

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5499

EXPLANATORY NOTE

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-139 to permit a comprehensive development consisting of 44 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5499

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 (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499".
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-139" after the words "Comprehensive Development Zone CD-138"
 - b. Adding to Section 110.1 after the words "CD-138" the words "CD-139 – 6,000 m²"
 - c. Adding after Section 1038 "Comprehensive Development Zone CD-138" the following as Section 1039 "Comprehensive Development Zone CD-139"

1039 **COMPREHENSIVE DEVELOPMENT ZONE CD-139**

Uses Permitted

- 1039.1 In the CD-139 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) *townhouses* subject to Section 1039.2

Density

- 1039.2 The density permitted shall be no less than 0.9 *floor space ratio* and no greater than 1.2 *floor space ratio* as outlined in the Carvolth Neighbourhood Plan.

Residential Uses

- 1039.3 No more than 44 townhouse units are permitted on lands rezoned by Bylaw No. 5499.

Lot Coverage

- 1039.4 *Buildings and structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

- 1039.5 *Buildings and structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structure

- 1039.6 Except as provided for in Section 104.5, the *height* of principal *buildings* and *structures* shall not exceed three storeys plus a rooftop patio access and will be in accordance with a Development Permit. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1039.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1039.8 All *lots* created by subdivision shall comply with Section 110 of this Bylaw and the Township of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1039.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Age Friendly Amenity

- 1039.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1039.11 A Development Permit shall be issued by Council 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 49 Section 26 Township 8 New Westminster District Plan 41858

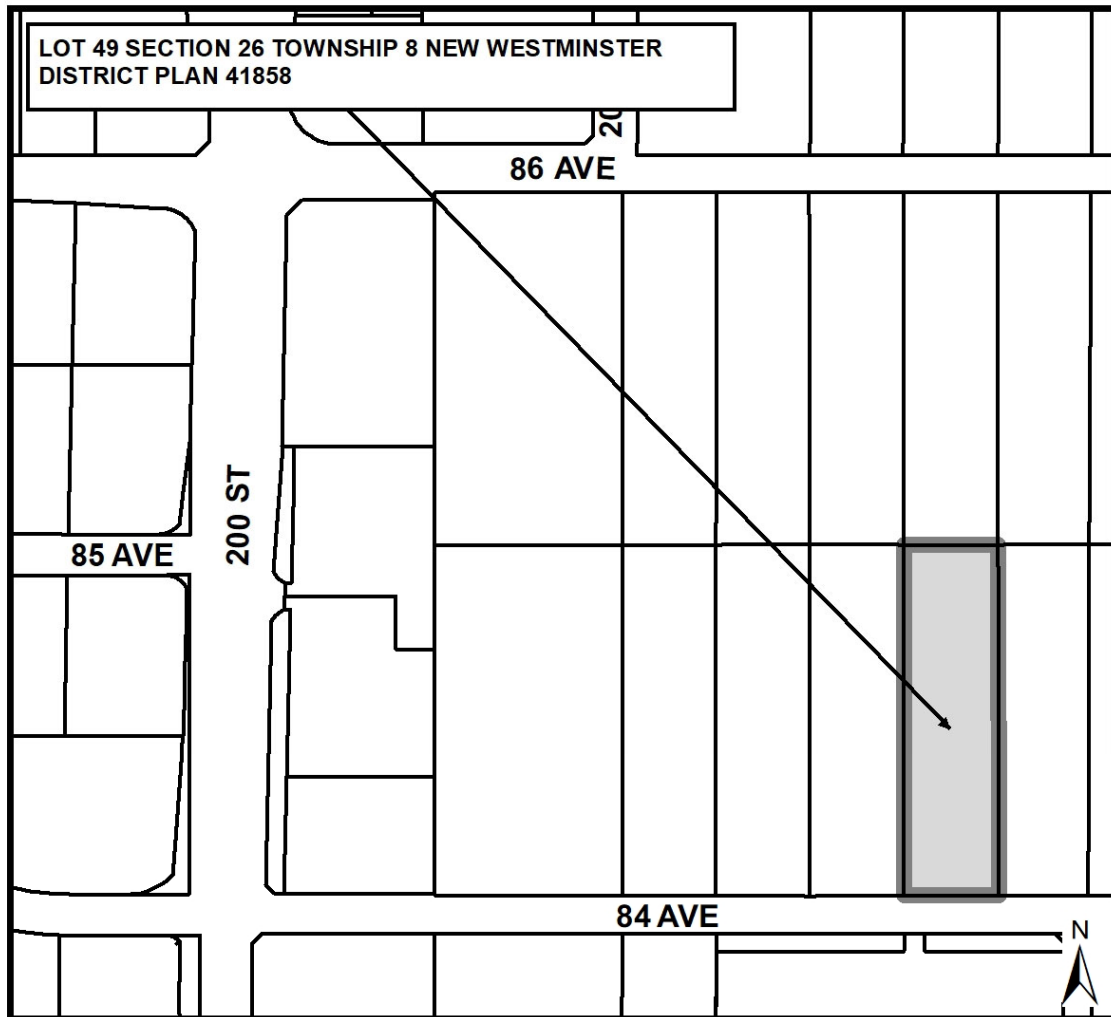
As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-139.

READ A FIRST TIME the	09	day of	September	, 2019
READ A SECOND TIME the	09	day of	September	, 2019
PUBLIC HEARING HELD the	30	day of	September	, 2019
READ A THIRD TIME the		day of		, 2019
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2019
ADOPTED the		day of		, 2019

_____ Mayor _____

Township Clerk

SCHEDULE 'A' BYLAW NO. 5499



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5506**

EXPLANATORY NOTE

Bylaw 2019 No. 5506 authorizes the Township of Langley to enter into a phased development agreement with Castlehill Homes (Carvolth) Ltd.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5506

A Bylaw to enter into a phased development agreement;

WHEREAS under Section 516 of the *Local Government Act* a municipality may enter into a phased development agreement with the owner of land to provide the municipality with amenities, works and services and other things; provide assurances related to future changes to land use regulations; and allow development to proceed in phases over an extended period of time;

AND WHEREAS Council has considered the bylaw in conjunction with the Official Community Plan;

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 Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506".
2. Appendix "A" is a copy of the phased development agreement.
3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding of invalidity shall not affect the validity of the remainder of the Bylaw.
4. The Township enters into, and the Mayor and Corporate Officer, are authorized to execute that certain form of phased development agreement attached to and forming part of this bylaw as Appendix "A".

READ A FIRST TIME the	09	day of	September	, 2019
READ A SECOND TIME the	09	day of	September	, 2019
NOTICE WAS ADVERTISED ON	16	day of	September	, 2019
PUBLIC HEARING HELD the	30	day of	September	, 2019
READ A THIRD TIME the		day of		, 2019
ADOPTED the		day of		, 2019

_____ Mayor _____ Township Clerk

**PHASED DEVELOPMENT AGREEMENT
(CASTLEHILL HOMES (CARVOLTH) LTD.)**

THIS AGREEMENT dated for reference _____, 2019

BETWEEN:

Castlehill Homes (Carvolth) Ltd.
212, 5455 – 152 Street
Surrey, BC
V3S 5A5

(the “**Developer**”)

AND

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the “**Township**”)

THIS AGREEMENT WITNESSES that, pursuant to section 516 of the *Local Government Act*, and in consideration of the promises hereby contained, the parties agree as follows:

Definitions

1. In this Agreement

“**Amenities**” means collectively the Cash in Lieu, the dedication of the Roads and the Greenway and the grant of the Statutory Rights of Way pursuant to this Agreement;

“**Assumption Agreement**” has the meaning set out in section 29;

“**Authorized Assignee**” has the meaning in section 24;

“**Cash in Lieu**” has the meaning set out in section 2;

“**Development**” means the design and construction on the Lands of residential development consisting of 44 townhouse units, together with all servicing works and landscaping, as shown on the Site Plan;

“**Greenway**” means a 4.5 metre wide area to be dedicated and constructed as a greenway to the satisfaction of the Township, on the north side of 84 Avenue, as shown on the Site Plan;

“**Lands**” means the lands and premises legally described as PID: 006-274-081, Lot 49, Section 26, Township 8 New Westminster District Plan 41858;

“**PDA Bylaw**” means the bylaw authorizing the entering into of this Agreement,

being the “Township of Langley Phased Development Agreement Bylaw 2019, No. 5506;

“**Policy**” means the Community Amenity Contributions Policy No. 07-166, as amended from time to time;

“**Rezoning Bylaw**” means Zoning Bylaw Amendment 2019 No. 5499, a copy of which is attached as Schedule C;

“**Roads**” means the east half of 201B Street, the lane between 84 Avenue and 85 Avenue, south half of 85 Avenue and north half of 84 Avenue, as generally shown on the Site Plan;

“**Site Plan**” means the plan attached as Schedule A;

“**Specified Bylaw Provisions**” means any and all provisions of the Rezoning Bylaw that regulate:

- (a) the use of land, buildings and other structures;
- (b) the density of the use of land, buildings and other structures;
- (c) the siting, size and dimensions of:
 - (i) buildings and other structures; and
 - (ii) uses that are permitted on the land; and
- (d) the location of uses on the land and within buildings and other structures;
- (e) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or
- (f) the conditions that will entitle an owner to different density regulations;

“**Statutory Right of Way**” means a statutory right of way pursuant to section 218 of the *Land Title Act*, in favour of the Township of Langley granting to the Township of Langley the right to use and invite the general public to use areas designated for pedestrian public access in the Development, which Statutory Right of Way may include a covenant pursuant to section 219 of the *Land Title Act* (containing positive and negative obligations, indemnity and a rent charge, at the discretion of the Township), to the satisfaction of the Township;

“**Term**” means five years from the date on which the Township executes this Agreement, following the adoption of the PDA Bylaw; and

“**Zoning Bylaw**” means Township of Langley Zoning Bylaw No. 2500, 1987, as amended by the Rezoning Bylaw.

Amenities and Restrictions

2. The Developer will deliver to the Township the amount of \$211,816.00 (the “**Cash in Lieu**”). The Cash in Lieu represents an amount in lieu of amenities for the benefit of

the residents of the Township contemplated in the Policy and calculated in accordance with the Policy.

3. The Cash in Lieu will be payable in accordance with the Policy, being one of the following, at the discretion of the Township:
 - (a) prior to the adoption of the Rezoning Bylaw; or
 - (b) at the time of issuance of a development permit or a building permit for the Development, provided that the entire Cash in Lieu amount is secured by a letter of credit.
4. The delivery of the Cash in Lieu does not exempt the Developer or the Development from any other requirements or conditions imposed in connection with the Rezoning Bylaw, in connection with the subdivision of the Lands, or in connection with any development or building permit for the Development.
5. The Developer will survey and diligently seek all necessary approvals to dedicate areas necessary to widen or to create the Roads as municipal roads pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Roads to the Township. The areas required as Roads will be consistent with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan.
6. The Developer will survey and diligently seek all necessary approvals to dedicate the Greenway as a public area pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Greenway to the Township.
7. The Developer will survey and grant to the Township such Statutory Rights of Way as the Township deems necessary to secure public access over the public pedestrian connections within the Development.
8. The Developer will not apply for any development permit, building permit or subdivision of the Lands or the Development, and the Township or the Township's approving officer will have no obligation to consider any such application, until the Developer has complied with sections 3, 5, 6 and 7, to the satisfaction of the Township.
9. The Lands will only be subdivided as necessary to create the layout shown on the Site Plan, unless authorized by the Township in writing in advance. The Developer will not apply to file a subdivision plan (under the *Land Title Act*), a strata plan (under the *Strata Property Act*) or otherwise create shared interest in the Lands that is different from the layout shown on the Site Plan. The Township and the Township's approving officer will have no obligation to consider any application for subdivision inconsistent with the Site Plan.

Bylaw Changes

10. Changes made during the Term to the Specified Bylaw Provisions will not apply to the Development or the Lands, unless:

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- (a) the changes fall within the limits established by section 516 of the *Local Government Act*, being:
 - (i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;
 - (ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;
 - (iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and
 - (iv) other changes that may be made as a result of an amendment to the *Local Government Act*;
 - (b) this Agreement has been terminated; or
 - (c) the Developer has agreed in writing that the changes apply.
11. In the event of the repeal of the Zoning Bylaw in its entirety, including where that bylaw is replaced by one or more bylaws under the *Local Government Act*, the Specified Bylaw Provisions will continue to apply to the Lands for the balance of the Term, despite such repeal.
 12. The agreement of the Developer that changes to provisions of the Zoning Bylaw that fall within the definition of the Specified Bylaw Provisions will apply to the Development or the Lands will only be effective if it is in writing and includes the terms set out in Schedule B.
 13. Changes made to the provisions of the Zoning Bylaw that do not fall within the definition of the Specified Bylaw Provisions will apply to the Development and the Lands. The interpretation of whether a section in the Zoning Bylaw is one of the Specified Bylaw Provisions is not impacted by the headings used in the Zoning Bylaw.

Amendment

14. No amendment to this Agreement will be effective unless it is made in writing and is duly executed by the Developer and the Township.
15. The Township, by resolution without a new public hearing, and the Developer, may agree to “minor amendments” of this Agreement. For the purposes of this Agreement, a “minor amendment” is any amendment other than one that proposes the renewal or extension of this Agreement or changes to any of the following provisions of this Agreement:
 - (a) the Lands;
 - (b) the definition of the Specified Bylaw Provisions

- (c) the Term of this Agreement;
 - (d) the provision of this Agreement regarding what cannot constitute a minor amendment; or
 - (e) the provisions of this Agreement regarding transfer.
16. Nothing in section 15 prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.
 17. A public hearing is required as a precondition to an amendment to this Agreement that is not a minor amendment.

Term, Termination and Enforcement

18. This Agreement will be in place during the Term after which it will expire and all rights granted herein will terminate, except as expressly stated otherwise.
19. The parties may terminate this Agreement by mutual written agreement at any time before the transfer of a subdivided parcel within the Lands to a third party.
20. The Township may, but is not obliged to, terminate this Agreement if the Developer is in default of any of its obligations and has not corrected the default within 30 days of written notice by the Township.
21. The following enforcement procedures and remedies will be available to a party if the other party does not comply with any other section hereof when required:
 - (a) either party may commence proceedings for a declaration or to otherwise enforce against any breach, and, if successful, will be entitled to recover costs from the other on a solicitor and his own client basis; and
 - (b) either party may commence proceedings for injunctive relief in connection with a breach, and, if successful, will be entitled to receive costs from the other on a solicitor and his own client basis;

provided however that, in the event of a default in performance of any such sections, a party will give the other party written notice within thirty days after it becomes aware that any default has occurred, and the other will have thirty days from the date of the written notice to correct the default.

22. Whether or not the Developer proceeds with the Development during the Term:
 - (a) the expiry or termination of this Agreement will not entitle the Developer to recover any portion of the Amenities or to seek restitution in relation thereto or in relation to any other obligation of as performed. The Developer further agrees that the Township's covenant that the Specified Bylaw Provisions will not be amended during the Term constitutes sufficient consideration for the Amenities; and

- (b) the Developer will not commence or advance a legal proceeding of any kind to seek to quash, set aside, hold invalid this Agreement, or the Zoning Bylaw, or to recover any portion of the Amenities, or seek restitution in relation to any of the Amenities, and if does any of the foregoing, the Township may provide this Agreement to a Court as a full and complete answer.

Rights and obligations upon title transfer

23. Nothing in the Agreement in any way limits the right of the Developer to sell all, or any portion of, the Lands.
24. In the event of a sale, the “class of persons” by whom the rights set out in this Agreement may be exercised without further consent by the Township, as contemplated by section 516 of the *Local Government Act*, is any company, partnership, individual or other entity to whom the Developer transfers the Lands, or individual parcels subdivided therefrom, other than companies, partnerships, individuals or entities that are in receivership or bankruptcy (the “**Authorized Assignee(s)**”).
25. A company, partnership, individual or entity that is in receivership or bankruptcy may only exercise the rights set out in this Agreement if it first obtains the consent of the Township to the assignment of such rights. Otherwise, consent of the Township to the assignment is not required.
26. The Developer’s obligations under this Agreement are binding on all persons who acquire an interest in the land affected by this Agreement.
27. In the event of a transfer of the whole of the Lands to an Authorized Assignee, the following will apply:
 - (a) this Agreement is, effective immediately upon such transfer, assigned to the transferee such as to be a Phased Development Agreement between the Township of the transferee, and enforceable as between the Township and the transferee;
 - (b) the obligations of the Developer to the Township under this Agreement (as compared to the obligations of the transferee to the Township) will cease if the Developer provides the Township with an acknowledgement signed by the transferee that the transferee assumes the obligations of the Developer under this Agreement; and
 - (c) notwithstanding section 27(b), the Developer will not be released as regards any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands, unless the Township provides the Developer with a release to that effect.
28. In the event of a transfer of any subdivided portion of the Lands:
 - (a) subject to section 28(c), the transferee will have all right, title, benefit, interest, privilege and advantage of the Developer of this Agreement in respect of the portion of the Lands transferred to the transferee, but

only in respect of that portion of the Lands transferred;

- (b) the agreement of the transferee is not and will not be required under this Agreement on the issue of whether a change made to the Specified Bylaw Provisions is applicable to the development of lands other than the portion of the Lands transferred to the transferee; and
 - (c) unless otherwise set out in the Assumption Agreement, notwithstanding section 28(a), the transferee:
 - (i) will not have any rights under any provision of this Agreement other than section 10, as against the Developer or the Township; and
 - (ii) the transferee will have no rights or remedies against the Developer or the Township in the event of the termination of this Agreement pursuant to provisions herein.
29. Unless an assumption agreement is entered into between the Township, the Developer and the transferee, in the form satisfactory to the Township (the “**Assumption Agreement**”) a transfer of a subdivided portion of the Lands does not in any way affect:
- (a) the rights and obligations of the Township as against the Developer (as compared to the transferee) under this Agreement;
 - (b) the rights and obligations of the Developer (as compared to the transferee) as against the Township under this Agreement; or
 - (c) the Township’s right to terminate this Agreement (and by doing so terminate the rights of the transferee) under this Agreement.
30. The Assumption Agreement can provide that some or all of the rights and obligations of the Developer to the Township under this Agreement are transferred to the transferee and cease to be rights or obligations of the Developer, as set out in the Assumption Agreement.
31. Unless otherwise provided for in the Assumption Agreement, the obligation of the transferee in respect of a subdivided portion of the Lands includes an obligation to:
- (a) cooperate fully and promptly execute all documentation that the Developer may require; and
 - (b) provide all authorizations, access and information that the Developer may require,

to facilitate or enable the performance and discharge by the Developer of its rights and obligations under this Agreement.

Other

32. This Agreement will enure to the benefit of and will be binding upon the parties
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hereto, and their respective successors and permitted assigns.

33. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.
34. This Agreement does not restrict any discretion of the Township's Council or officials under its or their statutory powers, apart from the restrictions expressly provided for herein and as provided for in section 516 of the *Local Government Act*.
35. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.
36. The Developer and the Township will do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation and alterations required to achieve registration at the Land Title Office.
37. This Agreement (including consequential agreements contemplated herein) is the entire agreement (verbal or written) between the parties regarding the Specified Bylaw Provisions and the payment of Cash in Lieu. The parties acknowledge and agree that the Developer and the Township may enter into other agreements and covenants in respect to the Rezoning Bylaw, the Development and the Lands, including a servicing agreement for the construction of the Roads, the Greenway and other servicing for the Development, development works agreement, latecomer agreements, Statutory Rights of Way, and covenants pursuant to section 219 of the *Land Title Act*.
38. Time is of the essence of this Agreement.
39. All obligations of the parties will be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension. The impact of the Developer's financial circumstances upon the Developer's ability to perform this Agreement does not suspend the Developer's obligations under this Agreement. This provision does not extend the Term. Furthermore, delays in Development (for any reason) will not result in extension of the Term.
40. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.
41. If any part of this Agreement other than section 10 is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that section 10 is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding will not limit such nonconforming use protection as has accrued to the Developer or transferee in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the

doctrine of “commitment to use”, nor the application of the law related to unjust enrichment.

Interpretation

42. In this Agreement:
- (a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;
 - (b) the word “including” when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;
 - (c) a reference to currency means Canadian currency;
 - (d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;
 - (e) a reference to time or date is to the local time or date in Langley, British Columbia;
 - (f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;
 - (g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and
 - (h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.
43. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Indemnity and Release

44. The Developer will indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever, whether based in law or equity, whether known or unknown, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage or injury, including economic loss or deprivation, arising out of or connected with or any breach by the Developer of this Agreement.
45. The Developer hereby releases forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever which the Developer can or may have against the Township, whether based in law or equity, whether known or unknown, for any loss, damage or

injury, including economic loss or deprivation, that the Developer may sustain or suffer arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, the provisions of the Amenities, or any breach by the Developer of any covenant in this Agreement.

46. The indemnity and release provisions of sections 44 and 45 will survive the expiry or termination of this Agreement.

Notice

47. A notice, demand, statement, request or other evidence required or permitted to be given hereunder must be written and will be sufficiently given if delivered in person or by registered mail, as follows:

- (a) if to the Developer:

Castlehill Homes (Carvolth) Ltd.
212 – 5455 – 152 Street
Surrey, BC V3S 5A5

- (b) if to the Township:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

Attention: General Manager, Engineering and Community Development

and a party at any time may give notice to the others of a change of address after which the address so specified will be considered to be the address of the party who gave the notice. Any notice, demand, statement, request or other evidence delivered in person will be considered to have been given at the time of personal delivery and if delivered by registered mail, on the date of receipt.

Execution

48. This agreement may be executed in counterparts and may be electronically delivered.

Costs

49. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

Schedules

50. The following schedules are annexed to and form part of this Agreement:

Schedule A – Site Plan

Schedule B – Form for Agreement to Bylaw Changes

{00564170; 2 }

Schedule C – Copy of the Rezoning Bylaw

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.

CASTEHILL HOMES (CARVOLTH) LTD.

Per: _____
Authorized Signatory

Per: _____
Authorized Signatory

**THE CORPORATION OF
THE TOWNSHIP OF
LANGLEY**

Per: _____

Per: _____

SCHEDULE A

SITE PLAN



SCHEDULE B
FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ____ day of ____, ____

BETWEEN:

Castlehill Home (Carvolth) Ltd.
 212, 5455 – 152 Street
 Surrey, BC
 V3S 5A5

(the “**Developer**”)

AND:

The Corporation of the Township of Langley
 20338-65 Avenue
 Langley, BC V2Y 3J1

(the “**Township**”)

WHEREAS:

- A. The Township has entered into a Phased Development Agreement authorized by Bylaw 2019, No. 5506, dated the ____ day of _____, ____ (the “**PDA**”);
- B. The Developer is the registered owner of the lands described below, being all or part of the lands that are the subject of the PDA:

 PID: 006-274-081, Lot 49, Section 26, Township 8 New Westminster District Plan 41858 (the “**Lands**”);
- C. The Township has, pursuant to Bylaw 2019, No. 5499 amended the provisions of its Zoning Bylaw as set out below:

[set out the amendments that the Township and the Developer agree apply to the Lands]

(the “**Amended Provisions**”)

D. The Developer and the Township wish to agree that the Amended Provisions apply to the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Developer and the Township hereby agree, further to section 516 of the *Local Government Act*, that the Amended Provisions apply to the development of the Lands.
2. Apart from the amendment of the Amended Provisions, the agreement of the Township and the Developer hereunder is not intended to, and does not, in any way:
 - (a) limit or otherwise alter the rights and responsibilities of the Developer and the Township under the PDA, which will continue in full force and effect, and be enforceable by both parties, notwithstanding section 1; or
 - (b) impact lands that may be the subject of the PDA other than the Lands.
3. Without limiting the generality of section 1, the Township and the Developer, noting that neither the definition of Specified Bylaw Provisions in the PDA, nor the provisions of the PDA relating to the Specified Bylaw Provisions, have been amended, agree and confirm that:
 - (a) the foregoing agreement in respect of the Amended Provisions does not imply, and will not be construed as implying, that the Developer has waived the protection that the PDA provides to it in respect of the Specified Bylaw Provisions, apart from the application of the Amended Provisions; and
 - (b) any further or subsequent changes to the Specified Bylaw Provisions, other than the Amended Provisions, will not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

CASTEHILL HOMES (CARVOLTH) LTD.

Per: _____
Authorized Signatory

Per: _____
Authorized Signatory

**THE CORPORATION OF
THE TOWNSHIP OF
LANGLEY**

Per: _____

Per: _____

SCHEDULE C
Rezoning Bylaw
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5499

EXPLANATORY NOTE

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-139 to permit a comprehensive development consisting of 44 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (CASTLEHILL HOMES (CARVOLTH) LTD.) BYLAW 2019 NO. 5499

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 (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499”.
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-139” after the words “Comprehensive Development Zone CD-138”
 - b. Adding to Section 110.1 after the words “CD-138” the words “CD-139 – 6,000 m²”
 - c. Adding after Section 1038 “Comprehensive Development Zone CD-138” the following as Section 1039 “Comprehensive Development Zone CD-139”

1039 **COMPREHENSIVE DEVELOPMENT ZONE CD-139**

Uses Permitted

- 1039.1 In the CD-139 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) *townhouses* subject to Section 1039.2

Density

- 1039.2 The density permitted will be no less than 0.9 *floor space ratio* and no greater than 1.2 *floor space ratio* as outlined in the Carvolth Neighbourhood Plan.

Residential Uses

- 1039.3 No more than 44 townhouse units are permitted on lands rezoned by Bylaw No. 5499.

Lot Coverage

- 1039.4 *Buildings and structures* will not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

- 1039.5 *Buildings and structures* will be sited in accordance with the provisions of a Development Permit

Height of Buildings and Structure

- 1039.6 Except as provided for in Section 104.5, the *height* of principal *buildings and structures* will not exceed three storeys plus a rooftop patio access and will be in accordance with a Development Permit. The *height* of *accessory buildings and structures* will not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1039.7 Parking and loading will be provided in accordance with Section 107.

Subdivision Requirements

- 1039.8 All *lots* created by subdivision will comply with Section 110 of this Bylaw and the Township of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1039.9 Landscaping areas, landscaping screens and fencing will be provided in accordance with Section 111 and in accordance with the Development Permit.

Age Friendly Amenity

- 1039.10 Age Friendly Amenity areas will be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1039.11 A Development Permit will be issued by Council 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 49 Section 26 Township 8 New Westminster District Plan 41858

As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-139.

READ A FIRST TIME the	day of	, 2019
READ A SECOND TIME the	day of	, 2019
PUBLIC HEARING HELD the	day of	, 2019
READ A THIRD TIME the	day of	, 2019
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION	day of	, 2019

AND INFRASTRUCTURE the

ADOPTED the

day of

, 2019

Mayor

Township Clerk

SCHEDULE 'A'

BYLAW NO. 5499



Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 9, 2019 - REGULAR EVENING MEETING	REPORT:	19-138
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-26-0185
SUBJECT:	REZONING APPLICATION NO. 100533 AND DEVELOPMENT PERMIT APPLICATION NO. 101077 (CASTLEHILL HOMES (CARVOLTH) LTD. / 20179 – 84 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.9 ha (2.3 ac) of land located at 20179 – 84 Avenue to Comprehensive Development Zone CD-139 and issue a Development Permit to facilitate development of 44 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5499 subject to 11 development prerequisites being satisfied prior to final reading; that Council give first and second reading to the accompanying Phased Development Agreement Bylaw No. 5506; that staff be authorized to schedule the required Public Hearing; and that Council authorize issuance (at time of final reading of Bylaw No. 5499) of Development Permit No. 101077 subject to five (5) conditions, noting seven (7) building permit conditions.

RATIONALE:

The application complies with the Carvolth Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499 rezoning approximately 0.9 ha (2.3 ac) of land located at 20179 – 84 Avenue to Comprehensive Development Zone CD-139 to facilitate the development of 44 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements for the east half of 201B Street, the lane between 84 Avenue and 85 Avenue, south half of 85 Avenue, and north half of 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
 - a. identifying the units (minimum 5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements for the Township's Official Community Plan;
 - b. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
 - c. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces); and
 - d. prohibiting reliance on street parking;
8. Registration of statutory rights of way to the acceptance of the Township securing public access over the public pedestrian connections;
9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
10. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement) and the requirements of the Carvolth Greenway Amenity Policy, Community Amenity Contribution Policy and the Township's 5%Neighbourhood Park Land Acquisition Policy;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 5499 authorize issuance of Development Permit No. 101077 subject to the following conditions:

REZONING APPLICATION NO. 100533 AND
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 (CASTLEHILL HOMES (CARVOLTH) LTD. / 20179 – 84 AVENUE)
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- a. Building plans being in compliance with Schedules “A” through “N”;
- b. Landscape plans being in substantial compliance with Schedule “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule “O” and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
- e. All refuse areas to be located within the buildings to the acceptance of the Township.

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

- a. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101078;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and further

That Council give first and second reading to Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw and Phased Development Agreement bylaw in conjunction with the hearing for proposed Development Permit No. 101077.

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EXECUTIVE SUMMARY:

Focus Architecture Inc. has applied on behalf of Castlehill Homes (Carvolth) Ltd. to rezone a 0.9 ha (2.3 ac) site located at 20179 – 84 Avenue to Comprehensive Development Zone CD-139 to facilitate the development of 44 townhouse units.

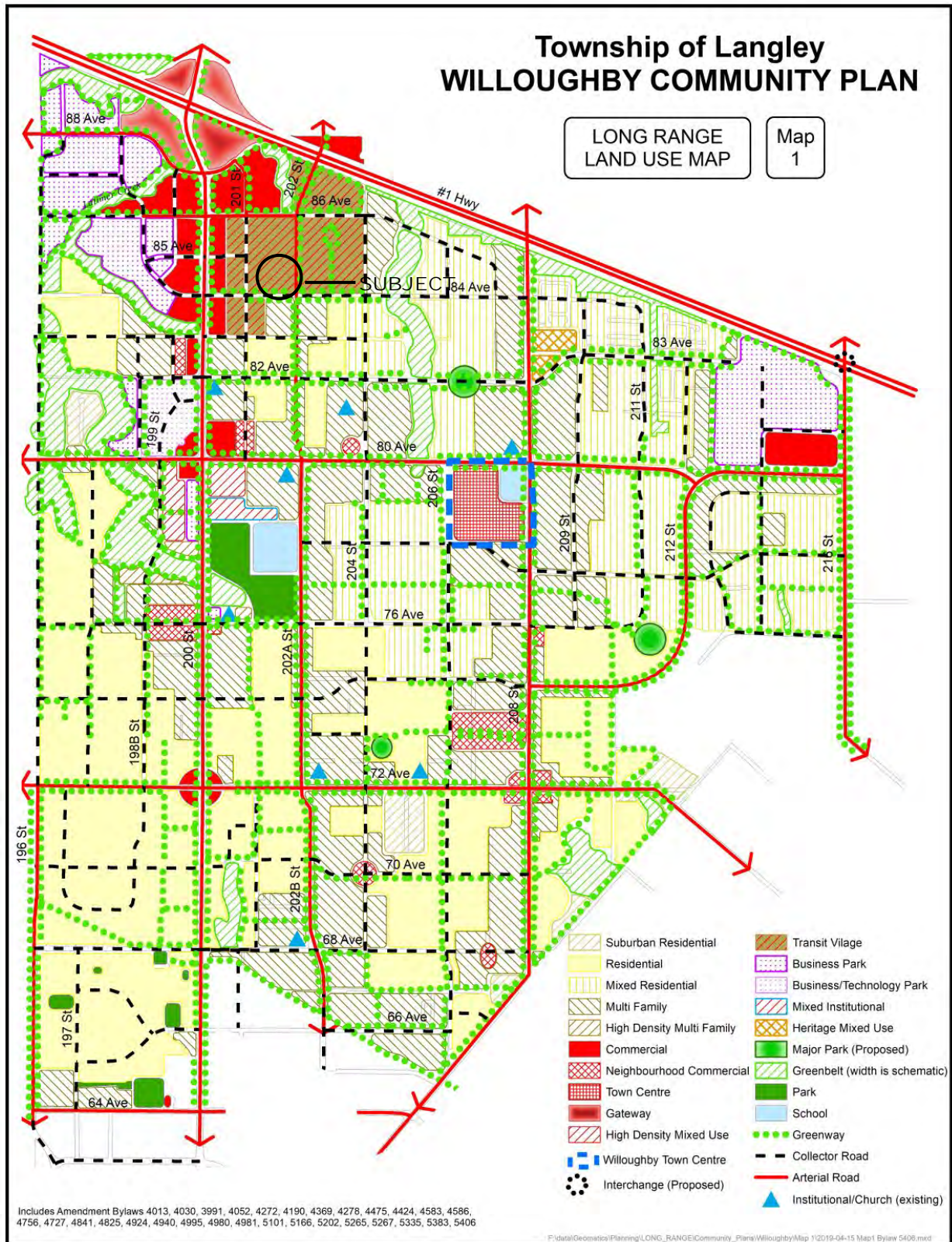
The proponent's application package also includes a Development Permit to provide Council the opportunity to review the proposed development's form and character and water conservation measures. Additional details are contained in the attached materials. A separate delegated Development Permit is being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

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Carvolth NP. Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5499) of Development Permit No. 101077.

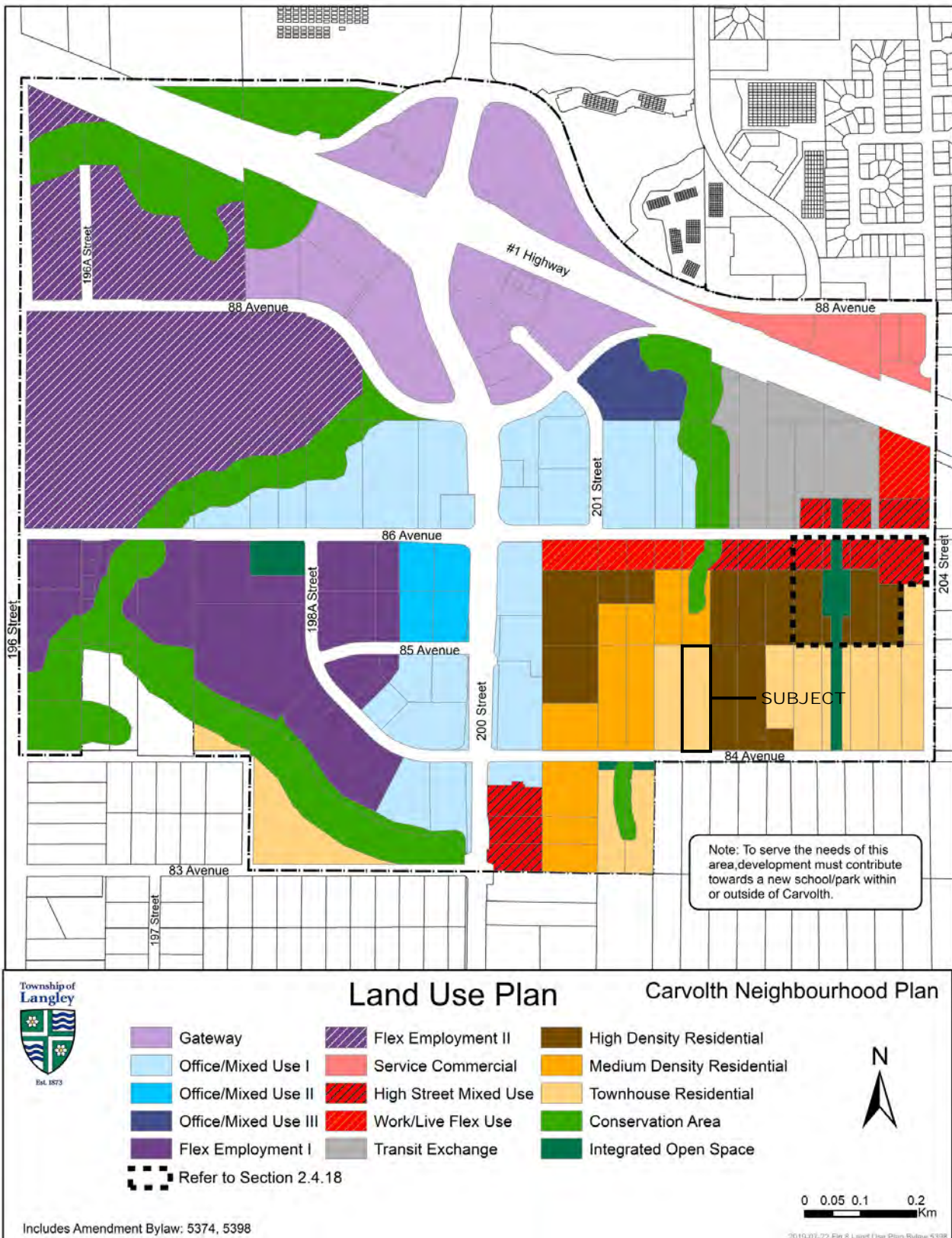
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5499, Phased Development Agreement Bylaw No. 5560 and Development Permit No. 101077.

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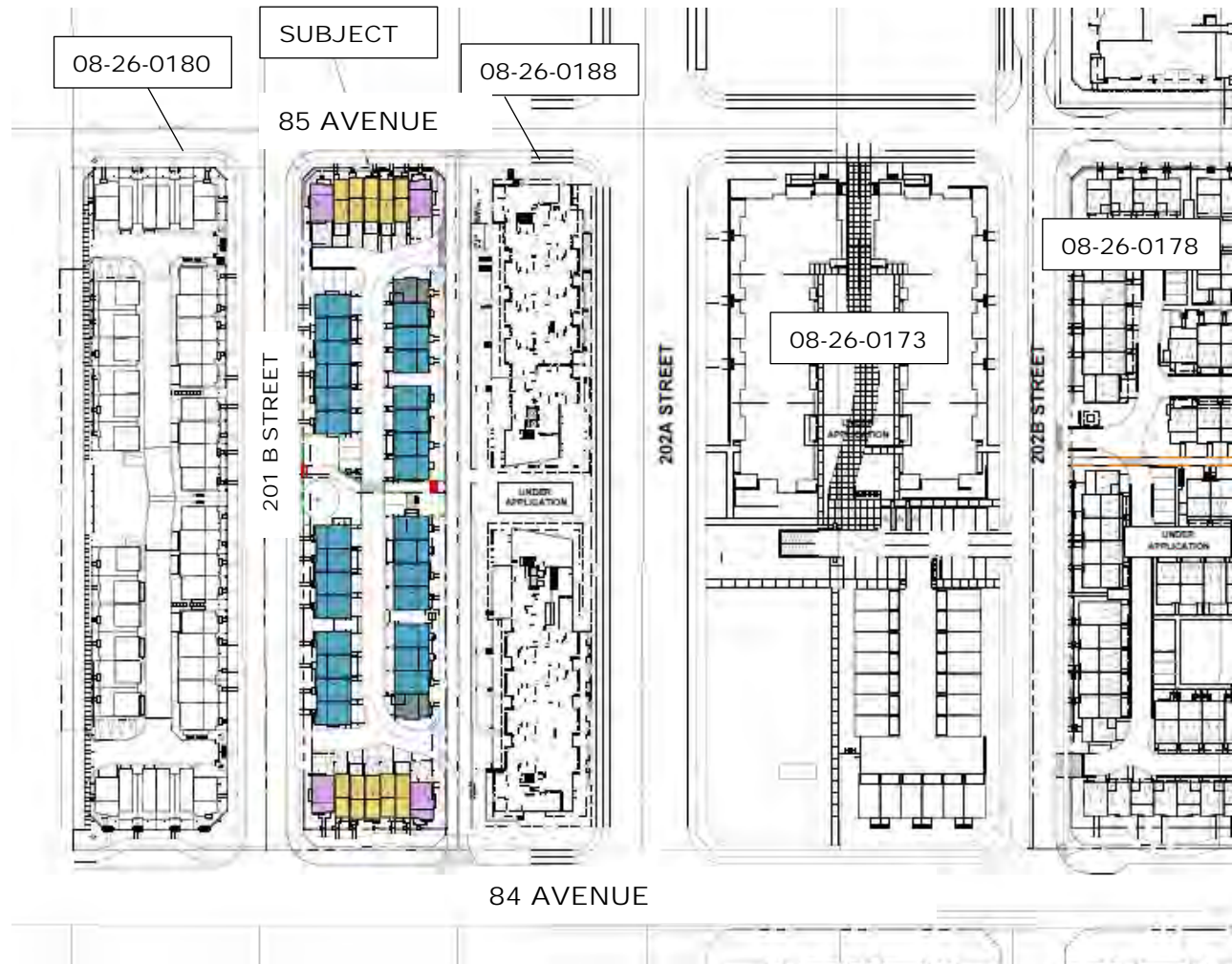
ZONING BYLAW NO. 2500

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RENDERING – SUBMITTED BY APPLICANT

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CONTEXT PLAN

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SITE PLAN- SUBMITTED BY APPLICANT

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REFERENCE:

Owner:	Castlehill Homes (Carvolth) Ltd. 212 – 5455 – 152 Street Surrey, BC V3S 5A5
Agent:	Focus Architecture 109 – 1528 McCallum Road Abbotsford, BC V2S 8A3
Legal Description:	Lot 49 Section 26 Township 8 NWD Plan 41858
Location:	20179 – 84 Avenue
Area:	0.9 ha (2.3 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-139
Willoughby Community Plan:	Transit Village
Carvolth NP:	Townhouse Residential (maximum 1.2 FSR)

DISCUSSION/ANALYSIS:

The subject 0.9 ha (2.3 ac) site is zoned Suburban Residential SR-2 and located in the Carvolth NP Area. The Carvolth NP aims to create a retail high street within the Transit Village along 86 Avenue and to provide a range of housing opportunities within walking distance of the Carvolth Transit Exchange. The applicant's proposal consists of 44 townhouse units. The proponent's submission includes applications for:

- rezoning to create a site specific Comprehensive Development CD-139 Zone,
- Development Permit to provide Council the opportunity to review the form and character of the proposed development, and water conservation measures included in the development, and
- delegated Energy Conservation and Greenhouse Gas Emission Reduction Development Permit.

As per the requirements in the Carvolth NP, the applicant has provided a master plan showing the existing and proposed development on adjacent sites.

The site is comprised of one (1) suburban residential lot with a single family house.

Adjacent Uses:

North: A property zoned Suburban Residential SR-2, designated High Density Residential on the southern portion and high street mixed use and conservation on the northern portion of the lot in the Carvolth Neighborhood Plan, currently under application for the development of two (2) six-storey apartment buildings (project 08-26-0189);

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- South: 84 Avenue, beyond, which, is a property, zoned Comprehensive Development Zone CD-119, designated as Rowhouse/Townhouse B in the Latimer Community Plan, under construction for a 153 townhouse development.
- East: A property zoned Suburban Residential SR-2, designated High Density Residential in the Carvolth Neighbourhood Plan and currently under application for an apartment development (project 08-26-0188, third reading May 27, 2019);
- West: A property zoned Suburban Residential SR-2, designated Townhouse Residential in the Carvolth Neighbourhood Plan and currently under application for a 42 townhouse development (project 08-26-0180, third reading May 27, 2019).

Public Consultation:

The applicant held a public information meeting on March 6, 2019 in accordance with Developer Held Public Information Policy No.07-164. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. The Carvolth NP designates the site for “Townhouse Residential” uses, which allows for development of ground-oriented housing for families with children, seniors and “empty nesters” in a density range of 0.9 to 1.2 FSR (floor space ratio). The subject development application proposes an overall FSR of 0.93 in compliance with the Carvolth NP. Bylaw No. 5499 proposes to create a site-specific Comprehensive Development Zone CD-139 to accommodate the proposed development. The development as shown in Development Permit No. 101077 complies with the provisions of the site's proposed CD-139 zoning in terms of siting, lot coverage, parking, height, use and density.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan, a minimum of 5% townhouse units shall be provided as adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 – Adaptable Housing Requirements of the Official Community Plan. In compliance with the Official Community Plan, two (2) adaptable units are required. The applicant has proposed four (4) adaptable units, each consisting of two (2) bedroom units. As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant identifying/securing the units required to comply with Schedule 2 – Adaptable Housing Requirements.

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 \$4,814 per townhouse unit for a total of \$211,816. Accordingly, a Phased Development Agreement (Bylaw No.5506) has been prepared indicating a contribution of \$211,816.

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Neighbourhood Park and Elementary School Site:

The Carvolth NP requires provision of a neighbourhood park and elementary school site prior to adoption of a rezoning bylaw. Policy within the Carvolth NP acknowledges that the student population in Carvolth is not anticipated to be large enough to require a full elementary school and that the elementary school site may be located in adjacent neighbourhoods. The neighbourhood park and elementary school requirement has been satisfied through the recent provision of an elementary school and neighbourhood park site in the northeast phase of Latimer.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 42 significant trees exist on the subject site, with one (1) proposed for retention, a western red cedar, is adjacent to the proposed Age Friendly Amenity area. The applicant's arborist report indicates the majority of the significant trees on-site have health and condition challenging that preclude their retention in a multi-family context. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 66 trees are required (80 proposed). In addition, 18 street trees and 11 greenway trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 109 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Greenways:

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

Servicing:

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

Road dedications, widening and necessary traffic improvements for 84 Avenue, 85 Avenue, new 201B Street, and the lane, are required in accordance with the Subdivision and Development Servicing Bylaw and the Carvolth NP Mobility Network.

Access to the site will be limited to a lane proposed parallel to 202 Street. The lane provides access to the development and will also provide access to the adjacent property to the east. Staff note that a 6.0 m constructed lane is required as a condition of rezoning, which given the subject application will necessitate a 3.0 m statutory right of way from the property to the east (20203 – 84 Avenue).

Ministry of Transportation and Infrastructure:

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

Transit:

Transit service is currently provided at the Carvolth Transit Exchange located in the 20200 block of 86 Avenue, 235 m northeast of the site. The Carvolth Exchange currently provides access to buses that connect to Skytrain (in Surrey and Burnaby), Maple Ridge, downtown Langley, Abbotsford and Chilliwack. The overall road layout of the area has been designed to accommodate the provision of future transit routes in accordance with TransLink's operating policy/procedure. Each year, TransLink provides Council with the opportunity to input/comment on transit routes in the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourse on the subject site.

Development Permit:

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

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

The Carvolth NP specifies development permit area guidelines for the subject site (Attachment B). In accordance with Council policy, supporting materials have been submitted detailing the proposed development's form, character and siting. The supporting materials also address the measures implemented to promote water conservation. Proposed Development Permit No. 101077 is attached to this report (Attachment A).

Development Permit Area M guidelines establish objectives to promote energy conservation and reduction of greenhouse gas (GHG) emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager Engineering and Community

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Development or Approving Officer, or designates). Staff note that the required Energy Conservation and GHG Emissions Development Permit is being processed concurrently with the overall application and that issuance of this Development Permit is required prior to issuance of a building permit as indicated in Development Permit No. 101078.

The site is located in the southeast quadrant of the Carvolth NP, fronting the future 201B Street alignment between 84 Avenue and 85 Avenue. The local road network, identified in the Carvolth NP also includes a new lane, which will provide access to the subject site and the site to the east.

The development is comprised of 44 townhouse units in nine (9) buildings consisting of two and three bedroom units. The three bedroom units range in size from 149 m² to 141 m² (1,613 ft² to 1,516 ft²). The two bedroom units are 120 m² (5,160 ft²). An outdoor amenity space is proposed between Building 2 and 3.

The development includes street facing units along all frontages, with a varied roof form to break up the visual mass of buildings. The project architect indicates that the buildings are designed in a 'transitional' style with modest colour variations utilized over a variety of building materials and are articulated through the use of cantilevered upper levels with a mix of recessed and full-size balconies. The architect also notes that colour variation "allows for variety in each building but a cohesive look to the entire development". Two colour schemes are proposed with the architect's rationale (Attachment E) noting that

materials selected are keeping with the Transitional style. This provides variety throughout the development. Full brick has been utilized as feature elements at all prominent corners. Wood brackets are used all buildings.

A midblock connection is proposed to align with the neighbouring parcels adjacent to the Age Friendly Amenity Area.

The proposed building height (3 storeys), site coverage (47.5%), parking and building siting comply with the CD-139 zoning provisions.

Landscaping:

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

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of Age Friendly Amenity areas (8 m² per residential unit) for townhouse developments, resulting in a requirement of 352 m² (3,789 ft²). The amenity area is located central to the site and includes play equipment, outdoor exercise equipment and barbeque facilities for the use of residents. Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Access and Parking

As a development prerequisite, the applicant is required to construct portions of 85 and 84 Avenues, 201A Street and a lane fronting the site creating a mobility grid in the Carvolth area as outlined in the mobility network in the Carvolth NP. Access to the site is proposed from two points from the new lane. Pedestrian access will be provided from a greenway along 84 Avenue and new sidewalks along the lane, 85 Avenue, 201B Street. Staff note that the requirement for lane access is proposed to be shared with the adjacent property to the west (20163 – 84 Avenue, with each property providing half of the dedication). Construction of the full lane is required as a condition of development for both properties and may require applicants to obtain statutory right of ways from each other depending on development timing.

A total of 100 parking spaces are proposed, which meets the minimum requirements of the Zoning Bylaw. The majority of the townhouses (34 units/67%) are provided a double garage, with 10 units proposed as single garage tandem units (23%).

A summary of the proposed parking is provided below:

	Parking Spaces Required	Parking Spaces Provided
34 double wide 2 spaces required/unit	68	68
10 tandem 2.3 spaces required/unit	23	10 in garage 13 surface
Visitor Parking Spaces (0.2 spaces required/unit)	9	9
Total	100	100

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will ultimately generate approximately 12 new students for Willoughby Elementary (located 2.0 km southeast of the site), five (5) students for Yorkson Creek Middle School (located approximately 1.7 km east of the site) and 11 students for RE Mountain Secondary School (located approximately 2.4 kilometres south of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated as “Townhouse Residential” in the Carvolth NP. The proposed development complies with the provisions of the Carvolth NP and with the proposed Comprehensive Development CD-139 Zone. The overall form and character of the development and water conservation measures are in keeping with the objectives of the Carvolth NP.

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Staff supports the development proposal as it conforms to the requirements of the Willoughby Community Plan and the Carvolth NP. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5499 (subject to eleven (11) development prerequisites), and Phased Development Agreement Bylaw No. 5506, authorize issuance of the accompanying Development Permit No. 101077 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101077
ATTACHMENT B	Development Permit Area M guidelines
ATTACHMENT C	Letter from School District 35
ATTACHMENT D	Summary of Public Information Meeting provided by applicant
ATTACHMENT E	Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101077

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

1. Name: Castlehill Homes (Carvolth) Ltd.

Address: 212 – 5455 – 152 Street
Surrey BC V3S 5A5

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 49 Section 26 Township 8 NWD Plan 41858

CIVIC ADDRESS: 20179 84 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Building plans being in compliance with Schedules “A” through “N”;
 - b. Landscape plans being in substantial compliance with Schedule “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
 - c. All signage being in compliance with Schedule “O” and the Township’s Sign Bylaw;
 - d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
 - e. All refuse areas to be located within the buildings to the acceptance of the Township.

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

- a. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101078;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

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

This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

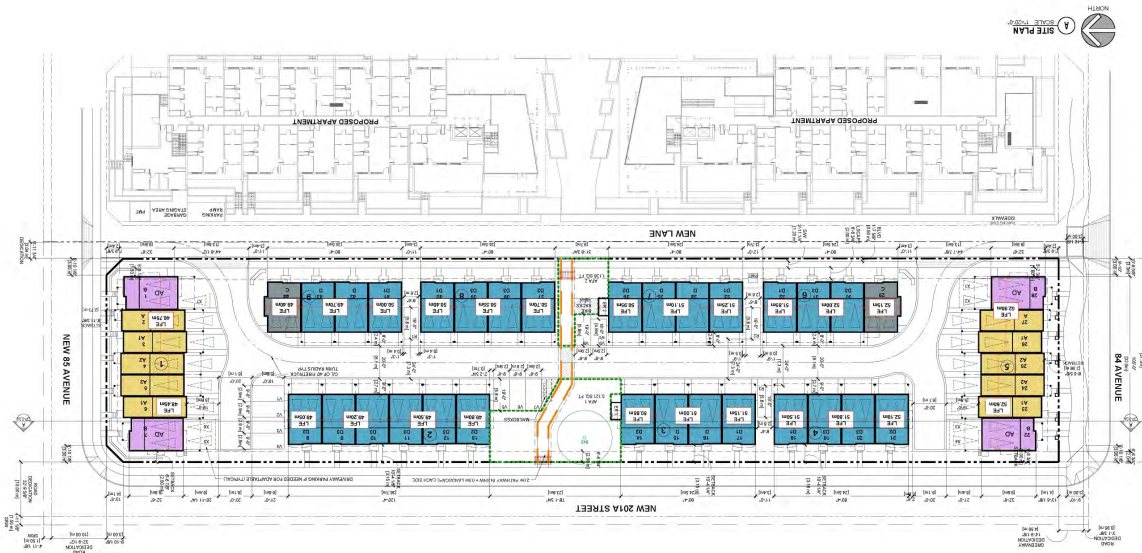
SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Building 1 Elevations
SCHEDULE D	Building 2 Elevations
SCHEDULE E	Building 3 Elevations
SCHEDULE F	Building 4 Elevations
SCHEDULE G	Building 5 Elevations
SCHEDULE H	Building 6 Elevations
SCHEDULE I	Building 7 Elevations
SCHEDULE J	Building 8 Elevations
SCHEDULE K	Building 9 Elevations
SCHEDULE L	Streetscapes
SCHEDULE M	Colour Scheme 1
SCHEDULE N	Colour Scheme 2
SCHEDULE O	Signage
SCHEDULE P	Landscape Plan

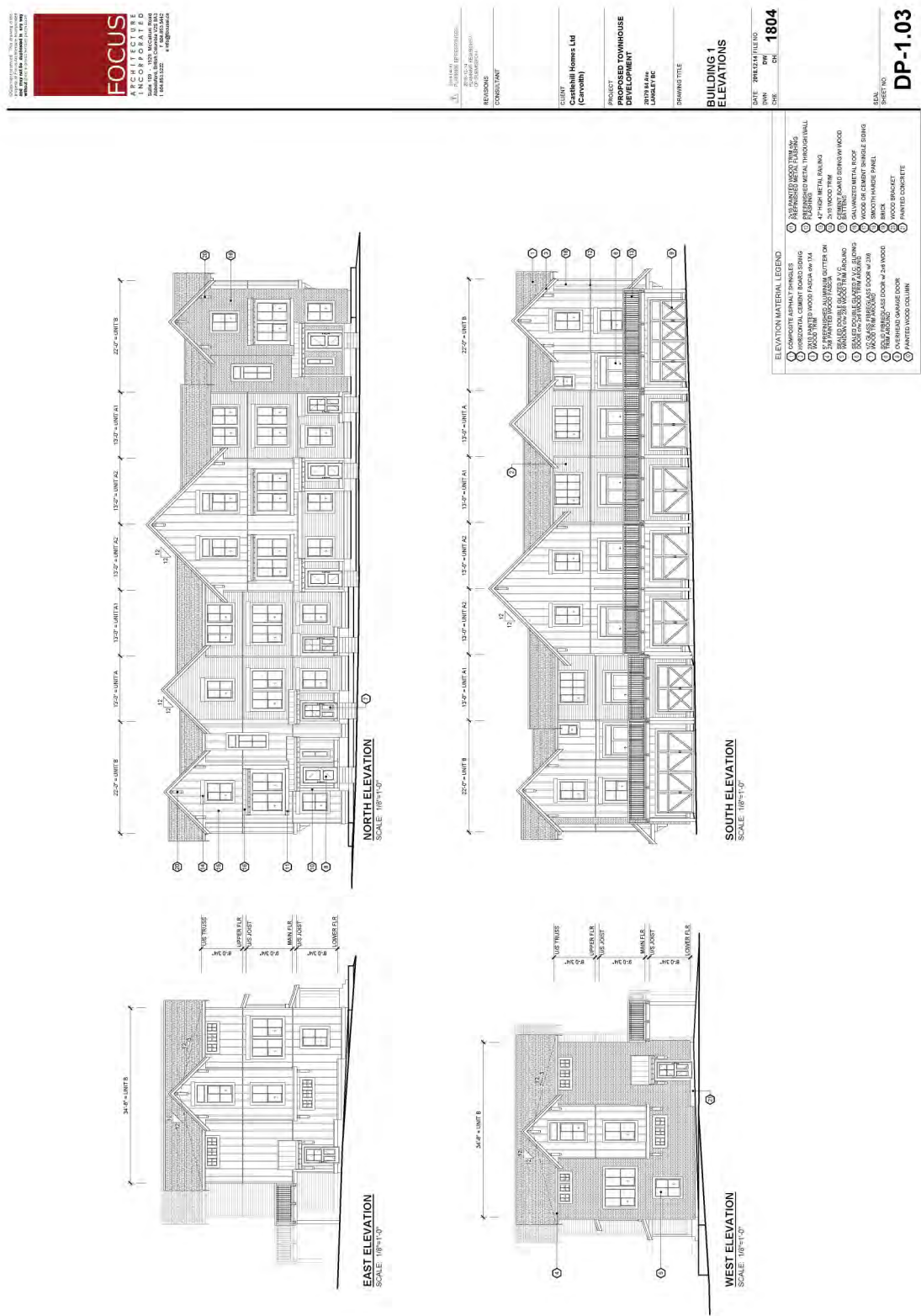


SCHEDULE A RENDERING



SCHEDULE B SITE PLAN

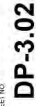


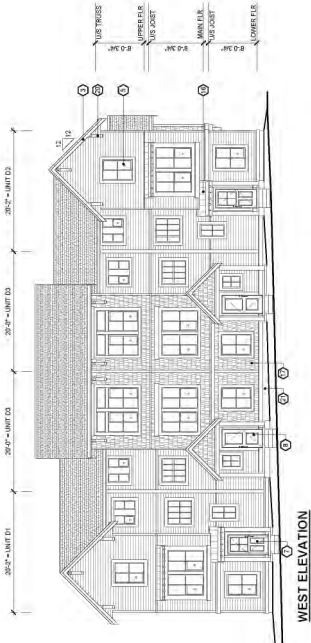
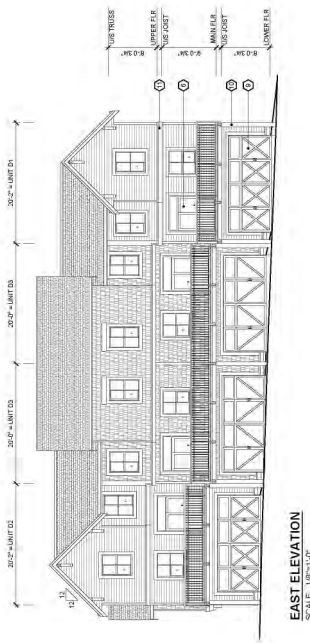
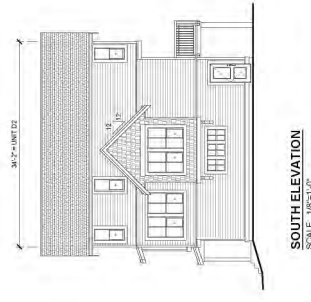
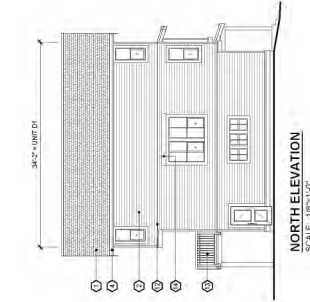


SCHEDULE D BUILDING 2 ELEVATIONS

[illegible]

H.1 - Page 49





ELEVATION MATERIAL LEGEND	
1	CONCRETE SPANST SHIMBLES
2	PAINTED METAL THROUGH WALL
3	PAINTED METAL TRIMMING
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 31.01.2019 PLANNING DEPARTMENT	20.12.18 PLANNING DEPARTMENT OF SUSSEX	REVISIONS	CONSULTANT
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CLIENT	Castlehill Homes Ltd (Carrollth)
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PROJECT
**PROPOSED TOWNHOUSE
DEVELOPMENT**

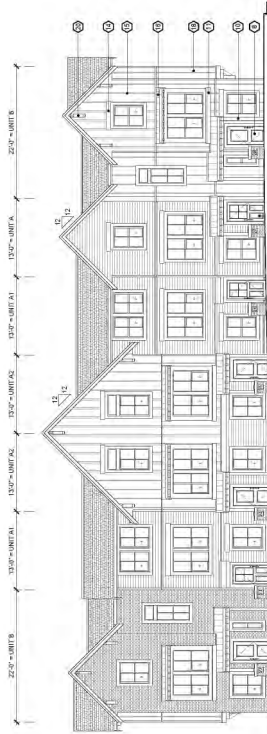
20179 84 Ave
LANGLEY BC

DRAWING TITLE

BUILDING 5
ELEVATIONS

DATE	2018.12.14	FILE NO	1804
DWN	DW	CH	
CHK			

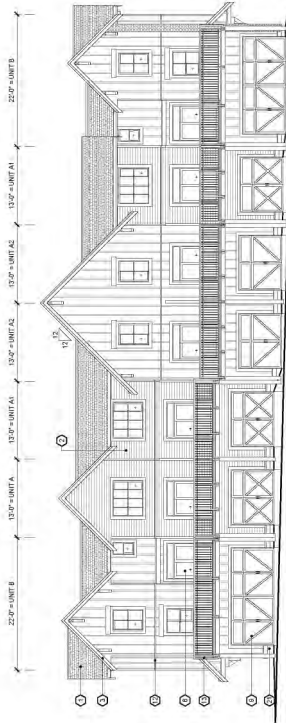
SEAL SHEET NO. DP-5.03



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



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

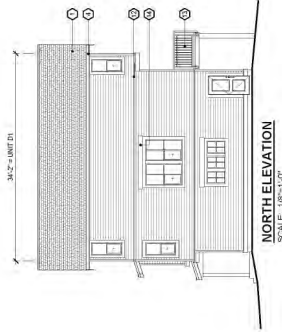
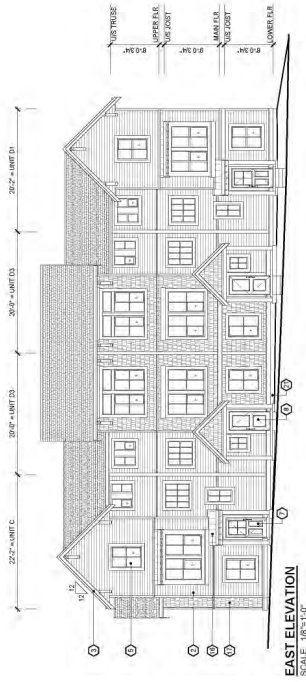
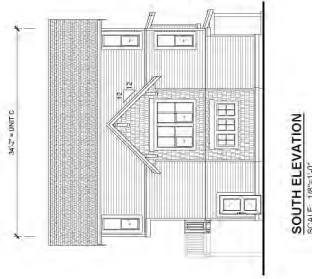
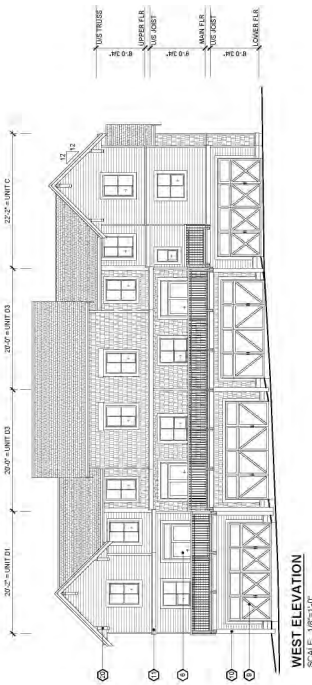


NORTH ELEVATION
SCALE: 1/8"=1'-0"



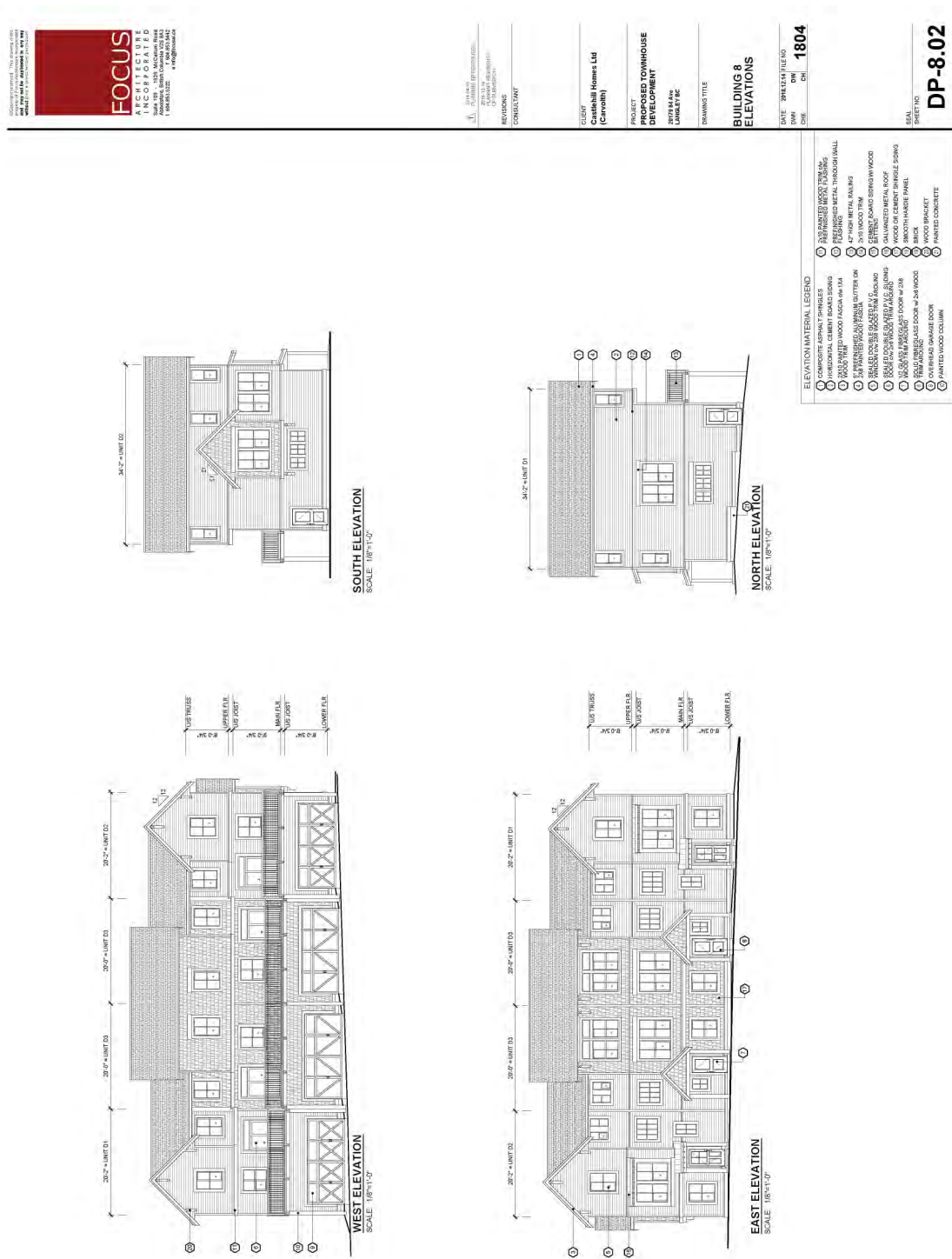
EAST ELEVATION
SCALE: 1/8"=1'-0"

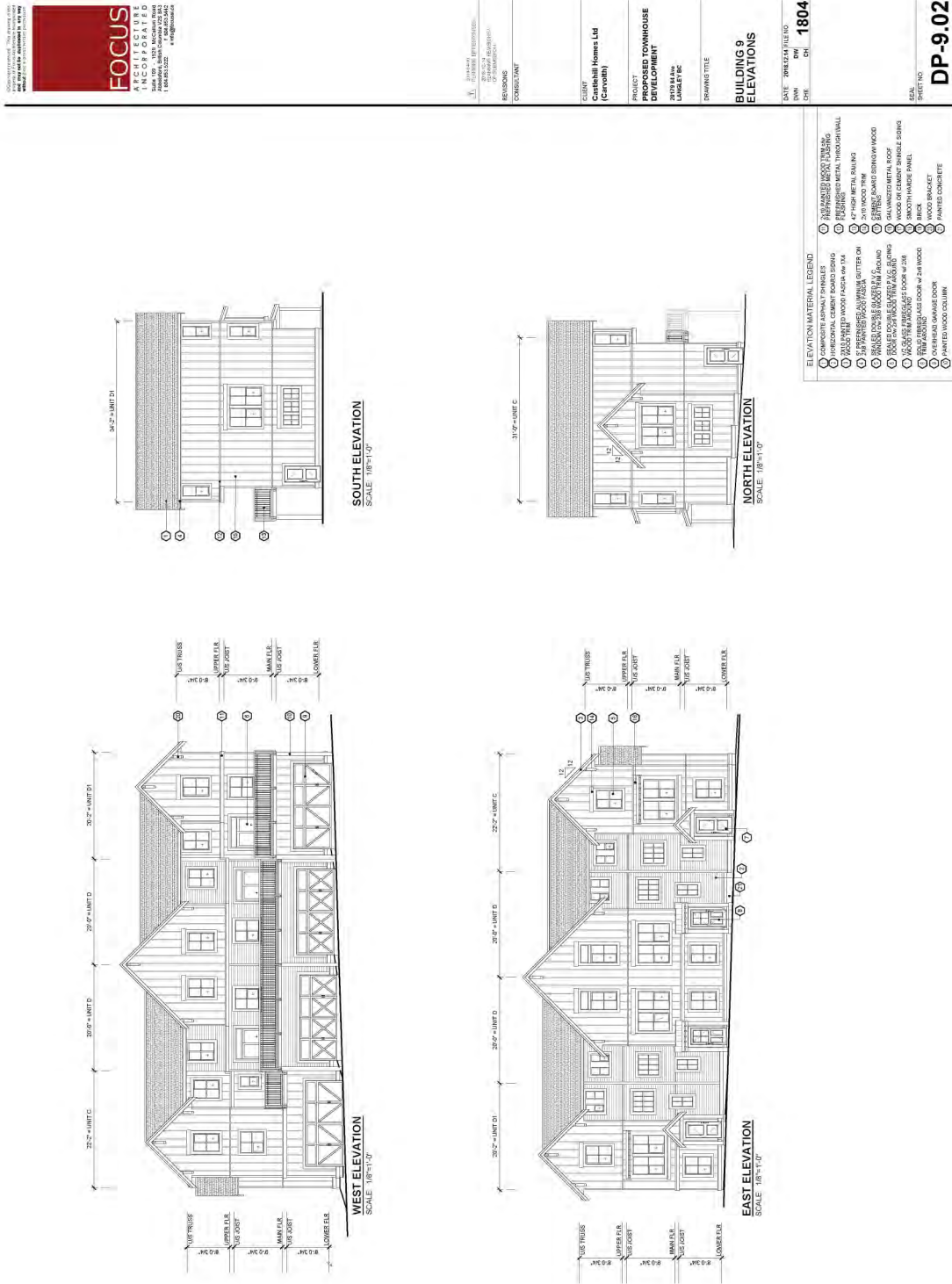
ELEVATION MATERIAL LEGEND
1 COMPOSITE SPUNNET SHINGLES
2 1/2" X 6" WOOD SHIM
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[illegible]BUILDING 6
ELEVATIONS

DATE	2018.12.14	FILE NO	1804
DWN	DIV		
CHK	CM		

DP-6.02





SCHEDULE L STREETSCAPES



201A STREET - WEST
SCALE: 1/8"=1'-0"



201A STREET - WEST
SCALE: 3/32"=1'-0"



201A STREET - WEST
SCALE: 3/32"=1'-0"



84 AVENUE - SOUTH
SCALE: 3/32"=1'-0"

INTERIOR LANE
SCALE: 3/32"=1'-0"

SCHEDULE M
COLOUR SCHEME 1

COLOUR SCHEME 1:

A	Roof Shingles: Pabco Premier Laminated Shingle 'Antique Black'
B	Horizontal Siding: James Hardie 'Pearl Grey'
C	Shingle Siding: Wood or Cement Shingles 'Cloud White' CC-40
D	Trim: James Hardie Benjamin Moore 'Cloud White' CC-40
E	Fascia Board/Gutters: Benjamin Moore 'Cloud White' CC-40
F	Porch Post, Fascia, Gutter: Wood Finish or Benjamin Moore 'Cloud White' CC-40
G	Window Frames, Metal Railing: Black
H	Standing Seam Metal Panel Roof: Makin Metals 'Galvanized'
I	Entry Doors: Wood or Benjamin Moore 'Black' 2132-10
J	Garage Doors: Benjamin Moore 'Kendall Charcoal' HC-166 or Benjamin Moore 'Cloud White' CC-40
K	Decorative Bracket: Wood

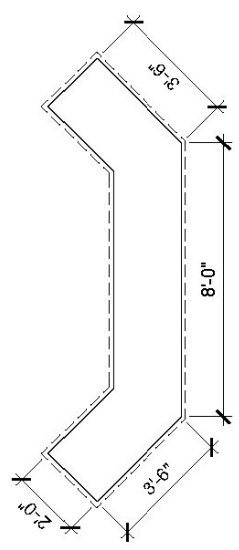


COLOUR SCHEME 2:

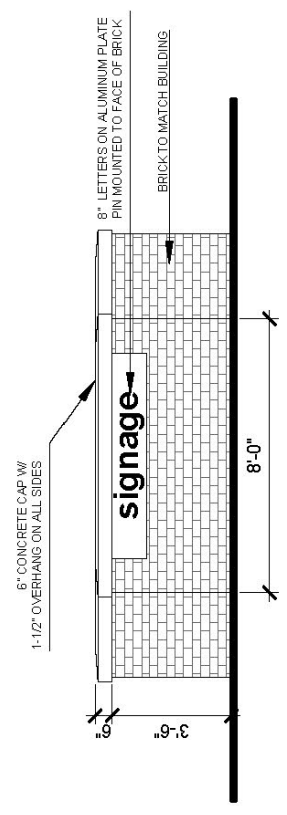


A	Roof Shingles: Pabco Premier Laminated Shingle 'Antique Black'
B	Horizontal Siding: Benjamin Moore 'Kendall Charcoal' HC-166
C	Board and Batten Siding: James Hardie Benjamin Moore 'Cloud White' CC-40
D	Trim: James Hardie Benjamin Moore 'Cloud White' CC-40
E	Fascia Board/Gutters: Benjamin Moore 'Cloud White' CC-40
F	Porch Post, Fascia, Gutter: Wood Finish or Benjamin Moore 'Cloud White' CC-40
G	Window Frames, Metal Railing: Black
H	Standing Seam Metal Panel Roof: Makin Metals 'Galvanized'
I	Entry Doors: Wood or Benjamin Moore 'Black' 2132-10
J	Garage Doors: Benjamin Moore 'Kendall Charcoal' HC-166 or Benjamin Moore 'Cloud White' CC-40
K	Decorative Bracket: Wood
L	Brick: Benjamin Moore 'Snow White' OC-66

SCHEDULE N
COLOUR SCHEME 2



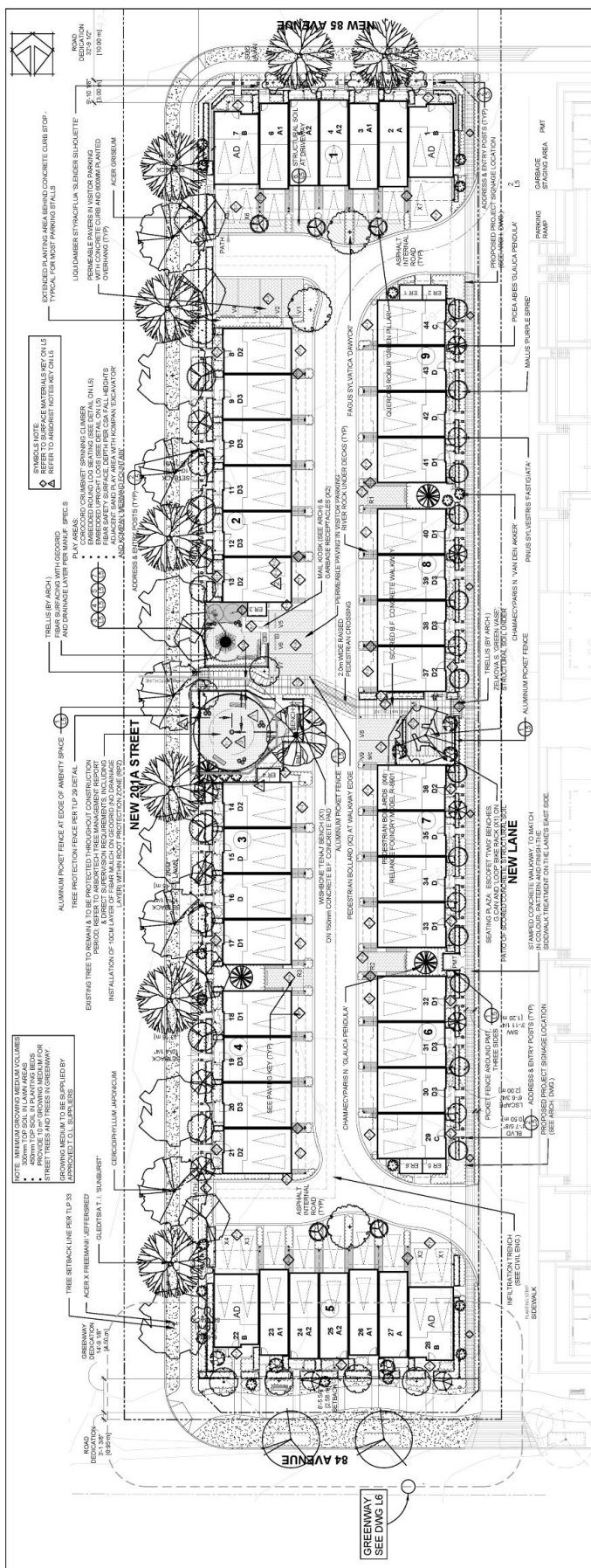
G **ENTRANCE SIGN PLAN**
SCALE: 1/4" = 1'-0"



H **ENTRANCE SIGN ELEVATION**
SCALE: 1/4" = 1'-0"

SCHEDULE O SIGNAGE

SCHEDULE P

[illegible]

PLANT SCHEDULE: ON SITE TREES ONLY			PINE PROJECT NAME		PINE PROJECT NUMBER: 16-020	
SIZE	SYMBOL	SCIENTIFIC NAME	PLANTED DATE	PLANTED SIZE	REMARKS	
1		ACER GINALE		KCH CAL 1.6M T50 B50		
2		ACER PLATANUS QUAIL		1.6M T50		
3		ACER YAMAGUCHI		1.6M T50		
4		CHAMPAE LACINIA PINYU		1.6M T50		
5		CHAMPAE LACINIA PINYU		1.6M T50		
6		CHAMPAE LACINIA PINYU		1.6M T50		
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NOTES: PLANT SIZE IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES ARE SPECIFIED IN INCHES. PLANT SIZE AND HEIGHT ARE SPECIFIED IN FEET. PLANT SIZE AND HEIGHT ARE SPECIFIED IN METERS. PLANT SIZE AND HEIGHT ARE

PLANT SCHEDULE. OFF SITE BOULEVARD. TREES ONLY		PROP. PROJECT NUMBER: 12-220	
PLANT SPECIES	QUANTITY	PLANTED DATE	REMARKS
1. 10' TYPICAL MAPLE	9		SOCIAL, 25' TO 30' DBH
2. 10' TYPICAL SPANISH OAK	9		SOCIAL, 18' TO 25' DBH
3. 10' TYPICAL PERSIMMON	9		
4. 10' TYPICAL SWEETGUM	9		
5. 10' TYPICAL SWEETGUM	9		
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ATTACHMENT B**3.2 JUSTIFICATION AND INTENT**

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

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

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

3.3 DESIGNATION

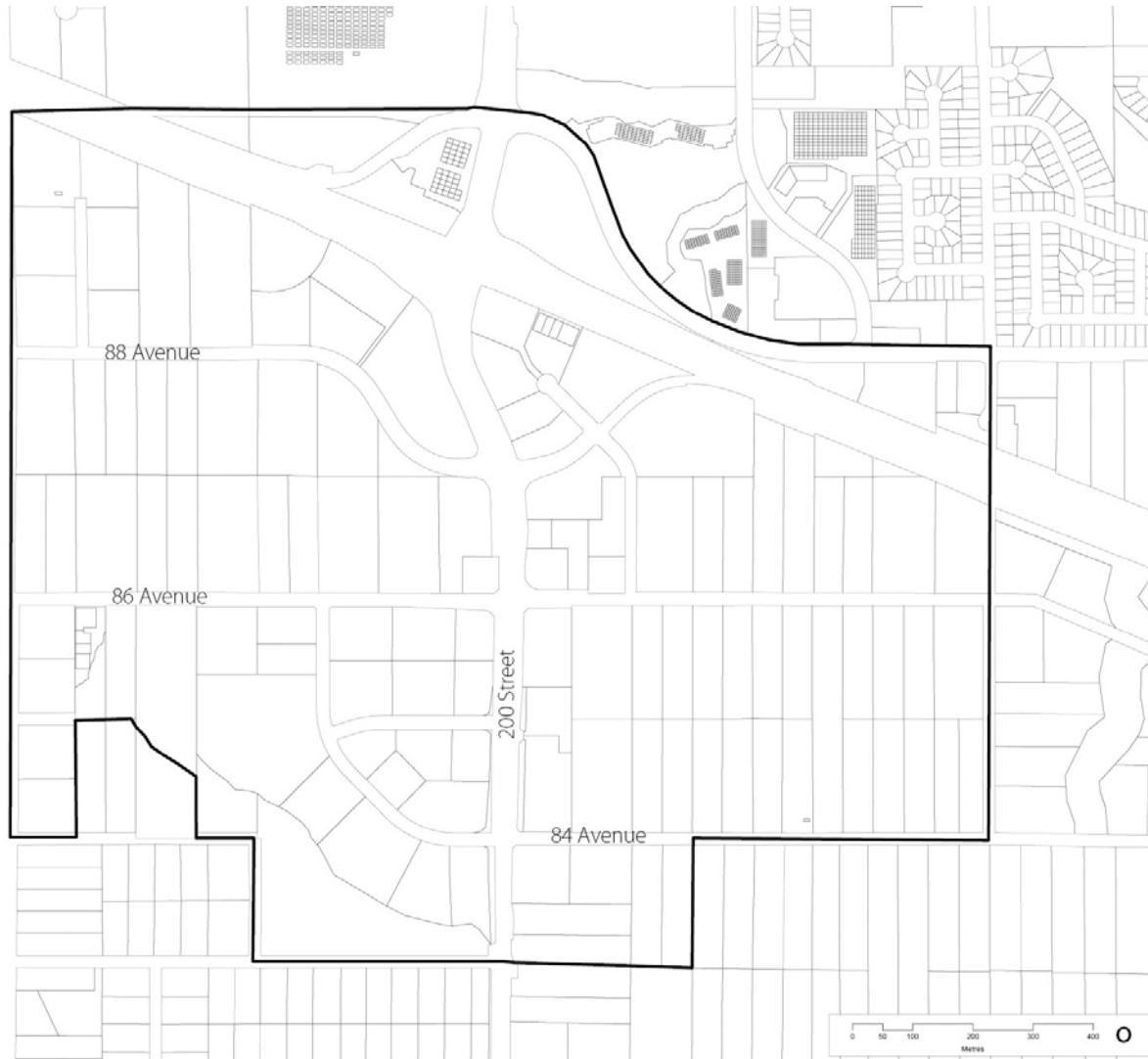
The Carvolth Development Permit Area is identified in the Willoughby Community Plan as Development Permit Area “M”. The lands identified on Figure 42: Carvolth Development Permit Area are designated under the following sections of the Local Government Act:

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

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

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

Figure 42. Carvolth Development Permit Area.



3.4 GENERAL GUIDELINES

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

3.4.1 Connectivity

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

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



Figure 43. Mid-block pedestrian pathways increase connectivity.

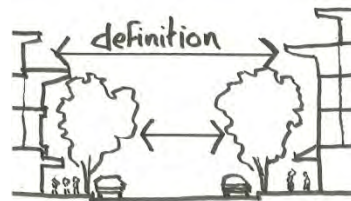


Figure 44. Buildings and street trees can be used to create "street definition".

3.4.2 Street Definition

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

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

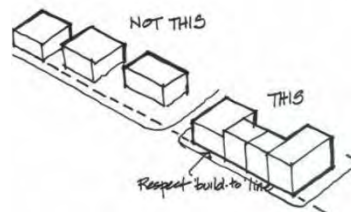


Figure 45. Use a common "build to line" to create a street definition and a sense of enclosure.

3.4.3 Height and Massing

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

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

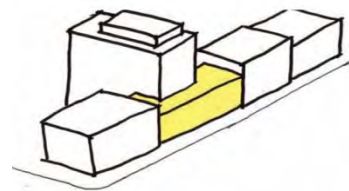


Figure 46. The base massing of this taller building should complement setbacks and heights of adjacent buildings.



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

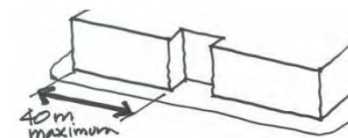


Figure 48. Limit the visual mass of building façades to lengths of 40 m or less.

3.4.4 Active Frontages

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

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

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



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



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

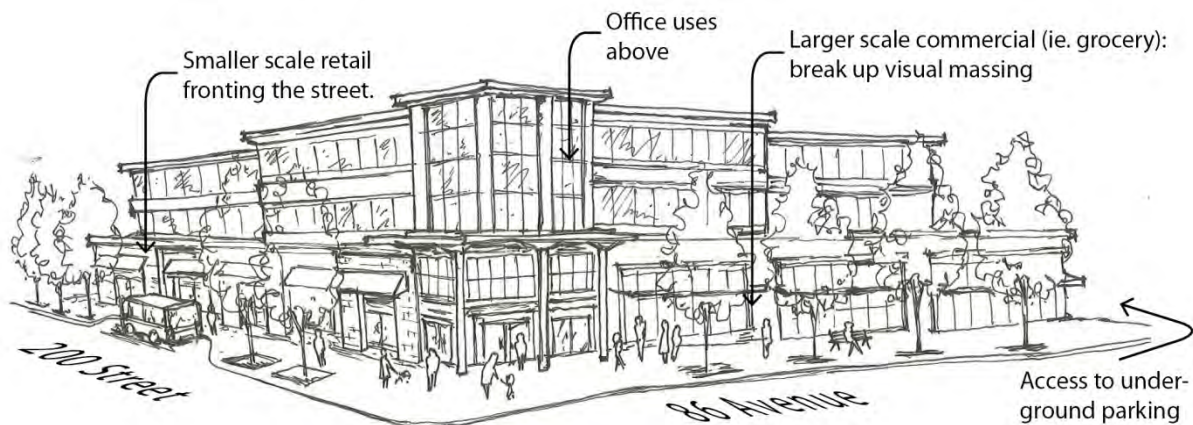


Figure 51. Orient buildings to, and provide direct pedestrian access from, the adjacent public street/sidewalk.



3.4.5 Weather Protection

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



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



Figure 52. Weather protection to enhance pedestrian comfort.



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

3.4.6 Green Development

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

Site Design

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

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

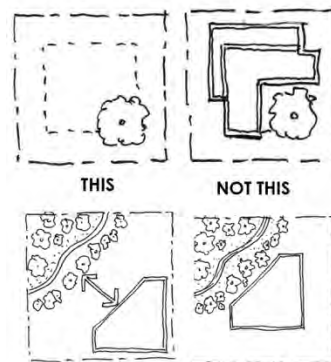


Figure 54. Retain existing trees and buffer ecologically sensitive areas.

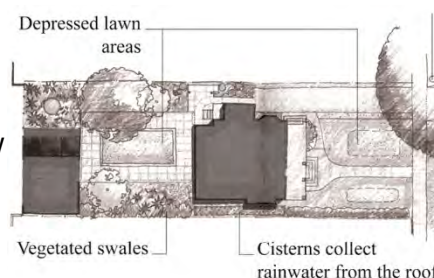


Figure 55. Landscape design can contribute to local ecosystem health.

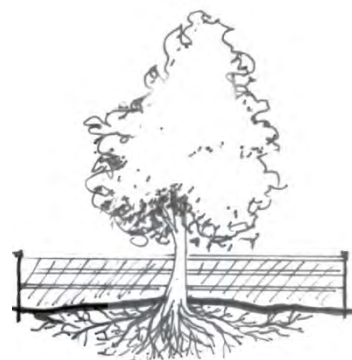


Figure 56. Protective barriers around existing trees.

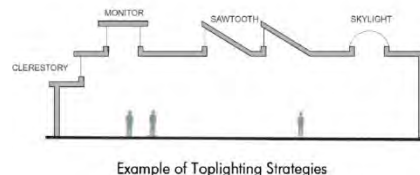


Figure 57. Roof openings can provide lighting where typical side lighting is restricted.

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

Energy Performance

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

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

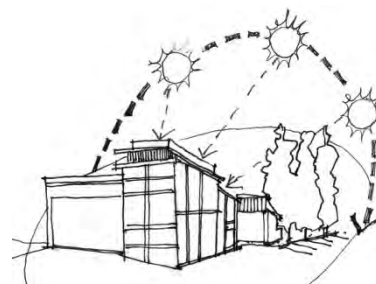


Figure 58. Buildings oriented to maximize use of solar energy.

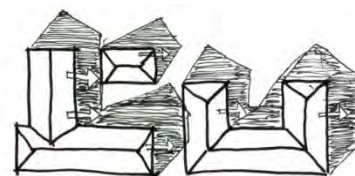


Figure 59. Corner and through units facilitate natural ventilation and daylight access.

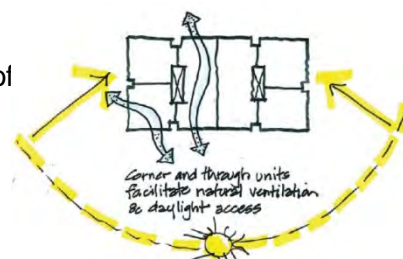


Figure 60. Sun shade diagrams can help determine the siting of buildings to minimize overshadowing of adjacent open

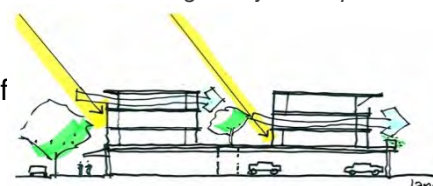


Figure 61. Through units allow for natural ventilation and increased daylight access.

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

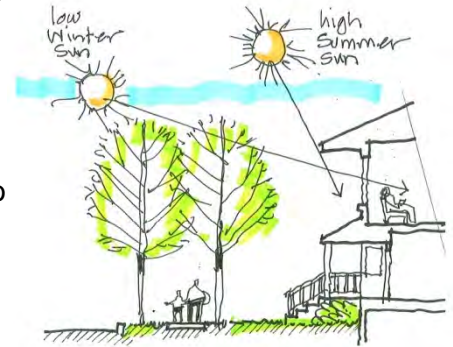


Figure 62. Ensure light penetration into interior living spaces in winter, and protection from direct sunlight in the afternoon hours of summer.

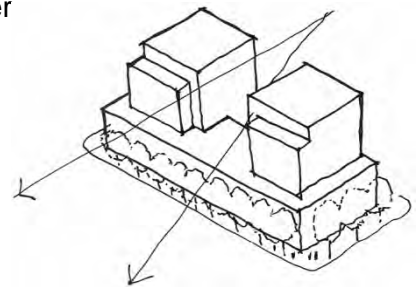


Figure 63. Slender building forms enhance daylight penetration and cooling through cross ventilation.



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

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



Figure 65. Shared composting facilities.

Water

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

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

3.4.7 Public Realm

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

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



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

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

3.4.8 Safety, Security and Accessibility

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

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



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

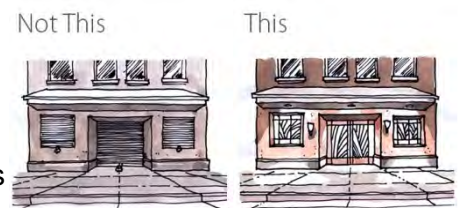


Figure 68. Security grilles can be incorporated in an attractive way.

3.4.9 Tall Buildings

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

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

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

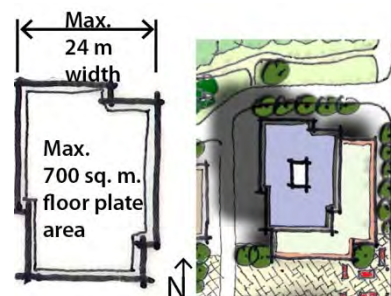


Figure 69. Tall buildings.

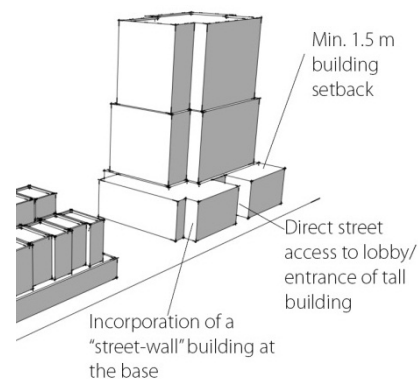


Figure 70. Ensure vertical and horizontal articulation.

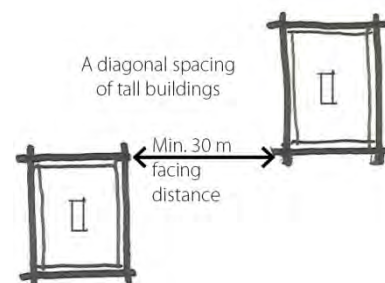


Figure 71. Spacing of tall buildings.



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

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

3.4.10 Master Planning Tall Buildings and Large Sites

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

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

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

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

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



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

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

3.4.11 Parking, Servicing and Access

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

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

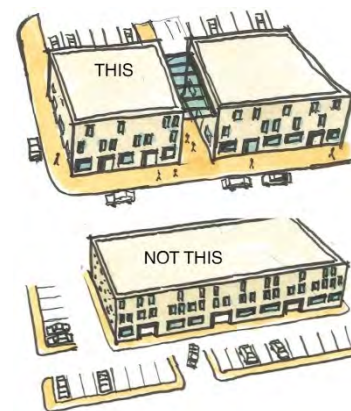


Figure 74. Off-street parking uses should not be located between the front of a building and the public sidewalk.



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



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

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

3.4.12 Lighting

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

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



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

3.4.13 Landscaping

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

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

3.4.14 Stormwater Source Control

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

Absorbent Landscape:

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

Infiltration Swale:

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

Infiltration Rain Garden:

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



Figure 78. Stormwater infiltration as an amenity for residents.

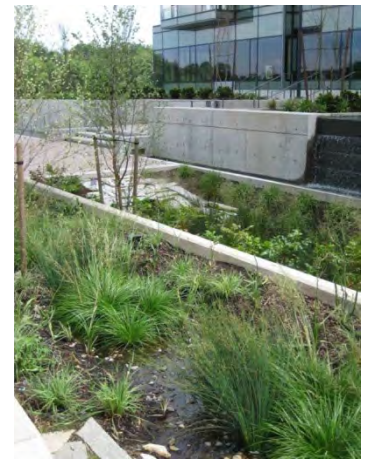


Figure 79. Weirs and check-dams help to slow the flow of water and facilitate infiltration.



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

Pervious Paving:

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

**Extensive Green Roof**

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

**Infiltration Trench**

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

3.5 CHARACTER AREA GUIDELINES

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

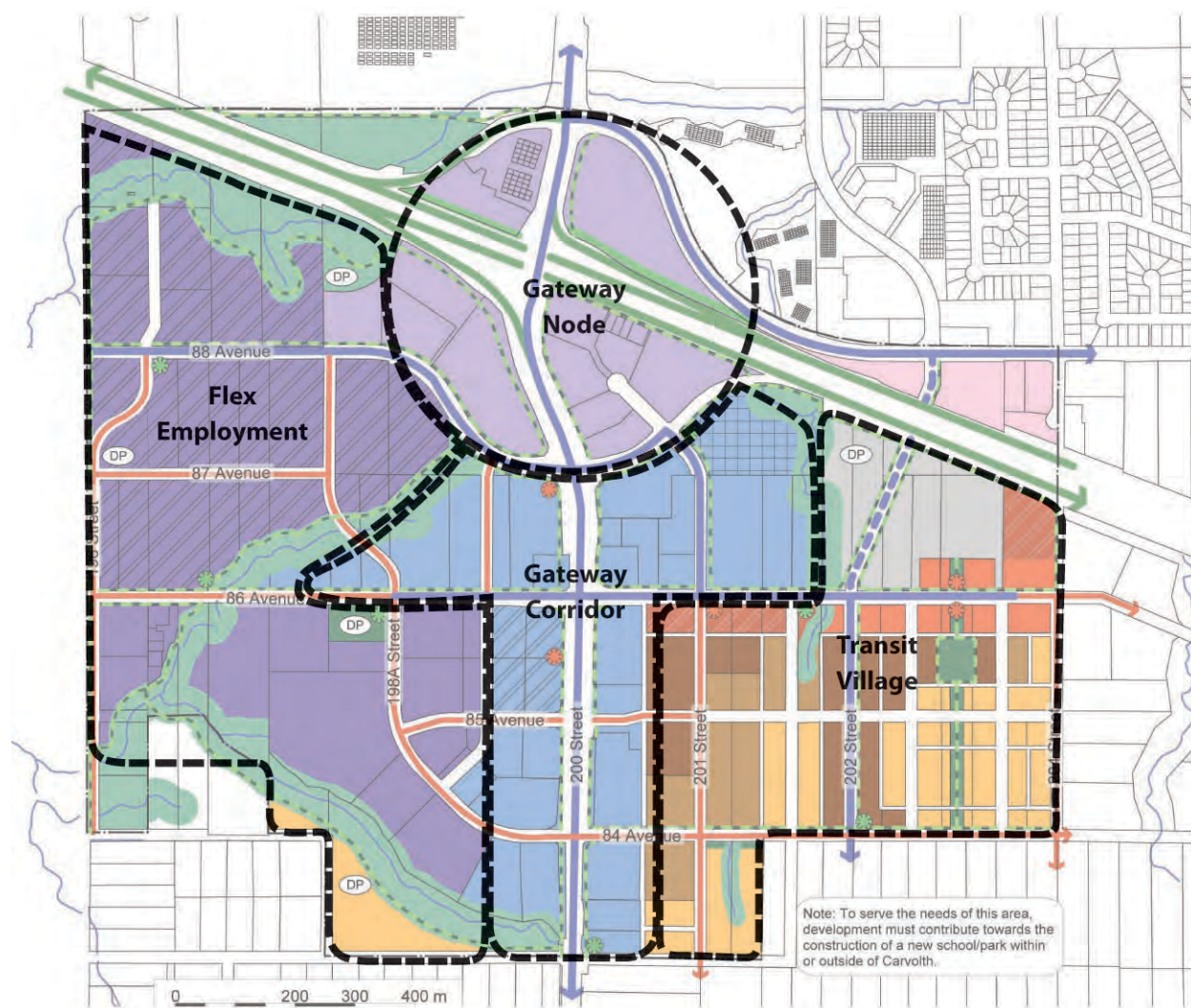


Figure 81. Map of Character Areas.

Figure 86. Illustrative Concept Plan: Transit Village.





3.5.3 Transit Village

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

Residential Buildings:

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



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

Human Scale:

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



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



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

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

Windows and Doors

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

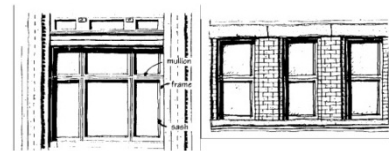
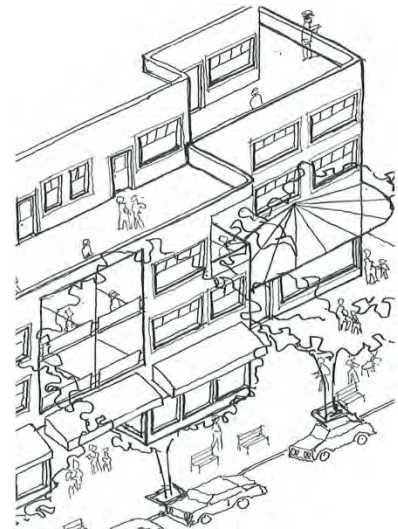


Figure 89. Punched windows with vertical proportions create variation and texture in the façade and help achieve a human scale.



Exterior Materials

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

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

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

Landscaping

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

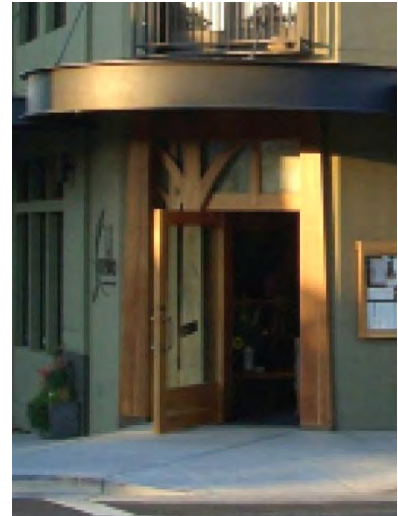


Figure 90. Tasteful use of timbers integrated with a range of complimentary colours and materials.



ATTACHMENT C

13 May 2019

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

Re: Development Project 08-26-0185 / CASTLEHILL HOMES (CARVOLTH) LTD

CIVIC: 20179 — 84 Avenue

LEGAL: Lot 49 Section 26 Township 8 NWD Plan 41858

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
Townhouses	44	12	5	11

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

March 7, 2019

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

Colin A. Hogan
Architect AIBC

Jarmie J. Kauppila
Architect AIBC, MRAIC

Dave Boswell
AScT

Attention: Ruby Sandher

Re: **ToL's application number** 08-26-0185
20179 84 Avenue

Hi Ruby,

The Public Information Meeting for the Castlehill Homes (Carvolth) Ltd. project was held at the Sandman Signature Hotel on Wednesday, the 6th of March 2019 from 5:30pm to 7:30pm. 23 neighbours were notified by mail, 2 advertisements were made in the Langley Times on February 20th & 27th, 2019. The invitation is enclosed. Five people attended and signed in, the sign-in sheet is included for your records. **The comments were favourable for this development.** Comment sheet is enclosed.



Colin A Hogan, Architect AIBC
Focus Architecture Inc.

Developer Led PUBLIC INFORMATION MEETING
Township of Langley Project # 08-26-0185

Castlehill Homes (Carvolth) Ltd. has applied to the Township of Langley to rezone a property located at 20179 84 Avenue from Suburban Residential SR-2 to a TBD Comprehensive Development zone to permit development of 44 3-storey townhouse units.

20179 84 Avenue



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

*Wednesday, March 6, 2019
5:30 – 7:30 pm
Sandman Signature Hotel
Murrayville Room
8828 201 Street, Langley*

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

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

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Proposed Townhouse Development

COMMENT SHEET

20179 84 Avenue, Langley

March 6, 2019

NAME (Please print) FOIPPA s.22(1)	ADDRESS
	FOIPPA s.22(1)
MAY WE CONTACT YOU?	E-MAIL ADDRESS OR TELEPHONE NUMBER
YES / NO	
COMMENTS:	
THIS PROJECT WILL BE A NICE ADDITION TO THE NEIGHBOURHOOD	

H.1

CASTLE HILL HOMES (CARVOLTH) LTD.

Township of Langley Project No. 08-26-0185

DESIGN RATIONALE

March 19, 2019

The proposed development addresses the Carvolth Neighbourhood Plan in the following ways:

Connectivity

- A pedestrian connection across the lot has been provided at mid-block to align with the pedestrian connection on the east adjacent lot.

Street Definition

- All public streets have street-facing townhouse units with their front doors located and accessed off the public sidewalk. All buildings are situated between 2.58 – 3.7m from the property line to create good street definition.

Height and Massing

- Units located at prominent corners have secondary entrances with canopies, many windows on all levels, and feature the usage of brick.
- Townhouse units step with the grade providing additional variation in the building facade, roofs, and massing.
- Roof forms are varied to break up the visual mass of the building.

Active Frontages

- Buildings overlook all surrounding public streets, walkways, and outdoor amenity spaces. Sight lines are maintained from inside the buildings to open spaces for casual surveillance.

Green Development

- Landscaping and plantings selected are appropriate for the local climate, minimizing irrigation needs.
- Impervious areas are minimized by reducing driveway lengths where possible.
- Outdoor amenity areas are located to preserve an existing tree.
- Energy efficient glazing will be incorporated.
- Large windows on at least two sides of each unit allow for maximum sunlight penetration.
- All units receive daylight from at least two sides and allow for natural cross ventilation.

Public Realm

- Street trees will be provided along all public streets.
- Special paving material is provided at the pedestrian crossing.

- Continuous public sidewalks are provided at all public streets.
- Hydro kiosk is located internally and incorporated into the landscaping.

Safety, Security, and Accessibility

CPTED Assessment:

- All buildings face onto the public streets and internal streets, which enhance natural surveillance. 'Eyes on the street' principle allows surveillance of the surroundings and is a great crime prevention/safety feature. Residents have sight lines from multiple levels to view the public sidewalk and public realm.
- Pedestrian areas will be well lit with a variety of lighting types and levels and can be visually surveyed by surrounding units.
- Landscaping directly around the buildings will be low which allows for high visibility to the building face and acts as a deterrent to graffiti.
- Site lighting to enhance visibility at night and prevent dark spaces will be incorporated.
- Low fencing and landscaping defines private spaces for residents and prevents unintentional entry by visitors.
- Outdoor amenity space is surrounded by townhouses with windows overlooking, to allow for natural surveillance.
- Entrances are clearly defined on each unit and have lighting and weather protection.
- Parking areas are distributed throughout and are visible to surrounding townhouse units.
- Pedestrian routes through the lot are safe and easy to use. They are located adjacent to, and around, townhouse units and are visible from inside the townhouses.

Parking, Servicing, and Access

- Vehicular access is from the new lane.
- Bicycle parking is provided in a visible area.

Lighting

- Pathways and common areas will be well lit for ease of use and safety.
- Low level lights and cut-off type light fixtures will be utilized to avoid glare.

Landscaping

- The landscaping has been designed with a strong focus on pedestrian connections and interactions.
- The units are primarily orientated towards the streets and lane. This provides for "eyes on the street" and continuous outdoor pedestrian movement. Strong pedestrian connections have been provided throughout the development to allow for safe movement to and from the site and amenity areas. The provision of outdoor amenity allows the neighbourhood to interact and be familiar with each other.

Stormwater Source Control

- Stormwater source control is proposed through a combination of absorbent landscaping, permeable pavements and infiltration trenching.

Transit Village

Residential Buildings:

- Townhouses overlook public streets, walkways, and outdoor common spaces.
- Front entries for townhouses facing public streets are located at the ground floor. Entries are clearly visible and identifiable.
- Townhouses are setback 2.58 – 3.7m and are elevated at least 0.6m where possible.

Human Scale:

- Buildings are designed in a 'Transitional' style with modest colour variations utilized over a variety of building materials. This allows for variety in each building but a cohesive look to the entire development.
- Buildings are articulated through cantilevered upper levels and a mixture of recessed and full-size balconies. The roofs are also articulated to reduce the scale.
- Large decorative wood brackets are utilized in a variety of locations on each building. Trim details are utilized at lower projecting roofs and canopies.
- Trellises are utilized at the public entries to the site.

Windows and Doors:

- Entry doors are proposed to complement the wood elements and to contrast with the siding colours to increase variety and visibility.
- Windows are a variety of sizes across the development and are made up of small panes of glass. Windows in the living spaces are grouped together and separated by trim to allow maximum daylight penetration. Smaller proportioned windows are provided at bedrooms and bathrooms for visual interest and variety.

Exterior Materials:

- Two colour schemes for each lot have been developed. Materials selected are in keeping with the Transitional style. This provides for variety throughout the development.
- Full brick has been utilized as feature elements at all prominent corners. Wood brackets are used on all buildings.
- Standing seam metal roofing is utilized at some of the canopies at entry doors.

Landscaping:

- Refer to the Landscaping descriptions above.