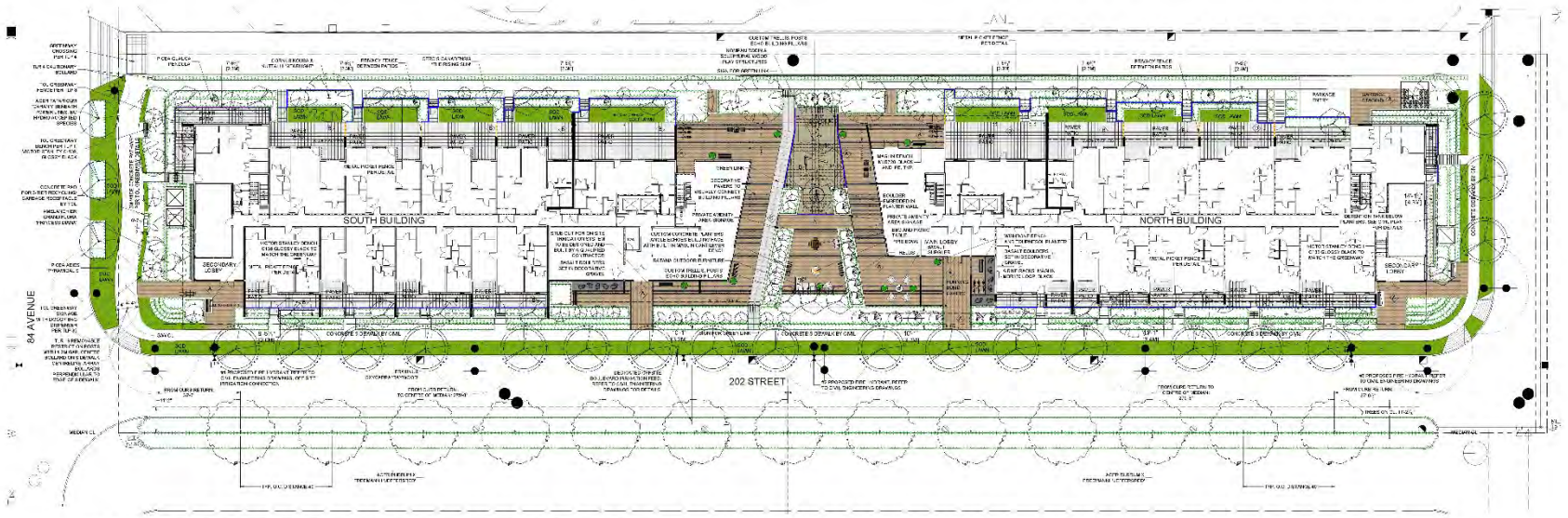
Est. 1873

SCHEDULE J
NORTH BUILDING ELEVATIONS (SOUTH & EAST)

Township of Langley

Est. 1873

SCHEDULE J
COLOUR AND MATERIAL BOARD



ON SITE TREE SCHEDULE — PMG PROJECT NUMBER: 17-161

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	22	CORGUS CANADENSIS 'TI C B SING SUN	REDBUD	60MM CAL
	11	CORNUS KOUSA X 'NUTTALLII STARLIGHT'	S' TARLIGHT HYBRID DOGWOOD	60MM CAL
	8	PICEA ABIES 'KYMMIRALIS'	DYMMIRAL NORWAY SPRUCE	2.5M HT; B&B
	26	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	2.5M HT; B&B
	32	QUERCUS PALUS'TRIS GREEN PILLAR'	GREEN P LLAR PIN AK	60MM CAL - 8M STD. B&B

NOTES: * PLANT SIZES IN TH IS LIST ARE SPECIFIED ACCORDING TO T HE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD, 20TH. PLANT SIZE AND CONTA INER SIZE ARE T HE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW IMMEDIATE PLANT MATERIAL AVAILABLES FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBST TUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCH TECT PRIOR TO MAKING ANY SUBST I J TIONS. TO T HE SPECIFIED MA TERIAL. UNAPPROVED SUBST T UTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPING MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

Hardscape Material Legend

Symbol	Model
A	ABBOTSFORD CONCRETE P AZZA SERIES PAVE RS COLOUR MOROCCAN SUNSE RUNNING BOND PATTERN, SPECIAL INSERTS AT COLUMNS COLOUR CHARCOAL
B	ABBOTSFORD CONCRETE TEXADA HYDRAPRESSED SLAG C RID PATTERN COLOUR NATURAL
C	DECORATIVE BROOM FINISHED CONCRETE GRID PATTERN 30" O.C. NATURAL COLOUR
D	RUBBER PLAY SAFETY TILES SANDY BROWN COLOUR RUNNING BOND PATTERN

pmg LANDSCAPE ARCHITECTS

CLIENT: EMPORIO PROPERTIES LTD

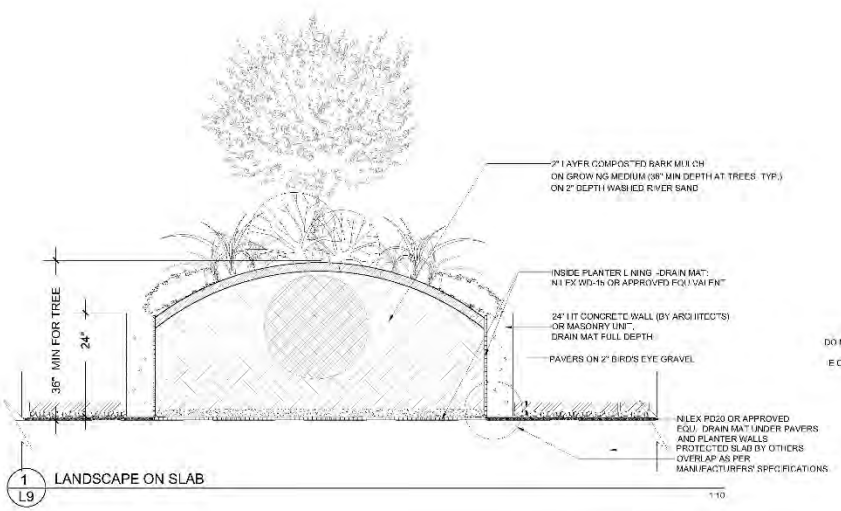
PROJECT: MULTI-RESIDENTIAL DEVELOPMENT

SEAL

DRAWING TITLE

DATE: 17-07-31
SCALE: 1:200
DRAWN: KK
DESIGN: KK

SCHEDULE K
LANDSCAPE PLAN



1 L9 LANDSCAPE ON SLAB

1:10

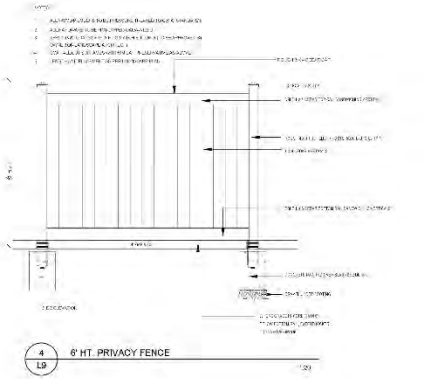
2 L9 DRAIN STRIP ON SLAB

1:10

3 L9 HYDRAPRESSED SLABS ON SLAB

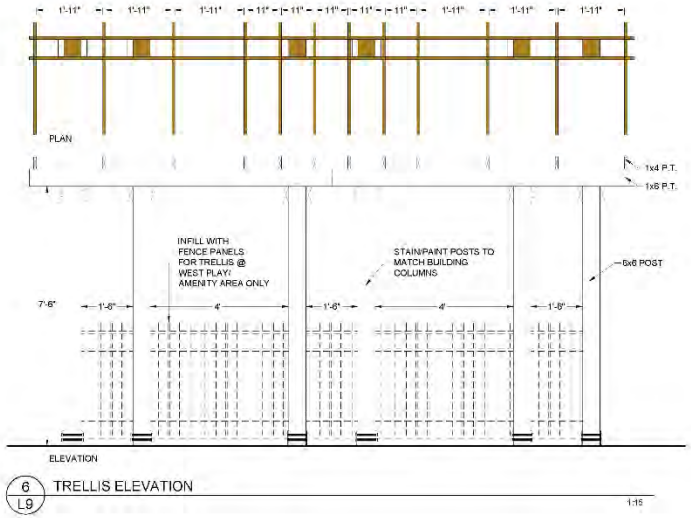
1:10

NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE



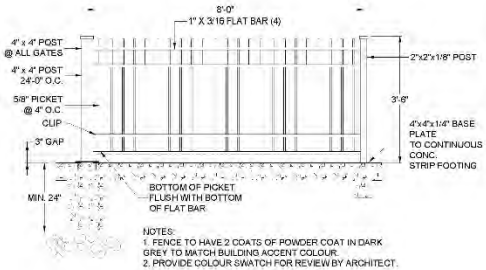
4 L9 6' HT. PRIVACY FENCE

1:20

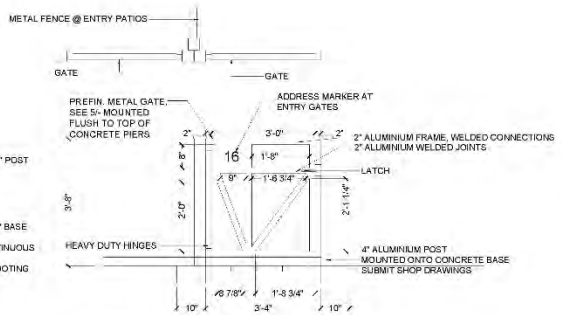


6 L9 TRELLIS ELEVATION

1:15



NOTES:
1. FENCE TO HAVE 2 COATS OF POWDER COAT IN DARK GREY TO MATCH BUILDING ACCENT COLOUR.
2. PROVIDE COLOUR SWATCH FOR REVIEW BY ARCHITECT.



NOTES:
1. GATE TO HAVE 2 COATS OF POWDER COAT IN DARK GREY TO MATCH BUILDING ACCENT COLOUR.
2. PROVIDE COLOUR SWATCH FOR REVIEW BY ARCHITECT.

7 L9 42" HT. PICKET FENCE AND GATE

1/2"=1'-0"

Township of Langley

Est. 1873

SCHEDULE L
LANDSCAPE PLAN

3.2 JUSTIFICATION AND INTENT

The broad intent of these design guidelines is to help shape and support high quality, attractive, functional urban design and a unique sense of place in the various Carvolth character areas. Specifically, the intent of the Carvolth Design Guidelines is:

- To emphasize building and open space design that enhances pedestrian activity, amenities, and safety.
- To encourage energy efficiency and low carbon building and neighbourhood design.
- To foster transit oriented design.
- To guide development of the Carvolth Neighbourhood as a major urban gateway to the Township with a high quality of design and a unique identity and sense of place.

The Carvolth Design Guidelines translate Township objectives and policies and into a set of design strategies and approaches to help guide the development review process for both private and public realm development.

3.3 DESIGNATION

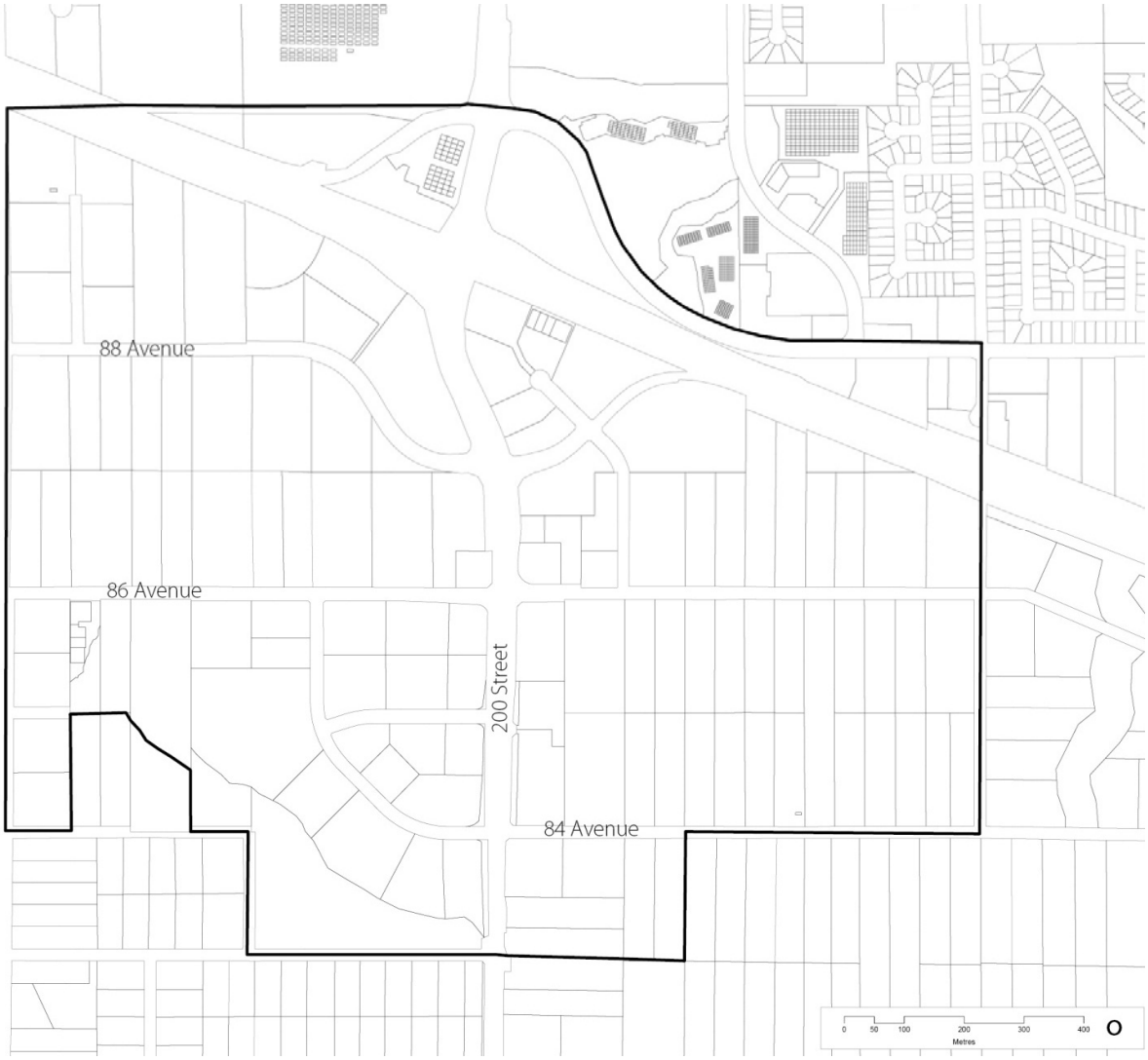
The Carvolth Development Permit Area is identified in the Willoughby Community Plan as Development Permit Area “M”. The lands identified on Figure 42: Carvolth Development Permit Area are designated under the following sections of the Local Government Act:

- 919(1) (e) establishment of objectives for the form and character of intensive residential development.
- 919(1) (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.
- 919(1) (h) establishment of objectives to promote energy conservation.
- 919(1) (i) establishment of objectives to promote water conservation.
- 919(1) (j) establishment of objectives to promote the reduction of greenhouse gas emissions.

These sections of the Local Government Act allow regulation respecting the character of development within the Development Permit Area, including landscaping, and the siting, form, exterior design and finish of buildings and other structures, as justified by the special conditions and objectives in Section 3.2 of this Plan.

In addition, Development Permit Area “F” - Agricultural Land Reserve, as identified in the Willoughby Community Plan, also applies to the Carvolth Neighbourhood Plan area. See Section 4.3.2 of the Willoughby Community Plan for details.

Figure 42. Carvolth Development Permit Area.



3.4 GENERAL GUIDELINES

The general guidelines described below will apply to all new development in the Carvolth area. They are premised on urban design principles that will create a vibrant and accessible urban environment that promotes pedestrian activity and street life.

Figure 43. Mid-block pedestrian pathways increase connectivity.

3.4.1 Connectivity

The intent of these guidelines is to ensure a highly connective street and open space network that creates more route options for pedestrian and bicycle traffic traveling to, from and within the downtown, and direct connections to key amenities and destinations within and adjacent to Carvolth.

- Look for opportunities to create additional mid-block pedestrian pathways to increase the number of pedestrian connections within and through the site.

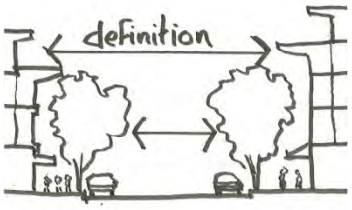


Figure 44. Buildings and street trees can be used to create "street definition".

3.4.2 Street Definition

The intent of these guidelines is to site and design buildings to positively frame and define streets and other public open spaces, and to ensure a positive response to specific site conditions and opportunities.

- Minimize the distance buildings are set back from the sidewalk to create good street definition and a sense of enclosure.
- Build ground floor commercial uses up to the front property line to maintain a continuous commercial street frontage and positive street definition. A setback may be considered where there is a courtyard or other feature that benefits the pedestrian experience or responds to the building setback of an adjacent property.
- New developments with tall buildings (over 4 storeys in height) should incorporate a base building or street-wall at a scale similar to adjacent buildings and appropriate to the street width.
- Buildings should be sited and designed to create the following general building height to street width proportions:
  - » 1:1 - 1:5 for mews or courtyards.
  - » 1:2 - 1:3.5 for residential and commercial streets.
  - » 1:3 - 1:5 for squares, plazas or wide boulevards.

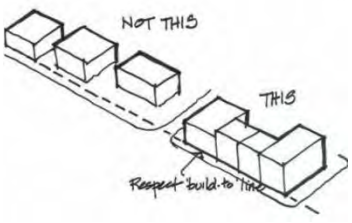


Figure 45. Use a common "build to line" to create a street definition and a sense of enclosure.

3.4.3 Height and Massing

The intent of these guidelines is to reduce the visual mass of large buildings, and ensure the sensitive transition from new development or redevelopment to existing adjacent buildings and open spaces.

- Site and design buildings to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, steep topography, natural features, prominent open spaces and views.
- New development should reflect significant natural topographic features. Buildings should be designed to step down hillsides to accommodate significant changes in elevation and to connect with and transition well to the sidewalk and street.
- Break up the visual mass of large buildings to reduce their visual impact on the pedestrian realm and create variation along the street. Limit the visual mass of building facades to lengths of 40m or less.
- Buildings over 3 storeys in height shall have a maximum frontage length of 80m.
- Buildings 3 storeys in height or lower shall have a maximum frontage length of 40m.
- Buildings up to 4 storeys in height should step back the top storey back by a minimum of 1.5m.
- Building of 5 to 6 storeys in height should step back the top two storeys by a minimum of 1.5m.
- Minimize impacts from sloping sites on neighbouring development. Examples of treatments to minimize impacts include using terraced retaining walls of natural materials, or stepping a building to respond to the slope.

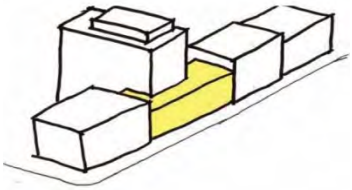


Figure 46. The base massing of this taller building should complement setbacks and heights of adjacent buildings.

Figure 47. Step buildings down to respond to the natural topography of the site.

3.4.4 Active Frontages

The intent of these guidelines is to ensure buildings are sited and designed to be welcoming, and encourage street vitality, visual interest, and safety.

- Site and orient buildings to overlook public streets, parks, walkways and communal spaces.
- Incorporate frequent entrances into commercial frontages facing the street with a maximum spacing of 15m. Ensure that these are active entrances. A maximum spacing of 10m for entrances is desired along retail high streets.

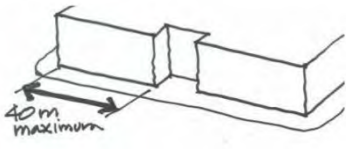


Figure 48. Limit the visual mass of building façades to lengths of 40 m or less.

- Recess building entrances by a minimum of 0.6m to provide for door swings, weather protection and to visually emphasize the building entrance.
- Large floor plate commercial developments shall respond to the prevailing street character along all commercial streets by incorporating small, transparent storefronts with frequent entrances.
- Large format commercial buildings with compatible uses should incorporate smaller shops wrapped around outside edges to better integrate these buildings and uses and make them more compatible with the desired character of the Carvolth area.
- Avoid expansive blank walls (over 5m in length) and retaining walls adjacent to public streets. When blank walls and retaining walls are unavoidable, use design treatments to break up the visual impact such as:
  - » A vertical trellis with climbing vines or other plant materials.
  - » Wall setbacks to provide room for planters.
  - » Wall murals, mosaics or other artistic features.
  - » Quality materials of different colours and textures.
  - » Special lighting, canopies, awnings, horizontal trellises or other human-scale features.
- Provide pedestrian access to buildings from the adjacent public street, and orient upper-storey windows and balconies to overlook adjoining public open spaces.
- On corner sites, develop street-facing frontages for both streets and design front elevations with pronounced entrances oriented to the corner and/or primary streets.
- Maintain site lines from inside the buildings to public open space to allow for casual surveillance of the street and sidewalk.
- Ensure a minimum glazing area of 75% for frontages at grade along all commercial streets.

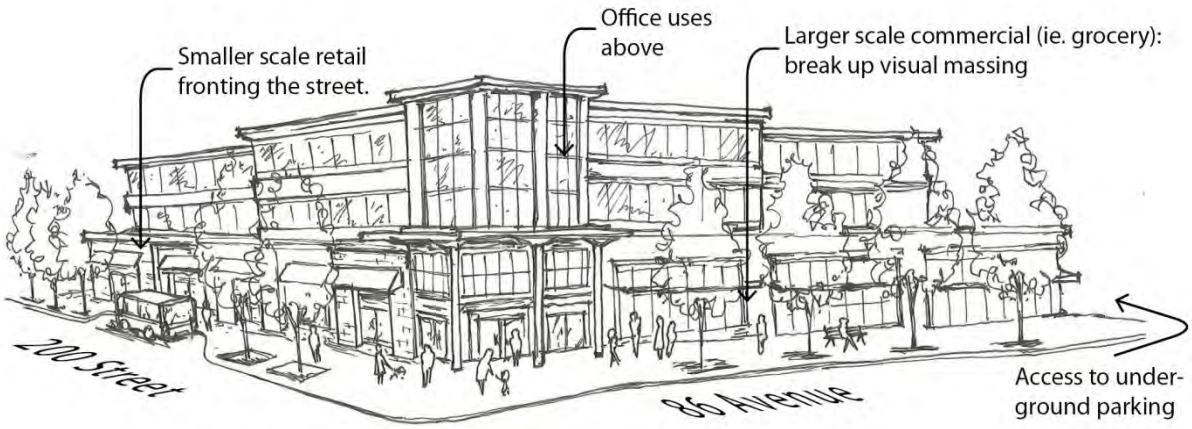
Figure 49. Vertical setbacks break up the visual mass of buildings.

Figure 50. When unavoidable, blank walls should be screened to make it more visually interesting.

Figure 51. Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk.

3.4.5 Weather Protection

The intent of these guidelines is to provide comfort for pedestrians and enhance the pedestrian function of public streets through the provision of weather protection.



- Provide continuous weather protection along building frontages immediately adjacent to public streets, sidewalks or open space.
- Ensure that the depth, height and angle of weather protection are adequate to protect pedestrians from rain or snow that may be blown by the wind.
  - » The width to height ratio should be 1:1 to 1:1.4.
  - » The minimum height should be 2.5 m.
- Where sloping sidewalks occur, break up awnings and canopies into modules, and terrace them down to follow the profile of the street.
- Design canopies extending over building frontages greater than 30 m to reduce their apparent scale and length by, for example, breaking up the canopy to reflect the architecture and fenestration pattern of the building facade.

Figure 52. Weather protection to enhance pedestrian comfort.

Figure 53. Canopies provide weather protection over a large area in front of buildings.

3.4.6 Green Development

The intent of these guidelines is to encourage building design and site planning that maximizes livability, daylight access, and energy efficiency and reduces the overall “ecological footprint” (energy use, waste, and pollution) of development.

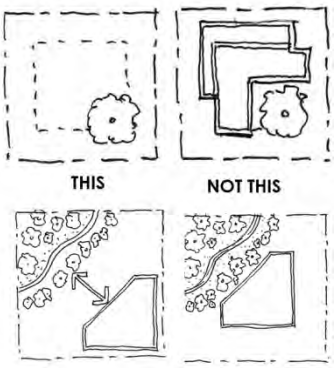


Figure 54. Retain existing trees and buffer ecologically sensitive areas.

Site Design

The intent of these guidelines is to preserve or enhance the natural habitat, energy performance and ecosystem processes of the site and the neighbourhood.

- Creating sustainable buildings starts with proper site selection. The location of a building affects a wide range of environmental factors such as ecosystem function, energy consumption and mobility. If possible, locate buildings in areas of existing development to concentrate development and take advantage of existing infrastructure. Consider conserving resources by renovating existing building for new uses. Maximize the restorative impact of site design. Additional guidelines related to landscaping and stormwater control can be found in Section 3.4.11 and 3.4.12 respectively.
- Minimize site disturbance during construction and retain or enhance existing vegetation where possible, particularly remnant riparian zones, watercourses, and urban forests.
- Enhance habitat, biodiversity and ecosystem processes through plant selection and landscape design. Include native or adaptive plant species.
- Minimize impervious surfaces such as roads, parking lots and sprawling buildings and infiltrate rainwater on-site using retention and infiltration best management practices as appropriate (bioswales, infiltration trenches, rain gardens, etc.).
- Incorporate green roofs, where appropriate, to help absorb stormwater, improve thermal efficiency, and provide outdoor amenity space for residents and workers.
- Improve service, minimize light pollution and maximize energy efficiency through the use of full cut-off lighting (avoiding light reflectance) and by directing lighting downwards. Exceptions may be made for signage and architectural lighting.

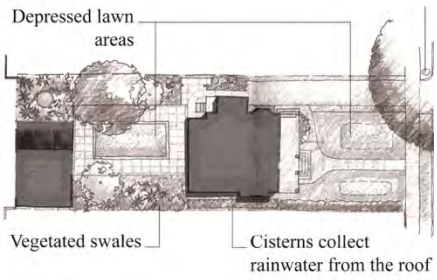


Figure 55. Landscape design can contribute to local ecosystem health.

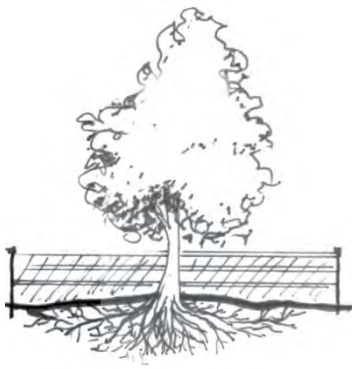


Figure 56. Protective barriers around existing trees.

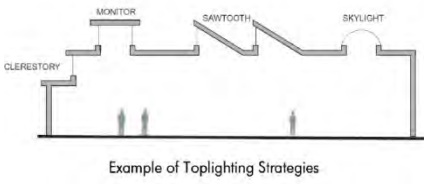


Figure 57. Roof openings can provide lighting where typical side lighting is restricted.

- Where possible, locate new buildings within a five minute walk (400 metres) of frequent public transit and provide alternative transportation incentives such as bike storage, change rooms and priority parking for bicycles, carpool vehicles or alternative fuel vehicles.
- Retrofit existing building where possible and look for opportunities to intensify use adjacent to existing infrastructure.

Energy Performance

The intent of these guidelines is to optimize building energy performance and where possible use energy from renewable sources.

- In this section it is important to balance complementary and competing priorities for passive design (efficiency, heating, cooling, daylighting and ventilation) to optimize energy performance and cost. Consider site and building constraints and the specific commercial, residential and institutional application in building design.
- Orient buildings to optimize passive solar energy potential. Most solar energy gain can be achieved when facing within around 20 degrees of solar south. For single loaded buildings, orient the building on an east-west axis and/or ensure a south facing roof aspect. For buildings that are double loaded, consider orienting the building on a north-south axis to ensure that units on both sides of the building receive some amount of solar exposure.
- To cost-effectively limit heat loss, limit fenestration to 40% of the total facade area (window to wall ratio). If higher fenestration ratios are desired, compensate with highly efficient windows. Fenestration should be emphasized on southern and western exposures and be minimized on northern and eastern exposures.
- Maximize daylight penetration by locating windows high on walls or by using clerestories and light shelves.
- Ensure solar shading with an emphasis on those buildings with high window to wall ratios. The benefits of reducing solar gains in summer should be balanced with the benefit of solar gains in the winter by taking advantage of the different seasonal sun angles. External shading such as recessed balconies, overhangs, and louvers are preferable over internal shading such as internal blinds.

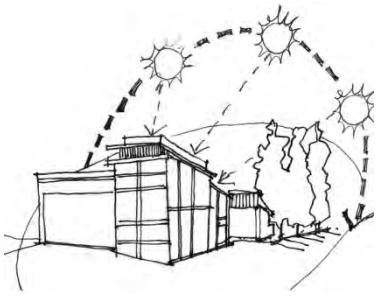


Figure 58. Buildings oriented to maximize use of solar energy.

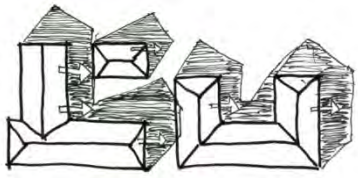


Figure 59. Corner and through units facilitate natural ventilation and daylight access.

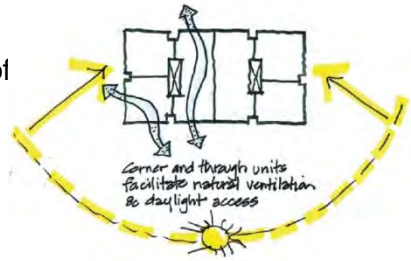


Figure 60. Sun shade diagrams can help determine the siting of buildings to minimize overshadowing of adjacent open

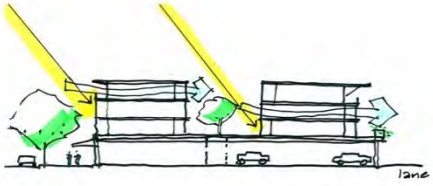


Figure 61. Through units allow for natural ventilation and increased daylight access.

- Balance narrow floor plans that increase the potential for cross ventilation and penetration of daylight into the building with minimizing the envelope to floor area ratio to optimize thermal efficiency.
- Design with greater floor-to-ceiling heights to increase the amount of interior space that can be lit from windows.
- Buildings should be narrow to increase the amount of interio space with access to day-lighting and winds for passive ventilation. Buildings with through units (i.e., units with exterior walls on at least two sides) can be created by incorporating a mews or central courtyard into the form and design of low rise buildings or into the base massing of tall buildings.
- Design residential buildings to receive daylight and natural ventilation from at least two sides of the building, or from one side and a roof. Where possible, dwellings should have a choice of aspect: front and back, or on two sides (for corner units).
- Ensure that the siting, form, and scale of buildings do not block significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized. Proposals for new projects should include sun/shade diagrams of the subject development and the surrounding properties at the following times:
  - » Equinox: 8 a.m., 12 noon, 4 p.m.
  - » Winter Solstice: 9 a.m., 12 noon, 3 p.m.
- Incorporate courtyards and greenways in residential and mixed-use projects to maximize the amount of direct sunlight received.
- Landscaping and building design should ensure solar access in winter and in summer provide shading of afternoon sun and reduce the urban heat island effect. Provide deciduous landscaping and/or shading devices on southern and western exposures.
- For all outdoor lighting, use efficient lighting design such as LEDs and motion or photo-sensitive lighting.
- Use energy efficient fixtures and design lighting for specific needs to reduce ambient lighting requirements.

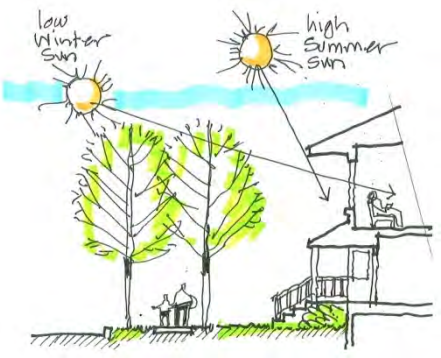


Figure 62. Ensure light penetration into interior living spaces in winter, and protection from direct sunlight in the afternoon hours of summer.

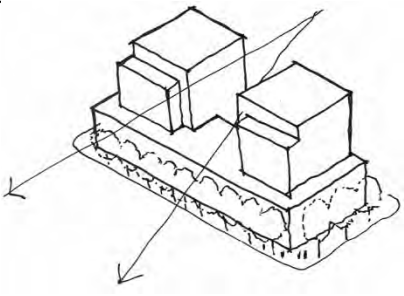


Figure 63. Slender building forms enhance daylight penetration and cooling through cross ventilation.

Figure 64. Sun shading devices reduce lighting and cooling demands and protect the building envelope from pre-mature aging.

- Acquire at least 5% of the building's total energy through the use of on-site renewable energy systems with an emphasis on heating and cooling systems such as geo-exchange, air-source heat pumps, heat recovery from wastewater, biomass, or solar thermal. If a District Energy system is established in Carvolth, connection to the system could be considered to meet this guideline.

Figure 65. Shared composting facilities.

Water

The intent of these guidelines is to protect and conserve fresh water resources.

- Limit or eliminate the use of potable water for landscape irrigation by using high-efficiency irrigation technology, captured rain or recycled site water and/or drought tolerant plant species.
- Design landscaping and select plants that are appropriate for the local climate, minimizing irrigation needs.
- Design lawns for residential and commercial use, rather than aesthetics, minimizing unnecessary irrigation.
- Reduce the generation of wastewater and potable water demand by using captured rainwater for sewage conveyance or by treating wastewater on site to tertiary standards.
- Employ water efficiency strategies such as water-conserving plumbing fixtures, appliances and control technologies.

3.4.7 Public Realm

The intent of these guidelines is to ensure that the design of streets and open spaces creates visual interest, comfort and safety for pedestrians and contributes to a unique local identity and sense of place.

- Provide a continuous planting of street trees along both sides of streets in residential, commercial and office neighbourhoods.
- Provide a zebra- or ladder-painted crosswalks, or crosswalk made of special paving materials, at all key pedestrian crossings to increase driver awareness.
- Curb to curb widths of local streets should be as narrow as practical to accommodate expected traffic and services.
- Incorporate corner bulges into streetscape design to enhance pedestrian crossings and provide space for landscaping, stormwater management, seating and public art.
- Ensure a continuous public sidewalk on both sides of the street throughout the Carvolth area.

Figure 66. Buildings should be designed and oriented to encourage casual surveillance and "eyes on the street."

- Provide street furnishings, including transit shelters, benches, lighting, and waste receptacles to enhance the public realm.
- Cafes are permitted and encouraged on public sidewalks in commercial areas provided that safe passage for pedestrian and emergency services is maintained.
- Pedestrian-oriented lighting should be provided throughout residential, commercial and office areas.
- Distinctive bus shelters or deep canopies should be provided along major transit routes to provide comfort for transit users.
- Hydro kiosk/utility boxes to be incorporated wherever possible into landscape areas to reduce visual impact.

3.4.8 Safety, Security and Accessibility

The intent of these guidelines is to enhance personal safety and security through building siting, orientation, and design, and to ensure buildings and open spaces accommodate and provide access for all users and abilities.

Figure 67. Buildings oriented to the street with clear definition of the transition from public to private realm help to promote neighbourhood safety and security.

- Ensure the design of new development increases “eyes on the street” with the placement of windows, balconies and street-level uses, and allows for casual surveillance of parks, open spaces, and children’s play areas.
- Avoid blank, windowless walls that do not permit residents or workers to observe public streets and open spaces.
- Incorporate the creative use of ornamental grilles over ground-floor windows or as fencing, as necessary/appropriate.
- Provide adequate lighting along streets and at entrances to enhance the sense of personal safety and security.
- Design parking areas to allow natural surveillance by retaining clear lines of sight to and between public sidewalks and building entrances for those who park there and for users of nearby buildings.
- Ensure CPTED principles are adhered to with respect to landscape design and construction.
- Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of pedestrian abilities. Generally, such routes should be direct, level, obstacle-free, easily identifiable and clearly separated from vehicular routes.

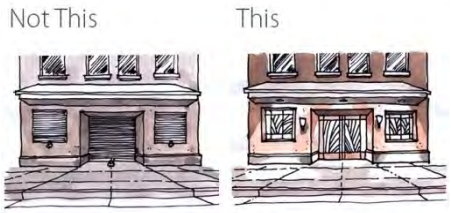


Figure 68. Security grilles can be incorporated in an attractive way.

3.4.9 Tall Buildings

The intent of these guidelines is to encourage siting, massing and design that minimizes negative impacts on views, privacy, and solar access for individual units, reduce the perceived bulk of tall buildings, and minimize impacts of tall buildings on adjacent public streets and open spaces.

Tall Buildings are defined as buildings over 6 storeys or 18 m in height. In addition to the preceding general guidelines (Sections 3.1 - 3.12), the following tall building guidelines are applicable to development proposals that include buildings over 6 storeys in height.

- An open spacing of tall buildings should be maintained to ensure adequate light, air, access and views for residents.
- The minimum facing distance between tall buildings should be 40 m.
- The placement of tall buildings should achieve a diagonal spacing to avoid tall buildings looking directly into each other.
- Tall buildings should have a maximum floor plate size of 700 sq. m.
- Tall buildings should have a maximum floor plate width of 24 m.
- The bulk of towers should be minimized using vertical and horizontal articulation, for example, by incorporating changes of plane, stepped terraces or modulated plan and facade forms.
- Tall buildings should have a maximum height of 50 m, excluding appurtenances and mechanical equipment.
- Tall buildings should generally be aligned parallel to the street in a north-south direction.
- New developments with tall buildings should incorporate a base building sited and scaled to complement adjacent buildings and to create a strong street edge definition. (See section Street Definition Guidelines, section 3.3).
- Tall buildings should incorporate ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces.
- Tall buildings should be set back a minimum of 5 m from the fronting public street or open space, while still achieving good address on the fronting public street or open space.

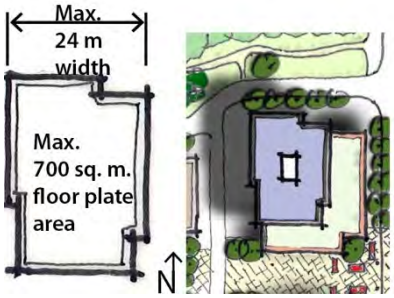


Figure 69. Tall buildings.

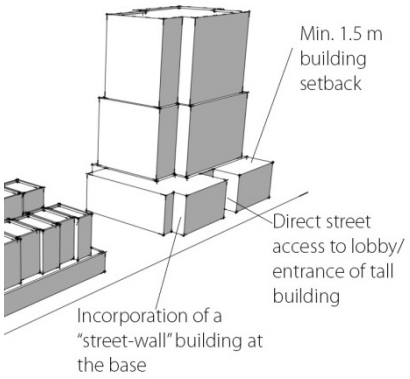


Figure 70. Ensure vertical and horizontal articulation.

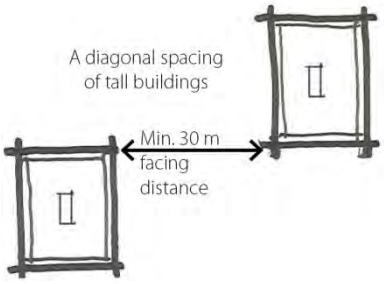


Figure 71. Spacing of tall buildings.

Figure 72. Variation in tower form and design should be achieved.

- Tall building address should be achieved by stepping back the base building (podium) at the primary entrance of tall buildings to allow the tall building to meet the street and by locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk, plaza or other open space.
- An interesting and varied roof form should be achieved, for example, by incorporating a top pent house or amenity space to conceal appurtenances and mechanical equipment.

3.4.10 Master Planning Tall Buildings and Large Sites

The intent of these guidelines is to ensure the integration of larger sites and sites with tall buildings with adjacent areas.

Proposals for Large Sites and sites with Tall Buildings should include a master plan. Master planning will enable tall buildings to be sited and organized in a way that provides desirable transitions to adjacent areas and ensures appropriate tall building separation. More broadly, a master planning process will help knit the public realm into a single, cohesive whole as demonstrated by the illustrative concept plan and encouraged by the design guidelines.

A Master Plan is to be provided at both the neighbourhood scale and the site or block scale and should reflect the intent of the Integrated Area Concept Plan (Figure 7) and Design Guidelines.

Tall Buildings are defined as buildings over 6 storeys or 18 m in height. Large Sites are defined as those over 5000 sq. m in size. However, the Township may, at its discretion, identify other sites with special characteristics or conditions where master plans will be required. A Master Plan for Large Sites and sites with Tall Buildings should describe in drawings and words for the site and its context the following issues:

Figure 73. Master planning should reflect the pattern of streets, open spaces and built form described in this plan.

- The location and dimensions of public streets, parks and accessible open spaces.
- General location and dimensions of pedestrian circulation and relationship to pedestrian sidewalks and paths, transit stops and shelters.
- General location of building footprints - base buildings and taller buildings.
- General layout and dimensions of setbacks from streets, parks and open spaces, as well as dimensions between base and tall buildings on the same site.
- General location of building entrances for each building.
- General location and dimensions of site access, service areas, ramps, drop-off and parking for each building.
- The location of watercourses including non-disturbance areas.
- Phasing plan and schedule.
- Perspective showing important views.

- Shadowing impacts on adjacent buildings and open spaces using sun/shade diagrams at the following times:
  - » Equinox: 8 a.m., 12 noon, 4 p.m.
  - » Winter Solstice: 9 a.m., 12 noon, 3 p.m.

3.4.11 Parking, Servicing and Access

The intent of these guidelines is to ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the pedestrian realm.

- Structured underground or “tuck-under” parking is preferred over off-street surface parking.
- Where off-street surface parking is unavoidable, it should be located to the rear of the building with parking access from the lane or side street.
- Off-street parking located between the front face of a building and the public sidewalk is not permitted.
- If surface parking is located beside the building and adjacent to the public sidewalk, screen these areas from sidewalks and other active open spaces using materials that provide a visual buffer while still allowing clear visibility into the parking areas to promote passive surveillance.
- Locate public on-street parking at the curb to provide convenient and easy access to commercial/residential entrances.
- In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is not possible, access may be provided from the street, provided that:
  - » The street is not a primary retail high street.
  - » Access is from the long face of the block.
  - » There is no more than one interruption per block face and only one curb cut on the street.
- Any vehicular entrance and its associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize the visual impact.
  - » Avoid ramps located directly off the street or lane.
  - » Use treatments such as screening, high-quality finishes, sensitive lighting and landscaping to minimize the visual impact of parking ramps and entrances.
- Incorporate pedestrian pathways and landscaping into surface parking areas. Pedestrian sidewalks should be incorporated into islands to minimize conflict with vehicles.

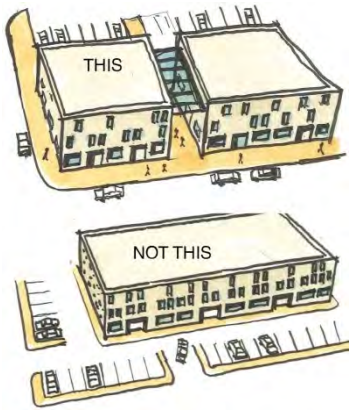


Figure 74. Off-street parking uses should not be located between the front of a building and the public sidewalk.

Figure 75. Access to underground parking should be architecturally integrated to minimize the visual impact.

Figure 76. Screen surface parking using a trellis, landscaping, or climbing vines that maintain site lines.

- Bicycle parking should be located in a visible, active and well lighted area convenient to primary building access and bike route access.

3.4.12 Lighting

The intent of these guidelines is to contribute to the overall quality, character and safety of the Carvolth area.

- Illuminate building facades and features by providing architectural lighting on the face of commercial and office buildings and at the main entrances to multi-family residential buildings to help create a sense of safety and intimate space around the building.
- Light paths and entry areas sufficiently to ensure pedestrian comfort and safety while avoiding visible, glaring light sources.

Figure 77. A combination of wall-mounted lights and up lighting animate the building façade and adjacent pedestrian areas.

3.4.13 Landscaping

The intent of these guidelines is to contribute to the overall quality, character and ecological function of the Carvolth area.

- Use landscaping to create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings where appropriate.
- Use hard landscape features such as terraced retaining walls and planters to transition between grades.
- Provide a continuous planting of street trees along both sides of all public streets with a maximum tree spacing of 10 meters.
- Use native or adaptive plant species to enhance ecological function and reduce the need for external inputs such as additional watering and fertilizers.
- Irrigate landscape material during plant establishment.
- Existing healthy trees should be preserved where possible.

3.4.14 Stormwater Source Control

The intent of these guidelines is to provide guidance and inspiration on innovative means of achieving stormwater management objectives.

Absorbent Landscape:

- Maximize the area of absorbent landscape on site and conserve as much existing vegetation and undisturbed soil as possible.
- Disconnect impervious areas (such as roofs and parking lots) from the storm sewer system and have them drain into an absorbent landscape.
- Maximize the vegetation canopy cover over the site and provide multi-layered canopies where possible.
- Ensure adequate growing medium depth for horticulture and stormwater needs: a minimum of 150 mm for lawn areas, and 450 mm for shrub/tree areas.

Infiltration Swale:

- Flow to the swale should be distributed sheet flow (i.e., travelling through a grassy filter area). Provide pre-treatment and erosion control to avoid sedimentation in the swale.
- Provide a 25 mm drop at the edge of paving to swale soil surface.
- Provide longitudinal slope of 1-2% and ensure side slopes are not more than 3 (horizontal): 1 (vertical).
- Provide weirs or check dams to slow water flow with a maximum ponding level of 150 mm.

Infiltration Rain Garden:

- At point source inlets, install non-erodible material, sediment cleanout basins, and weir flow spreaders; install a non-erodible outlet or spillway to discharge overflow.
- Soil depths of 450 mm to 1200 mm are desirable; use soils with a minimum infiltration rate of 13 mm/hour.
- Surface planting should be primarily trees, shrubs, and groundcovers, with planning designs respecting the various soil moisture conditions in the garden.
- Drain rock reservoir and perforated drain pipe may be avoided where infiltration tests by a design professional show subsoil infiltration rate that exceeds the inflow rate.

Figure 78. Stormwater infiltration as an amenity for residents.

Figure 79. Weirs and check-dams help to slow the flow of water and facilitate infiltration.

Figure 80. Storm water source controls like these rain gardens reduce pollutant run-off.

Pervious Paving:

- Ensure protection of pervious paving from sedimentation during and after construction.
- Surface slow should be at least 1% to avoid ponding and related sedimentation of fine particulate matter.
- Wrap paver bedding material with geotextile filter cloth on bottom and sides to maintain water quality performance.

Extensive Green Roof

- Ensure at least 2% slope for drainage.
- Avoid monocultures to increase success of establishing a self-maintaining plant community.
- Provide plan free zones along the perimeter, adjacent facades, expansion joints, and around each roof penetration.
- Ensure intensive maintenance during establishment (2 years).

Infiltration Trench

- Locate infiltration trenches at least 3.0 m from any building.
- Provide access for periodic inspection and clean-out.
- Install the infiltration trench in native ground, and avoid over-compaction of the trench sides and bottom.

3.5 CHARACTER AREA GUIDELINES

The character area guidelines described below will provide additional detail about the unique character and urban design of the various character areas in Carvolth. These guidelines are intended to supplement the general design guidelines described in the previous section.

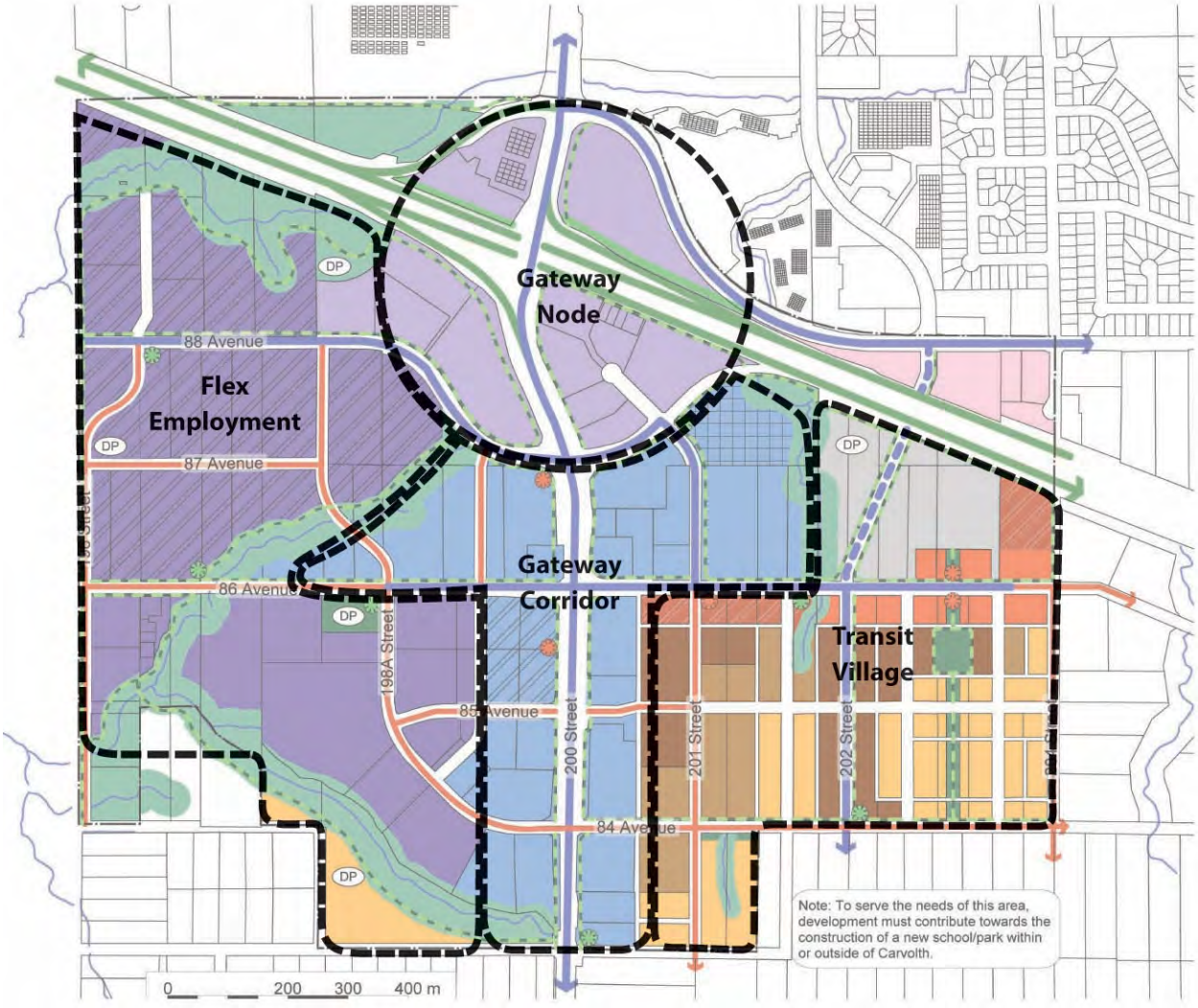


Figure 81. Map of Character Areas.

Figure 86. Illustrative Concept Plan: Transit Village.

3.5.3 Transit Village

The Carvolth Transit Village is comprised of a compact mix of housing, local shops and services, parks and plazas. An interconnected network of pathways, pedestrian streets and greenways creates safe, attractive and accessible pedestrian and cycling connections to the Carvolth Transit Exchange, local shops and services, and the employment node/Frequent Transit Corridor along 200 Street.

Residential Buildings:

- Site and orient townhouses and apartments to overlook public streets, parks, walkways, and communal spaces, while ensuring the security and privacy of residents.
- Ground floor residential uses should emphasize ‘doors on the street’ by incorporating individual entrances to ground floor units in residential buildings that are accessible from the fronting street. This provides easy pedestrian connections to buildings, encourages street activity and walking, and enhances safety.
- Residential entries should be clearly visible and identifiable from the fronting public street to make the project more approachable and create a sense of association amongst neighbours.
- Set back residential buildings on the ground floor by a minimum of 2 m and a maximum of 4 m, and elevate by a minimum of 0.6 m to create a semi-private entry or transition zone to individual ground floor units. For these units, ensure an alternate access point that is accessible by wheelchair (as required by the B.C. Building Code).
- A landscaped transition zone in between the entryway and public sidewalk should be considered on streets with high traffic volumes.

- Apartment lobbies and main building entries shall be clearly visible from the fronting street with direct sight lines into them. Where possible, apartment lobbies should have multiple access points to enhance building access and connectivity with adjacent open spaces.
- Lobbies and main building entries should be clearly visible from the street, and have direct sight lines into them. Seating in the lobby should be provided to ensure people with mobility issues have a comfortable secure place to sit while waiting for rides.
- Incorporate lobbies with multiple access points to enhance building access and connectivity with adjacent open spaces.

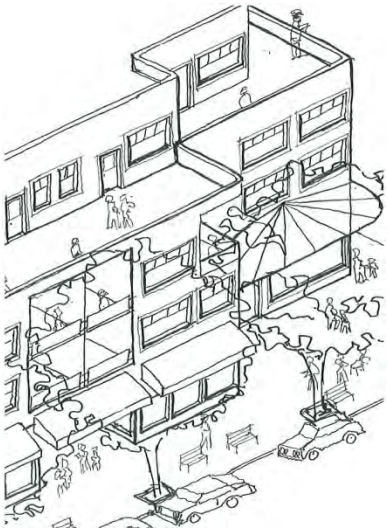
Human Scale:

- The design of new buildings and renovated existing buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments (for example, by articulating façades into a series of intervals).
- Design buildings to express their internal function and use.
- Incorporate into building façades a range of architectural features and design details that are rich and varied to create visual interest when approached by pedestrians.
- Examples of architectural features include:
  - » Building height, massing, articulation and modulation.
  - » Bay windows and balconies.
  - » Corner features accent, such as turrets or cupolas.
  - » Decorative rooflines and cornices.
  - » Building entries.
  - » Canopies and overhangs.
- Examples of architectural details include:
  - » Treatment of masonry (ceramic tile, paving stones, brick patterns, etc.).
  - » Treatment of siding (for example, the use of score lines, textures, and different materials or patterning to distinguish between different floors).
  - » Articulation of columns and pilasters.
  - » Ornament or integrated artwork.
  - » Integrated architectural lighting.
  - » Detailed grilles and railings.
  - » Substantial trim details and moldings.
  - » Trellises and arbors.

Figure 87. Architectural details and features help to create visual interest when approached by pedestrians.

Figure 88. Architectural features and details combined in a simple and pleasing composition.

- Locate and design entrances to create building identity and to distinguish between individual commercial and/or residential ground floor units. Use a high level of architectural detail and, where appropriate, landscape treatment to emphasize primary entrances and to provide “punctuation” in the overall streetscape treatment.
- Design balconies as integral parts of buildings and to maximize daylight access into dwellings through the use of glazed or narrow metal spindle guardrails.
- Clearly distinguish the roofline from the walls of buildings (for example, through the use of a cornice, overhang, or decorative motif).



Windows and Doors

- Windows can be used to reinforce the human scale of architecture by incorporating individual windows in upper storeys that:
  - » Are vertically proportioned and approximately the size and proportion of a traditional window.
  - » Include substantial trim or molding.
  - » Are separated from adjacent windows by a vertical element.
  - » Are made up of small panes of glass.
  - » Are separated with moldings or jambs but grouped together to form larger areas of glazing.
- The use of figured or frosted glass or tinted glazing is discouraged for windows facing the street except for compatible use of stained glass or where figured or frosted glass comprises a maximum 20% of the glazing. This creates a welcoming, visually interesting and transparent street frontage.

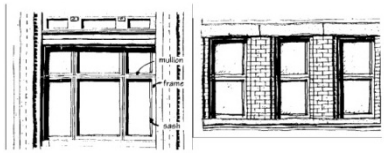


Figure 89. Punched windows with vertical proportions create variation and texture in the façade and help achieve a human scale.

Exterior Materials

- A key objective is to encourage the use and expression of wood as a renewable resource. This can be achieved through the use of wood in façade design and the architectural expression of buildings.
- In general, new buildings should incorporate natural building materials into façades to avoid a “thin veneer” look and feel, incorporated with more modern treatments, including glass curtain walls for office buildings.

The following materials are recommended, acceptable, or discouraged for use:

- Recommended:
  - » Natural wood materials, including:
    - Milled and un-milled timbers.
    - Window and door trim.
    - Canopy structures and signage.
  - » Brick masonry, glazed tile, stone, concrete (painted).
  - » Flat profile “slate” concrete tiles.
  - » Glass and wood for window assemblies.
  - » Standing seam metal roofing.
- Acceptable:
  - » Pre-finished metal, non-corrugated type, emphasizing either vertical or horizontal arrangements but not both.
  - » Limited amounts of stucco.
- Discouraged:
  - » Vinyl siding or window frames.
  - » Swirl Type Stucco.

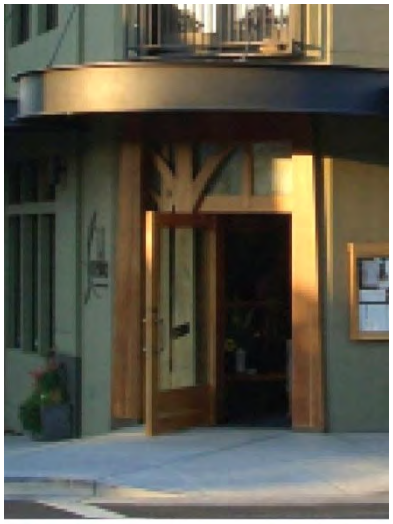


Figure 90. Tasteful use of timbers integrated with a range of complimentary colours and materials.

Landscaping

- Landscaping should be used to create a positive interface between buildings and streets by using perennials, shrubs, and trees to soften buildings, where appropriate.
- Hard landscape treatments such as terraced retaining walls and planters should be used to transition between grades, where necessary. The following are preferred approaches for achieving this guideline:
  - » Incorporate a planter guard or low planter wall as part of the building design.
  - » Use distinctive landscaping in open areas created by building articulation.
  - » Include a special feature such as a courtyard, fountain, or pool.
  - » Emphasize entries with special planting in conjunction with trellises, decorative paving and/or lighting.

Langley Schools

15 October, 2018

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

RE: Project: 08-26-0188 / HARI HOMES INC

CIVIC: 20203 - 84 Avenue

LEGAL: Lot 66 Section 26 Township 8 NWD Plan 67009.

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
Condos	**175**	**2**	**1**	**4**

Given the current school catchments this development would impact Willoughby Elementary School, Yorkson Creek Middle School and RE 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

Wilson Chang Architect

architecture + online collaboration
www.wcai.ca
200-45 E 6th Ave, Vancouver, BC, V5T 1J3
t 604.630.9488

May 24, 2018

Project: 08-26-0188
Folders: RZ1 00497/DP1 00927

To:

Ruby Sandher, MCIP, RPP| Planner
Development Planning | Township of Langley
20338 – 65 Avenue, Langley, BC V2Y 3J1

RE: Summary Report of Public Information Meeting for Project No. 08-26-0188/ EMPORIO HOLDINGS LTO.

Dear Ruby,

Please see our summary report of the public information meeting of Project No. 08-26-0188 below:

Public information meeting was held on May 16th, 2018 from 5:00 PM to 8:00 PM, and 4 people attended the meeting. Please find attached the sign-in sheet from the meeting. No issues or concerns were reported during the meeting, and we only received verbal supportive comments. One comment sheet has been completed by an attendee which has been attached to this document.

Wilson Chang Architect.AIBC
Principal
Wilson Chang Architect Inc

Public Information Meeting For A Development Proposal

Meeting held at Langley Events Centre, 7888 200 St, Langley on Wednesday, May 16th from 5:00 p.m. to 8:00 p.m. regarding residential development at

20203 84th Avenue, Langley.
Attendance List

NAME	ADDRESS	TELEPHONE
Petrina Arnason	tol · ca	FOIPPA s.22(1)
FOIPPA s.22(1)		

Public Information Meeting For A Development Proposal

Meeting held at Langley Events Centre, 7888 200 St, Langley on Wednesday, May 16th from 5:00 p.m. to 8:00 p.m. regarding residential development at

20203 84th Avenue, Langley.

You have been invited to this meeting by the Architect of the property at 20203 84th Ave, Langley, Wilson Chang, who has applied for the development of two multi-family residential 6-storey buildings. Your comments about the proposed development will be appreciated. This comment sheet is intended for you to express your opinions about the proposed development and will allow us (Wilson Chang Architect Inc.) to respond to those comments.

NAME	ADDRESS	TELEPHONE
FOIPPA s.22(1)	FOIPPA s.22(1)	FOIPPA s.22(1)

Please answer the following questions:

Do you agree with this development? Yes ☑ **No** ☐

Please provide further comments if you disagree.

Overall, how would you rate this development from a scale of 1 to 10? 10

How do you think this development could be improved?

What are the merits and disadvantages of this development?

Do you think this development will improve the character of Carvolth neighborhood? How?

Further Comments:

Wilson Chang Architect

architecture + online collaboration
www.wcai.ca
200-45 E 6th Ave, Vancouver, BC, V5T 1J3
t 604.630.9488

Oct 25, 2018

Project: 08-26-0188
Folders: RZ1 00497/DP1 00927

To:

Ruby Sandher, MCIP, RPP| Planner
Development Planning | Township of Langley
20338 – 65 Avenue, Langley, BC V2Y 3J1

RE: Planning rational for Project No. 08-26-0188/ EM PO RIO HOLDINGS L TO.

The proposed project **No. 08-26-0188** has been designed following the Carvolth Neighbourhood Plan Element and Policies and Design Guidelines as close as possible. The following rational has been broken down to reflect the applicable sections of the Neighbourhood plan and how the projects is response to the requirements and policies.

PLAN ELEMENT AND POLICIES

Land Use, Character Areas and Concept plan

The site is located within the Transit Village Character area along the new Frequent Transit Corridor following 202nd Street. The plan defines this site as High Density Residential with density rages from 1.5 to 2.8 Floor Space Ratio (FSR) and heights between 4 and 18 stories. The development proposes two six storey buildings with a combined of 2.86 FSR. The additional 0.06 FSR is proposed to add interior amenity spaces around the shared central courtyard and therefore enhance the livability significantly. The development is at 2.80 FSR without the interior amenity spaces.

The site has been designed with intent to create integrated open space. There is large plaza and outdoor amenity proposed at the center of the site. This can provide a possible mid-block pedestrian connection. As required a Greenway dedication of 4.5m along 84th Avenue has been incorporated.

The housing policy calls for a variety of unit sizes and a ten percent of the units to provide adaptable housing features. The proposed development has 46 1-bedroom and 127 2-bedroom units to a total of 173 with a variety of sizes of which 20 are designed to be adaptable.

A sustainable building energy strategy has been prepared by specialized project consultant Light House Sustainable Building Centre. Please refer to the submitted GHG report.

Mobility/
Public Realm, Parks, and Open Space/
Servicing and Infrastructure

The development has planned in all the required dedications for road widenings, greenways, new roads and lanes per the Carvolth mobility concept. This includes dedications for half of the new roads of 202nd Street, 85th Avenue and a new back-lane. Road designs, greenways follow the city standards.
A not required new mid-block between the buildings is possible.

Per Figure 21, Public Realm, Parks, and Open Space the development is dedicated the required greenway along 84th Avenue. No other open spaces are required. However as mentioned above the site as significant area between the buildings as open plaza which could be used as a mid-block connector.

In regard to the Stormwater Strategy our civil engineer provided the following comments:
Since the site coverage does not lend itself to groundwater infiltration we have identified an underground detention storage facility at the north end of the building near the storm sewer connection point. This will be supplemented by the use of enhanced topsoil of 150mm on lawn areas and 450mm in landscape areas.

DESIGN GUIDELINES

General Guidelines:

Connectivity

A mid-block connection is possible between the buildings. There will need to be coordination with neighbouring development.

Street definition/ Height and Massing

The general massing of the buildings has been designed to achieve the goals set out in the guidelines. Larger massing blocks have been broken down further with the façade design:

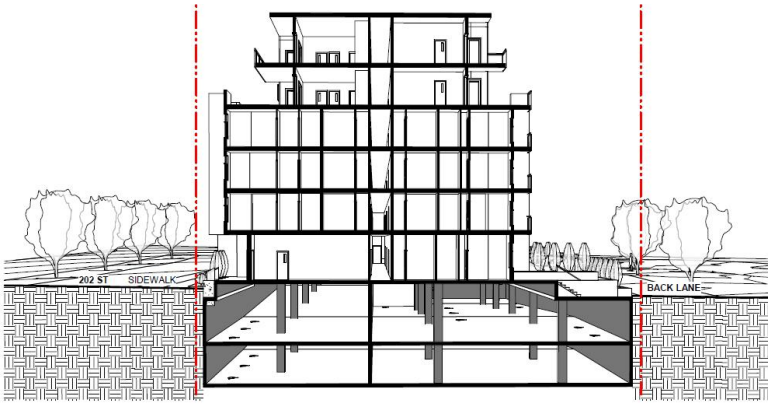
The buildings are set as close as possible to the sidewalk to create a good street definition and enclose to the street. The proximity to the sidewalk is limited by the building height to street width proportions. The proposed ratios are in the 1: 2.00 range, varying +/- 0.4 due to the site slope, which is the closest allowable. Please refer to the provided height calculation on the architectural drawing sheets A904-1 to A904-3 for details.

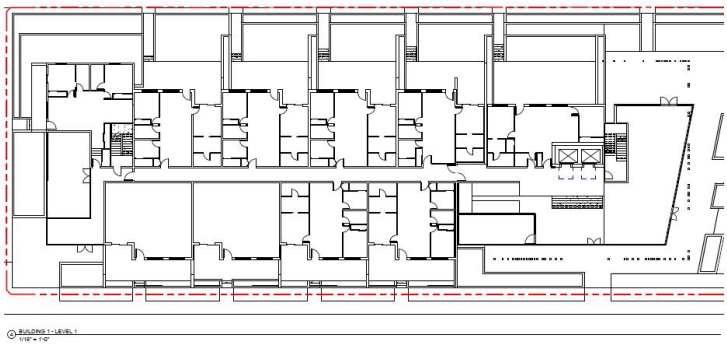
The upper floors are set back from the lower massing. The central 4 story elements have been visually raised one story to playfully break up the massing further and at the same time open up the visibly large spaces for the lobby amenity and plaza area.

Secondary lobbies have been added to the design to address the street corner locations. The buildings are designed grade adaptive while still preserving accessibility to all areas.

Please refer to graphic above.

Active Frontages, Weather Protection and Public Realm





All residential ground floor unit have large patios and direct access from the streets and the lane. A small landscape buffer is proposed to the sidewalk to ensure privacy. Building corners at intersections feature secondary lobbies.

We believe weather protection along the street is not applicable here as this is a residential development. In the main entry plaza, we are proposing a larger overhang over the ground floor lobby and amenity spaces.

Please refer to landscape and civil plans in regard to site planting, street and sidewalk design etc.

Green Development

The development is striving fulfill all the city requirements for green buildings. A specialized green building consultant has been added to the project team.
Please refer to the report prepared by Light House.

Safety, Security and Accessibility / Lighting

All public building areas are designed to be accessible. “Eyes on the street” has been considered and ensured as much as possible. All areas of the building and immediate public realm will be well lit.
Perimeter lighting on the streets had provided for Davit style LED lighting with pedestrian lighting along the MUP on 84 Avenue. All lighting levels will confirmed at detailed design stage to current Township standards.

Master Planning

Master plans and shadow analysis have been provided in the planning package. Please refer to A103 and A801-A803.

Parking, Servicing and Access

Parking has been provided per bylaw. The vehicular entrance has been architecturally integrated into the building to minimize the visual impact. The development takes advantage of the site slope and is keeping the impact on the ramp as small as possible. Please refer to A903

Landscape

Landscaping has been provided per guidelines. Please refer to landscape plans.

Stormwater Source Control

As noted previously source control will be achieved by the use of enhanced topsoil for landscape areas and the installation of a detention facility at the north end of the site prior to the discharge to the Township storm sewer system.

The underground parkade takes up the majority of the site, which prevents the use of bioswales. PMG has provided ample landscape planting, with specified soil depths of 150mm for lawn, 450mm for shrubs and 750mm minimum for trees. The generous tree canopy cover, shrub planting and soil depth will retain a large amount of storm water on site.

Character Area Guidelines, Transit village:

Residential Buildings

Please also refer to comments above and diagrams above.
The buildings have been designed to include all the outlined items, such as

- Emphasizes on 'doors on the street,
- Clearly visible elevated semi-private residential entries,
- Set back residential buildings between 2m and 4m
- A landscaped transition
- Clearly visible lobbies and main building entries with multiple access points to enhance building access and connectivity with adjacent open spaces.

Human Scale

Please also refer to comments above and diagrams above.
As described under "**Street definition/ Height and Massing**" the building massing has been carefully broken down to create variation and interest in the façade. Larger massing portions along the *south end of Building 1 and north end of Building 2 have been further broken down with the use of vertical fin walls. These also help to emphasize the individual units on the ground floor.*

Windows and Doors

To allow for natural light ventilation the design proposes large window openings, however windows have been considered for human scale and mullions have been incorporated. More details on the window treatment will come at later stage.

Exterior Materials

Prosed materials include brick all along the ground floor units where it is very present to the street front. Upper stories feature mainly fiber cement as the 6 storey development will not allow for combustible material like wood. However wood imitating fiber cement is proposed to give a warmer, more residential feeling to the façade.

Wilson Chang Architect.AIBC
Principal
Wilson Chang Architect Inc

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (EMPORIO HOLDINGS LTD.) BYLAW 2019 NO. 5362

EXPLANATORY NOTE

Bylaw 2019 No. 5362 amends the Carvolth Neighbourhood Plan for 0.9 ha (2.3 ac) of land located at 20203 – 84 Avenue to increase the floor space ratio permitted in the High Density Residential land use designation. The amendment is required to facilitate the development of two (2) apartment buildings consisting of 173 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (EMPORIO HOLDINGS LTD.) BYLAW 2019 NO. 5362

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw 4995

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 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362".

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 as amended is further amended by:

   a) amending Figure 7 and Figure 8 to change the land use designations as shown on Schedule A attached to and forming part of the Bylaw, for the lands described as:

      Lot 66 Section 26 Township 8 NWD Plan 67009

   b) Inserting as a new sub-bullet point after the first bullet point in Section 2.4.18 Additional Land Use and Development Policies following "…and may not be transferred to other areas." the following:
      - Those lands identified outlined in dashed black on Figure 8: Land Use Plan may be developed in accordance with the following site specific densities and heights (N/A where the provisions in Section 2.4.2 to 2.4.15 remain applicable):

#	Designation	Location	Permitted FSR	Height
1	High Density Residential	Northwest corner of 202 Street and 84 Avenue	2.86 max	N/A

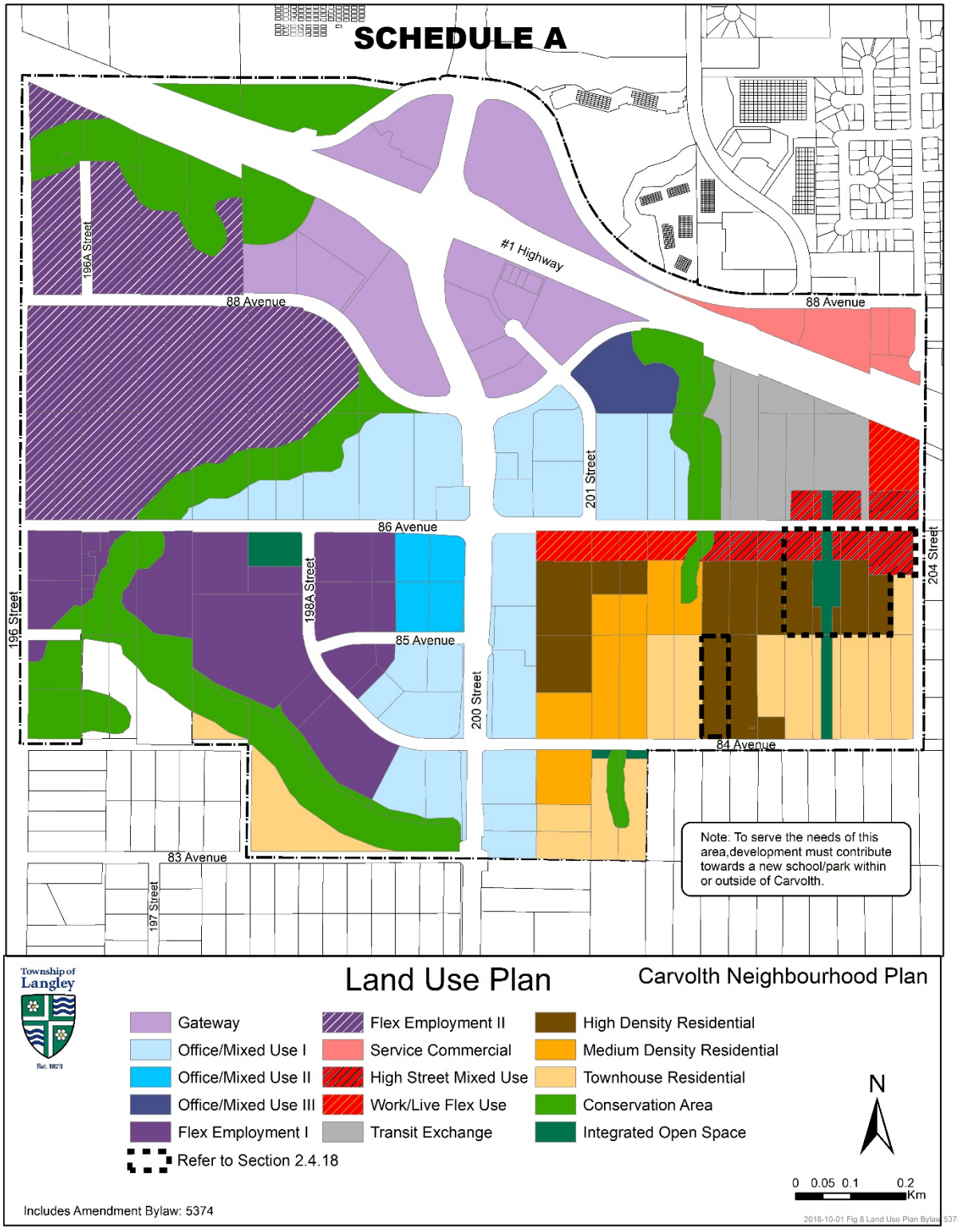
      All other provisions of Section 2.4.2 to 2.4.15 continue to apply.

      and renumbering table / Figure 8 site specific densities and heights accordingly.

c) Amending Figure 8 to add the dashed black outline and labels as 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
#1 Highway
88 Avenue
88 Avenue
196A Street
201 Street
86 Avenue
204 Street
196 Street
198A Street
85 Avenue
200 Street
84 Avenue
83 Avenue
197 Street
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Township of Langley
Est. 1873
Land Use Plan
Carvolth Neighbourhood Plan
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Flex Employment I
Refer to Section 2.4.18
Flex Employment II
Service Commercial
High Street Mixed Use
Work/Live Flex Use
Transit Exchange
High Density Residential
Medium Density Residential
Townhouse Residential
Conservation Area
Integrated Open Space
N
0 0.05 0.1 0.2
Km
Includes Amendment Bylaw: 5374
2018-10-01 Fig 8 Land Use Plan Bylaw 537

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (EMPORIO HOLDINGS LTD.) BYLAW 2019 NO. 5415

EXPLANATORY NOTE

Bylaw 2019 No. 5415 rezones a property located at 20203 – 84 Avenue from Suburban Residential SR-2 to Comprehensive Development Zone CD-121 to permit development consisting of 173 apartment units in two (2) buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (EMPORIO HOLDINGS LTD.) BYLAW 2019 NO. 5415

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 (Emporio Holdings Ltd.) 2019 Bylaw No. 5415".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-121" after the words "Comprehensive Development Zone CD-120"
   b. Adding to Section 110.1 after the words "CD-120" the words "CD-121 – 5500 m^2"
   c. Adding after Section 1021 "Comprehensive Development Zone CD- 121"

1021 **COMPREHENSIVE DEVELOPMENT ZONE CD-121**

Uses Permitted

1021.1 In the CD-121 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) *apartments*

Density

1021.2 The maximum *floor space ratio* of all buildings located on the lands zoned CD-121 shall not exceed 2.86

Lot Coverage

1021.3 The maximum lot coverage for buildings and structures shall be 50%.

Siting of Buildings

1021.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1021.5 The maximum *height* shall not exceed 6 *storeys*.

Siting of Buildings and Structures

1021.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Parking and Loading

1021.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1021.8 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.

Age Friendly Amenity

1021.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Landscaping, Screening and Fencing

1021.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit.

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

Lot 66, Section 26, Township 8, New Westminster District Plan 67009

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to SCHEDULE A. .

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
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION the	day of	, 2019
RECONSIDERED AND ADOPTED the	day of	, 2019

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5415