Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 13, 2019 - REGULAR EVENING MEETING	**REPORT:**	19-74
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-31-0045
SUBJECT:	REZONING APPLICATION NO. 100529 AND DEVELOPMENT PERMIT APPLICATION NO. 101008 (CREWH (REDWOOD PARK) HOMES LTD. / 21750 – 96 AVENUE)		

RECOMMENDATIONS:

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

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the west half of 217A Street, in accordance with the Township's Subdivision and Development Servicing Bylaw and the Walnut Grove Redwoods Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
4. Dedication and enhancement of the lands being added to the environmental conservation area identified on the Land Use Concept in accordance with the Redwoods Neighbourhood Plan, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township;
6. Registration of a cross access easement in favour of the properties to the west, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township:
    a. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements;
    b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    c. prohibiting reliance on offsite parking;
    d. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;

e. Prohibiting access to 96 Avenue;
f. Non disturbance covenant and an all purpose right of way protecting the heritage redwood trees fronting the subject site; and
g. Notifying owners of the presence of a golf course and the potential noises, nuisances and errant balls associated with operation of a golf course;

8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
10. Compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and
11. Payment of applicable supplemental rezoning fees, Redwoods Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges; and further

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

a. Building plans being in compliance with Schedules "A" through "I";
b. Landscape plans being in substantial compliance with Schedules "J" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

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

a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township.

EXECUTIVE SUMMARY:

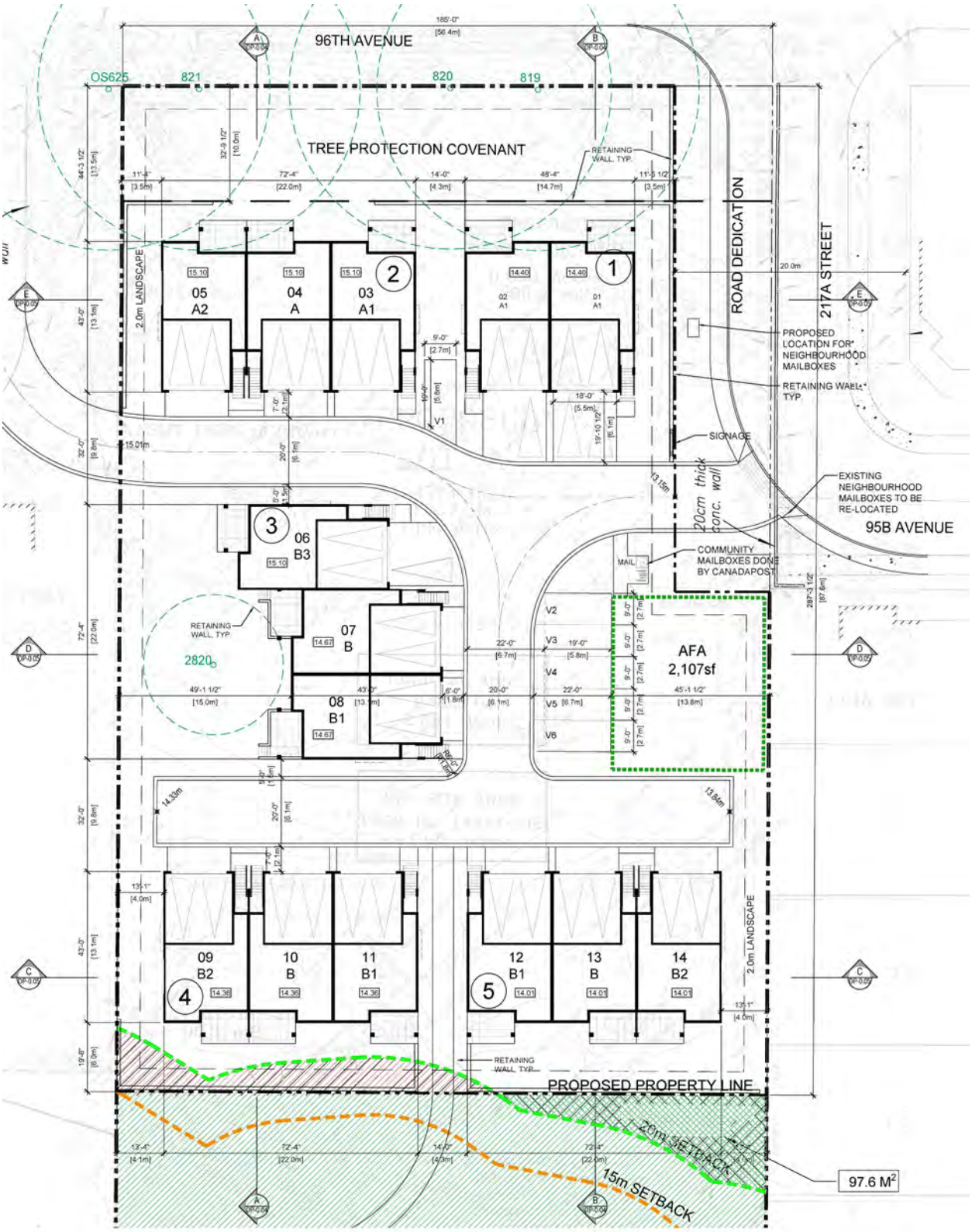
On April 15, 2019 Council referred Rezoning Application No. 100529 and Development Permit No. 101008 concerning a townhouse development (CrewH (Redwood Park) Homes Ltd.) to staff to work with the proponent to address concerns raised at the Public Hearing (primarily regarding parking issues in the area).

The applicant has subsequently revised the development proposal and is proposing to provide two (2) additional parking spaces on site, bringing the overall parking stalls accommodated on site to 40, exceeding the 31 parking spaces required by the Zoning Bylaw. A revised Development Permit (Attachment A) is presented for Council's consideration, reflective of the revised proposed development.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations concerning Rezoning Bylaw No. 5454 and Development Permit No. 101008.

REVISED SITE PLAN – SUBMITTED BY APPLICANT



PREVIOUS SITE PLAN – SUBMITTED BY APPLICANT

BACKGROUND/HISTORY:

On March 11, 2019 Council considered and gave first and second reading to Rezoning Bylaw No. 5454 and Development Permit No. 101008 submitted by Focus Architecture Inc. to facilitate a 14 unit townhouse development at 21750 – 96 Avenue. The March 11, 2019 Council Report is provided as Attachment B. On April 15, 2019 Council considered and did not grant third reading to rezoning Bylaw No. 5454, and instead resolved as follows:

> *"That the application be referred to staff to address issues raised during the Public Hearing."*

Three submissions from the public were received at the Public Hearing held April 1, 2019 indicating concerns such as: environmental protection, flooding, protection of the heritage redwood trees, shared access and parking issues in the area. An excerpt of the April 1, 2019 Public Hearing minutes is provided as Attachment C.

DISCUSSION / ANALYSIS:

The applicant has revised the proposed layout to include two (2) additional parking spaces bringing the total parking provision to 40 spaces (exceeding the 31 required by the Zoning Bylaw).

The property is currently mound shaped as it slopes up toward the centre portion. The site is proposed to be regraded to accommodate development of 14 townhouses. The southern portion of the property accommodates trees and a watercourse/pond area to be transferred to the Township for conservation.

Three (3) heritage redwood trees located along the 96 Avenue frontage are identified for protection by restrictive covenant and statutory right of way, consistent with the objectives of the Plan.

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

Tree Protection / Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 40 significant trees exist on the subject site, 1 of which is proposed to be retained within common area to the west of units 6 - 8. Consistent with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) provisions, a total of 34 replacement trees are required to be planted and 37 are proposed. In addition, three (3) existing Redwood trees will be retained inside a non-disturbance area along 96 Ave and approximately 4 street trees are required to be planted along the road frontages in compliance with the Township's Street Tree and Boulevard Planting Policy. Final tree retention, protection and replacement plans, including security for all replacement trees, are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Streamside Protection:

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

OCP Schedule 3 allows for modification, or "flex", of the SPEA width provided the overall average SPEA width is maintained and SPEA enhancements are completed to mitigate habitat impacts of the modification. The proposed land use proposes modification of approximately 93.3 m^2 (1,004 ft^2) of SPEA. The applicants proposal dedicates 4,911 m^2 (52,862 ft^2) of land to the Township for park and conservation purposes with approximately 2,887 m^2 (31,075 ft^2) of the dedication consisting of SPEA. A public trail will be constructed through the central portion of the SPEA. Restoration and enhancement of approximately 200 m^2 (2,153 ft^2) of SPEA with native riparian plantings to provide fish habitat functions to downstream East Munday Creek is also proposed. Based on the results of the applicant’s assessment and proposed streamside enhancements, the proposal is in staff's opinion consistent with the objectives of Schedule 3 of the OCP.

Redwood Trees:

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

Access and Parking:

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

Each townhouse unit is provided a double car garage. No tandem parking spaces within garages are proposed. Three (3) units accommodate additional parking spaces on the garage aprons. Restrictive covenants are required as a condition of rezoning prohibiting reliance on offsite parking and access to 96 Avenue. The Zoning Bylaw requirement for visitor parking in

townhouse developments is one (1) space per five (5) units. The applicant is proposing eight (8) visitor parking spaces in compliance with the three (3) spaces required. Overall, 31 parking spaces are required and the applicant is proposing 40 parking spaces, as summarized in the table below.

		Previous Proposal	**Current Proposal**
	Parking Spaces Required	**Parking Spaces Provided**	**Parking Spaces Provided**
Residential Spaces (14 Double Wide Units) (2.0 spaces required / unit)	28	32	32
Visitor Parking Spaces (0.2 spaces required / unit)	3	6	8
Total	**31**	**38**	**40**

A revised version of Development Permit No. 101008 is provided as Attachment A to this report. The revised layout (indicating the additional parking spaces) is incorporated in Schedules “B”, “C”, “J”, “K” and “M”.

POLICY CONSIDERATIONS:

The applicant has made revisions to the development proposal (to increase onsite parking) to address Council’s April 15, 2019 resolution. The revised proposal is consistent with the provisions of the Comprehensive Development CD-34 Zone. The overall form and character of the development are in keeping with the objectives of the Redwoods Neighbourhood Plan. Dedication of 0.5 ha (1.2 ac) of land for open space purposes permits the site to be developed with fourteen (14) townhouse units in accordance with the density transfer mechanism of the Neighbourhood Plan.

Accordingly, staff recommend that Council receive this report for information and that Bylaw No. 5454 be considered for third reading (subject to eleven (11) development prerequisites), authorize issuance of the accompanying Development Permit No. 101008 (to be issued at time of final reading of the rezoning bylaw).

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101008 and Schedules A through P (revised)
ATTACHMENT B March 11, 2019 Report to Mayor and Council
ATTACHMENT C Excerpt from April 1, 2019 Public Hearing Minutes

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101008

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

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

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

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

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

   CIVIC ADDRESS: 21750 - 96 Avenue

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

   a. Building plans being in compliance with Schedules “A” through “I”;
   b. Landscape plans being in substantial compliance with Schedules “J” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

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

   a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
   b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
   d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Site Plan Detail
SCHEDULE D	Streetscapes
SCHEDULE E	Building 1 Elevations
SCHEDULE F	Building 2 Elevations
SCHEDULE G	Building 3 Elevations
SCHEDULE H	Building 4 Elevations
SCHEDULE I	Building 5 Elevations
SCHEDULE J	Landscape Plan
SCHEDULE K	Planting Plan
SCHEDULE L	Environmental Area Landscape Plan
SCHEDULE M	Landscape Grading Plan
SCHEDULE N	Landscape Details
SCHEDULE O	Landscape Details
SCHEDULE P	Landscape Details

VIEW FROM EAST SITE ENTRY

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2018-09-07 DP REVISIONS
2018-04-30 ISSUED FOR RZ / DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE
RENDERING

DATE 2018.01.25 FILE NO.
DWN. AL
CHK. GR **1801**

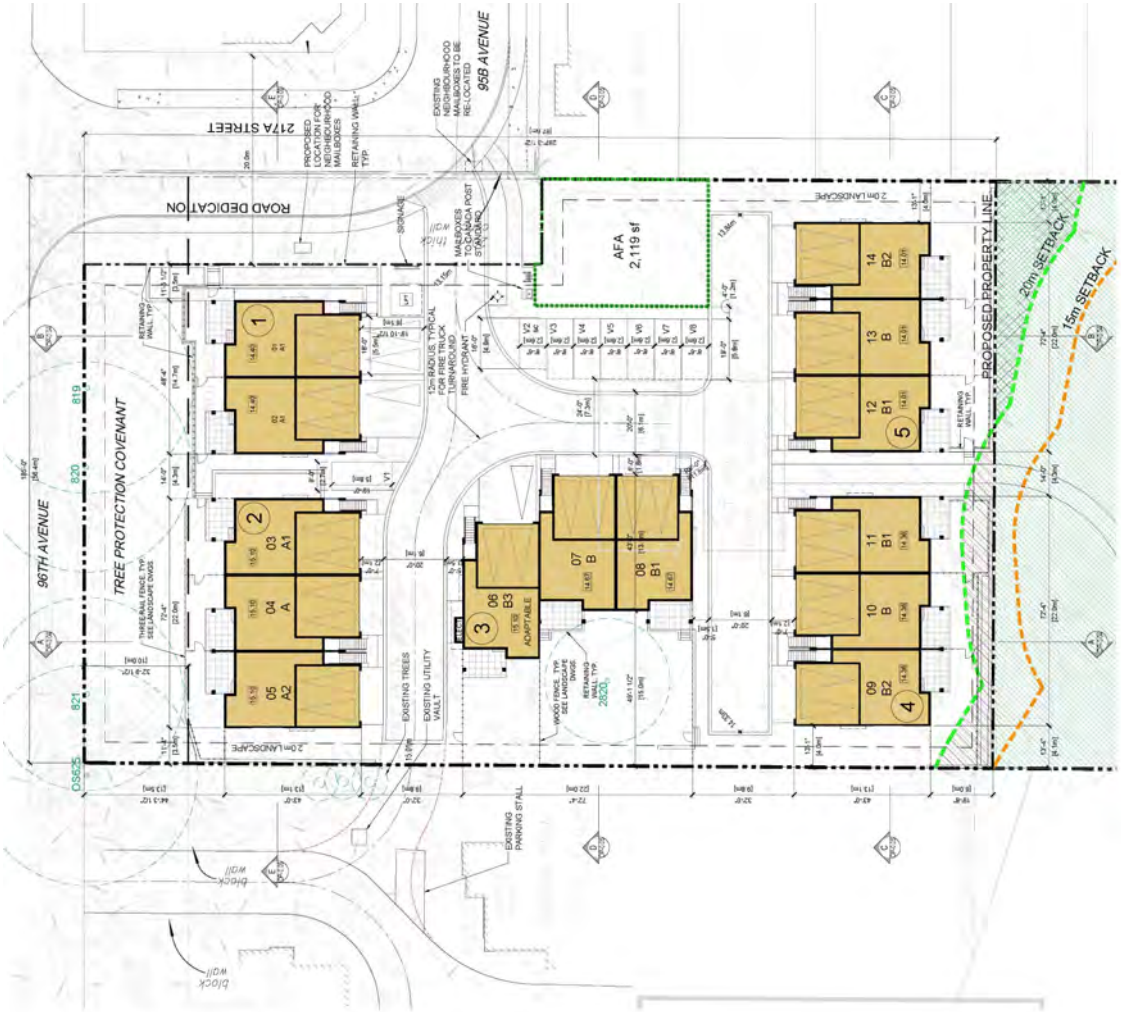
SEAL

SHEET NO.
DP-0.00

Township of Langley
Est. 1873

SCHEDULE A
RENDERING

SCHEDULE B
SITE PLAN



SCHEDULE C
SITE PLAN DETAIL

Township of Langley
Est. 1873

NORTH STREETSCAPE - 96 AVENUE

217A STREET EXISTING VIEW

EAST STREETSCAPE - 217A STREET

96 AVENUE EXISTING SITE ENTRY

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REVISIONS
CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21750 96 AVENUE
LANGLEY, BC

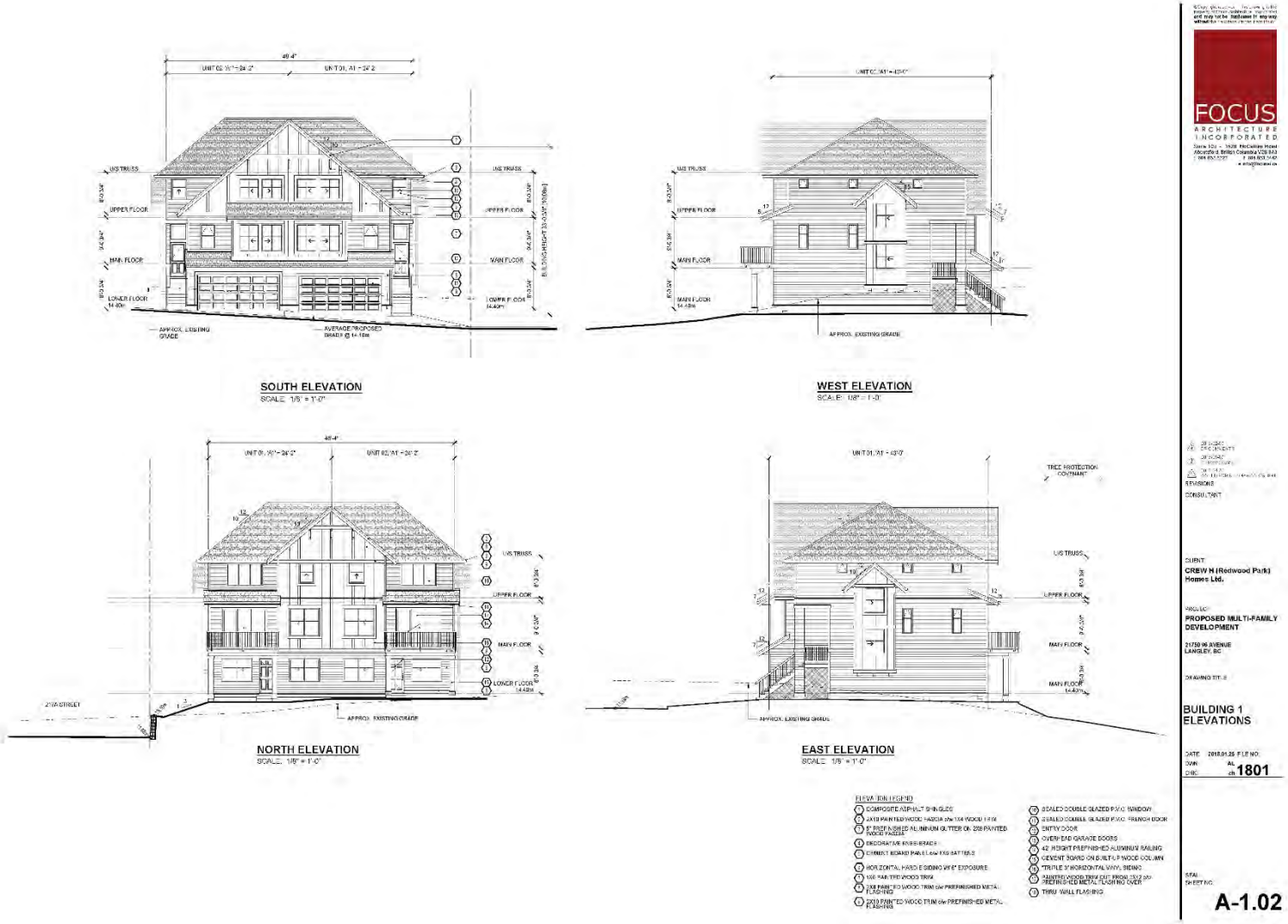
DRAWING TITLE
COLOURED STREETSCAPES

DATE 2018.01.26 FILE NO
DWN AL
CHK. ch **1801**

SEAL
SHEET NO.
DP-0.0A

Township of Langley
Est. 1873

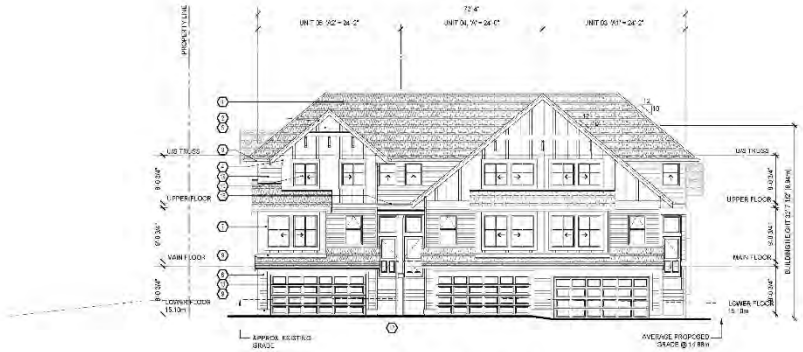
SCHEDULE D
STREETSCAPES



Township of Langley

Est. 1873

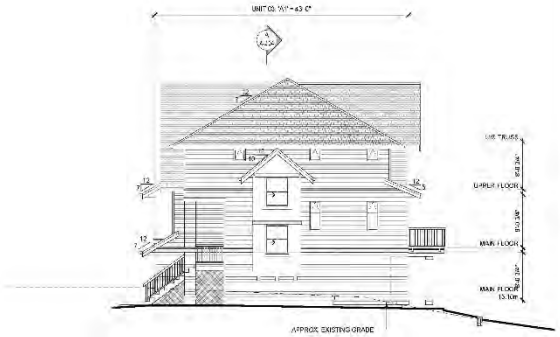
SCHEDULE E
BUILDING 1 ELEVATIONS



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

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

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



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

ELEVATION LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA 2X6 TO 2X4 WOOD TRIM
3. 6" SIDE FASHIED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. DECORATIVE KNEE BRACE
5. CEMENT BOARD PANEL 1x4 TO 1X3 BATTENS
6. HORIZONTAL HARDIE SIDING 5 1/4" EXPOSURE
7. 1X6 FAIR TREWOOD TRIM
8. 2X8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
9. 2X10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. SEALED DOUBLE GLAZED P.V.C. FRENCH DOOR
12. ENTRY DOOR
13. OVER SIZE GARAGE DOORS
14. 42" HEIGHT PREFINISHED ALUMINUM RAILING
15. CEMENT BOARD ON BUILT-UP WOOD COLUMN
16. TRIPLE 5" HORIZONTAL VINYL SIDING
17. PAINTED WOOD TRIM (1X3 FROM 1X4 ON) PREFINISHED METAL FLASHING OVER
18. THRU WALL FLASHING

FOCUS ARCHITECTURE INCORPORATED

REVISIONS
CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch 1801

SHEET NO.
DP-2.02

Township of Langley
Est. 1873

SCHEDULE F
BUILDING 2 ELEVATIONS

Township of Langley

Est. 1873

SCHEDULE G
BUILDING 3 ELEVATIONS

Township of Langley

Est. 1873

SCHEDULE H
BUILDING 4 ELEVATIONS

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

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

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

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

ELEVATION LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
3. 6" SIDE FASHIED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
4. DECORATIVE KNEE BRACE
5. CEMENT BOARD PANEL c/w 1X3 BATTENS
6. HORIZONTAL HARDIE SIDING 6" EXPOSURE
7. 1X6 PAINTED WOOD TRIM
8. 2X8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
9. 2X10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. SEALED DOUBLE GLAZED P.V.C. FRENCH DOOR
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18. THRU WALL FLASHING

FOCUS
ARCHITECTURE INCORPORATED

REVISIONS
CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21750 96 AVENUE
LANGLEY, BC

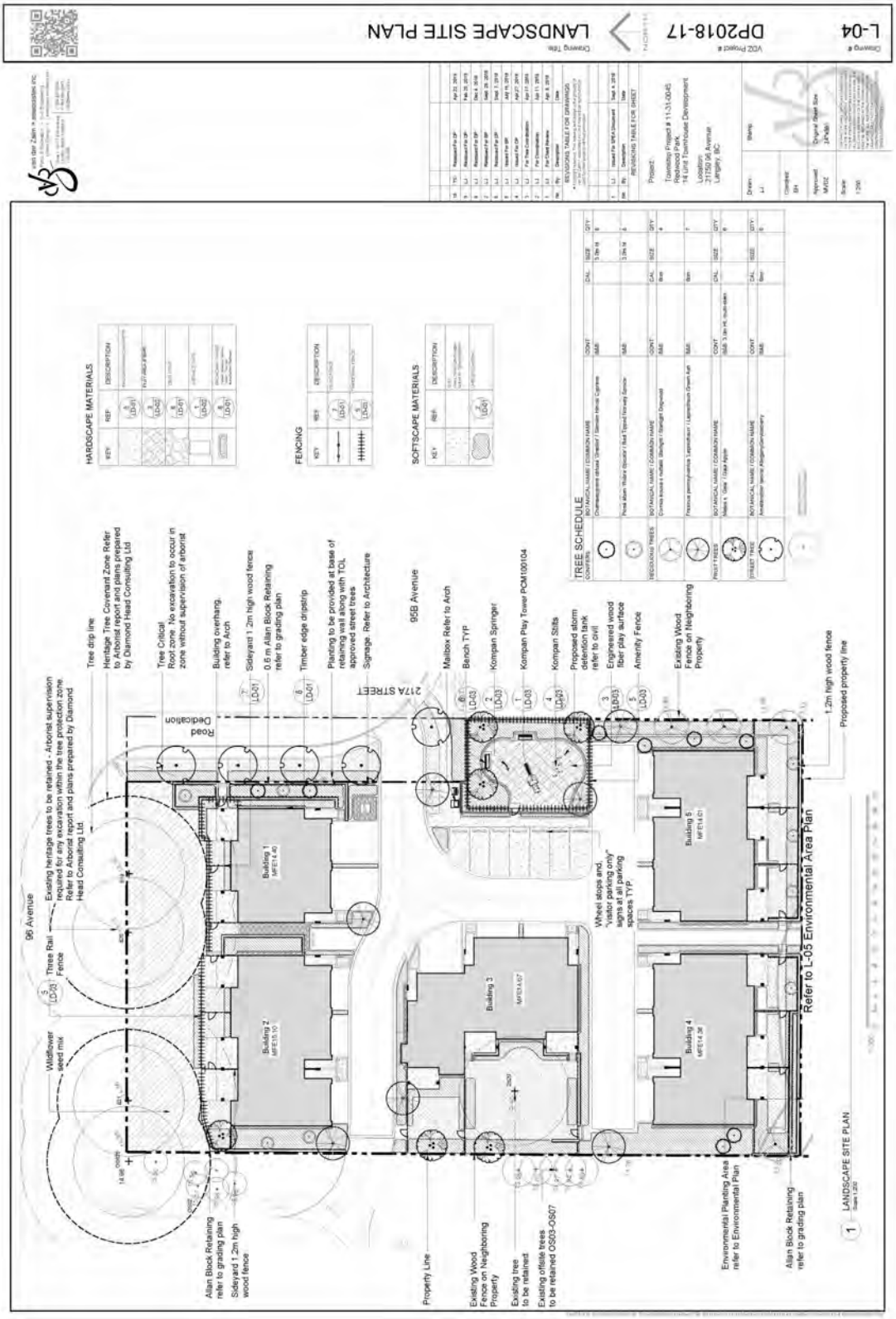
DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch 1801

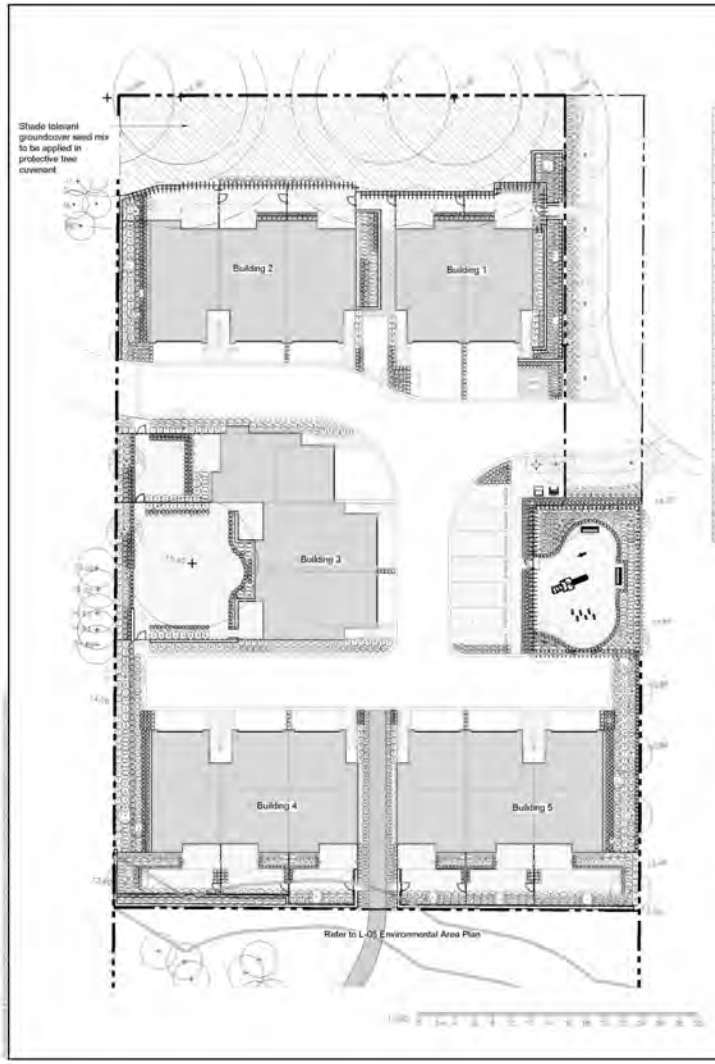
SEAL
SHEET NO.
DP-5.02

Township of Langley
Est. 1873

SCHEDULE I
BUILDING 5 ELEVATIONS



SCHEDULE J
LANDSCAPE PLAN



PLANT SCHEDULE ONSITE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
A	Astilbe japonica 'Montgomery' / Montgomery False Spiraea	#1	0,45m	142
Aw	Azalea x 'Weston's Innocence' / Weston's Innocence Azalea	#3	0,90m	39
F	Bergenia x 'Fire and Ice' / Fire and Ice Bergenia	#1	0,45m	155
B	Blechnum spicant / Deer Fern	#2	0,45m	191
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#3	0,75m	107
E	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	#1	0,60m	104
KL	Kalmia latifolia 'Minuet' / Minuet Mountain Laurel	#3	0,90m	118
L	Leucothoe axillaris 'Twisting Red' / Twisting Red Coastal Leucothoe	#3	0,45m	219
R	Rhododendron catawbiense 'Baden Baden' / Baden Baden Rhododendron	#3	0,60m	122
Rm	Rosa meidiland sevillana / Sevillana Rose	#3	0,90m	134
S	Skimmia japonica 'Rubella' / Skimmia	#3	0,90m	57
Sb	Spiraea betulifolia 'Tor' / Birchleaf Spirea	#3	0,75m	151
T	Taxus x media 'H.M. Eddie' / Eddie Yew	1.2m ht	0,75m	198
GRASS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
H	Hakonechloa macra 'Beni-Kaze' / Green Forest Grass	#1	0,45m	284
K	Koeleria macrantha / Prairie Junegrass	#1	0,45m	146
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Achillea millefolium 'Pomegranate' / Pomegranate Yarrow	#1	300mm	277
	Heuchera sanguinea 'Ruby Bells' / Coral Bells	#1	300mm	85

PLANT SCHEDULE OFFSITE

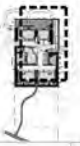
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#3	0,75m	55
L	Leucothoe axillaris 'Twisting Red' / Twisting Red Coastal Leucothoe	#3	0,45m	18
GRASS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
K	Koeleria macrantha / Prairie Junegrass	#1	0,45m	19
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Heuchera sanguinea 'Ruby Bells' / Coral Bells	#1	300mm	257

PLANTING NOTES:

1. All plant material and the installation of plant material shall meet or exceed the standards required by the Canadian Landscape Standard (current edition)
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 1" minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

van der Zalm + associates inc.

Key Map (nts)



No.	By:	Description	Date
10	LJ	Reissued For DP	Apr 22, 2019
9	LJ	Reissued For DP	Feb 20, 2019
8	LJ	Reissued For DP	Dec 4, 2018
7	LJ	Reissued For BP	Sept 28, 2018
6	LJ	Reissued For DP	Sept 7, 2018
5	LJ	Issued For BP	July 16, 2018
4	LJ	Issued For DP	April 27, 2018
3	LJ	For Tree Coordination	Apr 17, 2018
2	LJ	For Coordination	Apr 11, 2018
1	LJ	For Client Review	Apr 5, 2018

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
2	LJ	Issued For SPEA Document	Sept 4, 2018
1	LJ	Issued For Review	Aug 31, 2018

REVISIONS TABLE FOR SHEET

Project:

Townstep Project # 11-31-0045
Redwood Park
14 Unit Townhouse Development

Location:
21750 96 Avenue
Langley, BC

Drawn: LJ
Checked: BH
Approved: MVDZ
Scale: 1:250
Stamp:
Original Sheet Size: 24"x36"

Drawing Title: PLANTING PLAN

NORTH

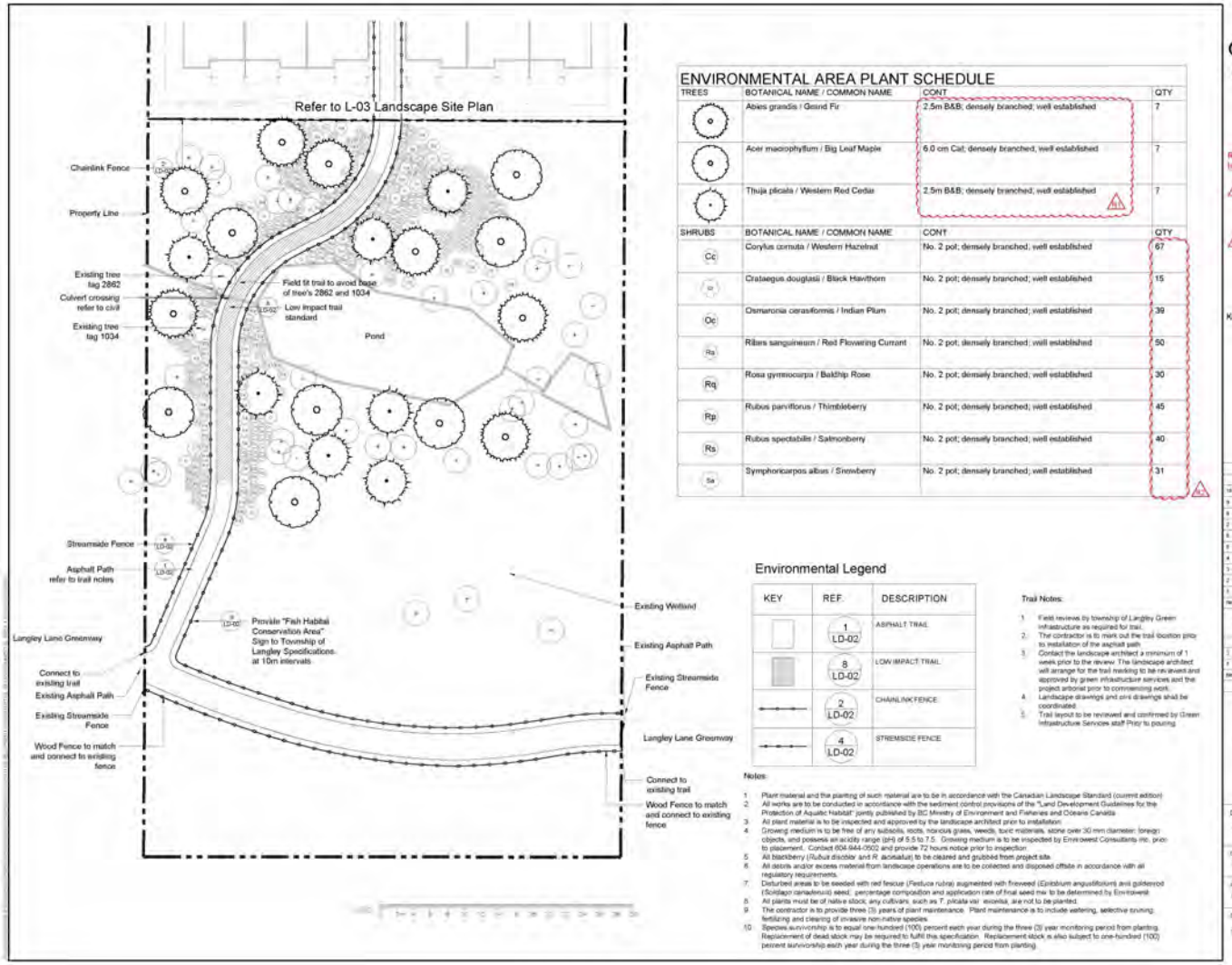
VDZ Project #: DP2018-17

Drawing #: L-05

Township of Langley
Est. 1873

SCHEDULE K
PLANTING PLAN

N



ENVIRONMENTAL AREA PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Abies grandis / Grand Fir	2.5m B&B; densely branched; well established	7
	Acer macrophyllum / Big Leaf Maple	6.0 cm Cal; densely branched; well established	7
	Thuja plicata / Western Red Cedar	2.5m B&B; densely branched; well established	7
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**QTY**
Cc	Corylus cornuta / Western Hazelnut	No. 2 pot; densely branched; well established	67
Cr	Crataegus douglasii / Black Hawthorn	No. 2 pot; densely branched; well established	15
Oc	Osmaronia cerasiformis / Indian Plum	No. 2 pot; densely branched; well established	39
Ra	Ribes sanguineum / Red Flowering Currant	No. 2 pot; densely branched; well established	50
Rq	Rosa gymnocarpa / Baldhip Rose	No. 2 pot; densely branched; well established	30
Rp	Rubus parviflorus / Thimbleberry	No. 2 pot; densely branched; well established	45
Rs	Rubus spectabilis / Salmonberry	No. 2 pot; densely branched; well established	40
Sa	Symphoricarpos albus / Snowberry	No. 2 pot; densely branched; well established	31

Environmental Legend

KEY	REF.	DESCRIPTION
	1 LD-02	ASPHALT TRAIL
	8 LD-02	LOW IMPACT TRAIL
	2 LD-02	CHAINLINK FENCE
	4 LD-02	STREMSIDE FENCE

Trail Notes:

1. Field reviews by township of Langley Green Infrastructure are required for trail.
2. The contractor is to mark out the trail location prior to installation of the asphalt path
3. Contact the landscape architect a minimum of 1 week prior to the review. The landscape architect will arrange for the trail marking to be reviewed and approved by green infrastructure services and the project arborist prior to commencing work.
4. Landscape drawings and civil drawings shall be coordinated.
5. Trail layout to be reviewed and confirmed by Green Infrastructure Services staff Prior to pouring.

Notes:

1. Plant material and the planting of such material are to be in accordance with the Canadian Landscape Standard (current edition)
2. All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada
3. All plant material is to be inspected and approved by the landscape architect prior to installation
4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Environmental Consultants inc. prior to placement. Contact 604-944-0502 and provide 72 hours notice prior to inspection
5. All blackberry (Rubus discolor and R. laciniatus) to be cleared and grubbed from project site.
6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (Festuca rubra) augmented with fireweed (Epilobium angustifolium) and goldenrod (Solidago canadensis) seed, percentage composition and application rate of final seed mix to be determined by Environmental.
8. All plants must be of native stock, any cultivars, such as T. plicata var. excelsa, are not to be planted.
9. The contractor is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning, fertilizing and clearing of invasive non-native species.
10. Species survivorship is to equal one-hundred (100) percent each year during the three (3) year monitoring period from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship each year during the three (3) year monitoring period from planting.

van der Zalm + associates inc.

Revisions for Streamside Security issued Nov. 5, 2018

Revised size and continuous description to correspond with Streamside Security Deposit worksheet.

Shrub quantities on security deposit worksheet updated to be consistent with drawing.

Key Map NTS

No.	By:	Description	Date
10	TG	Released For DP	Apr 23, 2019
9	LJ	Released For DP	Feb 20, 2019
8	LJ	Released For DP	Dec 4, 2018
7	LJ	Released For BP	Sept 28, 2018
6	LJ	Released For DP	Sept. 7, 2018
5	LJ	Issued For BP	July 16, 2018
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3	LJ	For Tree Coordination	Apr 17, 2018
2	LJ	For Coordination	Apr 11, 2018
1	LJ	For Client Review	Apr. 5, 2018

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date
1	BH	Streamside Security Deposit	Nov. 5, 2018
0	LJ	Issued For SPEA Document	Sept. 6, 2018

REVISIONS TABLE FOR SHEET

Project:

Township Project # 11-31-0045
Redwood Park,
14 Unit Townhouse Development

Location:
21750 96 Avenue
Langley, BC

Drawn: LJ
Checked: BH
Approved: MVDZ
Scale: 1:250
Stamp:
Original Sheet Size: 24"x36"

Drawing Title: ENVIRONMENTAL AREA + TRAIL PLAN

NORTH

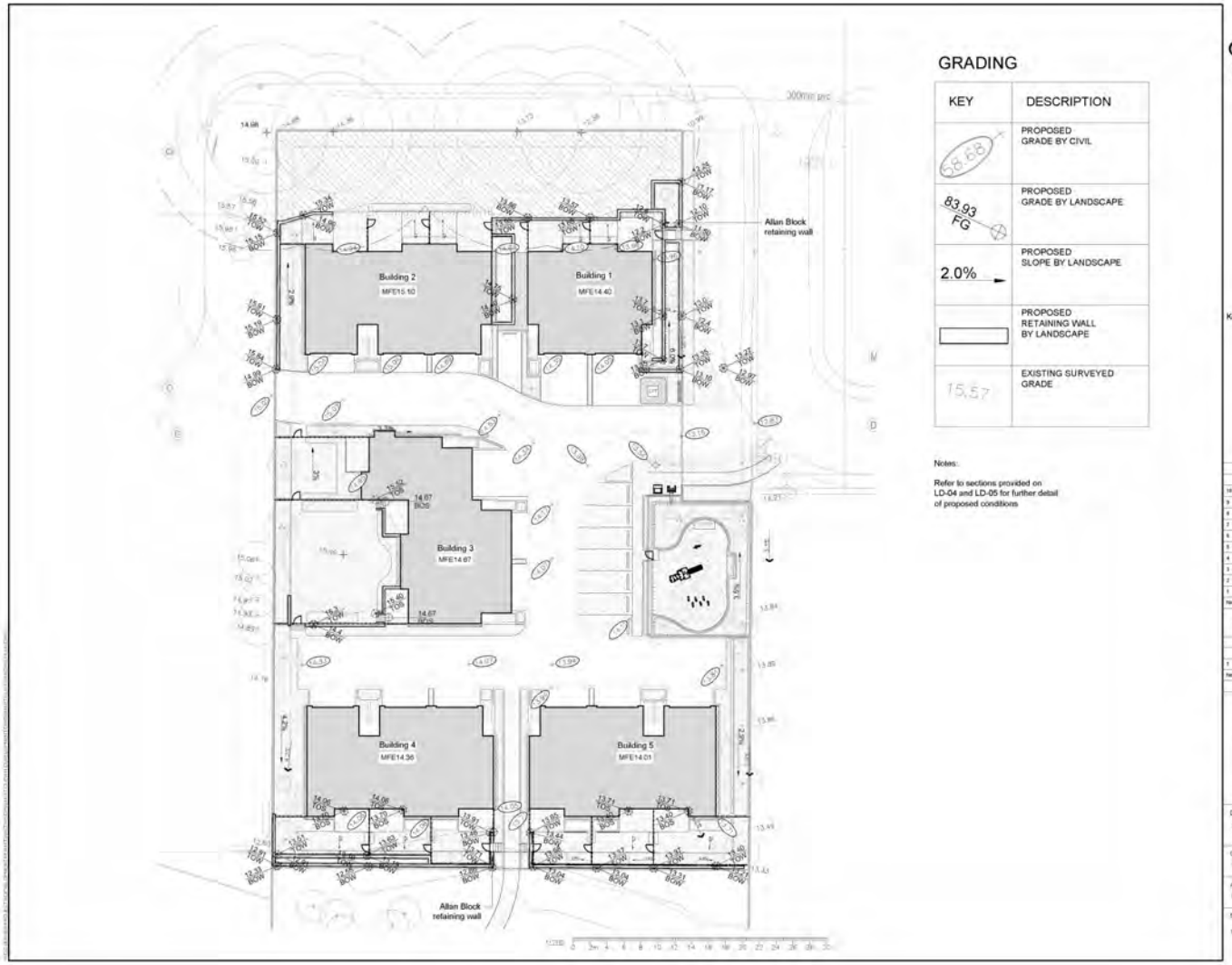
VDZ Project #: DP2018-17

Drawing #: L-06

Township of Langley
Est. 1873

SCHEDULE L
ENVIRONMENTAL AREA LANDSCAPE PLAN

N

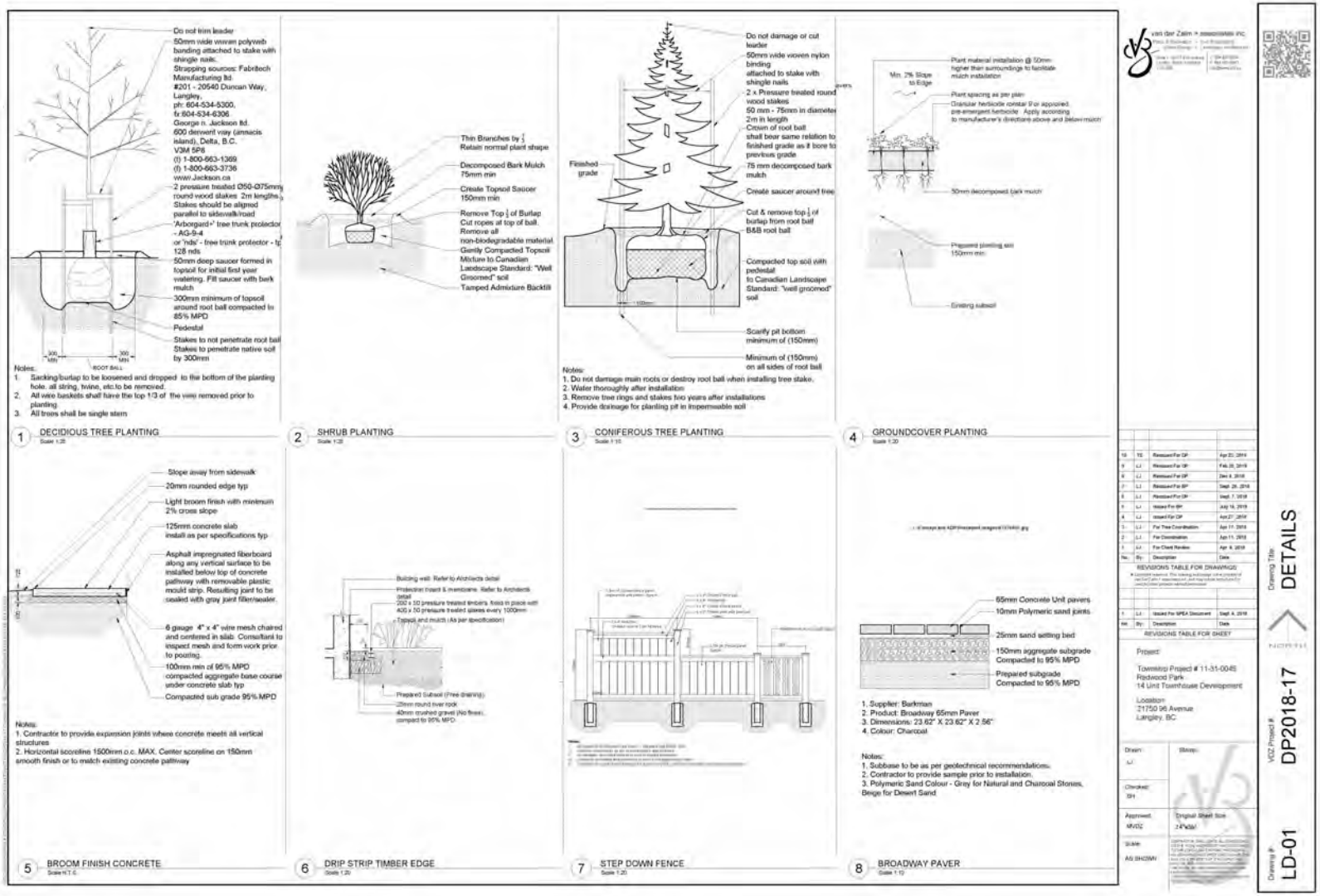


Township of Langley

Est. 1873

SCHEDULE M
LANDSCAPE GRADING PLAN

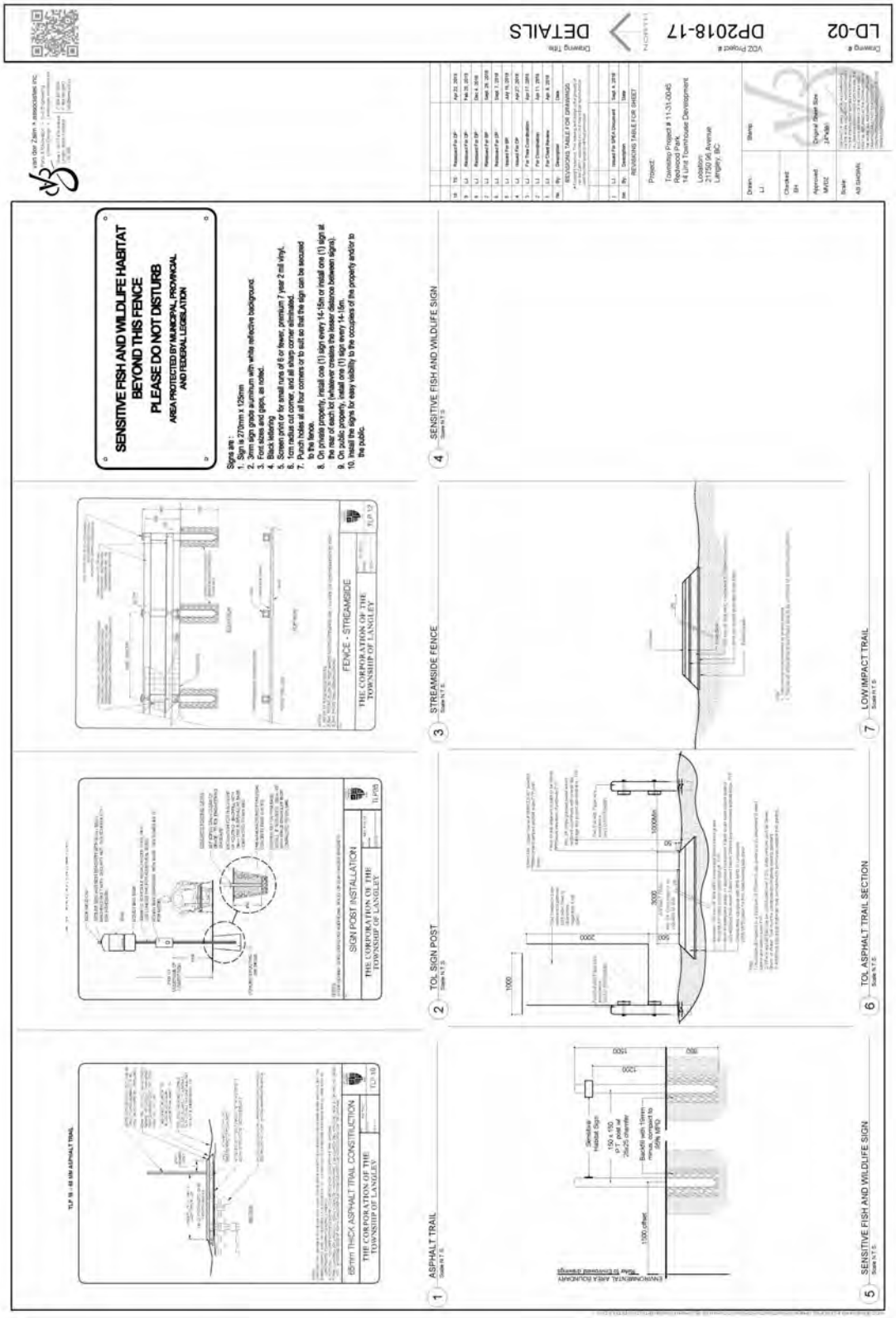
N



Township of Langley

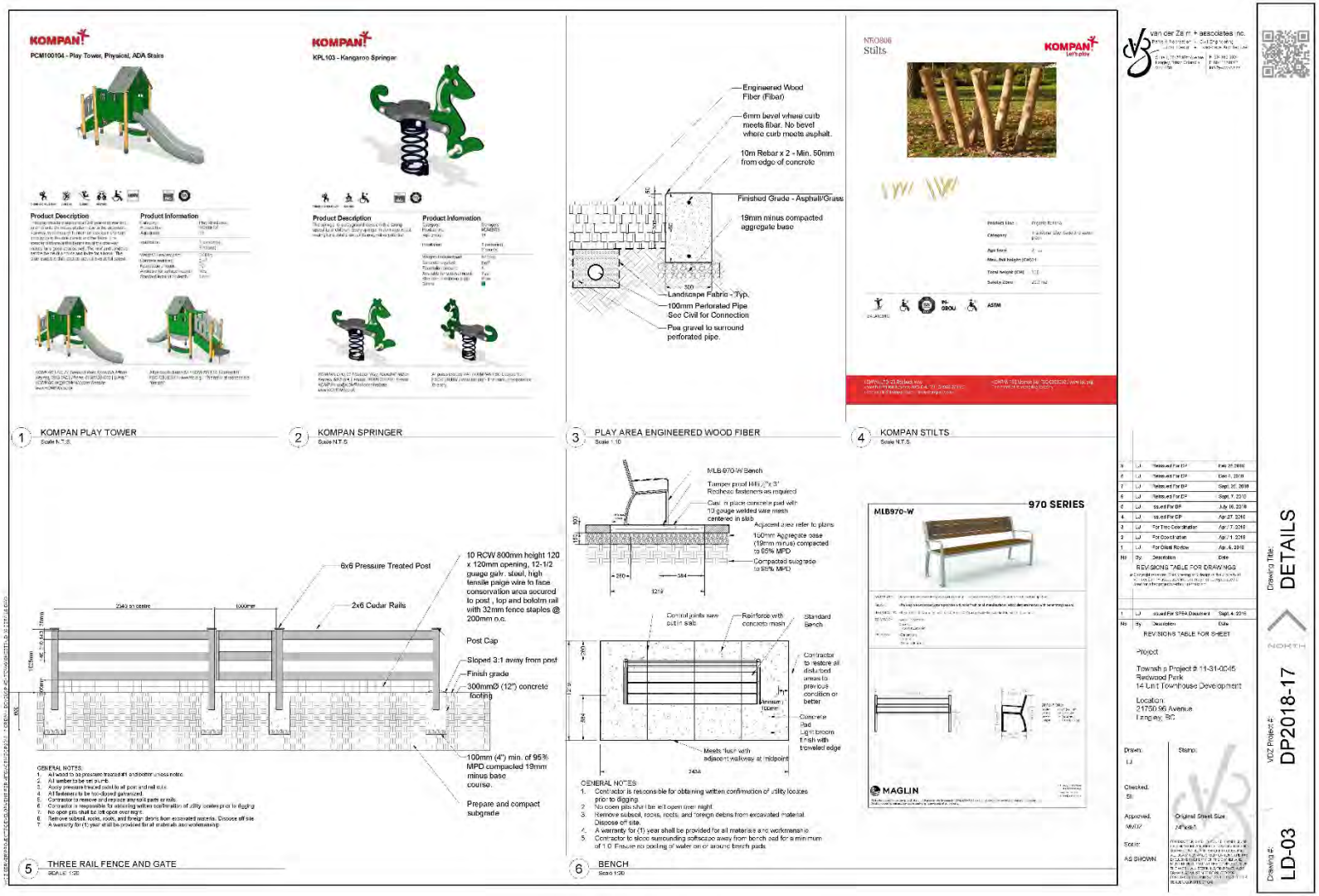
Est. 1873

SCHEDULE N
LANDSCAPE DETAILS



SCHEDULE O
LANDSCAPE DETAILS

Township of Langley
Est. 1873



Township of Langley

Est. 1873

SCHEDULE P
LANDSCAPE DETAILS

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MARCH 11, 2019 - REGULAR EVENING MEETING	**REPORT:**	19-36
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-31-0045
SUBJECT:	REZONING APPLICATION NO. 100529 AND DEVELOPMENT PERMIT APPLICATION NO. 101008 (CREWH (REDWOOD PARK) HOMES LTD. / 21750 – 96 AVENUE)		

PROPOSAL:

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

RECOMMENDATION SUMMARY:

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

RATIONALE:

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

RECOMMENDATIONS:

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

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

11. Payment of applicable supplemental rezoning fees, Redwoods Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

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

a. Building plans being in compliance with Schedules "A" through "I";
b. Landscape plans being in substantial compliance with Schedules "J" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

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

a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 101008.

EXECUTIVE SUMMARY:

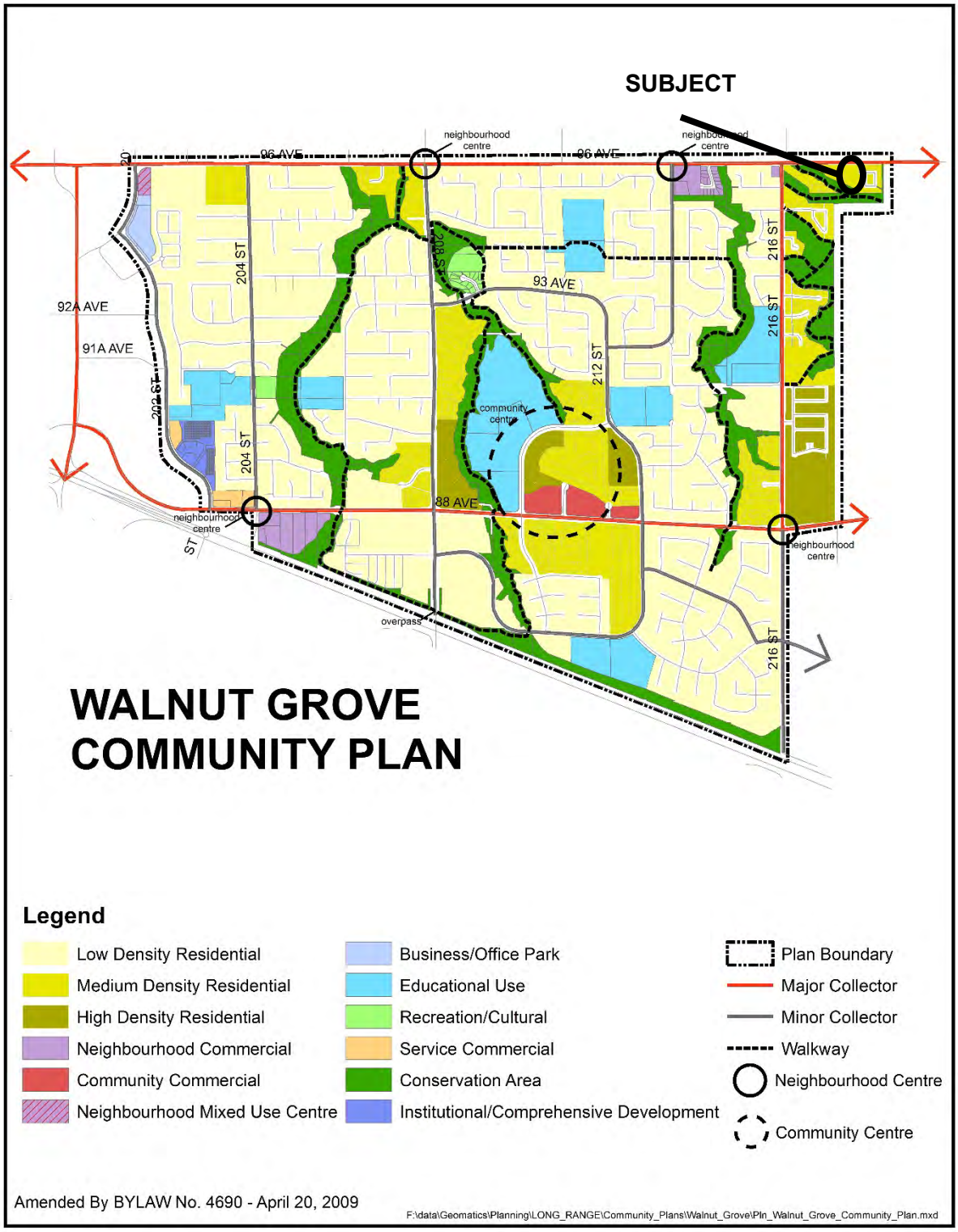
Focus Architecture Inc. has applied on behalf of CrewH (Redwood Park) Homes Ltd. to rezone a 1.0 ha (2.4 ac) site located at 21750 – 96 Avenue to facilitate a townhouse development consisting of 14 units in five buildings.

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

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

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5454 and Development Permit No. 101008.


SUBJECT
96 AVE
96 AVE
neighbourhood centre
neighbourhood centre
92A AVE
91A AVE
202 ST
204 ST
204 ST
208 ST
93 AVE
212 ST
216 ST
216 ST
216 ST
88 AVE
community centre
neighbourhood centre
neighbourhood centre
overpass
WALNUT GROVE
COMMUNITY PLAN
Legend
Low Density Residential
Medium Density Residential
High Density Residential
Neighbourhood Commercial
Community Commercial
Neighbourhood Mixed Use Centre
Business/Office Park
Educational Use
Recreation/Cultural
Service Commercial
Conservation Area
Institutional/Comprehensive Development
Plan Boundary
Major Collector
Minor Collector
Walkway
Neighbourhood Centre
Community Centre
Amended By BYLAW No. 4690 - April 20, 2009
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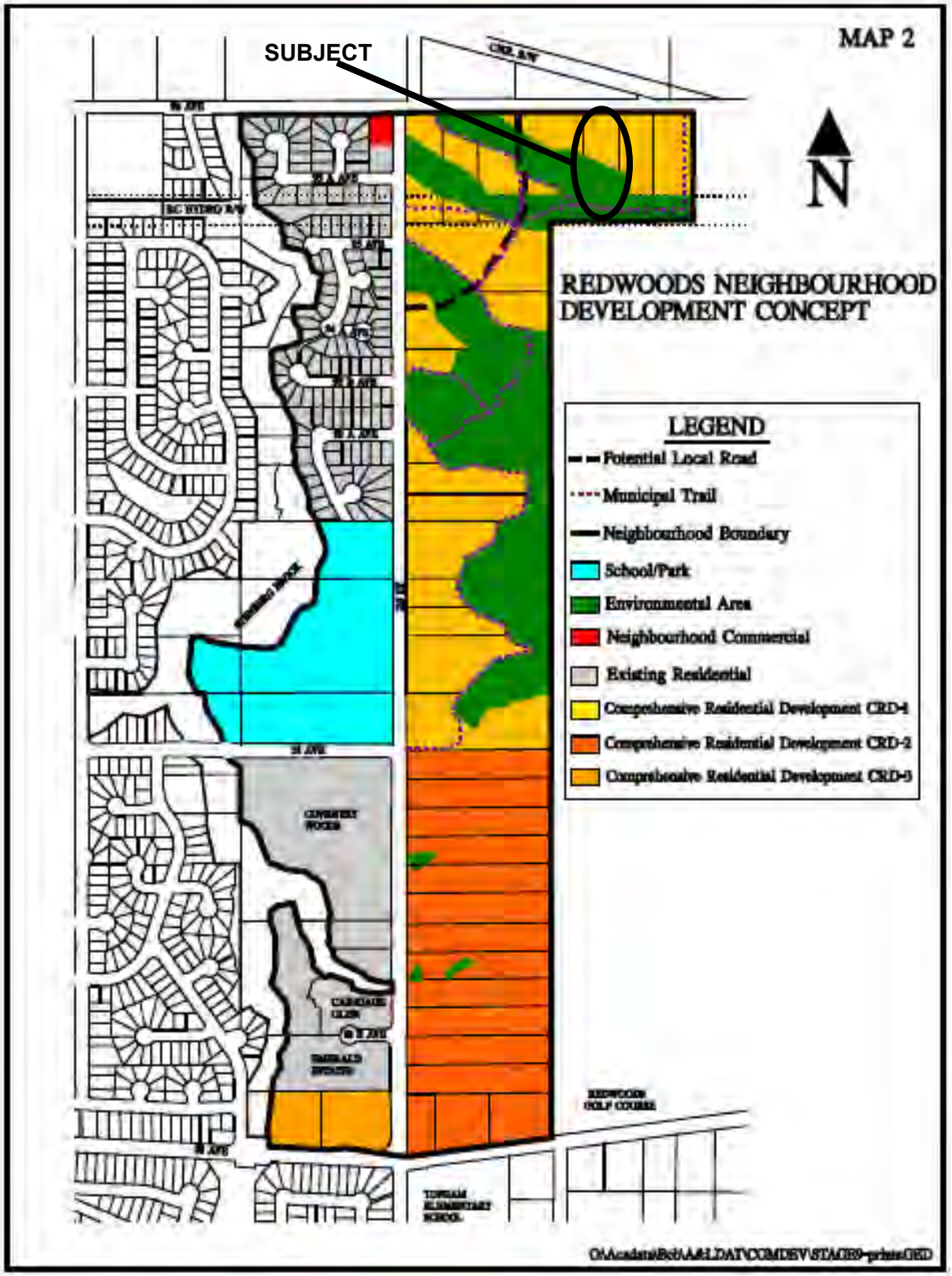
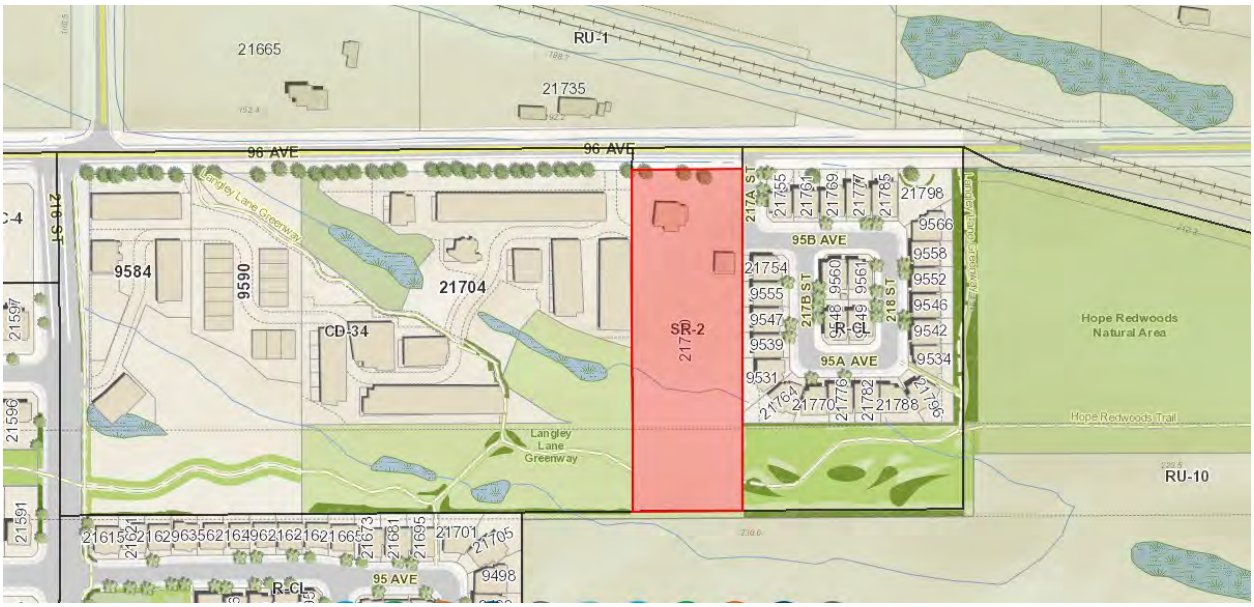
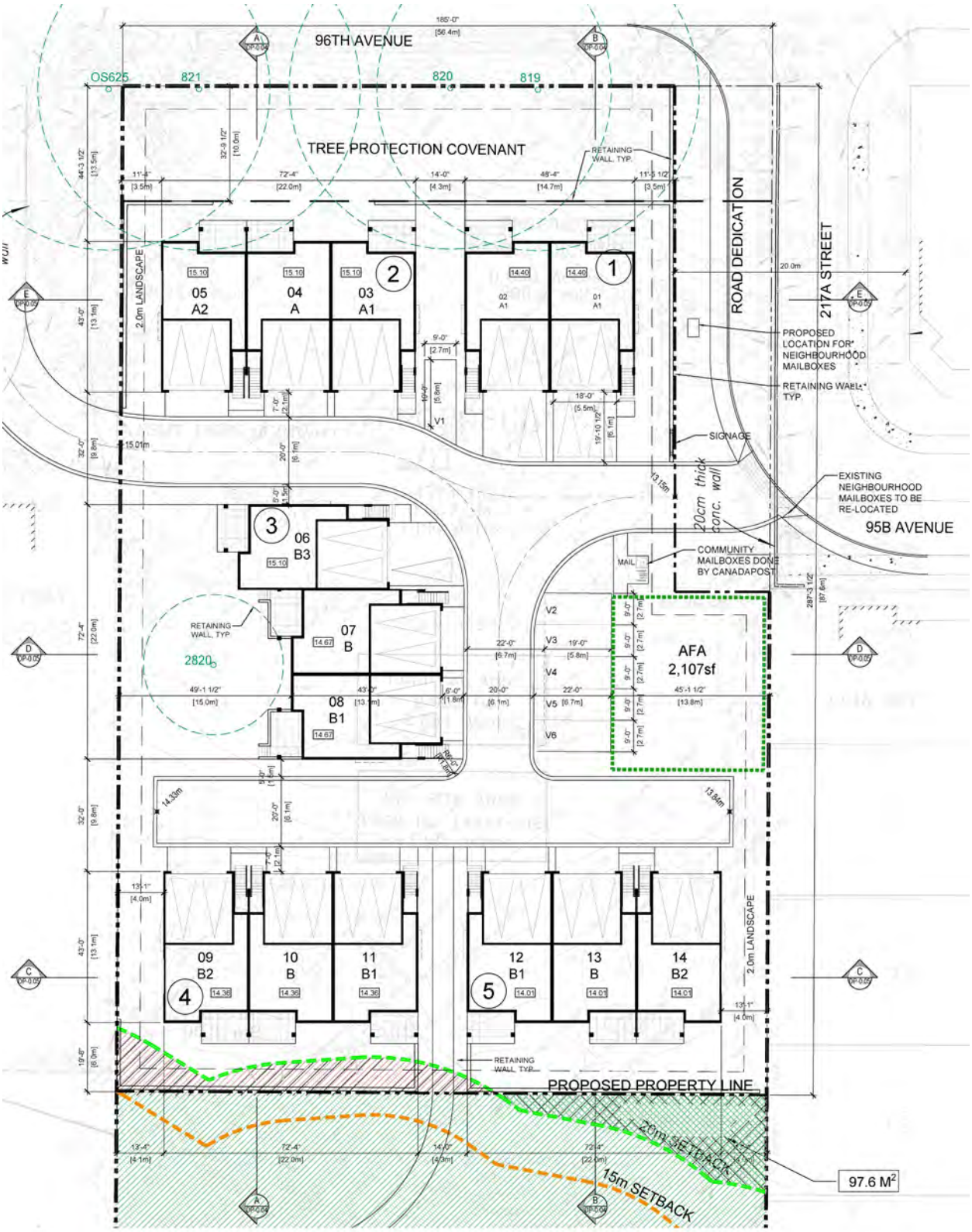

MAP 2
SUBJECT
N
REDWOODS NEIGHBOURHOOD
DEVELOPMENT CONCEPT
LEGEND
Potential Local Road
Municipal Trail
Neighbourhood Boundary
School/Park
Environmental Area
Neighbourhood Commercial
Existing Residential
Comprehensive Residential Development CRD-1
Comprehensive Residential Development CRD-2
Comprehensive Residential Development CRD-3



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

RENDERING – SUBMITTED BY THE APPLICANT

NORTH STREETSCAPE - 96 AVENUE

EAST STREETSCAPE - 217A STREET

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

Reference:

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

DISCUSSION / ANALYSIS:

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

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

Surrounding Land Uses:

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

Density:

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

Zoning Amendment:

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

Public Information Meeting:

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

Tree Protection / Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 40 significant trees exist on the subject site, 1 of which is proposed to be retained. Consistent with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) provisions, a total of 34 replacement trees are required to be planted and 37 are proposed. In addition, three (3) existing Redwood trees will be retained inside a non-disturbance area along 96 Ave and approximately 4 street trees are required to be planted along the road frontages in compliance with the Township's Street Tree and Boulevard Planting Policy. Final tree retention, protection and replacement plans, including security for all replacement trees, are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and servicing such as construction of road works, conservation space, tree replacement, stormwater management and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township and also to register any legal documents identified through the detailed engineering design stage.

School and Park Sites:

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

Transit:

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

Streamside Protection:

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

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

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

Development Permit No. 101008:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Comprehensive Residential Development Permit Area guidelines included in the Redwoods Neighbourhood Plan (see Attachment B). Proposed Development Permit No. 1001008 is attached to this report (see Attachment A). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed townhouse development for Council's consideration.

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

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

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

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

Community Amenity Contributions:

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

Adaptable Housing:

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

Landscaping:

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

Redwood Trees:

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

Age Friendly Amenity Area:

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

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

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

Access and Parking:

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

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

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

POLICY CONSIDERATIONS:

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

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

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101008

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

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

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

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

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

   CIVIC ADDRESS: 21750 - 96 Avenue

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

   a. Building plans being in compliance with Schedules “A” through “I”;
   b. Landscape plans being in substantial compliance with Schedules “J” through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

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

   a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
   b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
   c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
   d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Site Plan Detail
SCHEDULE D	Streetscapes
SCHEDULE E	Building 1 Elevations
SCHEDULE F	Building 2 Elevations
SCHEDULE G	Building 3 Elevations
SCHEDULE H	Building 4 Elevations
SCHEDULE I	Building 5 Elevations
SCHEDULE J	Landscape Plan
SCHEDULE K	Planting Plan
SCHEDULE L	Environmental Area Landscape Plan
SCHEDULE M	Landscape Grading Plan
SCHEDULE N	Landscape Details
SCHEDULE O	Landscape Details
SCHEDULE P	Landscape Details

VIEW FROM EAST SITE ENTRY

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2018-09-07	DP REVISIONS
2018-04-30	ISSUED FOR RZ / DP APPLICATION

REVISIONS

CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE
RENDERING

DATE **2018.01.25** FILE NO.
DWN. AL
CHK. KR **1801**

SEAL

SHEET NO.
DP-0.00

SITE PLAN
SCALE 1" = 30'-0"

FOCUS
ARCHITECTURE
INCORPORATED

REVISIONS

CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE
OVERALL CONTEXT / SITE PLAN

DATE 2018.01.26 FILE NO.
DWN MS / JD
CHK ch 1801

SHEET NO.
DP-0.01

SITE RECONCILIATION

LEGAL DESCRIPTION:
EAST HALF LOT 2, SECTION 31, TOWNSHIP 11, NEW WESTMINSTER DISTRICT PLAN 8085

CIVIC ADDRESS:
21750 96 AVENUE
LANGLEY, BC

ZONING INFORMATION:

ZONE: EXISTING: RS-3
PROPOSED: CD

LOT AREA:
GROSS SITE AREA = 9,851 m² / 2.434 Ac. / 0.985 Ha.
ENVIRONMENTAL DEDICATION = 4,911 m² / 1.210 Ac. / 0.491 Ha.
ROAD DEDICATION = 300 m² / 0.000 Ac. / 0.030 Ha.
NET SITE AREA (AS PER SURVEY) = 4,537 m² / 1.131 Ac. / 0.458 Ha.

SETBACKS:
REQUIRED: SEE CD BYLAW
PROPOSED: NORTH 13.5m
SOUTH 6.0m
EAST 3.5m
WEST 3.5m

LOT DENSITY:
UPA:
ALLOWABLE:
Max # OF UNITS = 1.121 Ac. x 12 UPA = 13.572 units (ROUND UP TO 14 UNITS)
PROPOSED: 14 units

SITE COVERAGE:
15,930 sq.ft. (BUILDING AREA) / 49,288 sq.ft. (NET SITE AREA) = 0.32:1
PROPOSED: 32.1%

AGRICULTURAL BUFFER SPACE:
REQUIRED: 14 x 8m²/unit = 112m² (1,206 sq.ft.)
PROPOSED: 195m² (2,107 sq.ft.)

PARKING:
RESIDENT: REQUIRED:
14 DOUBLE CAR UNITS x 2.0 PER UNIT = 28 CARS
TOTAL REQUIRED = 28 CARS
PROPOSED: 28 CARS IN GARAGES
4 STALLS ON SURFACE
TOTAL PROVIDED = 32 CARS

VISITOR: REQUIRED: 14 UNITS X 0.2 PER UNIT = 2.8 = 3 CARS
PROPOSED: 0 SURFACE STALLS

BUILDING HEIGHT: PROPOSED: 10.89m (BUILDING 1) - REFER TO ELEVATIONS

ADAPTABLE UNIT:
REQUIRED: 14 UNITS X 5% = 0.7 UNITS (1 UNIT)
PROVIDED: 1 UNIT (TYPE B3)

LOT COVERAGE SUMMARY

BLDG	# OF UNITS	LOT COVERAGE	
1	2	2,255 sq.ft.	210.52 m²
2	3	3,385 sq.ft.	314.48 m²
3	3	3,439 sq.ft.	319.71 m²
4	3	3,385 sq.ft.	314.48 m²
5	3	3,385 sq.ft.	314.48 m²
TOTAL	14	15,930 sq.ft.	1,479.66 m²

FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	GARAGE	LOWER*	MAIN	UPPER	UNIT TOTALS		SITE TOTALS	
A	1	435 sq.ft.	541 sq.ft.	819 sq.ft.	864 sq.ft.	2,354 sq.ft.	219.7 m²	2,354 sq.ft.	219.7 m²
A1	3	435 sq.ft.	544 sq.ft.	832 sq.ft.	989 sq.ft.	2,365 sq.ft.	221.8 m²	7,155 sq.ft.	664.7 m²
A2	1	439 sq.ft.	546 sq.ft.	834 sq.ft.	919 sq.ft.	2,399 sq.ft.	222.8 m²	2,399 sq.ft.	222.8 m²
B	3	435 sq.ft.	540 sq.ft.	819 sq.ft.	888 sq.ft.	2,147 sq.ft.	199.5 m²	6,441 sq.ft.	598.4 m²
B1	3	435 sq.ft.	544 sq.ft.	832 sq.ft.	989 sq.ft.	2,365 sq.ft.	221.8 m²	7,155 sq.ft.	664.7 m²
B2	2	439 sq.ft.	544 sq.ft.	827 sq.ft.	712 sq.ft.	2,083 sq.ft.	222.8 m²	4,366 sq.ft.	435.6 m²
B3 (ADAPTABLE)	1	439 sq.ft.	544 sq.ft.	832 sq.ft.	919 sq.ft.	2,394 sq.ft.	222.4 m²	2,394 sq.ft.	222.4 m²
TOTAL	14						EXCLUDING GARAGES	32,293 sq.ft.	2,997.5 m²
			GARAGE TOTAL				INCLUDING GARAGES	37,959 sq.ft.	3,526.5 m²

FRONT ELEVATION

SIGNAGE DETAIL
SCALE: 1/4"=1'-0"

SITE PLAN
SCALE: 1/16" = 1'-0"

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1 28.02.2017 ISSUED FOR COMMENTS
2 28.02.2017 ISSUED FOR REVIEW
3 18.01.2018 RE-ISSUED FOR REVIEW
REVISIONS
CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE
ENLARGED SITE PLAN

DATE 2018.01.25 FILE NO
DWN JD / AL
CHK ch 1801

SEAL
SHEET NO.
DP-0.01A

H.4

NORTH STREETSCAPE - 96 AVENUE

217A STREET EXISTING VIEW

EAST STREETSCAPE - 217A STREET

96 AVENUE EXISTING SITE ENTRY

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CONSULTANT

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PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE

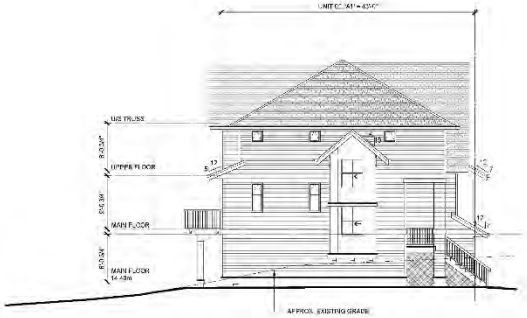
COLOURED STREETSCAPES

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch **1801**

SFM
SHEET NO.
DP-0.0A

H.4

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



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

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

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

ELEVATION LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2x10 PAINTED WOOD FASCIA c/w 1x4 WOOD TRIM
3. 5" SEMI-FLOATED ALUMINUM GUTTER C/W 2x8 PAINTED WOOD FASCIA
4. DECORATIVE KNEE BRACE
5. CEMENT BOARD PANEL c/w 1x3 BATTENS
6. HORIZONTAL FIBRE CEMENT SIDING 6" EXPOSURE
7. 1x6 PAINTED WOOD TRIM
8. 2x8 PAINTED WOOD TRIM C/W PREFINISHED METAL FLASHING
9. 2x10 PAINTED WOOD TRIM C/W PREFINISHED METAL FLASHING
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. SEALED DOUBLE GLAZED P.V.C. FRENCH DOOR
12. ENTRY DOOR
13. OVER-END GARAGE DOORS
14. 42" HEIGHT PREFINISHED ALUMINUM RAILING
15. CEVENT BOARD ON BUILT-UP WOOD COLUMN
16. TRIPLE 5" HORIZONTAL VINYL SIDING
17. PAINTED WOOD TRIM CUT FROM 1x12 c/w PREFINISHED METAL COATING OVER
18. THRU WALL FLASHING

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PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21759 96 AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 1 ELEVATIONS

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch **1801**

SEAL
SHEET NO.
A-1.02

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

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

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

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

ELEVATION LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2x10 PAINTED WOOD FASCIA c/w 1x4 WOOD TRIM
3. 5" SEMI-FLOSED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
4. DECORATIVE KNEE BRACE
5. CEMENT BOARD PANEL c/w 1x3 BATTENS
6. HORIZONTAL FIBRE SIDING W/ 6" EXPOSURE
7. 1x6 PAINTED WOOD TRIM
8. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
9. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. SEALED DOUBLE GLAZED P.V.C. FRENCH DOOR
12. ENTRY DOOR
13. OVER-END GARAGE DOORS
14. 42" HEIGHT PREFINISHED ALUMINUM RAILING
15. CEMENT BOARD ON BUILT-UP WOOD COLUMN
16. TRIPLE 5" HORIZONTAL VINYL SIDING
17. PAINTED WOOD TRIM (EXT. PROJ. 1x3 c/w PREFINISHED METAL COATING OVER
18. THRU WALL FLASHING

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CONSULTANT

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CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 2 ELEVATIONS

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch **1801**

SEAL
SHEET NO.
DP-2.02

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

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

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

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

ELEVATION LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2x10 PAINTED WOOD FASCIA c/w 1x4 WOOD TRIM
3. 5" SEMI-FLOW ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
4. DECORATIVE KNEE BRACE
5. CEMENT BOARD PANEL c/w 1x3 BATTENS
6. HORIZONTAL FIBER CEMENT SIDING 6" EXPOSURE
7. 1x6 PAINTED WOOD TRIM
8. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
9. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. SEALED DOUBLE GLAZED P.V.C. FRENCH DOOR
12. ENTRY DOOR
13. OVER-EAD GARAGE DOORS
14. 42" HEIGHT PREFINISHED ALUMINUM RAILING
15. CEMENT BOARD ON BUILT-UP WOOD COLUMN
16. 7" TRIPLE 5" HORIZONTAL VINYL SIDING
17. PAINTED WOOD TRIM CUT BROAD COLOR PREFINISHED METAL COATING OVER
18. THRU WALL FLASHING

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REVISIONS
CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

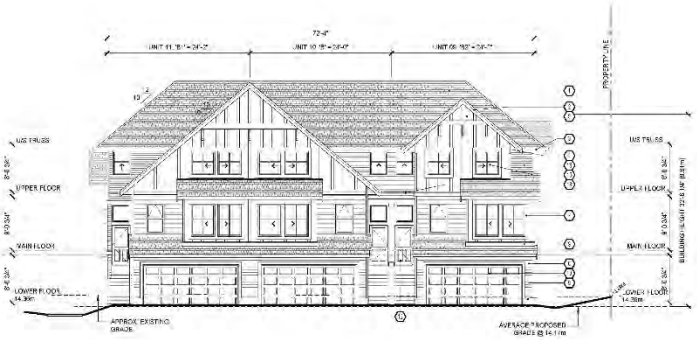
21750 96 AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 3 ELEVATIONS

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch **1801**

SHEET NO.
DP-3.02

H.4

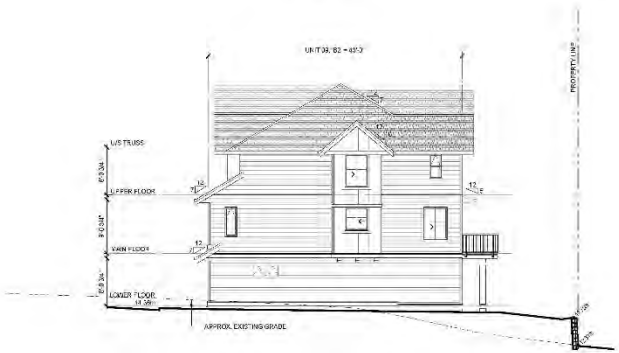


NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXPOSURE CALCULATION
LIMITING DISTANCE 9.14.15
AREA OF EXPOSING BUILDING FACE 82.3m²
AREA OF ALL PE OPENINGS 5.7m²
ACTUAL GLAZED OPENINGS 6.14%
ALLOWED GLAZED OPENINGS 0.86%
FIRE RESISTANCE RATING 1
WALL CONSTRUCTION COMBUSTIBLE
WALL CLADDING COMBUSTIBLE

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

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



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

ELEVATION LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2x10 PAINTED WOOD FASCIA c/w 1x4 WOOD TRIM
3. 5" SEMI-FLOATED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
4. DECORATIVE KNEE BRACE
5. CEMENT BOARD PANEL c/w 1x3 BATTENS
6. HORIZONTAL FIBER CEMENT SIDING 6" EXPOSURE
7. 1x6 PAINTED WOOD TRIM
8. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
9. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
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11. SEALED DOUBLE GLAZED P.V.C. FRENCH DOOR
12. ENTRY DOOR
13. OVER-END GARAGE DOORS
14. 42" HEIGHT PREFINISHED ALUMINUM RAILING
15. CEVENT BOARD ON BUILT-UP WOOD COLUMN
16. TRITILE 9" HORIZONTAL VINYL SIDING
17. PAINTED WOOD TRIM 6x10 BRACKETS c/w PREFINISHED METAL FLASHING OVER
18. THRU WALL FLASHING

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1. 28.10.2021 ISSUED FOR CONSULTANT
2. 28.10.2021 ISSUED FOR REVIEW
3. 28.10.2021 ISSUED FOR REVIEW

REVISIONS
CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

21759 96 AVENUE
LANGLEY, BC

DRAWING TITLE
BUILDING 4 ELEVATIONS

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch **1801**

SEAL
SHEET NO.
DP-4.02

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

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

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

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

ELEVATION LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. 2x10 PAINTED WOOD FASCIA c/w 1x4 WOOD TRIM
3. 5" SEMI-FLASHED ALUMINUM GUTTER ON 2x8 PAINTED WOOD FASCIA
4. DECORATIVE KNEE BRACE
5. CEMENT BOARD PANEL c/w 1x3 BATTENS
6. HORIZONTAL FIBER CEMENT SIDING W/ 6" EXPOSURE
7. 1x6 PAINTED WOOD TRIM
8. 2x8 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
9. 2x10 PAINTED WOOD TRIM c/w PREFINISHED METAL FLASHING
10. SEALED DOUBLE GLAZED P.V.C. WINDOW
11. SEALED DOUBLE GLAZED P.V.C. FRENCH DOOR
12. ENTRY DOOR
13. OVER-END GARAGE DOORS
14. 42" HEIGHT PREFINISHED ALUMINUM RAILING
15. CEMENT BOARD ON BUILT-UP WOOD COLUMN
16. TRIPLE 9" HORIZONTAL VINYL SIDING
17. PAINTED WOOD TRIM CUT FROM 1x12 c/w PREFINISHED METAL CAPPING OVER
18. THRU WALL FLASHING

SEAL OF ARCHITECT — The seal is a valid impression only when affixed to the original drawing and may not be tampered with in any way without the written consent of the architect.

FOCUS
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REVISIONS
CONSULTANT

CLIENT
CREW H (Redwood Park) Homes Ltd.

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT

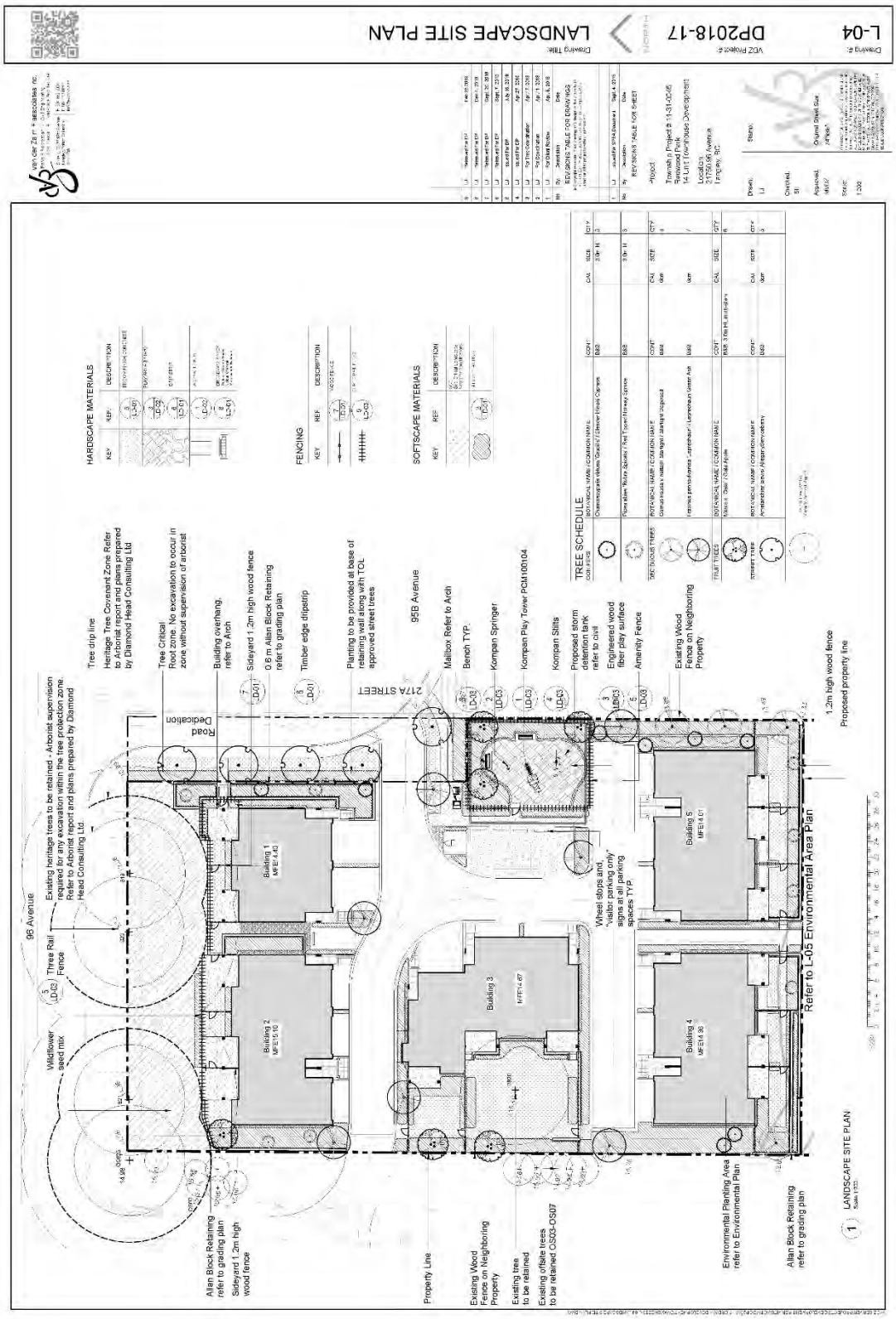
21750 96 AVENUE
LANGLEY, BC

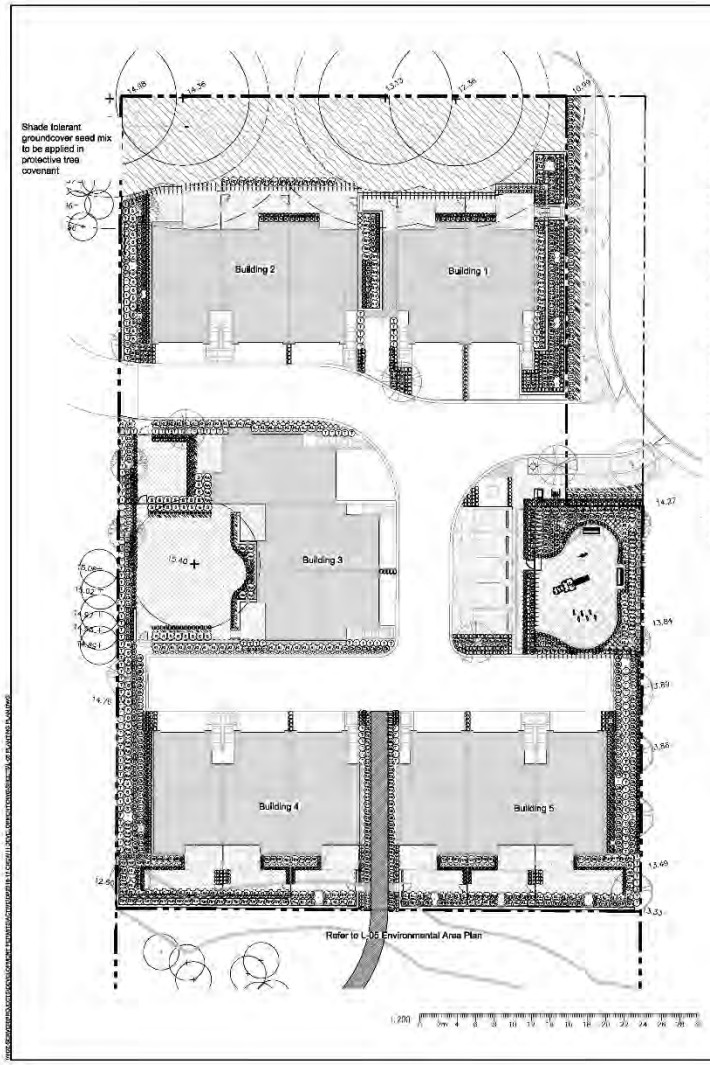
DRAWING TITLE
BUILDING 5 ELEVATIONS

DATE 2018.01.26 FILE NO.
DWN AL
CHK ch **1801**

SEAL
SHEET NO.
DP-5.02

H.4


LANDSCAPE SITE PLAN
DP2018-17
L-04
Drawing Title:
VDZ Project #:
Drawing #:
van der Zalm + associates inc.
REVISIONS TABLE FOR DRAWING
Project
Township Project # 11-31-0205
Redwood Park
14 Unit Townhouse Development
Location
21775 96A Avenue
Langley, BC
Drawn: LJ
Checked: SI
Approved: MVZ
Original Sheet Size: 24"x36"
SCALE: 1:300
HARDSCAPE MATERIALS
KEY
REF.
DESCRIPTION
FENCING
SOFTSCAPE MATERIALS
TREE SCHEDULE
BOTANICAL NAME / COMMON NAME
CONT.
CAL.
SIZE
QTY
96 Avenue
95B Avenue
212A STREET
Road Dedication
Building 1
Building 2
Building 3
Building 4
Building 5
Tree drip line
Heritage Tree Covenant Zone Refer to Arborist report and plans prepared by Diamond Head Consulting Ltd
Existing heritage trees to be retained - Arborist supervision required for any excavation within the tree protection zone. Refer to Arborist report and plans prepared by Diamond Head Consulting Ltd.
Three Rail Fence
Wildflower seed mix
Tree Critical Root zone. No excavation to occur in zone without supervision of arborist
Building overhang, refer to Arch
Sideyard 1.2m high wood fence
0.6 m Allan Block Retaining refer to grading plan
Timber edge dripstrip
Planting to be provided at base of retaining wall along with TOL approved street trees
Mailbox Refer to Arch
Bench TYP.
Kompan Springer
Kompan Play Tower PCM100104
Kompan Slitts
Proposed storm detention tank refer to civil
Engineered wood fiber play surface
Amenity Fence
Existing Wood Fence on Neighboring Property
Wheel stops and, "visitor parking only" signs at all parking spaces TYP.
1.2m high wood fence
Proposed property line
Refer to L-05 Environmental Area Plan
Allan Block Retaining refer to grading plan
Sideyard 1.2m high wood fence
Property Line
Existing Wood Fence on Neighboring Property
Existing trees to be retained
Existing offsite trees to be retained OS03-OS07
Environmental Planting Area refer to Environmental Plan
Allan Block Retaining refer to grading plan
1 LANDSCAPE SITE PLAN
Scale 1:300



PLANT SCHEDULE ONSITE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
A	Astilbe japonica 'Montgomery' / Montgomery False Spiraea	#1	0,45m	142
Aw	Azalea x 'Weston's Innocence' / Weston's Innocence Azalea	#3	0,90m	39
F	Bergenia x 'Fire and Ice' / Fire and Ice Bergenia	#1	0,45m	136
B	Blechnum spicant / Deer Fern	#2	0,45m	191
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#3	0,75m	107
E	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	#1	0,60m	107
KL	Kalmia latifolia 'Minuet' / Minuet Mountain Laurel	#3	0,90m	118
L	Leucothoe axillaris 'Twisting Red' / Twisting Red Coastal Leucothoe	#3	0,45m	254
R	Rhododendron catawbiense 'Baden Baden' / Baden Baden Rhododendron	#3	0,60m	122
Rm	Rosa meidiland sevillana / Sevillana Rose	#3	0,90m	134
S	Skimmia japonica 'Rubella' / Skimmia	#3	0,90m	57
Sb	Spiraea betulifolia 'Tor' / Birchleaf Spiraea	#3	0,75m	158
T	Taxus x media 'H.M. Eddie' / Eddie Yew	1,2m ht	0,75m	198
GRASS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
H	Hakonechloa macra 'Beni-Kaze' / Green Forest Grass	#1	0,45m	284
K	Koeleria macrantha / Prairie Junegrass	#1	0,45m	146
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Achillea millefolium 'Pomegranate' / Pomegranate Yarrow	#1	300mm	277
	Heuchera sanguinea 'Ruby Bells' / Coral Bells	#1	300mm	85

PLANT SCHEDULE OFFSITE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
Ck	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	#3	0,75m	55
L	Leucothoe axillaris 'Twisting Red' / Twisting Red Coastal Leucothoe	#3	0,45m	18
GRASS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
K	Koeleria macrantha / Prairie Junegrass	#1	0,45m	19
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Heuchera sanguinea 'Ruby Bells' / Coral Bells	#1	300mm	257

PLANTING NOTES:

1. All plant material and the installation of plant material shall meet or exceed the standards required by the Canadian Landscape Standard (current edition)
2. Topsoil supplied shall be from a reputable source. A full analysis of the growing medium will be required at the contractor's expense, submit to landscape consultant for approval.
3. Amend growing medium per soil analysis recommendations prior to spreading on site. Rejected growing medium shall be removed off site immediately at the landscape contractors expense.
4. Growing medium depths for planting as follows:
   a. Shrubs: 450mm
   b. Sod: 150mm
   c. Tree pits: 1000mm with 300mm (below root ball)
5. 1" minus compost mulch to be installed in all shrub planting areas.
6. All landscaped areas to be irrigated.

van der Zalm + associates Inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
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Key Map (NTS)

No.	By	Description	Date
6	LJ	Reissued for DP	Feb 28,2018
5	LJ	Reissued for DP	Dec 1, 2016
4	LJ	Reissued for DP	Sept. 28, 2016
3	LJ	Reissued for DP	Sept. 7, 2016
2	LJ	issued For DP	July 19, 2016
1	LJ	issued For DP	Apr.27, 2016

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date
1	LJ	issued For SPEA Document	Sept. 4, 2018

REVISIONS TABLE FOR SHEET

Project:

Township Project # 11-31-0045
Redwood Park
14 Unit Townhouse Development

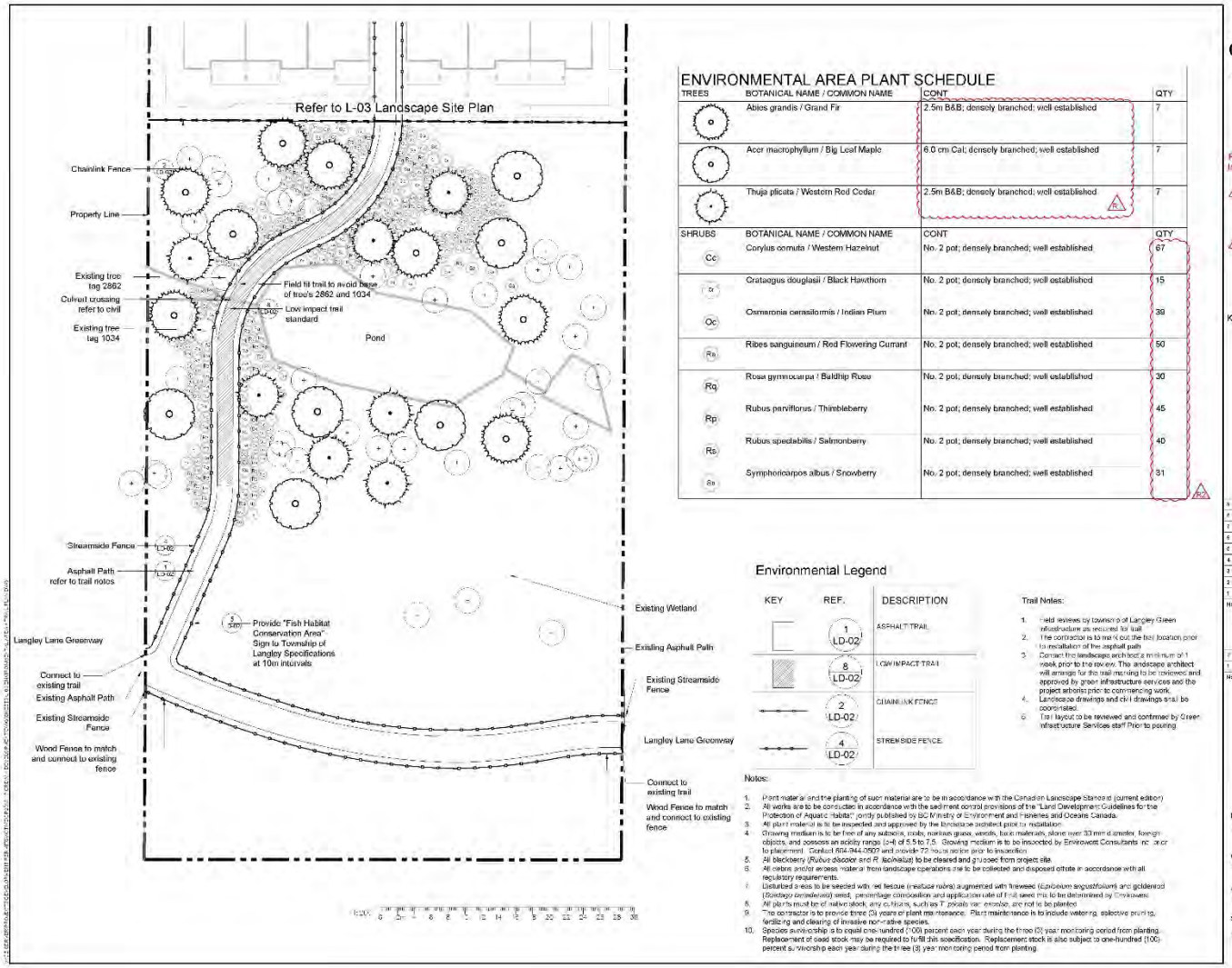
Location:
21750 96 Avenue
Langley, BC

Drawn: LJ
Checked: SH
Approved: MVDZ
Scale: 1:200
Stamp:
Original Sheet Size: 24"x36"

Drawing Title: PLANTING PLAN

VDZ Project #: DP2018-17

Drawing #: L-05



ENVIRONMENTAL AREA PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Abies grandis / Grand Fir	2.5m B&B; densely branched; well established	7
	Acer macrophyllum / Big Leaf Maple	6.0 cm Cal; densely branched; well established	7
	Thuja plicata / Western Red Cedar	2.5m B&B; densely branched; well established	7
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**QTY**
Cc	Corylus cornuta / Western Hazelnut	No. 2 pot; densely branched; well established	67
Cr	Crataegus douglasii / Black Hawthorn	No. 2 pot; densely branched; well established	15
Oc	Osmaronia cerasiformis / Indian Plum	No. 2 pot; densely branched; well established	39
Rs	Ribes sanguineum / Red Flowering Currant	No. 2 pot; densely branched; well established	50
Rg	Rosa gymnocarpa / Baldhip Rose	No. 2 pot; densely branched; well established	30
Rp	Rubus parviflorus / Thimbleberry	No. 2 pot; densely branched; well established	45
Rs	Rubus spectabilis / Salmonberry	No. 2 pot; densely branched; well established	40
Sa	Symphoricarpos albus / Snowberry	No. 2 pot; densely branched; well established	31

Environmental Legend

KEY	REF.	DESCRIPTION
	1 LD-02	ASPHALT TRAIL
	8 LD-02	LOW IMPACT TRAIL
	2 LD-02	CHAINLINK FENCE
	4 LD-02	STREAMSIDE FENCE

Trail Notes:

1. Field reviews by Township of Langley Green Infrastructure are required for trail.
2. The contractor is to mark out the trail location prior to installation of the asphalt path.
3. Contact the landscape architect a minimum of 1 week prior to the review. The landscape architect will arrange for the trail marking to be reviewed and approved by green infrastructure services and the project arborist prior to commencing work.
4. Landscape drawings and civil drawings shall be coordinated.
5. Trail layout to be reviewed and confirmed by Green Infrastructure Services staff Prior to pouring.

Notes:

1. Plant material and the planting of such material are to be in accordance with the Canadian Landscape Standard (current edition).
2. All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
3. All plant material is to be inspected and approved by the landscape architect prior to installation.
4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Environmental Consultants Inc. prior to placement. Contact 604-944-0507 and provide 72 hours notice prior to inspection.
5. All blackberry (*Rubus discolor* and *R. laciniatus*) to be cleared and grubbed from project site.
6. All debris and/or excess material from landscape operations shall be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed, percentage composition and application rate of trail seed mix to be determined by Environmental.
8. All plants must be of native stock, any cultivars, such as *T. plicata* var. *exalsa*, are not to be planted.
9. The contractor is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning, fertilizing and clearing of invasive non-native species.
10. Species survivorship is to equal one-hundred (100) percent each year during the three (3) year monitoring period from planting. Replacement of sod stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship each year during the three (3) year monitoring period from planting.

van der Zalm + associates inc.

Revisions for Streamside Security Issued Nov. 5, 2018

R1 Revised size and container description to correspond with Streamside Security Deposit worksheet.

R2 Shrub quantities on security deposit worksheet updated to be consistent with drawing.

Key Map (NTS)

No	By	Description	Date
9	LJ	Reissued For DP	Dec 20, 2018
8	LJ	Reissued For DP	Dec 7, 2018
7	LJ	Reissued For DP	Sept 20, 2018
6	LJ	Reissued For DP	Sept. 7, 2018
5	LJ	Issued For DP	July 16, 2018
4	LJ	Issued For DP	Apr 27, 2018
3	LJ	For Tree Consultation	Apr 17, 2018
2	LJ	For Consultation	Apr 1, 2018
1	LJ	For Client Review	Apr 6, 2018

REVISIONS TABLE FOR DRAWINGS

No	By	Description	Date
2	SI	Streamside Security Deposit	Nov 5, 2018
1	LJ	Issued For SPRA Document	Sept 4, 2018

REVISIONS TABLE FOR SHEET

Project:

Township Project # 11-31-0045
Redwood Park
14 Unit Townhouse Development

Location:
21750 96 Avenue
Langley, BC

Drawn: LJ

Checked: SI

Approved: MWZ

Scale: 1:200

Stamp:

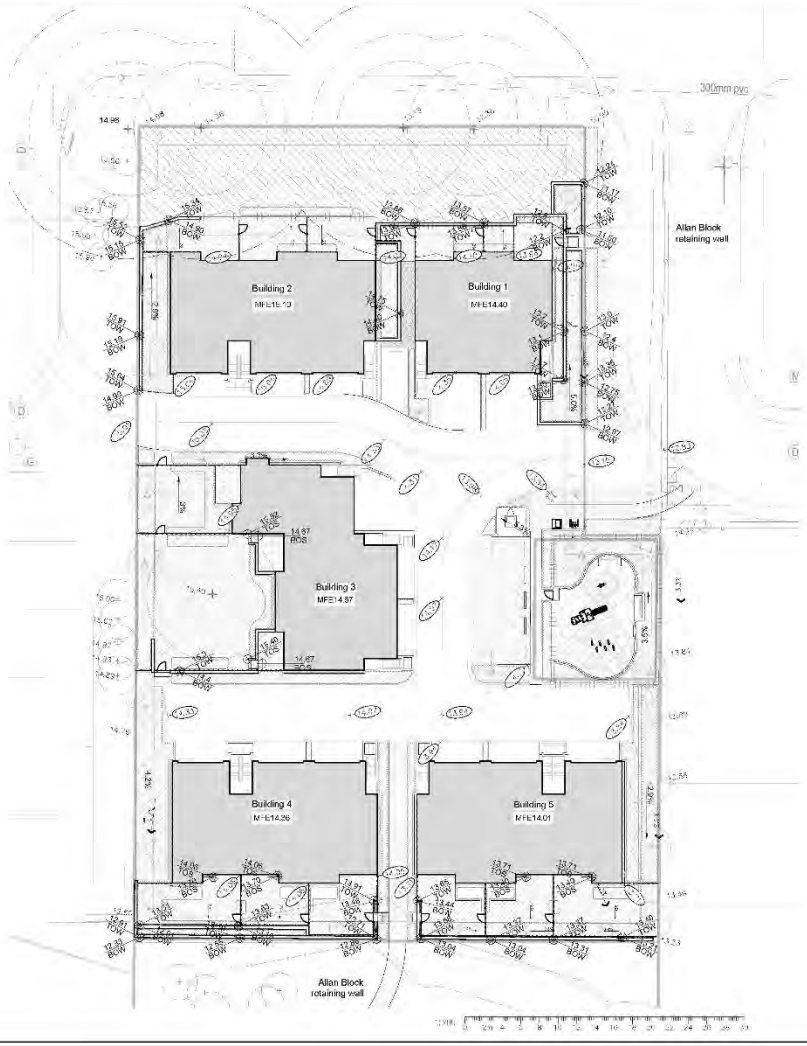
Original Sheet Size: 24"x36"

Drawing Title: ENVIRONMENTAL AREA + TRAIL PLAN

VDZ Project #: DP2018-17

Drawing #: L-06

H.4



GRADING

KEY	DESCRIPTION
83.52	PROPOSED GRADE BY CIVIL
83.93 FG	PROPOSED GRADE BY LANDSCAPE
2.0%	PROPOSED SLOPE BY LANDSCAPE
	PROPOSED RETAINING WALL BY LANDSCAPE
15.07	EXISTING SURVEYED GRADE

Notes:

Refer to sections provided on LD-04 and LD-05 for further detail of proposed conditions

van der Zalm + associates inc.

Key Map (NTS)

No	By	Description	Date
9	LJ	Reissued For DP	Feb 22, 2019
8	LJ	Reissued For DP	Dec 1, 2018
7	LJ	Reissued For DP	Sept 27, 2018
6	LJ	Reissued For DP	Sept 7, 2018
5	LJ	Issued For DP	July 16, 2018
4	LJ	Issued For DP	Apr 27, 2018
3	LJ	For Tree Coordination	Apr 17, 2018
2	LJ	For Coordination	Apr 1, 2018
1	LJ	For Client Review	Apr 6, 2018

REVISIONS TABLE FOR DRAWINGS

No	By	Description	Date
1	LJ	Issued For SPRA Document	Sept 4, 2018

REVISIONS TABLE FOR SHEET

Project

Township Project # 11-31-0045
Redwood Park
14 Unit Townhouse Development

Location:
21750 96 Avenue
Langley, BC

Drawn: LJ

Checked: SI

Approved: MVdZ

Scale: 1:200

Stamp:

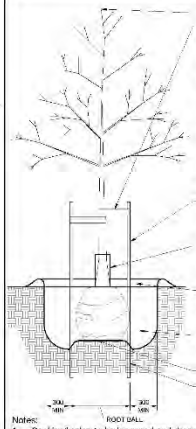
Original Sheet Size: 24"x36"

Drawing Title: GRADING PLAN

NORTH

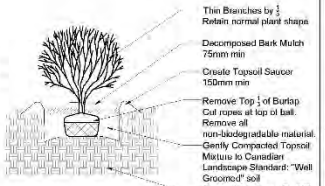
VDZ Project #: DP2018-17

Drawing #: L-07

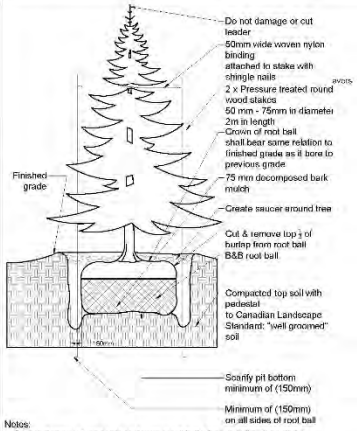


Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc.to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

1 DECIDIOUS TREE PLANTING
Scale 1:25

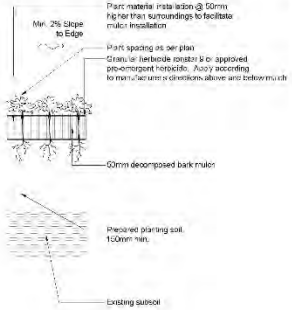


2 SHRUB PLANTING
Scale 1:25

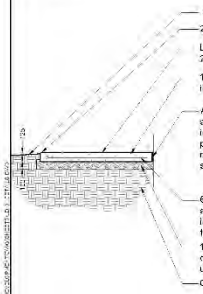


Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil

3 CONIFEROUS TREE PLANTING
Scale 1:10

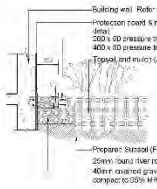


4 GROUNDCOVER PLANTING
Scale 1:20

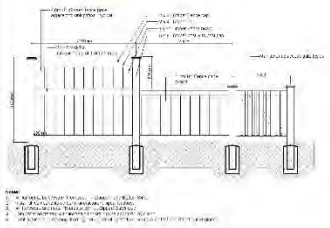


Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. Horizontal scoreline 1500mm o.c. MAX. Center scoreline on 150mm smooth finish or to match existing concrete pathway

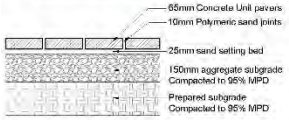
5 BROOM FINISH CONCRETE
Scale N.T.S.



6 DRIP STRIP TIMBER EDGE
Scale 1:20



7 STEP DOWN FENCE
Scale 1:20



1. Supplier: Barkman
2. Product: Broadway 65mm Paver
3. Dimensions: 23.62" X 23.62" X 2.56"
4. Colour: Charcoal

Notes:
1. Subbase to be as per geotechnical recommendations.
2. Contractor to provide sample prior to installation.
3. Polymeric Sand Colour - Grey for Natural and Charcoal Stones, Beige for Desert Sand

8 BROADWAY PAVER
Scale 1:10

van der Zee + associates inc.

No	By	Description	Date
9	LJ	Released For DP	Dec 20, 2018
8	LJ	Released For DP	Dec 1, 2018
7	LJ	Released For DP	Sept 20, 2018
6	LJ	Released For DP	Sept. 7, 2018
5	LJ	Issued For DP	July 16, 2018
4	LJ	Issued For DP	Apr 27, 2018
3	LJ	For Tree Coordination	Apr. 17, 2018
2	LJ	For Coordination	Apr. 1, 2018
1	LJ	For Client Review	Apr. 6, 2018

REVISIONS TABLE FOR DRAWINGS

No	By	Description	Date
1	LJ	Issued For SPRA Document	Sept. 4, 2018

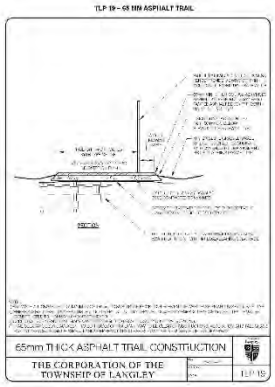
REVISIONS TABLE FOR SHEET

Project
Township Project # 11-31-0045
Redwood Park
14 Unit Townhouse Development

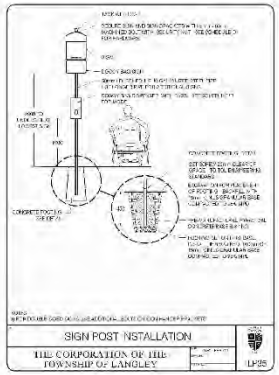
Location:
21750 96 Avenue
Langley, BC

Drawn: LJ
Checked: SI
Approved: MVdZ
Scale: AS SHOWN
Stamp:
Original Sheet Size 24"x36"

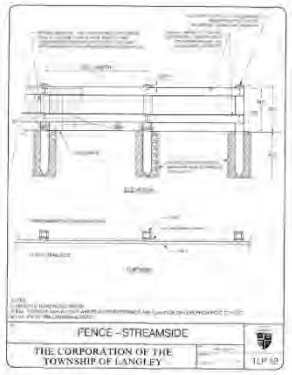
Drawing Title: DETAILS
NORTH
VDZ Project #: DP2018-17
Drawing #: LD-01



1 ASPHALT TRAIL
Scale N.T.S



2 TOL SIGN POST
Scale N.T.S

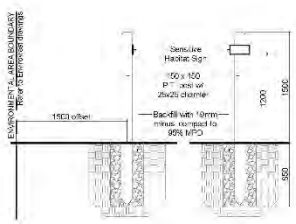


3 STREAMSIDE FENCE
Scale N.T.S

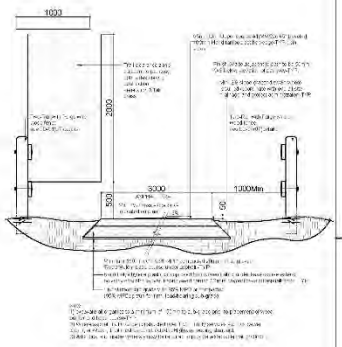
SENSITIVE FISH AND WILDLIFE HABITAT BEYOND THIS FENCE
PLEASE DO NOT DISTURB
AREA PROTECTED BY MUNICIPAL, PROVINCIAL AND FEDERAL LEGISLATION

Signs are :
1. Sign is 270mm x 125mm
2. 3mm sign grade aluminum with white reflective background.
3. Font sizes and gaps, as noted.
4. Black lettering
5. Screen print or for small runs of 6 or fewer, premium 7 year 2 mil vinyl.
6. 1cm radius cut corner, and all sharp corner eliminated.
7. Punch holes at all four corners or to suit so that the sign can be secured to the fence.
8. On private property, install one (1) sign every 14-15m or install one (1) sign at the rear of each lot (whatever creates the lesser distance between signs).
9. On public property, install one (1) sign every 14-15m.
10. Install the signs for easy visibility to the occupiers of the property and/or to the public.

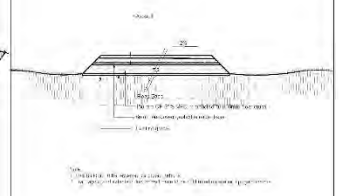
4 SENSITIVE FISH AND WILDLIFE SIGN
Scale N.T.S



5 SENSITIVE FISH AND WILDLIFE SIGN
Scale N.T.S



6 TOL ASPHALT TRAIL SECTION
Scale N.T.S



7 LOW IMPACT TRAIL
Scale N.T.S

van der Zee + associates inc.

No	By	Description	Date
9	LJ	Released For DP	Dec 20, 2018
8	LJ	Released For DP	Dec 1, 2018
7	LJ	Released For DP	Sept 27, 2018
6	LJ	Released For DP	Sept. 7, 2018
5	LJ	Issued For DP	July 16, 2018
4	LJ	Issued For DP	Apr 27, 2018
3	LJ	For Tree Coordinator	Apr 17, 2018
2	LJ	For Coordination	Apr 4, 2018
1	LJ	For Client Review	Apr. 4, 2018

REVISIONS TABLE FOR DRAWINGS

No	By	Description	Date
1	LJ	Issued For SPRA Document	Sept. 4, 2018

REVISIONS TABLE FOR SHEET

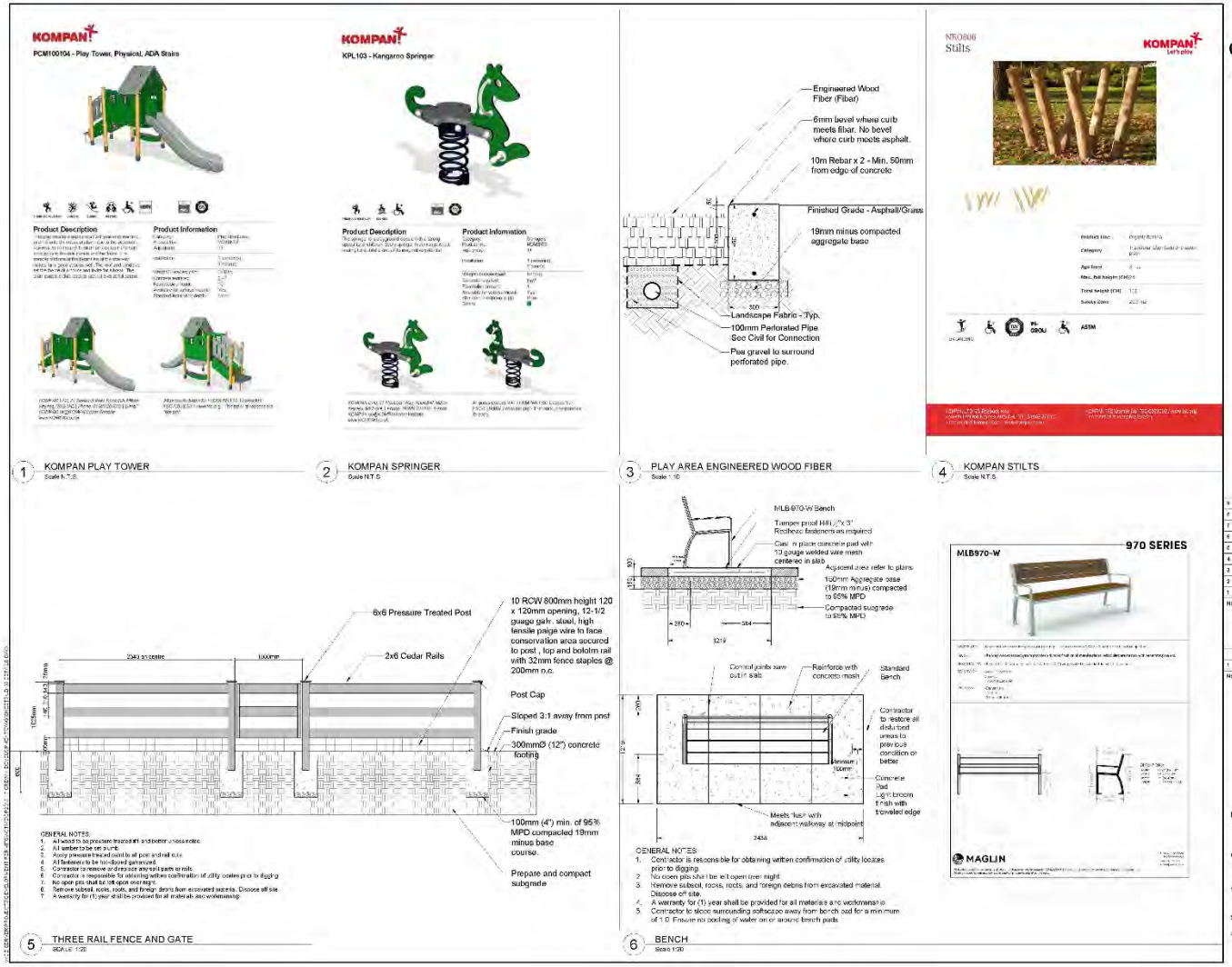
Project
Township Project # 11-31-0045
Redwood Park
14 Unit Townhouse Development

Location:
21750 96 Avenue
Langley, BC

Drawn: LJ
Checked: SI
Approved: MVdZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

Drawing Title: DETAILS
VDZ Project #: DP2018-17
Drawing #: LD-02

H.4


KOMPAN
PCM100104 - Play Tower, Physical, ADA Stairs
Product Description
Product Information
1 KOMPAN PLAY TOWER
Scale N.T.S.
KOMPAN
KPL103 - Kangaroo Springer
Product Description
Product Information
2 KOMPAN SPRINGER
Scale N.T.S.
Engineered Wood Fiber (Fiber)
6mm bevel where curb meets fiber. No bevel where curb meets asphalt.
10m Rebar x 2 - Min. 50mm from edge of concrete
Finished Grade - Asphalt/Grass
19mm minus compacted aggregate base
Landscape Fabric - Typ.
100mm Perforated Pipe See Civil for Connection
Pea gravel to surround perforated pipe.
3 PLAY AREA ENGINEERED WOOD FIBER
Scale 1:10
NTO806
Stills
KOMPAN
4 KOMPAN STILTS
Scale N.T.S.
6x6 Pressure Treated Post
2x6 Cedar Rails
10 RCW 800mm height 120 x 120mm opening, 12-1/2 guage galv. steel, high tensile paige wire to face conservation area secured to post, top and bottom rail with 32mm fence staples @ 200mm o.c.
Post Cap
Sloped 3:1 away from post
Finish grade
300mmØ (12") concrete footing
100mm (4") min. of 95% MPD compacted 19mm minus base course.
Prepare and compact subgrade
GENERAL NOTES:
1. All wood to be pressure treated #1 and better unless noted.
2. All lumber to be set plumb.
3. Apply pressure treated oil to all post and rail cuts.
4. All fasteners to be hot-dipped galvanized.
5. Contractor to remove or dispose any soil pads or rails.
6. Contractor is responsible for obtaining written confirmation of utility locates prior to digging.
7. No open pits shall be left open overnight.
8. Remove subsoil, rocks, roots, and foreign debris from excavated material. Dispose off site.
9. A warranty for (1) year shall be provided for all materials and workmanship.
5 THREE RAIL FENCE AND GATE
SCALE 1:20
MLB970-W Bench
Tamper proof Hilti 3/8" x 3" Redhead fasteners as required
Cast in place concrete pad with 10 gauge welded wire mesh centered in slab
Adjacent area refer to plans
150mm Aggregate base (19mm minus) compacted to 95% MPD
Compacted subgrade to 95% MPD
Control joints saw cut in slab
Reinforce with concrete mesh
Standard Bench
Contractor to restore all disturbed areas to previous condition or better
Concrete Pad Light broom finish with troweled edge
Meets flush with adjacent walkway at midpoint
GENERAL NOTES
1. Contractor is responsible for obtaining written confirmation of utility locates prior to digging.
2. No open pits shall be left open over night.
3. Remove subsoil, rocks, roots, and foreign debris from excavated material. Dispose off site.
4. A warranty for (1) year shall be provided for all materials and workmanship.
5. Contractor to slope surrounding softscape away from bench pad for a minimum of 1.0. Ensure no pooling of water on or around bench pads.
6 BENCH
Scale 1:20
970 SERIES
MLB970-W
MAGLIN
van der Zee + associates inc.
Drawn: LJ
Checked: SI
Approved: MVdZ
Scale: AS SHOWN
Stamp:
Original Sheet Size 24"x36"
Drawing Title: DETAILS
NORTH
VDZ Project #: DP2018-17
Drawing #: LD-03

H.4

SECTION 4

4.0 Design Guidelines

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

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

4.1 Setbacks and buffers

4.1.1 A building setback of 15 metres (50 feet) measured from the ALR boundary (i. e. the eastern edge of the Redwoods neighbourhood) is required.

4.1.2 To help protect the heritage Redwood trees along 96 Avenue, a tree protection buffer is required equal to a minimum of 3 metres (10 feet) beyond the dripline of the Redwood trees, or 10 metres (33 feet) south of 96 Avenue, whichever is greater. Except as provided by development permit, this buffer zone shall be protected by a no-disturbance restrictive covenant, to be registered on the property title.

4.1.3 The boundaries of the designated Environmental Areas have been determined in consultation with the Ministry of Environment and Federal Fisheries. These boundaries include a 15-metre no-disturbance setback from top-of-bank/ravine, except for 30-metre setbacks affecting a portion of Lot 8, Plan 8683 and Lot 1, Plan 70419. Designated municipal trails, when located parallel to a designated Environmental Area, are to be located outside of the environmental no-disturbance area. The Environmental Area boundaries are shown on mapping available from
27/07/98 the Township office. More detailed environmental requirements can be found in the 'conditions of approval' letter from the Ministry of Environment/Department of Fisheries and Oceans also available at the Township Office.

4.1.4 For all developments abutting a designated Environmental Area:

- the rear yard setback for buildings and structures is to be a minimum of 7.5 metres (24.6 ft.);
- the amount of pervious surface area is to be maximized within a setback area, for those setback areas located adjacent to designated Environmental Area;
- roof run-off from structures into adjacent soils should be maximized;
- trail surfaces located within or adjacent to designated Environmental Areas may be constructed of impervious materials, subject to compliance with Ministry of Environment design guidelines; and

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

4.2 Municipal Trails

4.2.1 General

4.2.1.1 The general location of municipal trail corridors through the Redwoods neighbourhood is shown on the Development Concept Map. Some refinements to the trail alignments may be considered and will be finalized through the development permit approval process.

4.2.1.2 Municipal trails are to be constructed to Township standards.

4.2.1.3 Municipal trails are to be linked with the broader community trail/sidewalk network.

4.2.2 Ravine Trails

4.2.2.1 A typical cross section design of a ravine or top-of-bank trail is shown in Figure 1.

4.2.2.2 Ravine trails shall be designed to accommodate pedestrians only.

4.2.3 B. C. Hydro Corridor Trail

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

4.2.4 Walking Trail through Private Development Sites

4.2.4.1 A typical cross section design of a municipal trail through a private development site is shown in Figures 3 and 4.

4.2.4.2 Where a pedestrian trail corridor links a street end and a ravine through a private development site, the trail corridor shall have a minimum width of 6 metres (19.7 feet).

4.2.4.3 Public access to all trails and trail corridors on private land is to be protected by public access right-of-way agreements, to be registered on title prior to subdivision approval or at the time of issuance of a Development Permit.

4.2.4.4 The number of municipal trail crossings of internal roads is to be minimized and, where necessary, must intersect perpendicular to the traffic flow.

4.2.4.5 Driveway crossings of municipal trails are to be avoided.

4.2.4.6 Connections into street ends ensure that the municipal trail system is fully integrated with the public road network. Where practical, public trails should link with municipal sidewalks. Trail conflicts with vehicular entries, emergency access routes and parking should be minimized.

4.2.4.7 Municipal trails that link adjacent development parcels must allow for practical access by the public.

4.3 Housing Form

4.3.1 Each home that is adjacent to a public street must face its front door towards the public road allowance (front porches are encouraged).

4.3.2 No direct driveway access from individual residences is permitted onto arterial roads. Garages and carports must not face major roads.

4.3.3 Projecting elements such as porches and bay windows are encouraged on the fronts of homes. Where single-family homes have vehicle access at the front, on non- major roads only, garages are encouraged to be set back at least 2.0 metres (6.6 feet) behind the front wall of the home in order to create a more attractive, people-oriented streetscape.

4.3.4 All homes are encouraged to have ground-oriented access.

4.3.5 Multiple family developments should be organized around common amenities internal to the project, with common parking located primarily in the interior of the site or otherwise screened from view. Ideally, the common amenities should create a focal point near the main entrance to the development or along the required pedestrian corridor.

4.3.6 Through the use of landscaping or portal elements, entries to multiple family developments should be inviting without portraying an image of a closed gate. Boundaries between public and semi-private areas should be subtly established. The main entrance driveway should not be gated.

4.3.7 Multiple family developments are encouraged to have no more than six units joined together into a cluster. Where possible, individual units or pairs of units should be visually differentiated from other adjoining units (i. e. staggering in plan or elevation, varied roof-lines and changes in architectural detail).

4.3.8 Articulated roof forms are encouraged throughout the neighbourhood. They help define building massing, provide visual interest and add character to an area.

4.4 Fencing and Landscaping

4.4.1 Where open style fences are provided along public streets, they are not to exceed 107 cm (42 inches) in height. Fences should integrate with landscaping to soften their visual impact on the street.

4.4.2 As a minimum in multi-family developments, pairs of units must provide a pedestrian path from the front doors of the units to the sidewalk; where fences are used, visible gates or openings must be incorporated to mark entries.

4.4.3 The use of Redwood trees is encouraged within feature planting areas.

4.4.4 A black vinyl chain link fence, six feet in height, is required along the Agricultural Land Reserve boundary, in areas where there is no designated Environmental Area abutting the Land Reserve.

Langley Schools

1 March 2019

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

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

CIVIC: 21750 – 96 Avenue

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

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

Type of Housing	Number of Units	Elementary K-7	Secondary 8-12
Townhomes	**14**	**5**	**3**

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary-Treasurer

October 12, 2018

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

Attention: Daniel Graham, Planner

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

Dear Daniel,

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

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

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

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

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

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

Yours very truly,

FOCUS Architecture Incorporated

Colin A. Hogan, Architect AIBC
Principal

File: 1801

Enclosures:

PIM meeting invitation
Sign-in sheet
Comment sheets

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

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

21750 – 96th Avenue, Langley

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

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

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

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

PUBLIC INFORMATION MEETING
21750 – 96th Ave, Langley

SIGN IN SHEET

	NAME (Please print)	ADDRESS
1	FOIPPA s.22(1) [redacted]	Langley
2	FOIPPA s.22(1) [redacted]	langley
3	FOIPPA s.22(1) [redacted]	Langley
4	FOIPPA s.22(1) [redacted]	Langley
5	FOIPPA s.22(1) [redacted]	Lagly BC.
6	FOIPPA s.22(1) [redacted]	
7		
8		
9		
10		
11		
12		
13		
14	FOIPPA s.22(1) [redacted]	Langley BC
15	FOIPPA s.22(1) [redacted]	Langley BC
16	FOIPPA s.22(1) [redacted]	LANGLEY
17	FOIPPA s.22(1) [redacted]	LANGLEY.
18	FOIPPA s.22(1) [redacted]	
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted]
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

Speed limit on 217A → 30 km pls.

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted] Langley BC FOIPPA s.22(1) [redacted]
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

ENTRANCE PREFERENCE SHOULD BE GIVEN TO 217A street TO REDUCE TRAFFIC BURDEN TO NEIGHBORING TOWNHOUSE COMPLEXES.

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted] Langley
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

I have concerns regarding egress from these developments. Once this plan is complete it will be impossible to turn south @ 216th or east @ 96th especially when factoring in increased traffic due to 216th interchange. Has anyone thought this through?

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted]
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

BIGGEST CONCERN WOODROW LANE'S ROADWAY WILL NOW HAVE 28 POSSIBLE NEW CARS ACCESS TO 216th & 96 DANGEROUS!!

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted] Langley
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

Concerned about leaving protected area in it's natural state and set back from top of bank should be from the edge of the pond not the stream.

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted] Langley
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

- Very nice rendering / landscape plan
- great location
- More townhouses are needed in Walnut Grove
- nice to see this infill site being developed.

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1)
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1)
COMMENTS:	

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

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1) LANGLEY
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1)
COMMENTS:	

WE ARE INTERESTED IN A POSSIBLE PURCHASE.
WHAT IS THE CONSTRUCTION TIME FRAME EXPECTED?

FOIPPA s.22(1)

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted] Langley BC
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
(YES) NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

(1) would like to be informed when units available for sale as I have friends interested

(2) My concerns are about access through all the developments, possibly more cars coming through our complex, i.e. safety + more wear + tear of our roads.

(3) concerned that township is closing (possibly) the exit to 96th from Redwood Bridge which will make getting out on 96th - much longer ..

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

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1) [redacted]	FOIPPA s.22(1) [redacted]
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1) [redacted]
COMMENTS:	

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

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

③ CON'T
onto 96th.

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

Proposed Multi-Family Development
21750 96 Avenue, Langley

COMMENT SHEET
September 27, 2018

NAME (Please print)	ADDRESS
FOIPPA s.22(1)	FOIPPA s.22(1)
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	FOIPPA s.22(1)
COMMENTS:	

IT IS ALREADY DANGEROUS TURNING INTO, OR OUT OF REDWOOD BRIDGE ESTATE, DRIVEWAY BARELY ACCOMMODATES 2 CARS. SO TO ENTER OF 96 YOU MUST SLOW TO 20-30 KPH. 96 AVE TRAFFIC IS BEHIND YOU TRAVELLING 80-100 KPH. INCREASING THE NUMBER OF VEHICLES EXITING AND ENTERING HERE WILL RESULT IN SERIOUS RISK OF TRAFFIC ACCIDENTS OVER →

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

September 11, 2018

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

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

Dear Daniel,

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

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

The site interfaces are as follows:

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

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

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

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

Yours very truly,

FOCUS Architecture Incorporated

Colin A. Hogan, Architect AIBC
Principal

File: 1801

Township of Langley
Est. 1873

REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Attachment C

Monday, April 1, 2019 at 8:50 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter, B. Whitmarsh and E. Woodward

R. Seifi

W. Bauer, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 **Regular Meeting for Public Hearing and Development Permits - April 1, 2019**

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 1, 2019.
CARRIED

B. DEVELOPMENT PERMITS

B.1 **Heritage Alteration Permit Application No. 101033**
(Aitcheson / 21485 - 48 Avenue)
Report 19-46
File CD 08-01-0108

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council authorize issuance of Heritage Alteration Permit No. 101033 for property located at 21485 – 48 Avenue, to facilitate demolition of an existing single family dwelling and construction of a new single family dwelling, subject to the following conditions:

a. Building plans being in substantial compliance with Schedules “A” through “C”;
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “D” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of

the Township;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

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

a. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
c. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw 2011 No. 4861; and
d. Payment of applicable administration fees.
Submissions from the public:

There were no submissions received from the public.
CARRIED

B.2 Development Variance Permit Application No. 100099
(DLRL Investments Ltd. / 20467 - 92A Avenue)
Report 19-48
File CD 08-35-0268

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council consider Development Variance Permit No. 100099 for property located at 20467 92A Avenue, to facilitate a subdivision into three (3) lots, subject to the following:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the
Residential Zone R-1E from 22 m (72 ft) to 19.8 m (65 ft) as indicated in Schedule A; and

b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township; and further

That Council authorize issuance of Development Variance Permit No. 100099 for property located at 20467 – 92A Avenue.

Submissions from the public:

The following written submissions were received from the public:

1. R. Buttazzoni, a Langley resident, stating that this development variance permit will negatively impact his property.
CARRIED

Councillors Arnason and Richter opposed

C. PUBLIC HEARING

C.1 **Rezoning Application No. 100512**
Development Permit Application No. 100969
(Khotso Investment Ltd. / 8157 - 198A Street)
Bylaw No. 5446
Report 19-34
File CD 08-27-0063

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446"

Explanation – Bylaw No. 5446

S. Richardson explained that Bylaw 2019 No. 5446 rezones a 1.0 ha (2.4 ac) site located at 8157 – 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 square metres (24,811 square feet) group children's daycare building. 87 public notices were mailed out.

Development Permit No. 100969

Running concurrently with this Bylaw is Development Permit No. 100969 (Khotso Investment Ltd. / 8157 – 198A Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "H";
b. Landscape plans being in substantial compliance with Schedules "I" through "K" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;

d. All signage being in compliance with Schedules “D” and in compliance with the Township’s Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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

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

Submissions from the public:

There were no submissions received from the public.

C.2 **Official Community Plan Amendment and**
Rezoning Application No. 100155 and
Development Permit Application No. 100942
(1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue)
Bylaw No. 5439
Bylaw No. 5440
Report 19-37
File CD 08-22-0082

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439”; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440"

Explanation – Bylaw No. 5439

S. Richardson explained that Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 – 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 – 75A Avenue. 42 public notices were mailed out.

Explanation – Bylaw No. 5440

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

Development Permit No. 100942

Running concurrently with this Bylaw is Development Permit No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 – 75A Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "P";
b. On-site landscaping plans being in substantial compliance with Schedules "Q" through "R", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. On-site landscaping to be secured by letter of credit at building permit stage;
c. Written confirmation form the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development

Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submissions were received from the public:

1. C. Renker, a Langley resident, expressing concerns about the impact this development will have on wildlife and the serenity of the neighbourhood.

C.3 **Rezoning Application No. 100529 and**
Development Permit Application No. 101008
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)
Bylaw No. 5454
Report 19-36
File CD 11-31-0045

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454"

Explanation – Bylaw No. 5454

S. Richardson explained that Bylaw 2019 No. 5454 rezones property located at 21750 – 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development. 134 public notices were mailed out.

Development Permit No. 101008

Running concurrently with this Bylaw is Development Permit No. 101008 (CrewH (Redwood Park) Homes Ltd. / 21750 – 96 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in compliance with Schedules "A" through "I";
b. Landscape plans being in substantial compliance with Schedules "J" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

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

a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township.

Submissions from the public:

1. D. Waymark, a Langley resident, was in attendance and stated opposition due to lack of parking in the area, the impact on the environmentally sensitive area, and the potential for flooding on his property.
2. C. Burris, a Langley resident, was in attendance and expressed concerns about the use of a common driveway for three developments and traffic impacts.

The following written submissions were received from the public:

1. Doug Hawley, Redwoods Golf Course, expressing support for the application, but want to see the Redwood trees along 88 Avenue protected before demolition of the site starts.
2. D. and J. Waymark, Langley residents, stating opposition due to lack of parking, impact on the environmentally sensitive area, and potential flooding of their property.

Explanation by the proponent:

C. Hogan, Focus Architecture, was in attendance and commented that the subject site has a dedicated environmental area, that the project is providing more parking than required, that the Redwood Trees have prohibited access to 96 Avenue, and that the road access through the site could have traffic calming.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 9:21pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

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

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

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

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

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

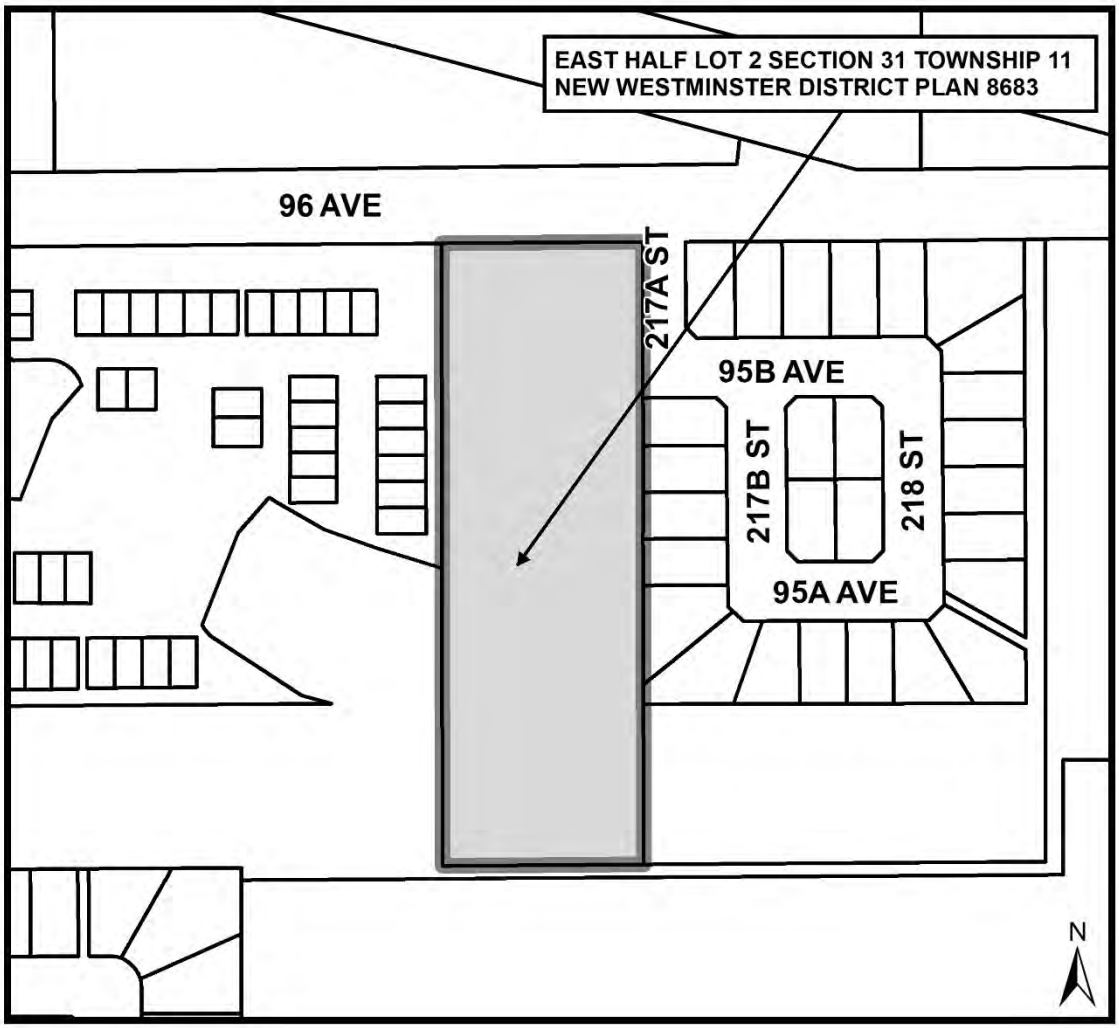
1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454”.

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

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

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

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5454