

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (SIKHAM / SARAN)**

**BYLAW 2019 NO. 5483**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5483 rezones 1.47 ha (3.63 ac) of land at 20448, 20460 and 20492 – 74B Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate 29 lots (17 single family lots and 12 semi-detached lots).

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (SIKHAM / SARAN)**

**BYLAW 2019 NO. 5483**

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 (Sikham / Saran) Bylaw 2019 No. 5483".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

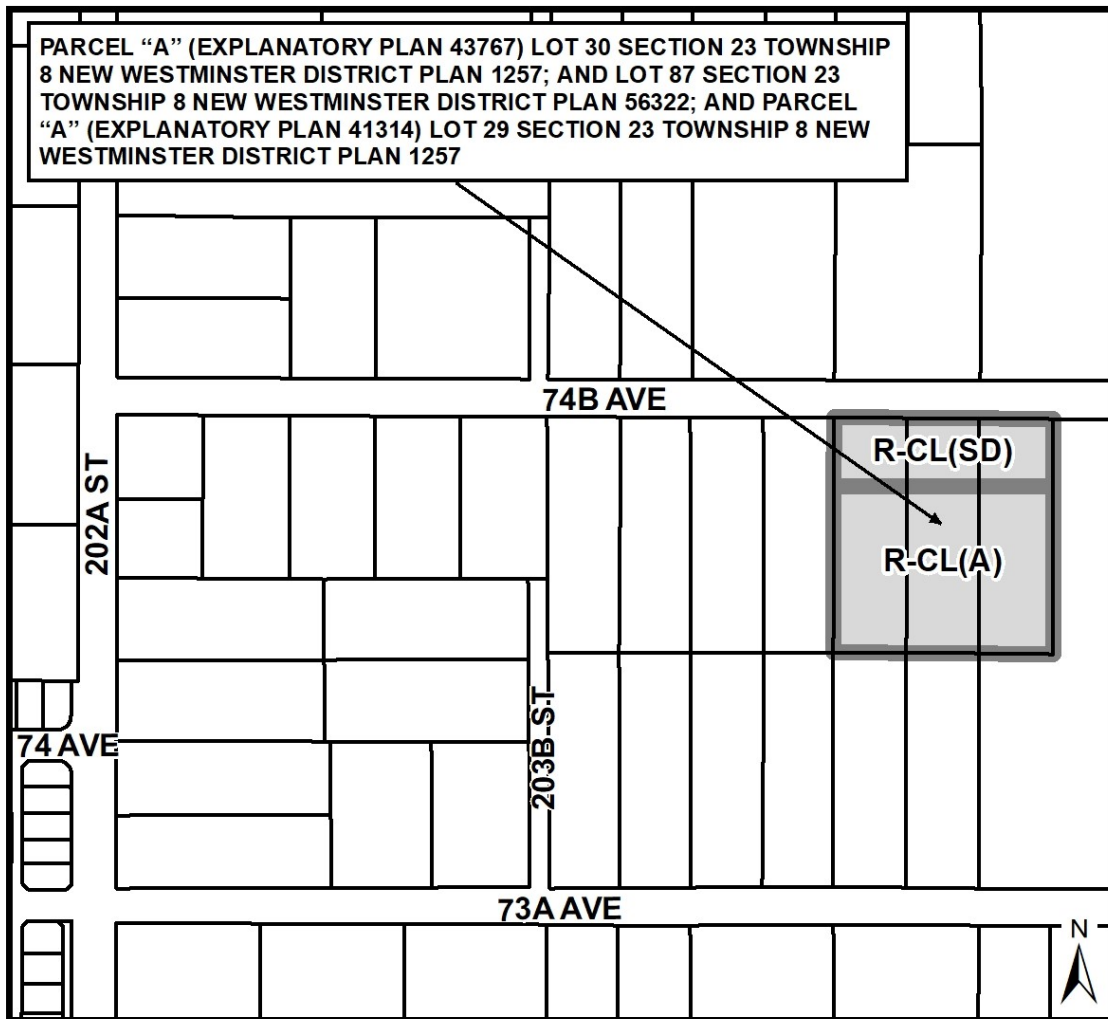
Parcel "A" (Explanatory Plan 43767) Lot 30 Section 23 Township 8 New Westminster District Plan 1257; and Lot 87 Section 23 Township 8 New Westminster District Plan 56322; and Parcel "A" (Explanatory Plan 41314) Lot 29 Section 23 Township 8 New Westminster District Plan 1257

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zones R-CL(A) and R-CL(SD) as shown on Schedule "A".

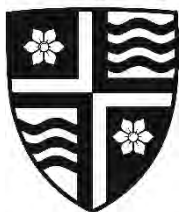
READ A FIRST TIME the	08	day of	July	, 2019
READ A SECOND TIME the	08	day of	July	, 2019
PUBLIC HEARING HELD the	22	day of	July	, 2019
READ A THIRD TIME the		day of		, 2019
ADOPTED the		day of		, 2019

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5483



Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	JULY 8, 2019 - REGULAR EVENING MEETING	<b>REPORT:</b>	19-106
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	08-23-0160
<b>SUBJECT:</b>	REZONING APPLICATION NO. 100489 AND DEVELOPMENT PERMIT APPLICATION NO. 100935 (SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)		

### PROPOSAL:

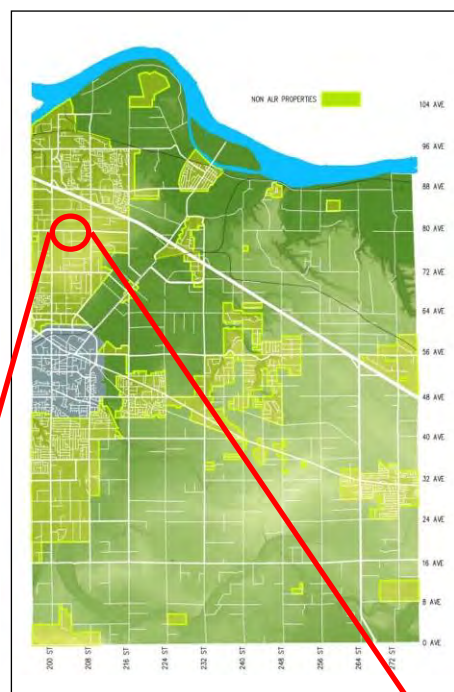
Application to rezone approximately 1.47 ha (3.63 ac) of land located at 20448, 20460 and 20492 – 74B Avenue to Residential Compact Lot Zones R-CL(A) and R-CL(SD) with an accompanying Development Permit application to facilitate development of 17 single family lots and 12 semi-detached lots.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5483 subject to ten (10) development prerequisites being satisfied prior to final reading, authorize issuance (at time of final reading of Bylaw No. 5483) of Development Permit No. 100935; and authorize staff to schedule the required Public Hearing.

### RATIONALE:

The proposed development is consistent with the Latimer Neighbourhood Plan's overall objectives.



## RECOMMENDATIONS:

**That** Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483, rezoning 1.47 ha (3.63 ac) of land located at 20448, 20460 and 20492 - 74B Avenue to Residential Compact Lot Zones R-CL(A), and R-CL(SD), to facilitate the development of 17 single family lots, and 12 semi-detached lots, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan) to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
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), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
7. Registration of restrictive covenants acceptable to the Township of Langley General Manager of Engineering and Community Development:
  - a. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
  - b. Prohibiting the development of secondary suites within individual units zoned Residential Compact Lot Zone R-CL(SD);
  - c. Prohibiting construction of the western portions of Lots 1, 13 and 22 shown on the site plan, until such time that the western portions of these lots are consolidated with the property to the west (20430 – 74B Avenue);
8. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
9. Provision of an overall layout plan for the area south of 74B Avenue east of 204 Street in the Latimer Neighbourhood Plan area; 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;

REZONING APPLICATION NO. 100489 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 100935  
 (SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
 Page 3 . . .

**That** Council at time of final reading of Rezoning Bylaw No. 5483 authorize issuance of Development Permit No. 100935 subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedules “A” through “T”;
- c. On-site landscaping plans being in substantial compliance with Schedules “U” and “V”, 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 of Langley;

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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

**That** Council authorize staff to schedule the required Public Hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100935.

#### **EXECUTIVE SUMMARY:**

Navjot and Pavitter Sikham and Avtar and Baljinder Saran have applied to rezone a 1.47 ha (3.63 ac) site located at 20448, 20460 and 20492 – 74B Avenue to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of 17 single family lots and 12 semi-detached lots.

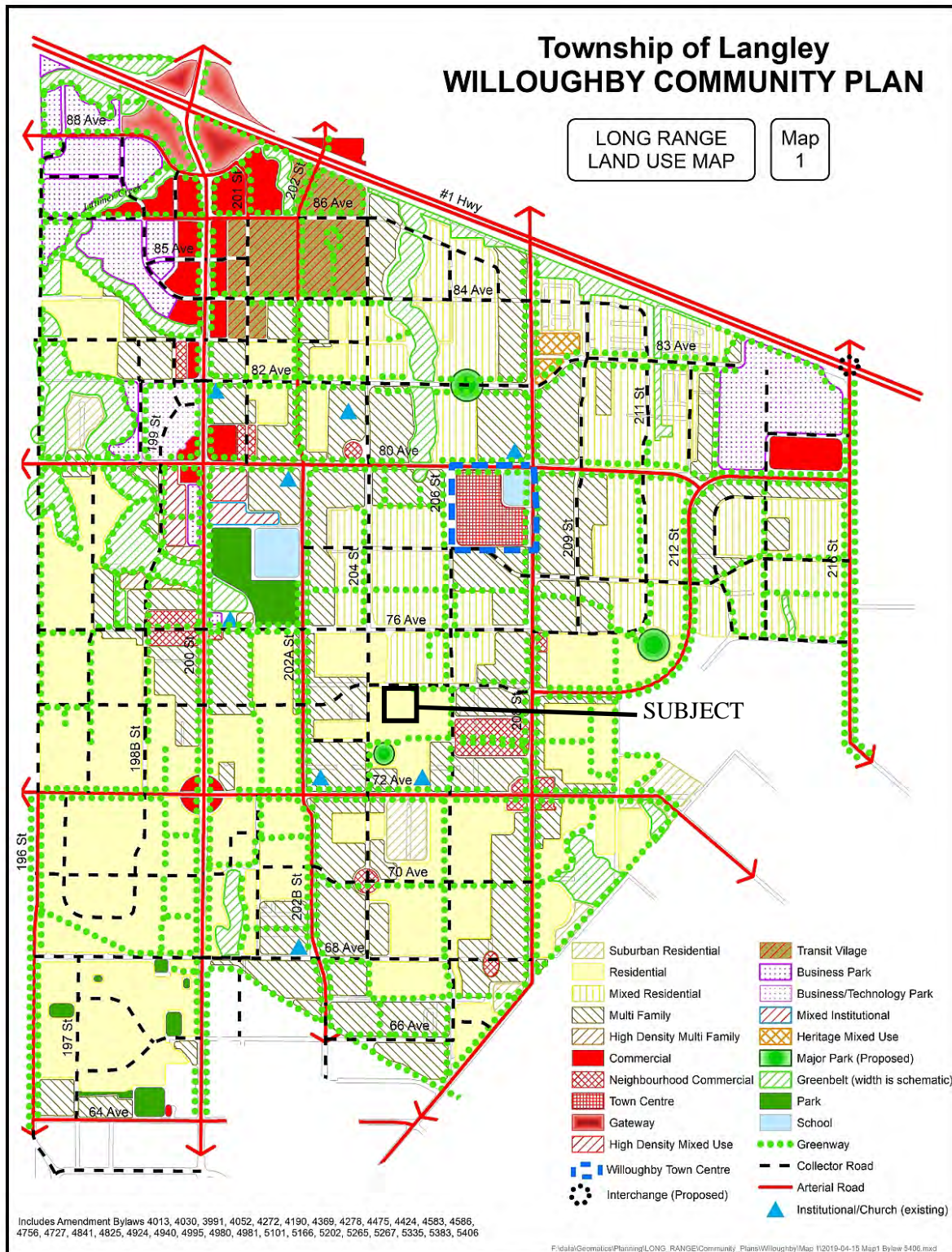
The proponent's application also includes a Development Permit for the single family lots to secure an exterior design control agreement, as well as for the semi-detached units to provide Council the opportunity to review the form and character of the proposed development.

The proposal is consistent with the overall objectives of the Latimer Neighbourhood Plan. Staff recommend that Council consider rezoning request, subject to the completion of ten (10) development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5483) of Development Permit No. 100935.

#### **PURPOSE:**

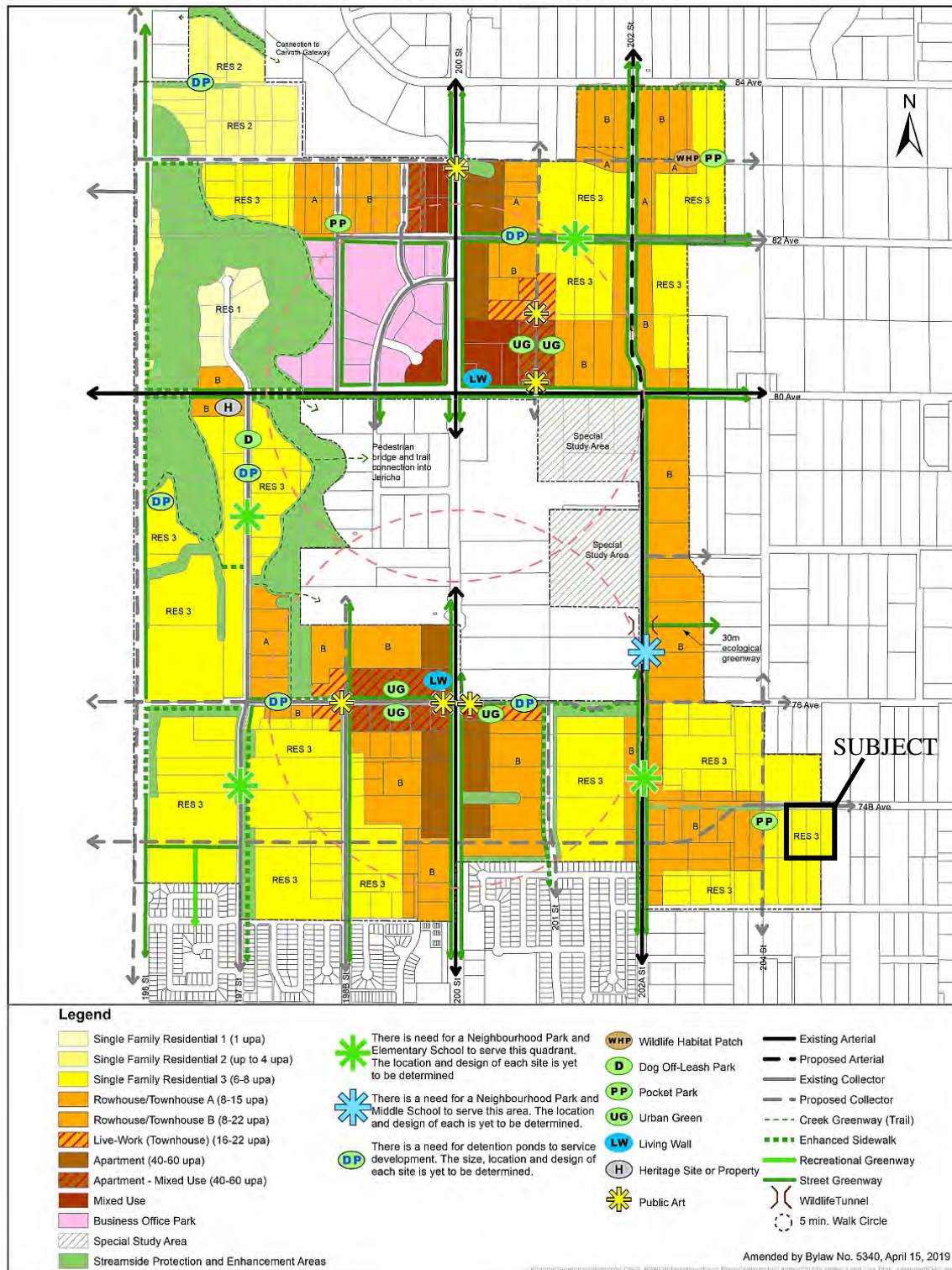
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5483 and Development Permit No. 100935.





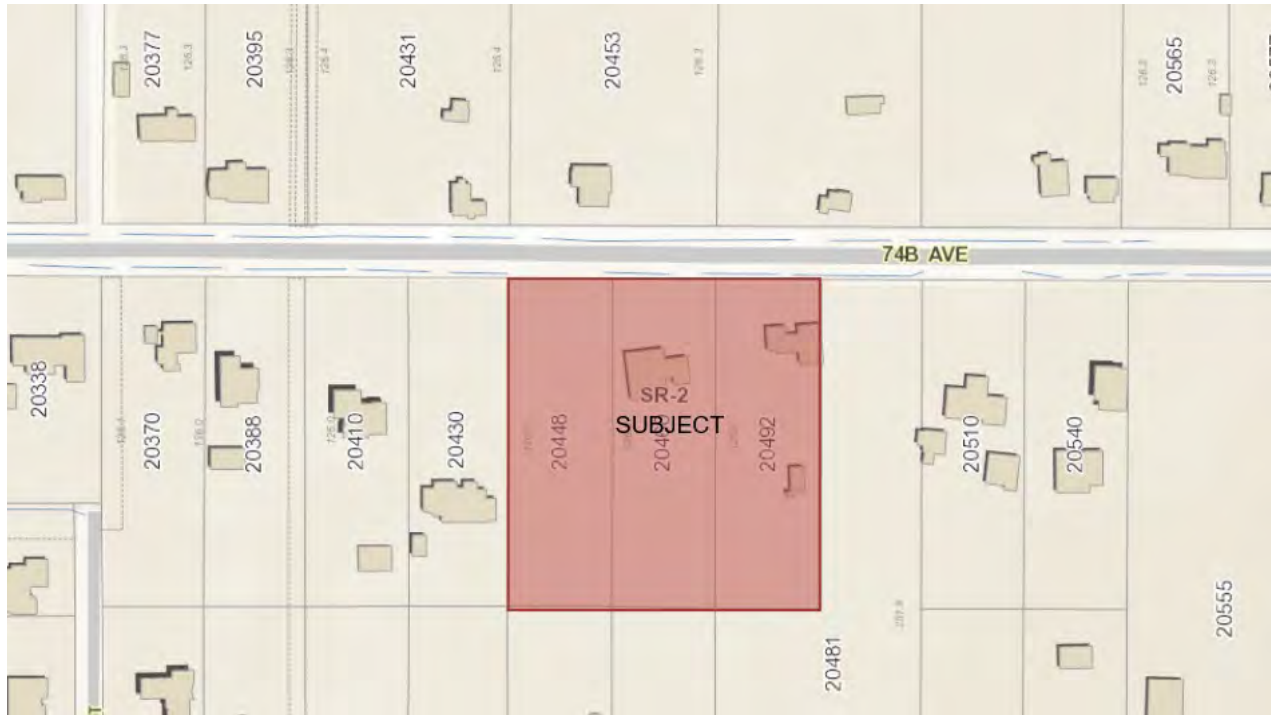


Map 1 - Latimer Land Use Plan

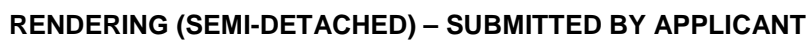




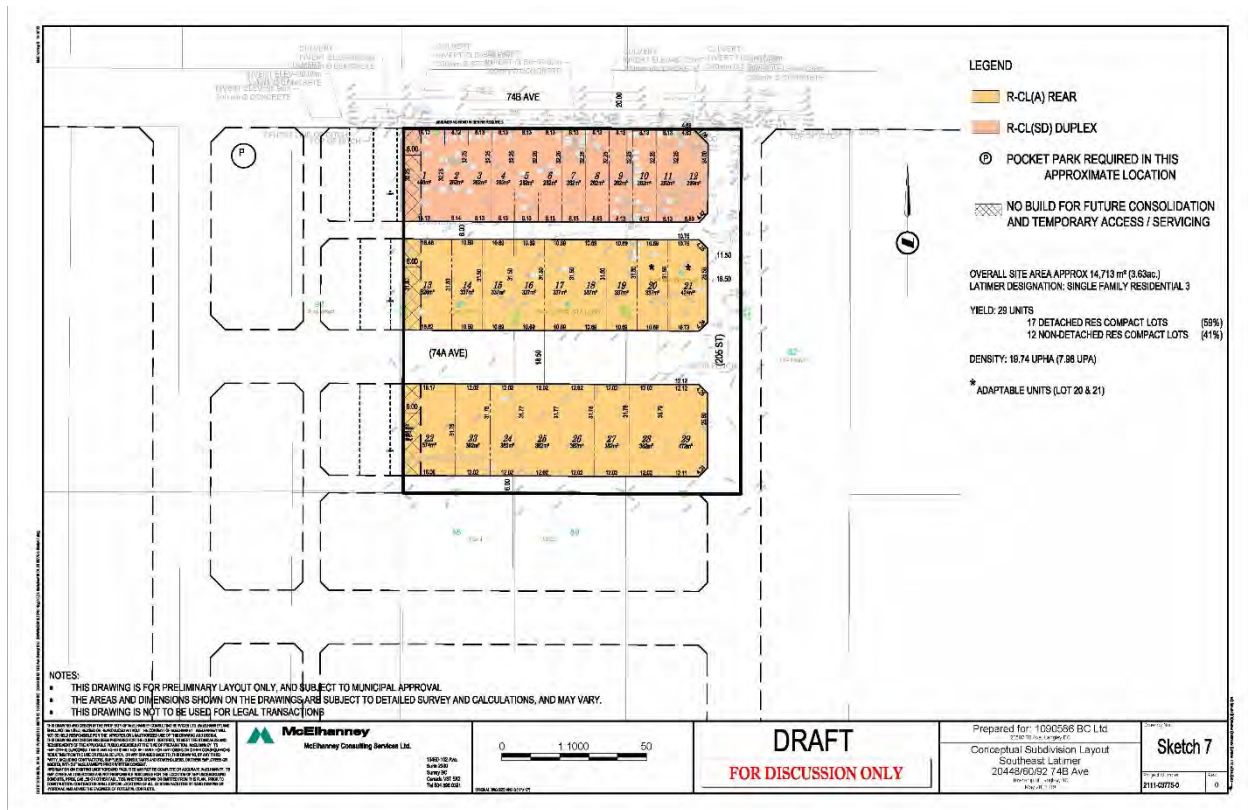
REZONING APPLICATION NO. 100489 AND  
DEVELOPMENT PERMIT APPLICATION NO. 100935  
(SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
Page 6 . . .



**ZONING BYLAW NO. 2500**



REZONING APPLICATION NO. 100489 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 100935  
 (SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
 Page 8 . . .



**SITE PLAN – SUBMITTED BY APPLICANT**

REZONING APPLICATION NO. 100489 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 100935  
 (SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
 Page 9 . . .

## REFERENCE:

<b>Owners:</b>	Navjot and Pavitter Sikham 20507 – 70 Avenue Langley, BC V2Y 1S9
	Avtar and Baljinder Saran 12636 – 67B Avenue Surrey, BC V3W 1G2
<b>Legal Description:</b>	Parcel “A” (Explanatory Plan 43767) Lot 30 Section 23 Township 8 New Westminster District Plan 1257; and Lot 87 Section 23 Township 8 New Westminster District Plan 56322; and Parcel “A” (Explanatory Plan 41314) Lot 29 Section 23 Township 8 New Westminster District Plan 1257
<b>Location:</b>	20448, 20460 and 20492 – 74B Avenue
<b>Area:</b>	1.47 ha (3.63 ac)
<b>Existing Zoning:</b>	Suburban Residential Zone SR-2
<b>Proposed Zoning:</b>	Residential Compact Lot Zones R-CL(A) and R-CL(SD)
<b>Willoughby Community Plan:</b>	Residential
<b>Latimer Neighbourhood Plan:</b>	Single Family Residential 3 (15 – 20 upha / 6 – 8 upa)

## DISCUSSION/ANALYSIS:

The applicants have applied to rezone 1.47 ha (3.63 ac) of land located at 20448, 20460 and 20492 – 74B Avenue to facilitate development of 17 single family lots and 12 semi-detached lots. A development permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development.

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Single Family 3 (6 – 8 upa) in the Latimer Neighbourhood Plan.

One of the lots is currently vacant. The remaining two (2) properties are occupied by existing single-family dwellings.

## Adjacent Uses:

North: 74B Avenue beyond which are two (2) suburban residential lots, zoned Suburban Residential Zone SR-2. The western lot is designated Single Family Residential 3 in the Latimer Neighbourhood Plan. The eastern lot is designated Mixed Residential in the Yorkson Neighbourhood Plan. An application has been made on the property in Yorkson for a single-family development (TOL Project # 08-23-0181);



REZONING APPLICATION NO. 100489 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 100935  
 (SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
 Page 10 . . .

- South: Three (3) suburban residential lots, zoned Suburban Residential Zone SR-2. The western two (2) lots are designated Single Family Residential 3 in the Latimer Neighbourhood Plan. The eastern lot is designated Single Family Detached (6 upa) in the Smith Neighbourhood Plan;
- East: A suburban residential lot, zoned Suburban Residential Zone SR-2. The lot is designated Single Family Detached (6 upa) in the Smith Neighbourhood Plan; and
- West: A suburban residential lot, zoned Suburban Residential Zone SR-2. The lot is designated Single Family Residential 3 in the Latimer Neighbourhood Plan.

### **Zoning Amendment:**

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5483 proposes to rezone the site to Residential Compact Lot Zones R-CL(A) and R-CL(SD). The rezoning will facilitate development of 17 single family lots and 12 semi-detached lots.

In conjunction with the rezoning application, a subdivision will be required to create the residential lots. The project complies with the provisions of the site's proposed R-CL(A) and R-CL(SD) zoning in terms of siting, site coverage, parking, height, use and density (7.98 upa).

### **Public Consultation:**

As per Policy No. 07-164, the applicant held a public meeting on June 26, 2018. Results of the Developer Held Public Information Meeting were compiled and are provided as 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 Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed semi-detached units for Council's consideration.

### **Single Family:**

The Development Permit guidelines for the 17 proposed single family residential lots are implemented through a Development Permit requirement for the proponent to enter into an exterior design control agreement at time of subdivision. The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in the development. Proposed Development Permit No. 100935 is attached to this report as Attachment A.

### **Semi-detached:**

The semi-detached portion of the development consists of 12 semi-detached units in six buildings. The floor area of the individual units ranges from 263 to 299 m<sup>2</sup> (2,830 to 3,218 ft<sup>2</sup>). All units will have main floor living areas (kitchen, dining room, living room, powder room), three (3) bedrooms and two (2) bathrooms on the upper floor, and a single bedroom and bathroom on the basement level. As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual semi-detached units.

REZONING APPLICATION NO. 100489 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 100935  
 (SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
 Page 11 . . .

All semi-detached units are ground oriented with defined entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages and external parking spaces will be accessed from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances and strongly identifiable entrances. Exterior finishing materials include asphalt shingles, hardi panel and siding, and wood trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings. The proposed building height (2 storeys and 8.7m / 28.5 ft.), site coverage (ranging from 35% to 40%) and siting comply with the requirements of the Residential Compact Lot Zone R-CL(SD).

The application complies with the Latimer Neighbourhood Plan and Zoning Bylaw by providing 29 parking spaces (outdoors and within garages) as outlined below:

	<b>Parking Spaces Required</b>	<b>Parking Spaces Provided</b>
Residential Spaces 12 semi-detached units @ 2 spaces / unit	24	24
Visitor Parking Spaces @ 0.2 spaces required / unit	2	5
<b>Total</b>	<b>26</b>	<b>29</b>

The on-site landscape plans propose the planting of shrubs, trees and sod in the front, flanking and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

#### **Greenhouse Gas Development Permit:**

The subject properties are located in Development Permit Area “O” of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 100935.

#### **Subdivision:**

The assembly currently consists of 3 parcels. The lot reconfiguration is arranged to match the proposed zoning. The applicant is proposing to subdivide the lands to create 17 single family lots, 12 semi-detached lots, and new local roads (205 Street, 74A Avenue) and rear lanes.

Portions of proposed Lots 1, 13 and 22 are proposed to be consolidated in the future with the lands to the west to accommodate future development. Accordingly, a restrictive covenant to prohibit construction consolidate a portion of the lots with lands to the west is listed a development prerequisite of this report.

### **Adaptable Housing:**

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 5.2.1 of the Latimer Neighbourhood Plan, a minimum of 5% of the units in single family developments shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. Two (2) adaptable units are proposed in the development, consisting of two (2) single-family units.

### **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 include \$5,673 per single family lot and \$4,814 per semi-detached unit. 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 "U" and "V") for the semi-detached lots propose the planting of trees and shrubs as well as low picket fencing fronting the street to define the private and public realm.

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

The tree management plans submitted by the applicant indicate that 104 significant trees exist on the subject site with two (2) onsite trees and five (5) shared trees proposed for retention. According to the Arborist evaluation provided by the applicant, 66 of the trees identified for removal are a mix of native and non-native trees that are poor candidates for retention due to health or structural defects. A further 30 trees are proposed to be removed due to site conflicts with the majority of these trees being located within either future road allowances or proposed building envelopes for the development. The seven existing trees identified for retention are located along the project frontage on 74B Avenue and consist of one Spruce, three Douglas Fir, and three Western Red Cedar trees, all with good health and structure.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 95 replacement trees are required and 64 replacement trees are proposed to be accommodated on the site. Funds for the remaining 31 replacement trees will be secured as part of the servicing agreement for tree planting on public lands. In addition, approximately 18 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 120 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

### **Servicing:**

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention facility and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements

REZONING APPLICATION NO. 100489 AND  
 DEVELOPMENT PERMIT APPLICATION NO. 100935  
 (SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
 Page 13 . . .

will be required in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

### **Environmental Considerations:**

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

### **School and Park Sites:**

Section 11.2 (General Prerequisites) of the Latimer Neighbourhood Plan states that:

*“Prior to the adoption of a zoning bylaw amendment in the Latimer Neighbourhood Plan as identified on Map 4, the following general prerequisites must be satisfied:*

1. *With the exception of non-residential developments, a joint elementary school and neighbourhood park site must be secured in each phase as shown on Map 4 to the acceptance of the Township of Langley and the Langley School District, subject to other provisions of this Plan, before any development may occur in that area.”*

The proposed development falls within the Southeast Phase of the Latimer Neighbourhood Plan. The School District has indicated that given the expansion of a nearby school and construction of a new secondary school, a joint elementary school site is not required.

The Latimer Neighbourhood currently falls within the catchment area of Willoughby Elementary School (located on the southwest corner of 208 Street and 80 Avenue). In the short term, elementary students from the proposed development are expected to attend Willoughby Elementary School. School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately nine new students for Willoughby Elementary (located approximately 1.5 km (northeast) of the site), four new students for Peter Ewart Middle School (located approximately 900 m northwest of the site) and seven new students for R.E. Mountain Secondary School (located approximately 700 m northwest of the site).

The existing Willoughby Community Park is located approximately 900m northwest of the development site. Prior to final reading the proponent is also required to comply with the Township's 5% Neighbourhood Parkland Acquisition Policy.

### **Transit:**

Transit service is currently provided along 200 Street via the 501 bus route.



REZONING APPLICATION NO. 100489 AND  
DEVELOPMENT PERMIT APPLICATION NO. 100935  
(SIKHAM / SARAN / 20448, 20460 AND 20492 – 74B AVENUE)  
Page 14 . . .

**POLICY CONSIDERATIONS:**

The proposed rezoning and Development Permit will facilitate the development of 17 single family lots, and 12 semi-detached lots. The proposed development complies with the land use and density provisions of the Latimer 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. 5483 (subject to ten (10) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5483) of accompanying Development Permit No. 100935 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100935
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100935

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

1. NAME: Navjot and Pavitter Sikham and Avtar and Baljinder Saran

ADDRESS: 20507 – 70 Avenue  
Langley, BC, V2Y 1S9

12636 – 67B Avenue  
Surrey, BC, V3W 1G2

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: Parcel "A" (Explanatory Plan 43767) Lot 30 Section 23 Township 8 New Westminster District Plan 1257; and Lot 87 Section 23 Township 8 New Westminster District Plan 56322; and Parcel "A" (Explanatory Plan 41314) Lot 29 Section 23 Township 8 New Westminster District Plan 1257

CIVIC ADDRESS: 20448, 20460 and 20492 – 74B 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. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A)
- b. Building plans being in substantial compliance with Schedules "A" through "T"; and
- c. On-site landscaping plans being in substantial compliance with Schedules "U" and "V", 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. Registration of party wall and common elements maintenance agreements on the titles of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

DEVELOPMENT PERMIT NO. 100935

(SIKHAM / SARAN)

Page 2

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.

Schedule A	Rendering
Schedule B	Site Plan
Schedule C	Building Elevations (Building 1)
Schedule D	Building Elevations (Building 1)
Schedule E	Building Elevations (Building 1 Garage Elevations)
Schedule F	Building Elevations (Building 2)
Schedule G	Building Elevations (Building 2)
Schedule H	Building Elevations (Building 2 Garage Elevations)
Schedule I	Building Elevations (Building 3)
Schedule J	Building Elevations (Building 3)
Schedule K	Building Elevations (Building 3 Garage Elevations)
Schedule L	Building Elevations (Building 4)
Schedule M	Building Elevations (Building 4)
Schedule N	Building Elevations (Building 4 Garage Elevations)
Schedule O	Building Elevations (Building 5)

DEVELOPMENT PERMIT NO. 100935

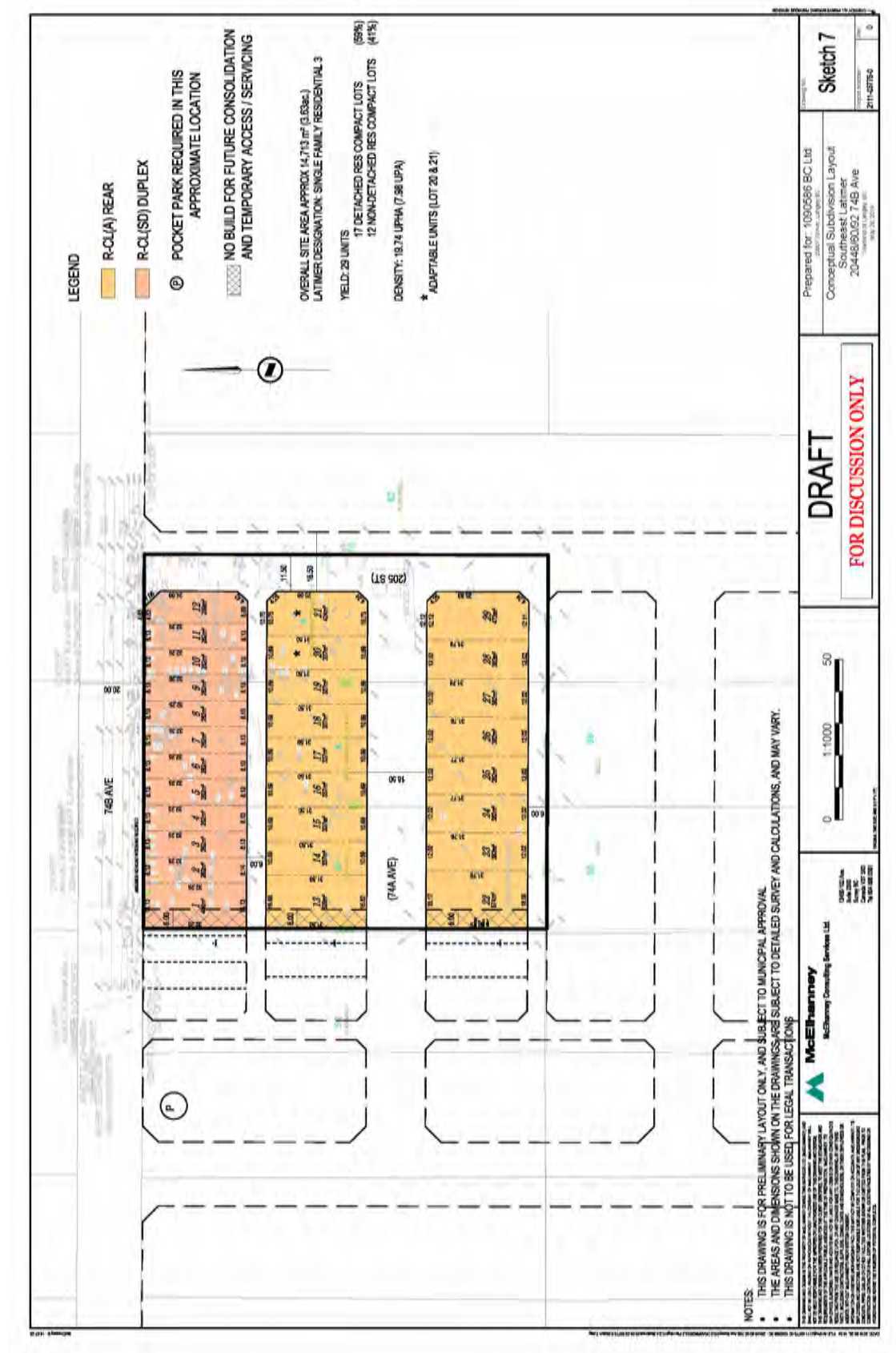
(SIKHAM / SARAN)

Page 3

Schedule P	Building Elevations (Building 5)
Schedule Q	Building Elevations (Building 5 Garage Elevations)
Schedule R	Building Elevations (Building 6)
Schedule S	Building Elevations (Building 6)
Schedule T	Building Elevations (Building 6 Garage Elevations)
Schedule U	Landscape Plan
Schedule V	Landscape Details







# SCHEDULE B SITE PLAN

## H.1 - Page 23

[illegible]



## H.1 - Page 24

**1. SOUTH COLORED ELEVATION**  
DP-A-6.11 18' x 11'0"

**2. WEST COLORED ELEVATION**  
DP-A-6.11 18' x 11'0"

**3. EAST COLORED ELEVATION**  
DP-A-6.11 18' x 11'0"

**4. NORTH COLORED ELEVATION**  
DP-A-6.11 18' x 11'0"

**MATERIALS INDEX 1**

ITEM	COLORS
(1) FLASHING	BLACK
(2) Siding	BU 1054b
(3) TRIM	BU 1054b
(4) HANDICAP	BU 1054b
(5) HANDICAP	BU 1054b
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**NOTE - COLORS FROM BARNUM WILLIAMS INDEX NOTED**

## H.1

2005 5:00 PM

# SCHEDULE F BUILDING ELEVATIONS (BUILDING 2)

H.1



1 3D View 1  
DP-A-0.20



2 3D View 2  
DP-A-0.20

**RESIDENTIAL ROWHOUSE**  
 20466502 30-74 B AVE.  
 LANGLEY, BC

**PROJECT 3**

**DATE** 2022-07-28  
**BY** 30466502  
**REVISION** 1  
**REVISION** 2  
**REVISION** 3  
**REVISION** 4  
**REVISION** 5  
**REVISION** 6  
**REVISION** 7  
**REVISION** 8  
**REVISION** 9  
**REVISION** 10

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 4574-9511 WESF 2002-01  
 4574-9511 WESF 2002-01  
 4574-9511 WESF 2002-01  
 4574-9511 WESF 2002-01  
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**3**

**DP-A-0.20**



# SCHEDULE G BUILDING ELEVATIONS (BUILDING 2)

H.1





## H.1

2015-05-05 09:00

# SCHEDULE I BUILDING ELEVATIONS (BUILDING 3)

H.1



1 3D View 1  
DP-A-03.01



2 3D View 2  
DP-A-03.02

**RESIDENTIAL ROWHOUSE**  
 2046650 30-74 B AVE.  
 LANGLEY, BC

**BUILDING 3 3D VIEWS**

**PROJECT 3**

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
 #274-951, WEST 3RD ST.  
 VANCOUVER, BC V6Z 4P4  
 TEL (604)966-3301  
 FAX (604)966-0217

**DATE** 17 DEC 2012  
**PROJECT NO.** 09-23-01-03  
**SCALE** 1/8" = 1'-0"

**DESIGNER** DP-A-03.00  
**DATE**

NO.	DESCRIPTION	DATE	BY	CHKD
1	3D View 1	17 DEC 2012		
2	3D View 2	17 DEC 2012		

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## H.1 - Page 30

209138-5105-20-9



## ~~H.1~~

DOI: 10.1002/9781118466356.ch10

## H.1 - Page 32



BUILDING 4 3D VIEWS 12111 100th Avenue UNCLEY, SD 58565-0030, 743 AVE. RESIDENTIAL ROWHOUSE PROJECT NO.		BUILDING 4 3D VIEWS 12111 100th Avenue UNCLEY, SD 58565-0030, 743 AVE. RESIDENTIAL ROWHOUSE PROJECT NO.	
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## SCHEDULE M

### BUILDING ELEVATIONS (BUILDING 4)





## ~~H.1~~

17-04-2015 18:17:23

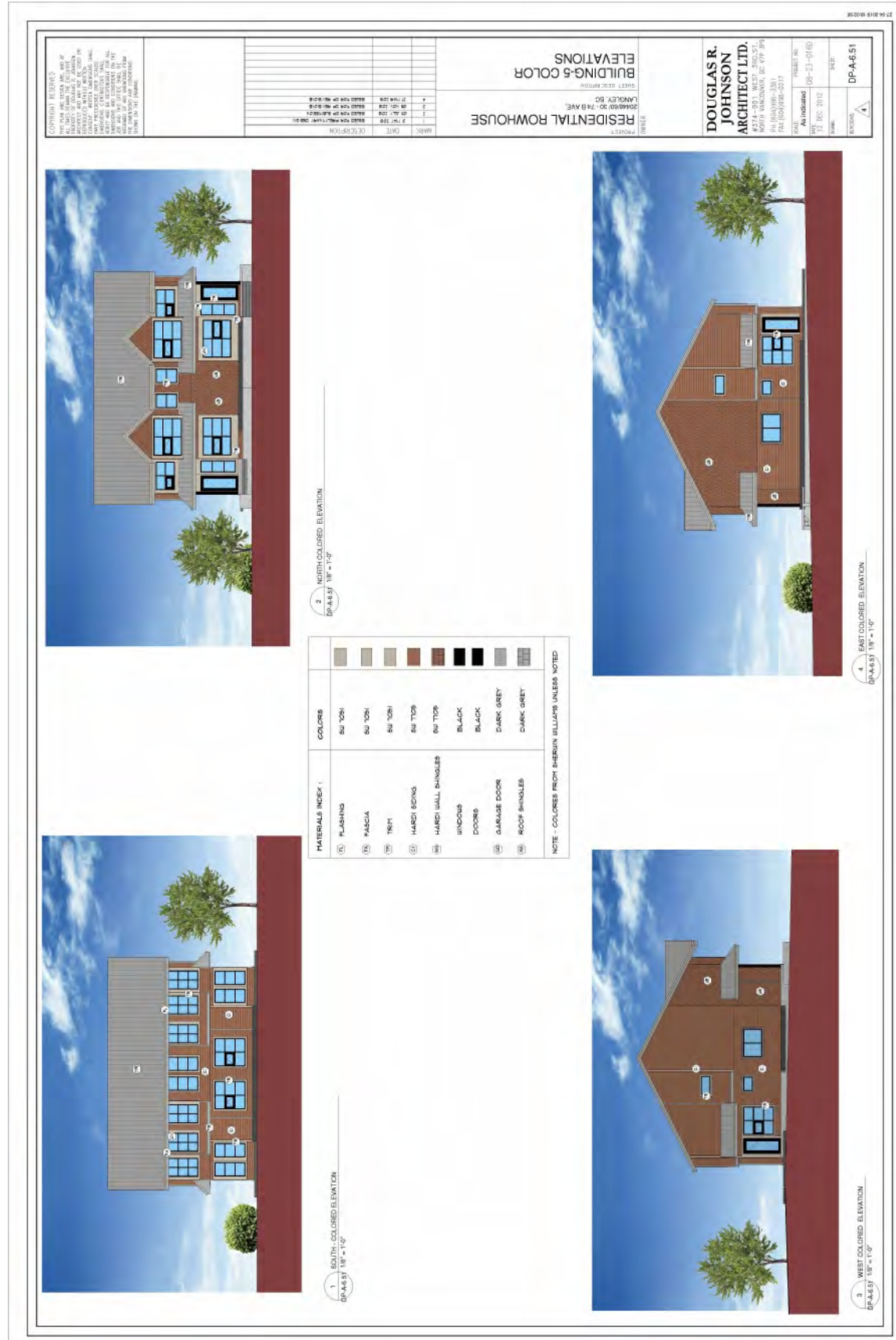


## H.1 - Page 35



# SCHEDULE P BUILDING ELEVATIONS (BUILDING 5)

H.1



## ~~H.1~~

24-2138-5100-99-1



## H.1 - Page 38

[illegible]

# SCHEDULE S BUILDING ELEVATIONS (BUILDING 6)

H.1



1 SOUTH COLORED ELEVATION  
DRAWN: 18P x 12P



2 NORTH COLORED ELEVATION  
DRAWN: 18P x 12P



3 EAST COLORED ELEVATION  
DRAWN: 18P x 12P



4 WEST COLORED ELEVATION  
DRAWN: 18P x 12P

MATERIALS INDEX :		COLORS
(1) FLASHING		WHITE
(2) FASCIA		WHITE
(3) TRIM		WHITE
(4) HARD SIDING		BU 4033
(5) HARD WALL SHINGLES		BU 4033
(6) LINCOLN		SILVER
(7) DOORS		BU 4033
(8) GARAGE DOOR		DARK GREY
(9) ROOF SHINGLES		DARK GREY

NOTE - COLORS FROM SHERWIN WILLIAMS UNLESS NOTED

**RESIDENTIAL ROWHOUSE**  
2046600 30-74 B AVE.  
LANGLEY, BC  
PROJECT 3

**BUILDING-6 COLOR ELEVATIONS**

DATE: 05-23-2012  
BY: J. B. B. 102  
PROJECT NO: 102-23-01-02  
SHEET: 102-23-01-02  
DRAWN: 102-23-01-02

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
4074-951, WEST 302 ST.  
VANCOUVER, BC V6P 6P4  
TEL: (604) 686-1801  
FAX: (604) 686-1017

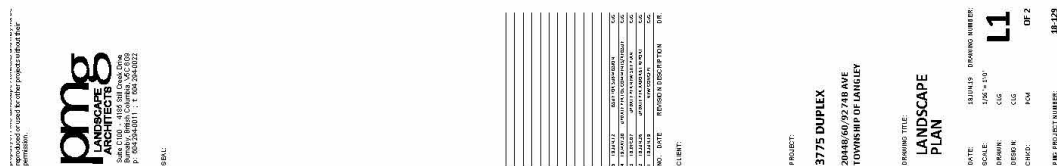
**DP-A-61**

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## ~~H.1~~

2015-05-04 15:20:47







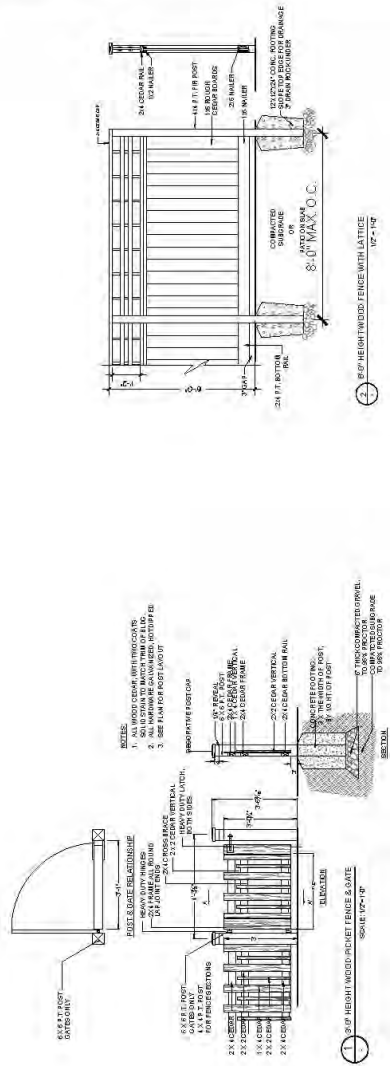
# SCHEDULE V LANDSCAPE DETAILS

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**pmg**  
LANDSCAPE  
ARCHITECTS

20448/60/92 748 AVE  
TOWNSHIP OF LANGLEY  
P: 604.344.4311 F: 604.344.0022

SCALE:



NO.	DATE	REVISION / DESCRIPTION	BY
1	2024.01.15	ISSUED FOR PERMIT	UC
2	2024.01.15	ISSUED FOR PERMIT	UC
3	2024.01.15	ISSUED FOR PERMIT	UC
4	2024.01.15	ISSUED FOR PERMIT	UC
5	2024.01.15	ISSUED FOR PERMIT	UC
6	2024.01.15	ISSUED FOR PERMIT	UC
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8	2024.01.15	ISSUED FOR PERMIT	UC
9	2024.01.15	ISSUED FOR PERMIT	UC
10	2024.01.15	ISSUED FOR PERMIT	UC

PROJECT:  
**3775 DUPLEX**  
20448/60/92 748 AVE  
TOWNSHIP OF LANGLEY

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: 2024.01.15  
SCALE: 1/4" = 1'-0"  
DRAWN: UC  
DESIGN: UC  
CHECKED: UC  
PROJECT: 3775 DUPLEX  
SHEET: 18-129

**ATTACHMENT B**4586  
04/02/08**4.1.2 DEVELOPMENT PERMIT AREA “B” - RESIDENTIAL**

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

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

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

Development permit guidelines are as follows:

**4.1.2.1 GENERAL**

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

**4.1.2.2 SINGLE FAMILY DEVELOPMENT***General*

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

*Architectural Details*

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

*Parking and Traffic/Pedestrian Circulation*

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

*Landscaping*

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

*Building Form*

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

4825  
30/05/11**4.1.2.3 MULTIPLE UNIT DEVELOPMENT***General*

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

*Site Design*

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

### *Building Form*

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

### *Exterior Design and Finish*

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

### *Landscaping*

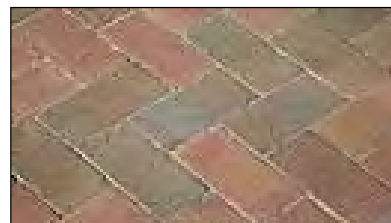
- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



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



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



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



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

5101  
28/09/15

#### *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.

5101  
28/09/15

- 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.

4825  
30/05/11

#### **4.1.2.4 TOWNHOUSES/ROWHOUSE**

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

##### *Site Design*

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

##### *Landscaping*

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

4825  
30/05/11

#### **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.



11 April 2019

Colin Moore  
Development Planner  
Township of Langley  
20338 65 Avenue  
Langley, BC V2Y 3J1

Re: Development Application Project No. 08-23-0160 / SIKHAM / SARAN

CIVIC: 20448, 20460 and 20492 - 74B Avenue

LEGAL: Lot 87 Plan 56322, Parcel "A" (Explanatory Plan 43767) Lot 30 Plan 1257, Parcel "A" (Explanatory Plan 41314) Lot 29 Plan 1257; all of Section 23 Township 8 NWD

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
Rowhomes	17	5	2	4
Duplex	12	4	2	3

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,

Brian Iseli, CPA, CMA  
Secretary Treasurer

June 21, 2019  
Our File: 2111-03775-00

Township of Langley  
Community Development Division  
20338 65 Avenue  
Langley, BC V2Y 3J1

Attention: Colin Moore, MCIP, RPP, Development Planner

# Summary Report - Public Information Meeting

## Proposed Development within Latimer Neighbourhood Area, Willoughby Community Township of Langley Project No. 08-23-0160

### INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy. The Public Information Meeting (PIM) organization and logistics are also in accordance with the policy.

The PIM for development application 08-23-0160 represented lands located at 20448 74B Avenue, 20460 74B Avenue, and 20492 74B Avenue in the Latimer Neighbourhood of the Willoughby Community Plan area, and was held on Tuesday, June 26, 2018.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

### NOTIFICATION

The public was notified in two (2) ways: through a direct mail-out to neighbouring properties, and through two (2) advertisements in a local newspaper (June 13th and June 20th, 2018).

The Township of Langley staff generated and provided a mail-out map, and prepared mailing labels. A total of 50 notifications were mailed out on June 12, 2018, 14 days prior to the scheduled PIM. Three (3) mail-outs were returned to the McElhanney Office as undeliverable.

The notification provided general information including an overall description of the development and the location of the PIM, as well as the subject site. A site location map was included to provide context. Contact information was provided on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting. The consultants were contacted by one (1) area resident prior to the meeting.

Two (2) newspaper ads were published in the Langley Times in advance of the PIM.

## INFORMATION MEETING LOGISTICS

The PIM was held at the Willoughby Community Centre, located at 7888 200 Street, Langley BC. The venue location, parking availability, and total space of the setting were suitable to host the PIM. The meeting was scheduled from 5:00 p.m. to 8:00 p.m. on Tuesday June 26, 2018. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included the following individuals:

- *Kasel Yamashita – Project Manager, McElhanney Consulting Services Ltd.*
- *Luis Lopez – Project Engineer, McElhanney Consulting Services Ltd.*
- *Clover Mei – Planner, McElhanney Consulting Services Ltd.*

A representative from the Township of Langley Development Services Department was in attendance to observe the PIM.

## PUBLIC INFORMATION MEETING DETAILS

A total of 10 lines were signed on the attendance sheet (*Attachment 1*), and all who've signed provided their addresses. Many attendees reside or own property in the surrounding area. In one instance a couple had only one sign-in to represent their attendance. Therefore 11 attendees have been counted.

The meeting was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions to project team members. A total of eight (8) display boards were exhibited at the PIM. Tables and chairs were set up to allow members of the public to fill in their comment sheets.

The following display boards were presented at the meeting:

- *Welcome*
- *Community Context Map*
- *Latimer Neighbourhood Plan*
- *Project Information*
- *Proposed Subdivision Layout*
- *Building Envelope and Parking Plan*
- *Tree Retention and Servicing*
- *Thank You*

In addition to these display boards, the following materials were provided to the public:

- *Sign-in Sheet*
- *Questionnaire / Comment Sheet*
- *Project Information Handout*

The questionnaire / comment sheet could either be completed at the meeting and returned to the project team immediately or returned by mail or email following the meeting (by July 3, 2018).

Copies of the completed questionnaires are included in *Attachment 2*.





## PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included three (3) questions, and community members were given an opportunity to provide additional comments regarding the project.

\*\*A total of 8 questionnaires were returned at the conclusion of the PIM, one of which had multiple responses and represented the differing opinions of two people from the same residence. This comment sheet has been counted twice to reflect the opinions of both signatories.

There were no (0) additional emails or calls received by the consultants within the week following the PIM. However, one (1) email was received past the official deadline for comment submission and is included at the end of *Attachment 2*. This email was sent by the same land owners that contacted the consultants prior to the PIM; who had also signed in to the PIM and completed a questionnaire.

Attendee Questionnaire Response Rate **82%**



The information collected is summarized below for each question. For question one and two, respondents were able to rate their support of the subdivision and tree retention strategy with the following options:

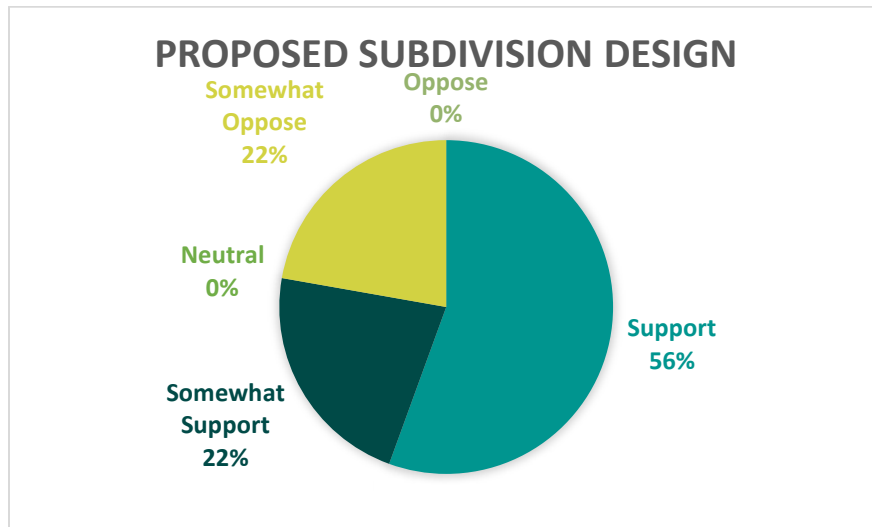
- **Support**
- **Somewhat Support**
- **Neutral**
- **Somewhat Oppose**
- **Oppose**

As one comment sheet included two people's names and different answers for at least one question, the answers where both residents had selected the same opinion were counted twice in the results to represent each individual; on questions where the two residents had differing opinions, each answer was recorded respectively to represent each individual. As a result, despite having received 8 questionnaires, there are 9 tallied responses in total.



**Question 1**

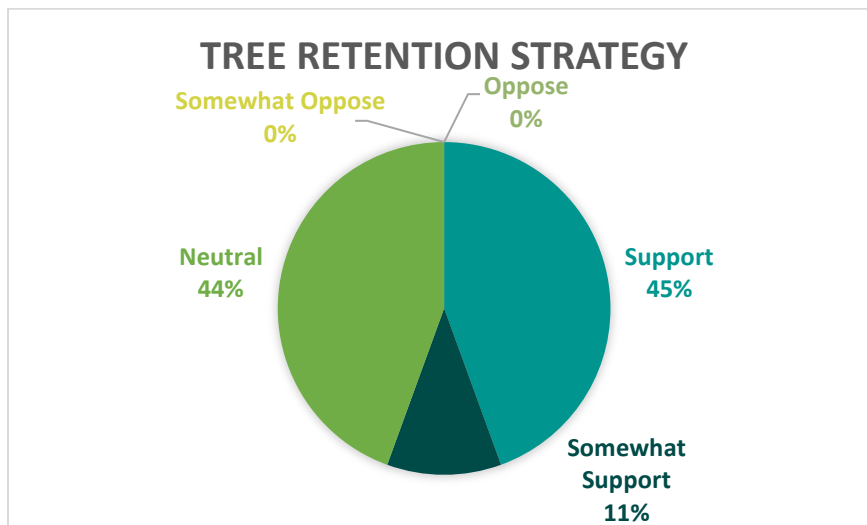
*With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:*



Out of the nine (9) responses received, most (78%) respondents indicated support (5) or somewhat support (2) the subdivision design. No one indicated neutral or opposing stances on the question, and two (2) respondents indicated somewhat oppose.

**Question 2**

*In regard to the proposed tree retention strategy, do you:*



Out of the nine (9) responses, the majority (56%) of respondents were supportive (5) or somewhat supportive (1) of the proposed tree retention strategy. The remaining four (4) respondents indicated they were neutral to the tree retention strategy. No respondents indicated opposition, or somewhat in opposition to the tree management strategy.

**Question 3**

*In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?*

**Table 1 – Project Elements Ranking**

Issue Rank	Issue	Aggregate Score
1	Traffic	10
2	Parking	23
3	Building	26
4	Tree Retention	37

For Question 3, attendees were asked to rank development issues in order of importance on a scale of 1 to 5, with the rating of “1” being the most important and “5” being the least important. The results for each issue were then tallied and issues with the lowest aggregate total score were ranked as the most important to attendees.

Please note that one respondent did not rank the items exhaustively, resulting in more than one item having the same rank. This slightly affected the consistency of the calculation, but for the purpose of indicating the importance of each of the elements being valued, this response was included in the calculations.

It should also be noted that within the ranking list an option for “Others” was included. Three (3) respondents listed an additional option in the ranking, which are listed in Table 2 with respondents’ ranking and comment included. All other responses had “Others” either not ranked, or ranked “5” without further explanation.

**Table 2 – Other Elements Noted**

Rank Given	Details
1	Consideration of adjoining properties re-proposed roads going up to / through our property are de-valuing to our land.
3	Streets
<b>Not ranked by respondent</b>	Utilization of property, making sure we densify

According to the results shown in Table 1, traffic appears to be the most significant issue to attendees while tree retention is the least important. Parking is ranked the second most important element. When combined with the rank of traffic, this indicates that respondents prioritize vehicle storage travel, and usage and development considerations.



## Comments Section

The questionnaire included space to provide additional comments. Three (3) of the questionnaires include additional comments. Due to the low volume of comments, all comments are listed below, in their original wording and emphasis where possible, for clear communication of the respondents' stance on this proposed development. Comments speaking to different aspects of the development are listed separately regardless of being on the same sheet or being made by the same respondent.

- *Absolutely do not want to have road re-alignment go through <sup>FOIPPA s.22(1)</sup> 75B Avenue. The road should continue straight down 74B Avenue. Thank you.*
- *Do not want to have road re-alignment go through <sup>FOIPPA s.22(1)</sup> & <sup>FOIPPA s.22(1)</sup> 74B Avenue. The road should continue straight down 74B Avenue.*
- *I believe the proposed subdivision is a good layout.*
- *The WRA [Willoughby Residents' Association] would like to see sidewalks & bike lanes on both sides of 74B [to] be part of this development (including accessibility where feasible beyond provincial requirements).*
- *Consistent with RA100496 / DP 100916 we [Willoughby Residents' Association] would ask that you prohibit garages from being developed for purpose other than the parking of vehicles – no street parking by residents including rental units.*

An email was received post-PIM from the neighbouring property owner who expressed concerns about diminishing property values due to the conceptual future road pattern surrounding this development and impact of future road on existing building / structures. The email is appended at the end of *Attachment 2*.



## CONCLUSION

Based on the completed questionnaires returned to the project team, attendees were supportive of the development proposal, with 78% of respondents supportive or somewhat supportive of the proposed rezoning and lot sizes, 56% supportive or somewhat supportive of the proposed tree retention strategy. Attendees ranked traffic as the most important development consideration and tree retention as the least important development consideration. While there were several comments related to future off-site road network re-alignments, municipal half-road development policy, and parking, there did not appear to be any significant community-wide concerns.

If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY CONSULTING SERVICES LTD.

Kasel Yamashita, MCIP, RPP

Project Manager / Planner

kyamashita@mcelhanney.com

Attachments:

- 1 Sign-in sheets
- 2 Completed questionnaire / comment sheets



## Attachment 1 Sign-In Sheets

**SIGN-IN SHEET**  
**Public Information Meeting for Proposed Development Application**  
**Township of Langley Project No. 08-23-0160**

Tuesday June 26, 2018 (5:00 to 8:00 pm)  
Willoughby Community Centre (7888 200 St, Langley BC)

NAME	ADDRESS	EMAIL
------	---------	-------

FOIPPA s.22(1)

FOIPPA s.22(1)



June 26, 2018

# SIGN-IN SHEET

**Public Information Meeting for Proposed Development Application  
Township of Langley Project No. 08-23-0160**

Tuesday June 26, 2018 (5:00 to 8:00 pm)

NAME

ADDRESS

EMAIL

NAME	ADDRESS
Anthony Hamilton, Willoughby Residents Assoc.	www.willoughbyresidents.org Willoughby

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

H.1 - Page 62

Suite 2300 Central City Tower  
13450 - 102 Avenue  
Surrey BC  
Canada V3T 5X3  
Tel 604 596 0391  
Fax 604 584 5050

## H.1

## Attachment 2

### Completed Questionnaire / Comment Sheets



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

Tuesday June 26, 2018 (5:00 to 8:00 pm)  
Willoughby Community Centre (7888 200 St, Langley BC)

Name

FOIPPA s.22(1)

Residential Address

FOIPPA s.22(1)

FOIPPA s.22(1)

Phone/ Email

FOIPPA s.22(1)

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

2. In regard to the proposed tree retention strategy, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

2 Traffic

1 Building Design

3 Parking

4 Tree Retention / Replacement

5 Other \_\_\_\_\_



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

Tuesday June 26, 2018 (5:00 to 8:00 pm)  
Willoughby Community Centre (7888 200 St, Langley BC)

Name

Cynthia Hamilton / Willoughby Residents Assoc.

Residential Address

do PO Box 30542, Bhy VSC 6JS

Phone/ Email

willoughbyresidents.assn@gmail.com

FOIPPA s.22(1)

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

2. In regard to the proposed tree retention strategy, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

4 Traffic

5 Building Design

1 Parking

2 Tree Retention / Replacement

   Other \_\_\_\_\_

Please use the below space for any additional comments:

- ① The WRA would like to see sidewalks  
 & bike lanes on both sides of 74B  
 be part of this development (including accessibility where  
 feasible beyond Prov. requirements)
- ② Consistent with Rezoning App 1004916 / DP 100916  
 we would ask that you "prohibit ~~gar~~ garages  
 from being developed for purpose other than  
 the parking of vehicles -  
 no street parking by residents including  
 rental units.

**THANK YOU!!**

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at  
 kyamashita@mcelhanney.com prior to Tuesday July 3, 2018.

Suite 2300 Central City Tower  
 13450 102 Avenue  
 Surrey BC, V3T 5X3  
 T 604 424 4892



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

Tuesday June 26, 2018 (5:00 to 8:00 pm)  
Willoughby Community Centre (7888 200 St, Langley BC)

FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

2. In regard to the proposed tree retention strategy, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

2 Traffic

1 Building Design

3 Parking

4 Tree Retention / Replacement

1 Other \_\_\_\_\_



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

Tuesday June 26, 2018 (5:00 to 8:00 pm)

Willoughby Community Centre (7888 200 St, Langley BC)

FOIPPA s.22(1)

Name \_\_\_\_\_

Residential Address \_\_\_\_\_

Phone/ Email \_\_\_\_\_

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

2. In regard to the proposed tree retention strategy, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

1 Traffic

3 Building Design

2 Parking

4 Tree Retention / Replacement

   Other \_\_\_\_\_

Please use the below space for any additional comments:

Absolutely do NOT WANT TO HAVE  
Road RE-ALIGNMENT GO THROUGH

FOIPPA s.22(1)

THE ROAD SHOULD CONTINUE  
STRAIGHT DOWN 74B AVE.

Thank You

**THANK YOU!!**

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at  
kyamashita@mcelhanney.com prior to Tuesday July 3, 2018.

Suite 2300 Central City Tower  
13450 102 Avenue  
Surrey BC, V3T 5X3  
T 604 424 4892



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

Tuesday June 26, 2018 (5:00 to 8:00 pm)

Willoughby Community Centre (7888 200 St, Langley BC)

FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

2. In regard to the proposed tree retention strategy, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

1 Traffic

2 Building Design

3 Parking

4 Tree Retention / Replacement

\_\_\_ Other \_\_\_\_\_

Please use the below space for any additional comments:

DO NOT WANT TO HAVE ROAD RE-ALIGNMENT  
GO THROUGH FOIPPA s.22(1)  
THE ROAD SHOULD CONTINUE STRAIGHT DOWN  
74 B AVE.

I BELIEVE THE PROPOSED SUBDIVISION IS  
A GOOD LAYOUT.

**THANK YOU!!**

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at  
kyamashita@mcelhanney.com prior to Tuesday July 3, 2018.

Suite 2300 Central City Tower  
13450 102 Avenue  
Surrey BC, V3T 5X3  
T 604 424 4892



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

Tuesday June 26, 2018 (5:00 to 8:00 pm)

Willoughby Community Centre (7888 200 St, Langley BC)

FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

2. In regard to the proposed tree retention strategy, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

1 Traffic

4 Building Design

2 Parking

   Tree Retention / Replacement

3 Other Streets



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

Tuesday June 26, 2018 (5:00 to 8:00 pm)

Willoughby Community Centre (7888 200 St. Langley BC)

FOIPPA s.22(1)

Name

Residential Address

Phone/ Email

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

Support

Somewhat Support

Neutral



Somewhat  
Oppose

Oppose

2. In regard to the proposed tree retention strategy, do you:

Support

Somewhat Support

Neutral

Somewhat  
Oppose

Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

2 Traffic

4 Building Design

3 Parking

5 Tree Retention / Replacement

1 Other CONSIDERATION OF ADJOINING PROPERTIES  
RE PROPOSED ROADS GOING UP TO / THROUGH

FOIPPA s.22(1)



June 26, 2018  
Our File: 2111-03775-00

## QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development Application  
Township of Langley Project 08-23-0160

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Name

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Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the development application.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 29 duplex and single-family lots, do you:

☒ Support
 ☐ Somewhat Support
 ☐ Neutral
 ☐ Somewhat Oppose
 ☐ Oppose

2. In regard to the proposed tree retention strategy, do you:

☒ Support
 ☐ Somewhat Support
 ☐ Neutral
 ☐ Somewhat Oppose
 ☐ Oppose

3. In order of importance, one being the most important and five being the least important, how would you rank the significance of the following elements in the proposed development?

1 Traffic

2 Building Design

3 Parking

4 Tree Retention / Replacement

5 Other Utilization of Property, making sure we density

**Sent:** Friday, July 6, 2018 11:46 AM

**To:** Kasel Yamashita

**Cc:** [rseifi@tol.ca](mailto:rseifi@tol.ca); Colin Moore

**Subject:** TOL Project #08-23-0160 - concerns regarding impact to [FOIPPA s.22(1)]

Hello Kasel,

Further to the Public Information Meeting held on June 26<sup>th</sup> concerning Project #08-23-0160 on 74B Avenue in Langley, I want to follow up on our concerns about the proposed development on the 3 properties which are directly East and adjoining our property (our address is [FOIPPA s.22(1)]).

We find that the proposal, as laid out in the attached drawing, negatively impacts the future development of our property.

Our main concerns are:

- (1) Our [FOIPPA s.22(1)] built home would [FOIPPA s.22(1)] Avenue as proposed on the Developer's drawing, to avoid this, we request that this road be either installed further South, or that it end on the Developer's property.
- (2) The proposed lane/road which is shown to run North and South on [FOIPPA s.22(1)] would [FOIPPA s.22(1)] needlessly and result in a significant portion of property (to the left of the road) to become useless (see attached drawing). The Developer's proposal is cutting up [FOIPPA s.22(1)] quite aggressively and without regard to our investment. This proposed North/South road is located poorly and I believe should be moved to where the "temporary servicing/access lane" has been drawn in on the Developer's property, changing that to a "permanent lane". That would allow us better use [FOIPPA s.22(1)] (for any future development) and in doing so, the proposed neighbouring development wouldn't lose any of its proposed yield. That change would allow us to maximize our development potential as well, so that we could possibly match the Developer's yield of 9.66 lots per 1.2 acres, whereas the attached drawing proposes to leave us with only 7 lots for our land of the same size.

I appreciate your consideration of our concerns. We have been homeowners in Langley for over [FOIPPA s.22(1)] and have lived on this property for more than [FOIPPA s.22(1)]. We hope to continue living here for some time, but are concerned that this proposal, which is involving our property, is doing so solely in the Developer's interest, and should it be approved, would greatly diminish the future value of our property, this is why I am reaching out to you and the Township of Langley at this early stage of the proposal.

Thank you very much.

Yours sincerely,

[FOIPPA s.22(1)]

[FOIPPA s.22(1)]