

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SHEN/FUNG) BYLAW 2019 NO. 5495

EXPLANATORY NOTE

Bylaw 2019 No. 5495 rezones 0.4 ha (1.1 ac) of land located at 20343 – 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (SHEN/FUNG) BYLAW 2019 NO. 5495

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 (Shen/Fung) Bylaw 2019 No. 5495".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-132" after the words "Comprehensive Development Zone CD-131"
 - b. Adding to Section 110.1 after the words "CD-131" the words "CD-132 – 0.4 ha"
 - c. Adding after Section 1031 "Comprehensive Development Zone CD-131" the following as Section 1032 "Comprehensive Development Zone CD-132"

1032 **COMPREHENSIVE DEVELOPMENT ZONE CD-132**

Uses Permitted

- 1032.1 In the CD-132 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *apartments*

Density

- 1032.2 The density permitted shall be no less than 98 units per hectare (40 units per acre) and no greater than 148 units per hectare (60 units per acre).

Lot Coverage

- 1032.3 *Buildings and structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

- 1032.4 Siting of *buildings and structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1032.5 The *height of buildings and structures* shall not exceed four (4) *storeys*. The *height of accessory buildings and structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1032.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

- 1032.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 1032.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

- 1032.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1032.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building Permit*.

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

Lot 79 Section 23 Township 8 New Westminster District Plan 47681

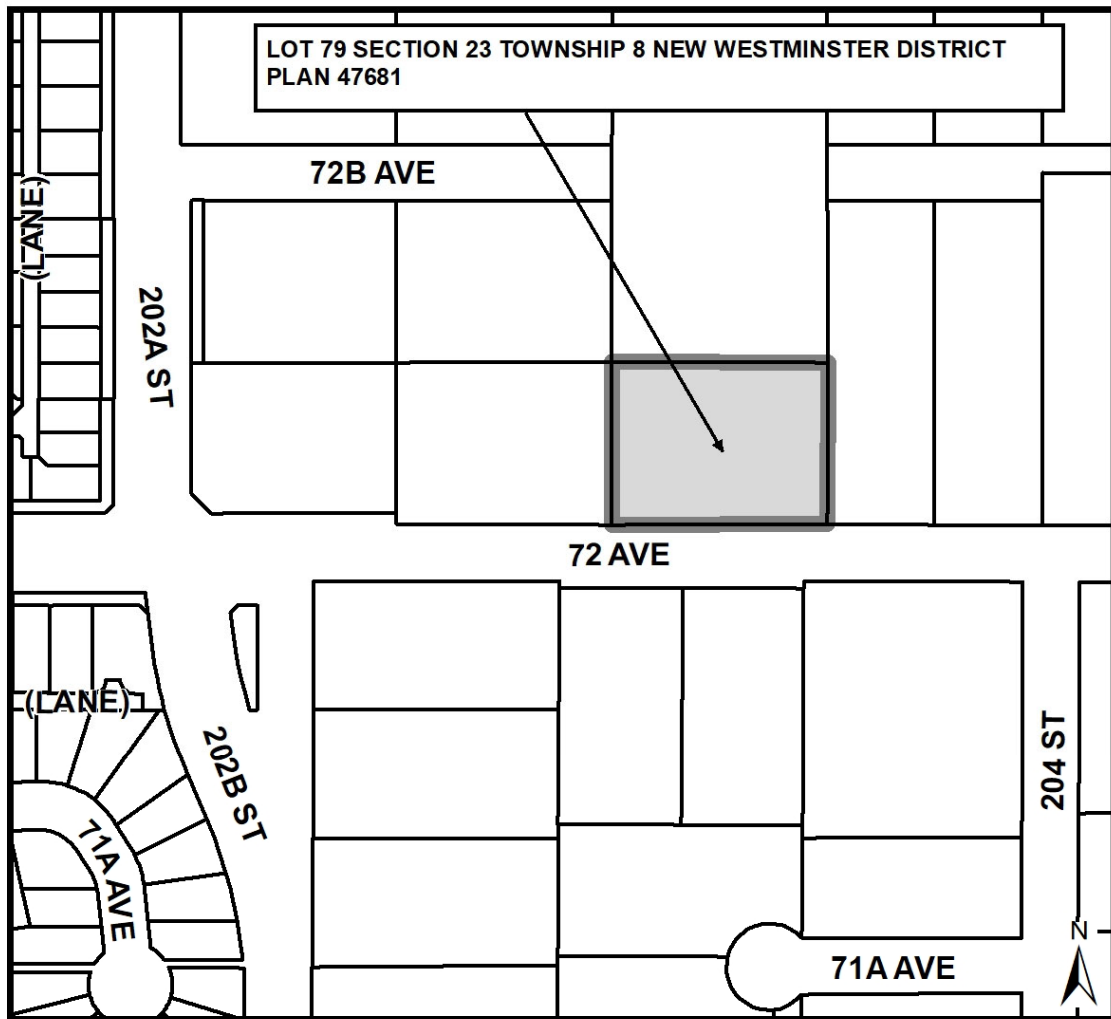
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-132.

READ A FIRST TIME the	22	day of	July	, 2019.
READ A SECOND TIME the	22	day of	July	, 2019.
PUBLIC HEARING HELD the		day of		, 2019.
READ A THIRD TIME the		day of		, 2019.
ADOPTED the		day of		, 2019.

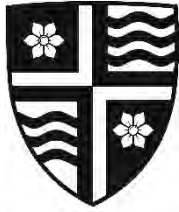
_____ Mayor _____

Township Clerk

SCHEDULE 'A' BYLAW NO. 5495



Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 22, 2019 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100555 AND
DEVELOPMENT PERMIT APPLICATION NO. 101052
(SHEN/FUNG / 20343 – 72 AVENUE)

REPORT: 19-124
FILE: 08-23-0186

PROPOSAL:

Application to rezone approximately 0.4 ha (1.1 ac) of land located at 20343 – 72 Avenue to Comprehensive Development Zone CD-132 and issue a Development Permit to facilitate development of 66 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5495 subject to 10 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5495) of Development Permit No. 101052 subject to seven (7) conditions, noting five (5) building permit conditions and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development is consistent with the Central Gordon Estate Neighbourhood Plan's overall objectives.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495, rezoning 0.4 ha (1.1 ac) of land located at 20343 – 72 Avenue to Comprehensive Development Zone CD –132, to facilitate the development of 66 apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 72 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 72 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants:
 - a. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
 - b. Prohibiting access from 72 Avenue;
9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon amenity fee; and
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5495 authorize issuance of Development Permit No. 101052 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- 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);

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- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;

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. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. 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 of Langley General Manager of Engineering and Community Development; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 101052.

EXECUTIVE SUMMARY:

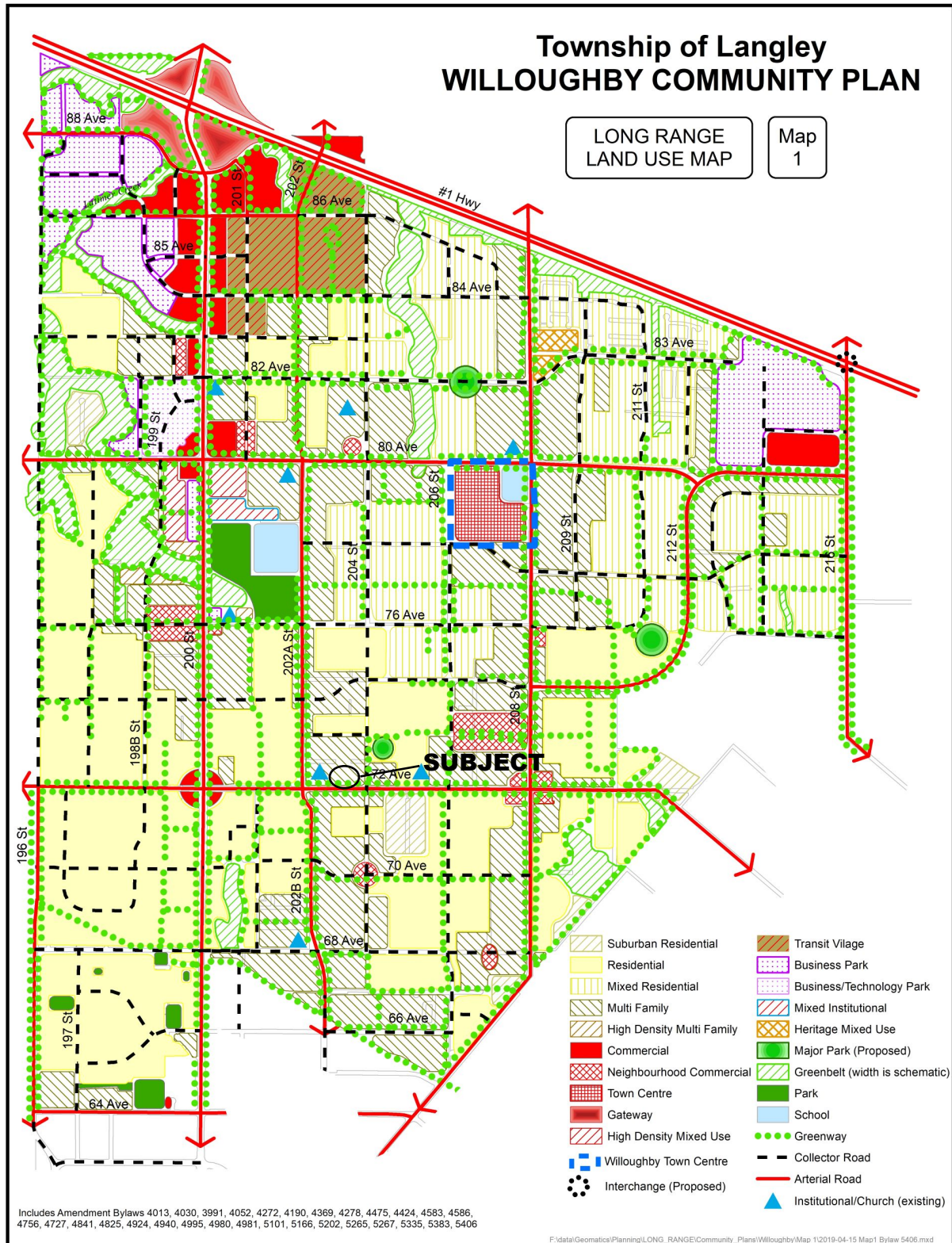
Alvair Developments on behalf of Li Zhen Shen and Kam Kuen Fung has applied to rezone a 0.4 ha (1.1 ac) property located at 20343 – 72 Avenue in the Central Gordon Estate Neighbourhood Plan Area to Comprehensive Development Zone CD-132 to facilitate the development of 66 apartment units.

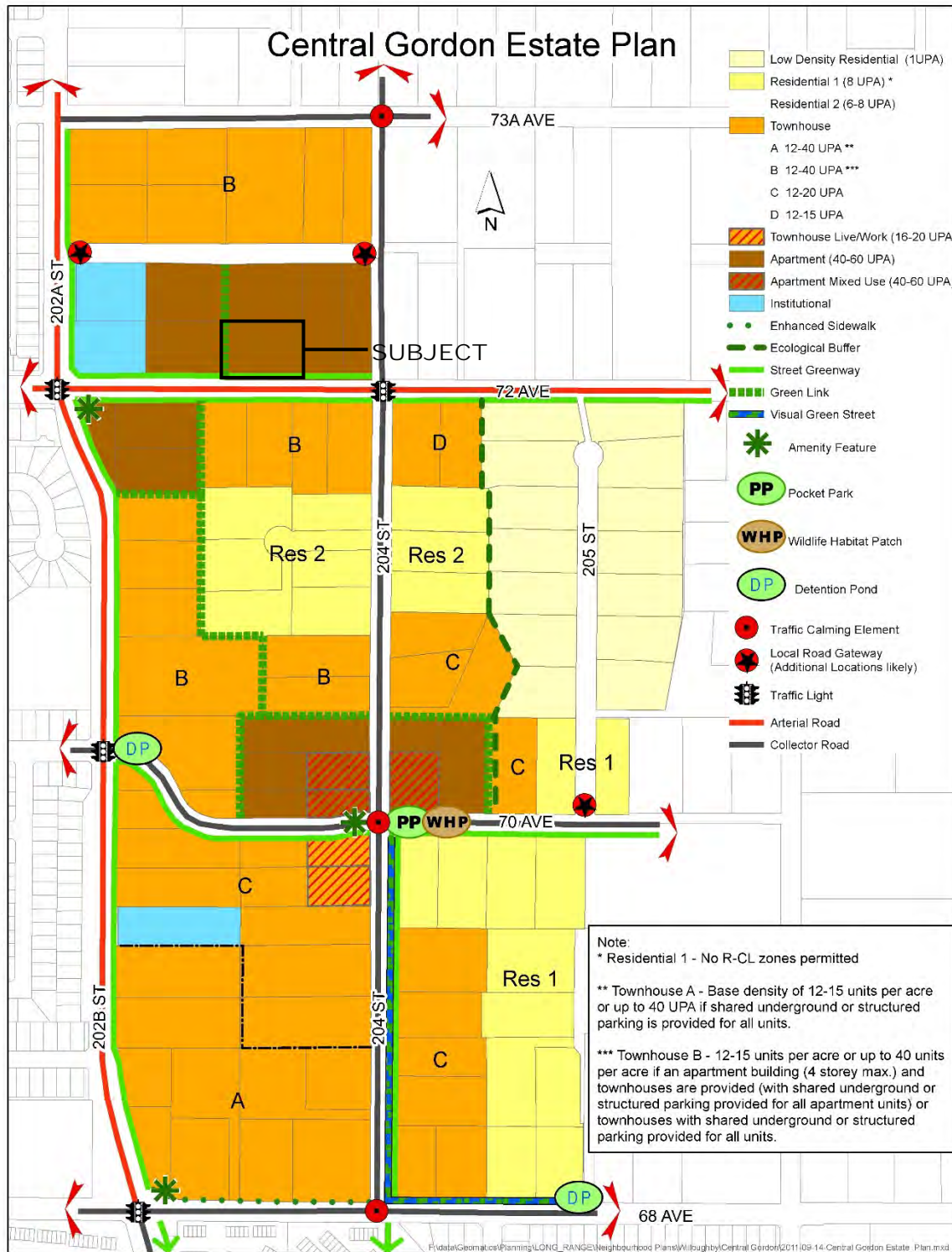
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

The proposal is consistent with the overall objectives of the Central Gordon Estate Neighbourhood Plan. Staff recommend that Council consider the rezoning request, subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5495) of Development Permit No. 101052.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5495 and Development Permit No. 101052 in the Central Gordon Estate neighbourhood of Willoughby.



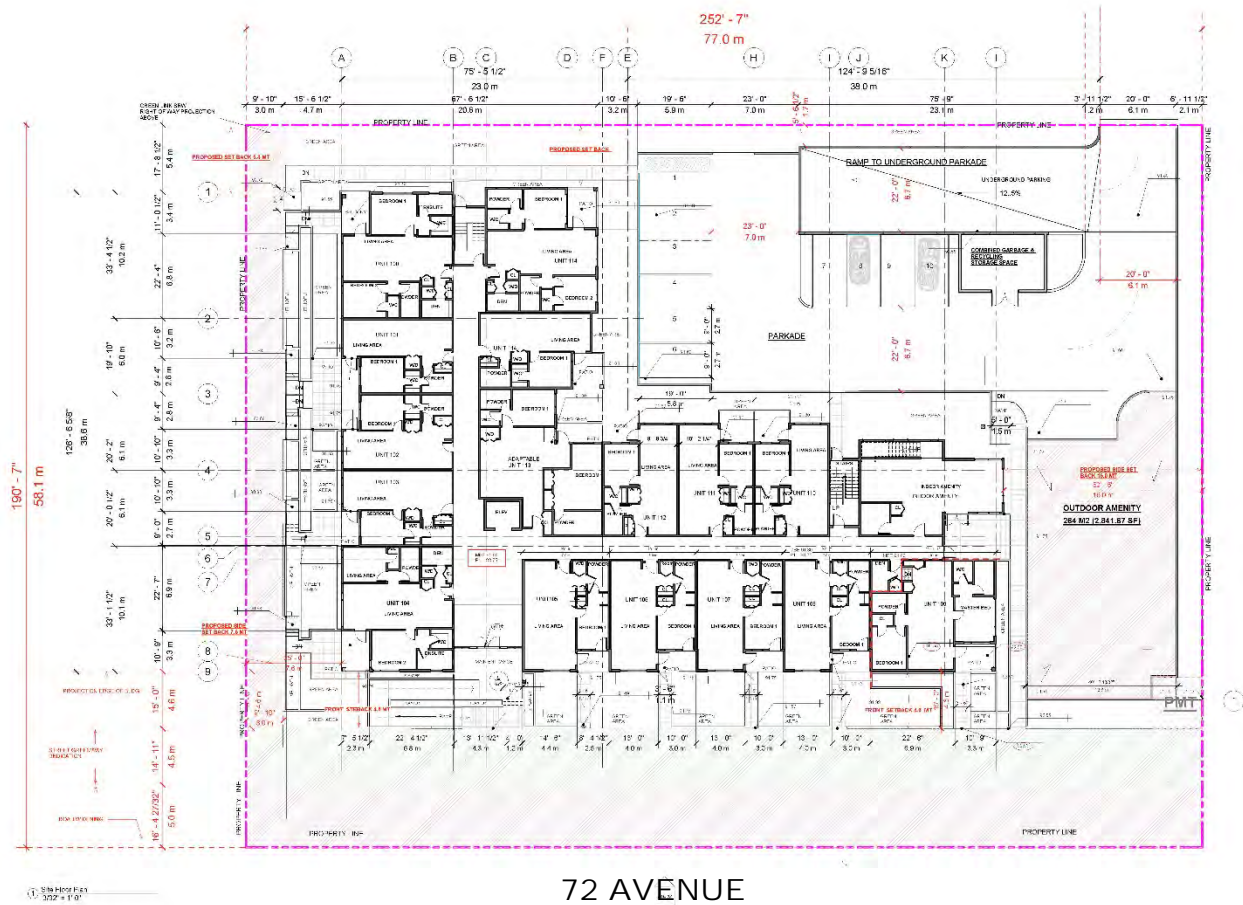


REZONING APPLICATION NO. 100555 AND
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ZONING BYLAW NO. 2500

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SITE PLAN- SUBMITTED BY APPLICANT

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RENDERINGS– SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100555 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101052
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REFERENCE:

Owner:	Li Zhen Shen Kam Kuen Fung 20343 – 72 Avenue Langley, BC V2Y 1T2
Agent:	Alvair Development Ltd. 618 – 12830 – 96 Avenue Surrey, BC V3V 6A8
Legal Description:	Lot 79 Section 23 Township 8 New Westminster District Plan 47681
Location:	20343 – 72 Avenue
Area:	0.4 ha (1.1 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-132
Willoughby Community Plan:	Multi-Family
Central Gordon Estate Neighbourhood Plan:	Apartment (99 – 148 upha / 40 – 60 upa)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Apartment (40-60 upa) in the Central Gordon Estate Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Alvair Development Ltd. has applied on behalf of Li Zhen Shen and Kam Kuen Fung to rezone 0.4 ha (1.1 ac) of land in the Central Gordon Estate Neighbourhood Plan to Comprehensive Development Zone CD-132 to facilitate a residential development consisting of 66 apartment units. The applicant has also applied for a development permit for the site to be processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development. The existing property is currently used for suburban residential purposes, with a single family dwelling on site.

The 'Apartment' designation permits a minimum density of 99 units per ha (40 units per ac) and a maximum of 148 units per ha (60 units per ac). The proposed density of 148 units per ha (60 units per ac) complies with the density provisions of the plan.

Adjacent Uses:

North: A property zoned Comprehensive Development Zone CD-124, designated Apartment (40-60 UPA) on the southern portion and Townhouse B (12-40 UPA) on the northern portion in the Central Gordon Estate Neighborhood Plan that received final reading (project 08-23-0164) and issuance of Development Permit No. 101052 on December 10, 2018 to accommodate 102 townhouse units and 75 apartment units.

- South: 72 Avenue, beyond which are two properties zoned Suburban Residential SR-2, designated as Townhouse B in the Central Gordon Estate Neighbourhood Plan and currently under application (project 08-14-0207) for the development of 50 townhouses;
- East: A property zoned Suburban Residential SR-2 designated Apartment (40-60 UPA) in the Central Gordon Estate Neighbourhood Plan;
- West: A property zoned Suburban Residential SR-2 designated Apartment (40-60 UPA) in the Central Gordon Estate Neighbourhood Plan, currently under application with the adjacent parcel (project 08-23-0190) for the development of a 132 unit apartment building.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5495 proposes to rezone the site to a new Comprehensive Development Zone (CD-132) to facilitate development of 66 apartment units.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-132 zoning in terms of siting, site coverage, parking, height, use and density.

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on May 22, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided on Attachment D.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). Proposed Development Permit No. 101052 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 apartment site for Council's consideration.

The apartment building will be located on the western portion of the subject property and will contain 66 apartment units. The proposed four (4) storey building will have an "L-shaped" configuration, with lobby entrances on the north (internal parking area) and south elevations (facing 72 Avenue). The floor area for individual units ranges from 52 to 84 m² (560 to 900 ft²), and vary from one (1) to two (2) bedrooms. An outdoor amenity space and surface parking area are proposed on the northwest portion of the site.

The proponent has submitted a design rationale (Attachment E) which states:

The architectural references are a blend of modern contemporary style. Although a linear pattern is chosen but the units were recessed in order to break the horizontality and to enhance the functionality of the streetscape with wider areas for the masses and as a result leaving more area for the landscaping. The character of the building along with the choice of materials including the entrance canopy and landscaping fulfills the requirements as envisioned in the design. A wide cantilevered canopy on the 2nd level finished with metal cedar cladding lends an aura of openness and lightness, while a mass of block finished with

arctic white hardie paneling provides simplicity of forms and transparency and defines the entrance to development. The volume treatment, slender balconies, thin wall vertical projections and the use of cladding are the primary elements in conveying the contemporary style. The prominent use of brick, projected canopy, balconies and punched windows greatly supports the style.

The material palette will be consistent in the general treatment of finishes. Hardie finish on the vertical feature walls while metal cladding on south west corner are used on prominent mass of block. Warm to contrasting color schemes are coordinated to compliment the development and add visual interest to the project.

The parkade [is] accessed through the lane coming through the property up north in order to prevent building front from being consumed to large asphalt paving's, and also to promote more pedestrian oriented street designs.

The proposed building height (4 storeys), site coverage (40%), parking and building siting comply with the CD-132 zoning provisions.

Access and Parking:

Vehicular access is proposed from 72B Avenue, via a cross access easement secured as part of an application (08-23-0164) to the north of the subject property. Pedestrian access will be provided from a greenway along 72 Avenue. Prior to the final reading of the rezoning bylaw, the applicant will be required to register a covenant restricting access from 72 Avenue.

A total of 109 parking spaces are proposed above the requirements of the Zoning Bylaw. No tandem parking spaces are proposed. Parking is outlined in the table below:

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces 66 units (1 bedroom +) @ 1.5 spaces	99	109
10% of total designated visitor	10	10
Total	99	109

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 10% apartment units shall be provided as adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 – Adaptable Housing Requirements of the Official Community Plan. Above the Official Community Plan requirement of seven (7) adaptable units, eight (8) adaptable units are being proposed in the development. As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant identifying/securing the units required to comply with Schedule 2 – Adaptable Housing Requirements.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The current target contribution amounts specific to this development are \$3,782 per low rise apartment unit for a total of \$249,612. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5 of the CAC Policy. Compliance with the CAC Policy is included in the list of rezoning prerequisites for this application.

Landscaping:

The landscape plans (Attachment A - Schedules "H") propose the planting of trees, shrubs and groundcovers around the perimeter of the site as well as common areas. The streetscape landscaping includes multi-layer columnar separation of the units fronting 72 Avenue to define the private and public realm. Pedestrian entrances are identified by using a distinct porcelain paving.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (4 m² per residential unit) for apartment developments, resulting in a requirement of 264 m² (2,842 ft²). The applicant's landscape architect has incorporated one (1) amenity space located on the southeast portion of the lot 264 m² (2,842 ft²) in size. Final age friendly amenity area plans are subject to the final acceptance and has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 20 trees categorized as being significant based on the current Township of Langley Subdivision and Development Servicing Bylaw definition, exist on the subject site, with none proposed for retention. The applicant's arborist report indicates that the majority of these trees are in poor or very poor condition, with structural defects, which preclude retention in a context with underground parking. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 27 trees are required (33 proposed).

In addition, 20 street and greenway trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 53 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance and has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw. Staff note that the applicant was requested to retain an evergreen tree, located in the greenway dedication very close to the property line, however, according to the geotechnical engineer encroachment in to the tree protection zone cannot be avoided as construction activity would result in the instability of the tree.

Greenways:

As part of the project, the applicant will be required to dedicate and construct street greenways (including a path and landscaping) along 72 Avenue as defined in the Central Gordon Estate Neighbourhood Plan.

The Central Gordon Estate Neighbourhood Plan also identifies areas where a 6.0 m (19.6 ft) green link is required to provide a combination of private and public space to create an interconnection of trails, pathways, and parks. Each development is required to integrate a public right-of-way through the property or share it with a neighbouring property. The applicant has provided a 3.0 m (10 ft) statutory right of way (half the overall required width) along the western property line of the subject site. Details of the open space improvements (i.e. required landscaping and fencing including the phasing/treatment/construction of the greenways and municipal trails) will need to be finalized prior to final reading.

Servicing:

The applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention pond and utility upgrades and/or extensions. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

The applicant will also be required to dedicate 5.0 m for road widening along the north side of 72 Avenue along the full frontage of the subject property and register a covenant to prohibit 72 Avenue access. Access for the subject property is proposed from 72B Avenue via an access easement secured through the property to the north (20348 – 73A Avenue/project 08-23-0164) for an apartment building, which will be accessed from 72B Avenue.

School Sites:

School District 35 has provided comments (Attachment A) estimating that the proposed development will ultimately generate approximately one (1) student for Willoughby Elementary (located 2.9 km northeast of the site). One (1) student is projected for Peter Ewart Middle School (located approximately 1.5 km northwest of the site) and one (1) student is projected for RE Mountain Secondary School (located approximately 1.5 kilometres northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time.

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment is located in the 7100 Block of 202B Street (approximately 250m to the southwest of the subject site).

Transit:

Currently, transit service is provided along 72 Avenue and 202B Street.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

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 (SHEN/FUNG / 20343 – 72 AVENUE)
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POLICY CONSIDERATIONS:

The proposed rezoning and Development Permit applications will facilitate the development of 66 apartment units. The proposed development complies with the land use and density provisions of the Central Gordon Estate Neighbourhood Plan, and in staff's opinion is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5495 (subject to 10 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5495) of accompanying Development Permit No. 101052, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101052
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments dated July 15, 2019
ATTACHMENT D	Public Information Meeting comments
ATTACHMENT E	Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101052

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

1. Name: Li Zhen Shen
Kam Kuen Fung

Address: 20343 – 72 Avenue

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

LEGAL DESCRIPTION: Lot 79 Section 23 Township 8 New Westminster District Plan
47681

CIVIC ADDRESS: 20343 – 72 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 “G”;
 - b. Landscape plans being in substantial compliance with Schedules “H” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
 - 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);
 - d. All signage being in compliance with the Township’s Sign Bylaw;
 - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
 - f. All refuse areas to be located in an enclosure and screened; and
 - g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design.

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. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. 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 of Langley General Manager of Engineering and Community Development.

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

This Permit is not a Building Permit.

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

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

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

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

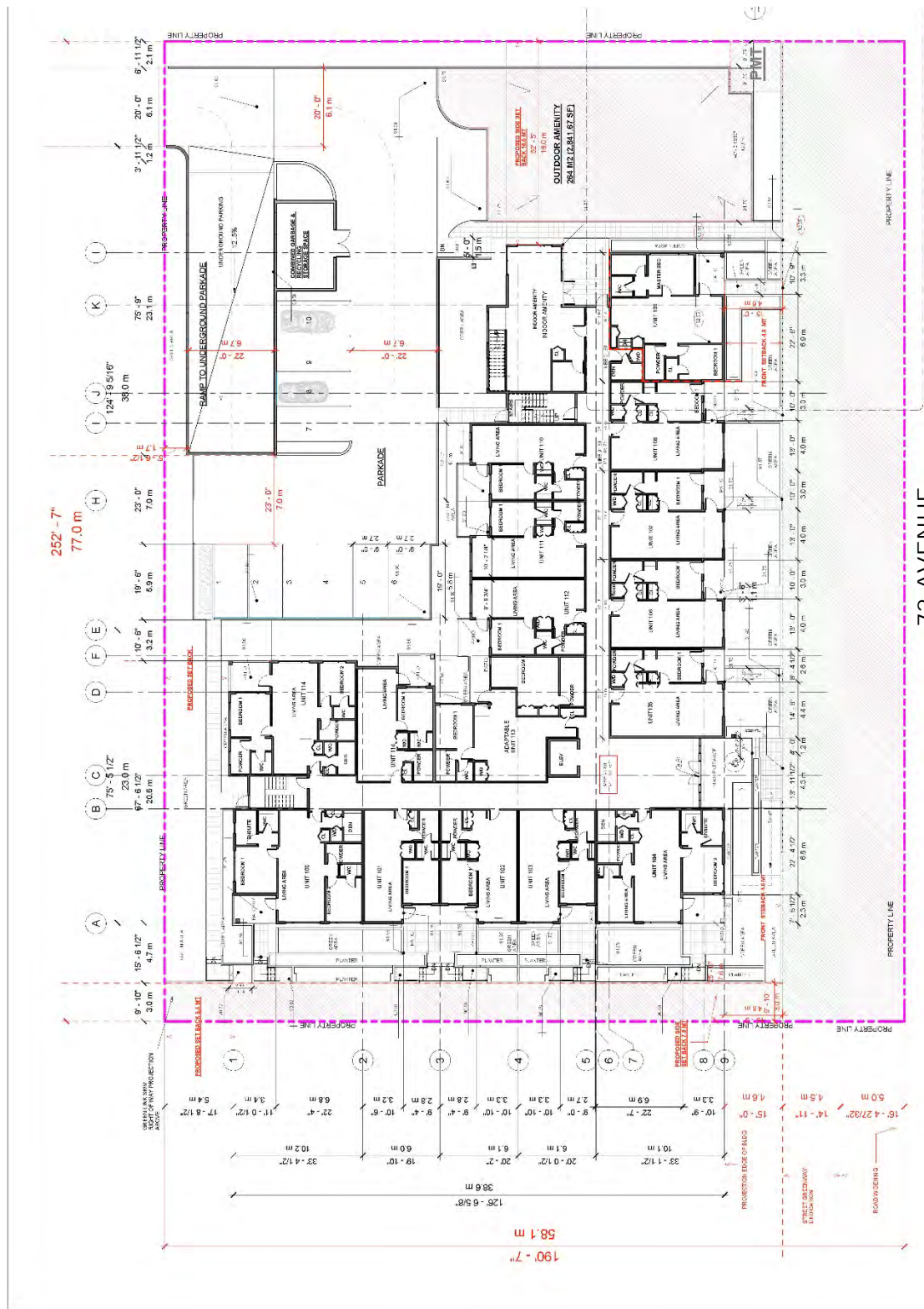
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A	Renderings
SCHEDULE B	Site Plan
SCHEDULE C	Building Elevations (North)
SCHEDULE D	Building Elevations (South)
SCHEDULE E	Building Elevations (West)
SCHEDULE F	Building Elevation (East)
SCHEDULE G	Colour and Materials Board
SCHEDULE H	Landscape Plans



SCHEDULE A RENDERINGS



SCHEDULE B SITE PLAN

72 AVENUE

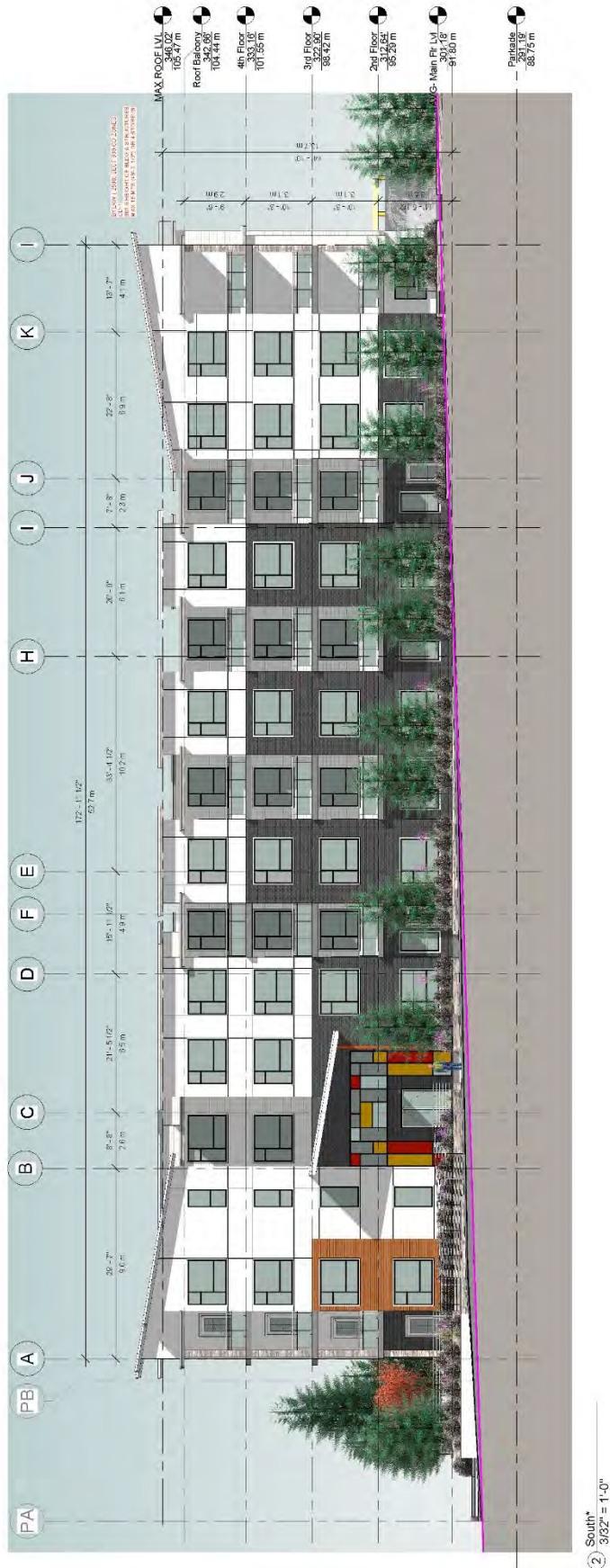


North*
3/32" = 1'-0"

SCHEDULE C BUILDING ELEVATIONS (NORTH)

SCHEDULE D BUILDING ELEVATIONS (SOUTH)

C.1





West
 3/32" = 1'-0"

SCHEDULE E BUILDING ELEVATIONS (WEST)








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MATERIAL SAMPLE BOARD

66 UNITS CONDO DEVELOPMENT AT 20343-72
 AVE. LANGLEY, BC



EXTERIOR FINISH SCHEDULE	
	1 METAL K&B PANEL ALUMINUM GA. PVDF
	2 IRON BRICK ENDCOTT
	3 WHITE ARTIC-JAMES HARDIE
	4 COBBLE STONE-JAMES HARDIE
	5 ROOF SHINGLES ASPHALT DARK GRAY
	6 ANODIZED ALUMINUM RAILING
	7 STONE CLADDING IRON LEDGE



SCHEDULE G COLOUR AND MATERIALS BOARD

**Township of
Langley**



4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA “B” – RESIDENTIAL

Lands identified as “Residential” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area “B.”

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

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Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.

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- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

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- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.



- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.



- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:

- The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired

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units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.



15 July 2019

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

Re: Development Application Project 08-23-0186 / SHEN/FUNG

CIVIC: 20343 - 72 Avenue

LEGAL: Lot 79 Section 23 Township 8 NWD Plan 47681

We have reviewed the above proposal.

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	66	1	1	1

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. 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,

P.P.

Brian Iseli, CPA, CMA
Secretary Treasurer

May 23, 2019

Our File: 2662
Langley File: 08-23-0186

Township of Langley
Development Services/Community Development
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Ruby Sandher, MCIP, RPP/Planner

Further to the Public Information Meeting (P.I.M.) held on May 22, 2019, for the above referred file number, the following is a summary of the meeting:

- 2 people attended this meeting. 1 person is a Langley resident and developing in the Central Gordon area. The other attendee would not state his name, nor if he was an owner in the area.
- Both attendees were requested to sign in, however only 1 signed the sign-in sheet (attached).

Summary of discussions held with the one signed in attendee are as follows:

a) FOIPPA s.22(1)

Spoke in favour of the project and discussed overall issues Developers are facing with the Township, his concerns were time for an application to get thru the development process. Basic overall discussion of developing in general.

Both attendees were shown the comment form and encouraged to complete the form with any questions or comments, stating whether in support or not, or requesting further information. No comment sheets were completed.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held May 22, 2019.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.



Michael E. Helle, A.Sc.T., CWPI 3

MEH/dmc

Attachments

TOWNSHIP FILE NO. 08-23-0186

SIGN-IN SHEET

Please register your attendance at tonight's Public Information Meeting by printing your name, address and telephone number below:

[illegible]

DESIGN RATIONALE

Proposed Condo Development
20343 72nd Avenue, Langley, BC



PROPOSED PROJECT

The proposed project at 20343 72nd avenue is a four storied condo development. Exterior material is generally finished with james hardie cladding with a mix of brick and metal cladding(cedar).

PLANNING DETAILS



Density provided:	66 units
Floor Area:	55,484 Sq.ft.
Height or number of stories:	4 storeys with parking in the basement.
Residential parking:	99
Visitor's parking:	10 (On Surface)
Garbage and recycling room:	Provided (On Surface)

DESIGN RATIONALE

Context

The proposed site is situated at 20343 72nd avenue, Langley, B.C. and falls in **Central Gordon NCP** and is specified as area for 4 storey residential units. We have proposed the condos in coherence with the **Central Gordon NCP**. The whole site is bounded on the west & east by future 4 storied condo / townhouse developments ,to the south by 72nd avenue with a greenway proposed in between, and to the north by 4 storey condo development(future).

Massing of the building attempts to balance and minimize the impact of the four storey massing in relation to the future multi family condo units in north and in harmony with the future 4 storey condo development to the west & east side. The resulting height and volume massing are in keeping with the nearby future development as defined in the **Central Gordon NCP**.

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of cladding are the primary elements in conveying the contemporary style. The prominent use of brick, projected canopy, balconies and punched windows greatly supports the style.

The material palette will be consistent in the general treatment of finishes. Hardie finish on the vertical feature walls while metal cladding on south west corner are used on prominent mass of block. Warm to contrasting color schemes are coordinated to compliment the development and add visual interest to the project.

The parkade been accessed through the lane coming through the property up north in order to prevent building front from being consumed to large asphalt paving's, and also to promote more pedestrian oriented street designs.

Sustainability:

The key solar passive design principles employed include:

East-west orientation with maximum glazing to the north for winter solar gain (shaded in summer) and minimal glazing to the east and west to minimise summer heat entry.

High thermal mass materials will be used on the inside of the buildings to absorb winter solar gain and stabilise internal temperature during summer.

High insulation value to roof and walls to minimise uncontrolled heat loss/gain, and pelmeted curtains on the windows to reduce heat loss in winter.

A combination of brick veneer and double brick walling will be used in order to increase internal thermal mass where it will be needed. Where this is isn't required, timber framed walling will be used because the materials have a lower embodied energy value and therefore a lower carbon footprint.

Low-e glazing is chosen throughout to regulate heat flow.

Lighting will be provided by a combination of LED down lights in the bedrooms and living areas (kitchen, dining living room and activity room), and compact fluorescent globes in occasional use areas (bathroom, laundry, toilet and hall way). Solar tubes help to 'daylight' internal areas such as walk-in robes to reduce the need for artificial lighting. Reversible ceiling fans will be installed in the bedrooms and living areas to provide downward cooling and upward circulation of warm air in winter.

High efficiency shower heads and tap will be selected, and the low volume dual flush toilets with integrated hand basins which use tap water to fill the cistern.(Will be decided later on)

The landscaping also helps address a number of pressing urban sustainability issues including improved household energy efficiency

through appropriate shading, habitat provision with local native plantings.

- **Environmental sustainability** The condos are designed to reduce greenhouse gas emissions, save water and energy and reduce waste during construction and the condo's lifetime.
- **Social sustainability / universal design** The condos are designed to prevent injuries through built-in safety features. It will have security elements to reduce crime and improve the occupants' sense of security. Features will also be used to provide flexibility and comfort for people of varying abilities and at different life stages, including children and people with limited mobility.
- **Economic sustainability** The condos are designed keeping in mind to save money during construction and over the lifetime of the house. Careful planning avoids the need for major future renovations and reduces costs associated with energy use, water use and maintenance.

CPTED:

The Important CPTED principal is to create natural Surveillance with the placement of physical features, activities and people in such a way as to maximize visibility. Natural Surveillance is designed to promote the Kind of Supervision exercised by people going about their everyday Business. Alvar group development have accomplished natural surveillance strategies by incorporating within the design:

Long open sightlines:

Roadways, parking stalls, pedestrian Pathways are clearly visible.

Landscape placement supports open sightlines over, under and through the Vegetation.

Pedestrian pathway along west & east side of the property area will be well marked with Landscaping curbing and Lighting.

The building is placed in East West direction. The pedestrian pathway gives clear natural surveillance of all condo units.

Activity support is the presence of activity planned for the space. Activity support involves placing the activity where the individuals engaged in an activity will become part of the natural Surveillance system

Amenity at east P/L is connected with Pedestrian well-lit pathway.

- Use of Variety of Lighting Fixtures with different heights will eliminate shadowing and encourage positive people gathering at the units entry areas.

Material Palette

Roofing

Flat / sloped roof with torch on SBS membrane.

Exterior wall

Hardie cladding (Arctic white).

Metal cladding 6" wide.-metal KBS panel ACORN 24 GA PVDF

Hardie cladding (cobble stone).

Brick cladding (MANGANESE IRONSPORT SMOOTH MODULAR ENDICOTT)

Stone Cladding- ROCKY LEDGE

Exterior soffit

Vented and stained Cedar soffit to match Charcoal black metal finished canopies.

Window glazing

High impact PVC mitred and quad, heat welded window system, C/W clear tempered low E surface glazing and argon filled air space. (Black)

Conclusion

Overall the project is in response to the needs and requirements of the community with density, massing, form and character that are appropriate to its surroundings. The streetscape blends and at the same time projects its character to its surroundings while our attempt is to create more cohesive building form and style to help the masses struggling to afford these days.