

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**  
**AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW 2018 NO. 5421**

**EXPLANATORY NOTE**

Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

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

**AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW 2018 NO. 5421**

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 (Essence Properties Inc.) Bylaw 2018 No. 5421”.
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-131” after the words “Comprehensive Development Zone CD-130”
  - b. Adding to Section 110.1 after the words “CD-130” the words “CD-131 – 0.4 ha”
  - c. Adding after Section 1030 “Comprehensive Development Zone CD-130” the following as Section 1031 “Comprehensive Development Zone CD-131”

**1031 COMPREHENSIVE DEVELOPMENT ZONE CD-131**

**Uses Permitted**

- 1031.1 In the CD-131 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*

**Density**

- 1031.2 The density permitted shall be no less than 39 units per hectare (16 units per acre) and no greater than 54 units per hectare (22 units per acre).

**Lot Coverage**

- 1031.3 *Buildings and structures* shall not cover more than 45% of the *lot area*.

**Siting of Buildings and Structures**

- 1031.4 Siting of *buildings and structure* shall be in accordance with the provisions of the Development Permit.

**Height of Buildings and Structures**

- 1031.5 The *height of buildings and structures* shall not exceed three (3) *storeys*.

### **Parking and Loading**

- 1031.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of 4 off-*street* parking spaces per *dwelling unit*.

### **Subdivision Requirements**

- 1031.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

### **Landscaping, Screening and Fencing**

- 1031.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

### **Age Friendly Amenity**

- 1031.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

### **Development Permit Requirements**

- 1031.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

East 165 Feet of Lot 42 Section 26 Township 8 New Westminster District Plan 42197;

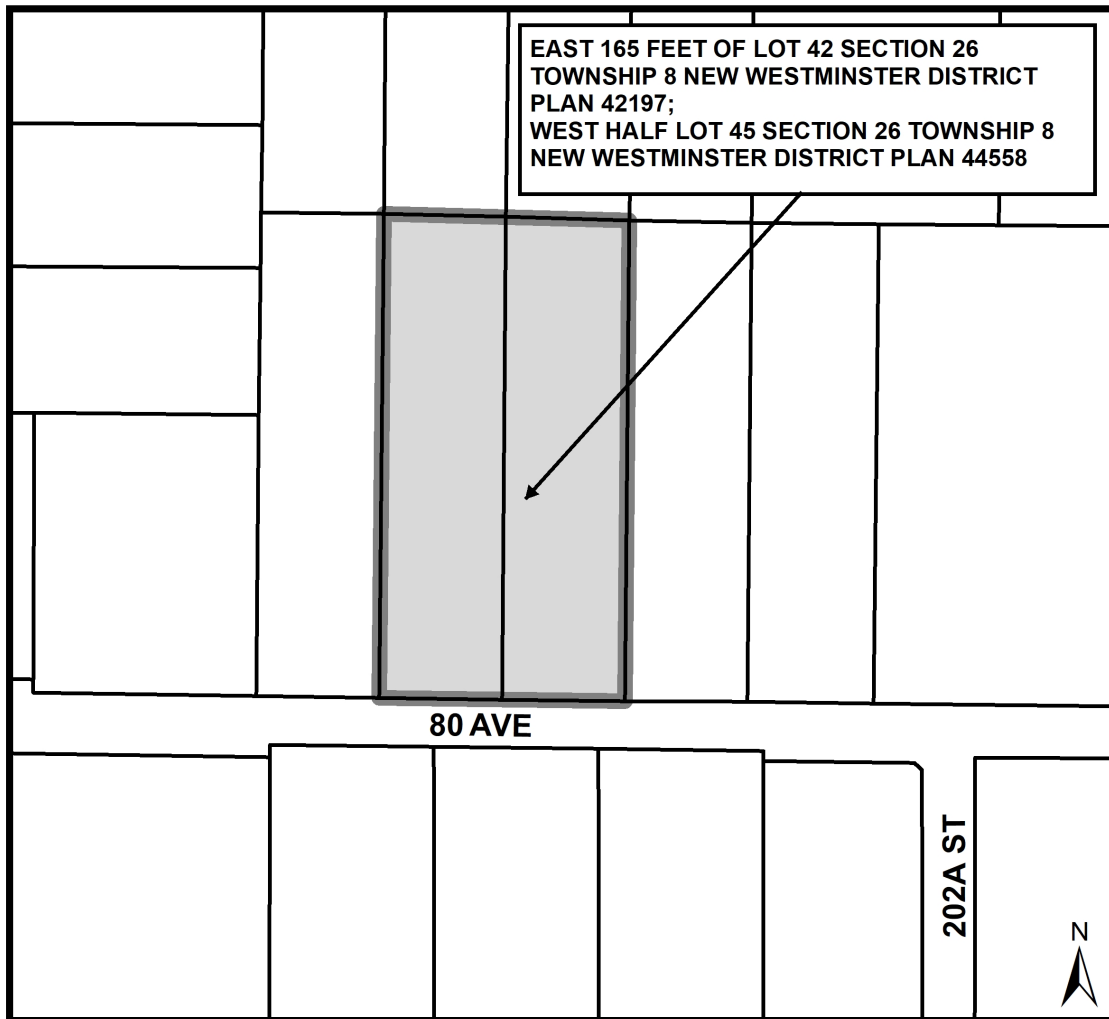
West Half Lot 45 Section 26 Township 8 New Westminster District Plan 44558

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-131.

READ A FIRST TIME the	19	day of	November	, 2018.
READ A SECOND TIME the	19	day of	November	, 2018.
PUBLIC HEARING HELD the	03	day of	December	, 2018.
READ A THIRD TIME the	10	day of	December	, 2018.
ADOPTED the		day of		, 2019.

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

# SCHEDULE 'A' BYLAW NO. 5421



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100950

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2018 to:

1. NAME: Essence Properties Inc.

ADDRESS: #216 18525 – 53 Avenue  
Surrey, BC V3S 7A4

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

LEGAL DESCRIPTION: East 165 Feet of Lot 42 Section 26 Township 8  
New Westminster District Plan 42197;

West Half Lot 45 Section 26 Township 8  
New Westminster District Plan 44558

CIVIC ADDRESS: 20139 and 20159 – 80 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 substantial compliance with Schedules “A” through “Z”; and
- b. On-site landscaping plans being in substantial compliance with Schedules “AA” through “EE”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
  - c. On-site landscaping to be secured by letter of credit at building permit stage;
  - d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
  - e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
  - f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;
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 \_\_\_\_\_, 2018.

Schedule A	Rendering
Schedule B	Rendering
Schedule C	Rendering
Schedule D	Site Plan
Schedule E	Streetscapes
Schedule F	Building Elevations (Building 1)
Schedule G	Building Elevations (Building 2)
Schedule H	Building Elevations (Building 3)
Schedule I	Building Elevations (Building 4)
Schedule J	Building Elevations (Building 5)
Schedule K	Building Elevations (Building 6)
Schedule L	Building Elevations (Building 7)
Schedule M	Building Elevations (Building 8)
Schedule N	Building Elevations (Building 9)
Schedule O	Building Elevations (Building 10)
Schedule P	Building Elevations (Building 11)
Schedule Q	Building Elevations (Building 12)
Schedule R	Building Elevations (Building 13)

Schedule S	Building Elevations (Building 14)
Schedule T	Building Elevations (Building 15)
Schedule U	Building Elevations (Building 16)
Schedule V	Building Elevations (Building 17)
Schedule W	Building Elevations (Building 18)
Schedule X	Building Elevations (Building 19)
Schedule Y	Colours and Materials
Schedule Z	Colours and Materials
Schedule AA	Landscape Plan
Schedule BB	Shrub Plan (South)
Schedule CC	Shrub Plan (North)
Schedule DD	Landscape Details
Schedule EE	Landscape Details





## SCHEDULE A RENDERING





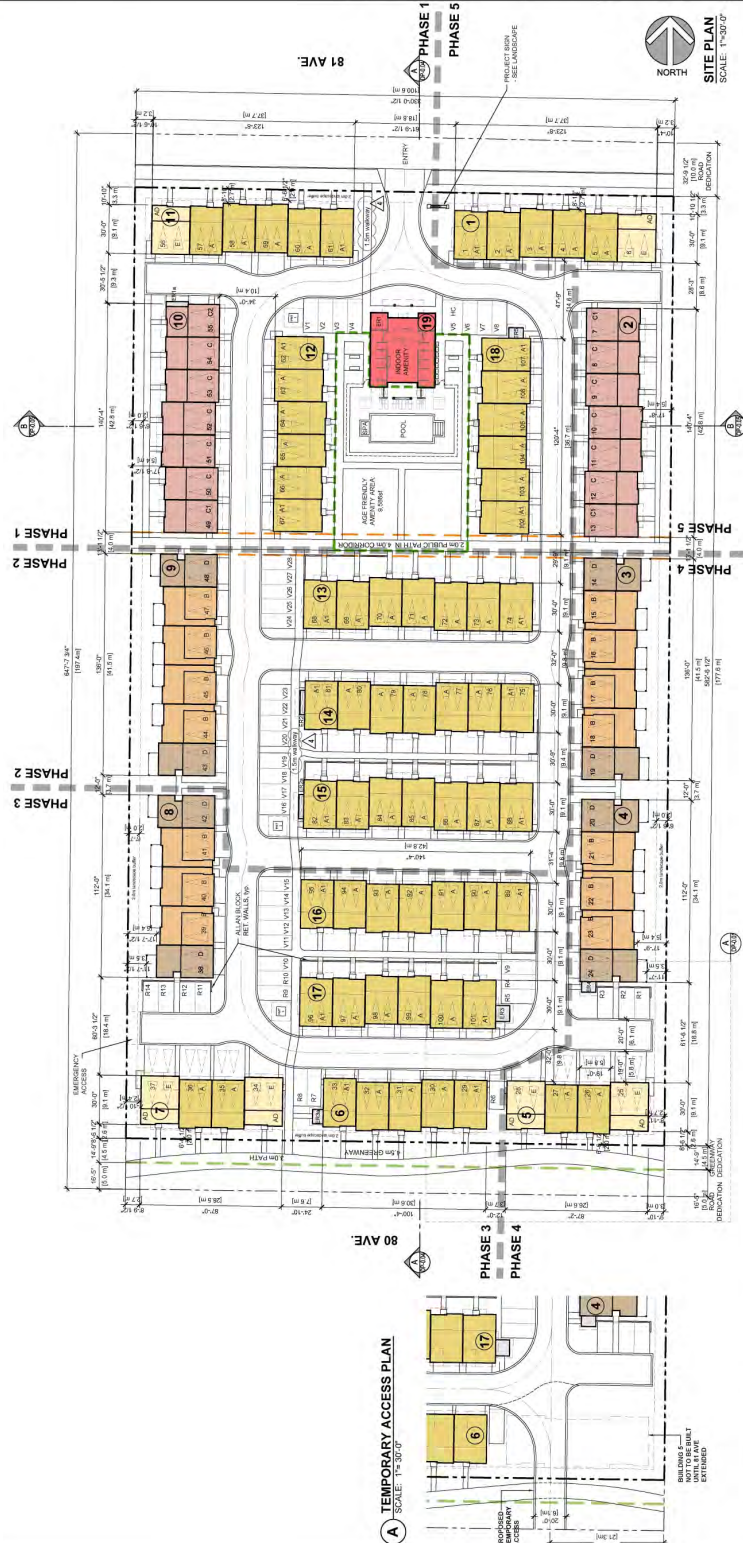
## SCHEDULE B RENDERING





## SCHEDULE C RENDERING





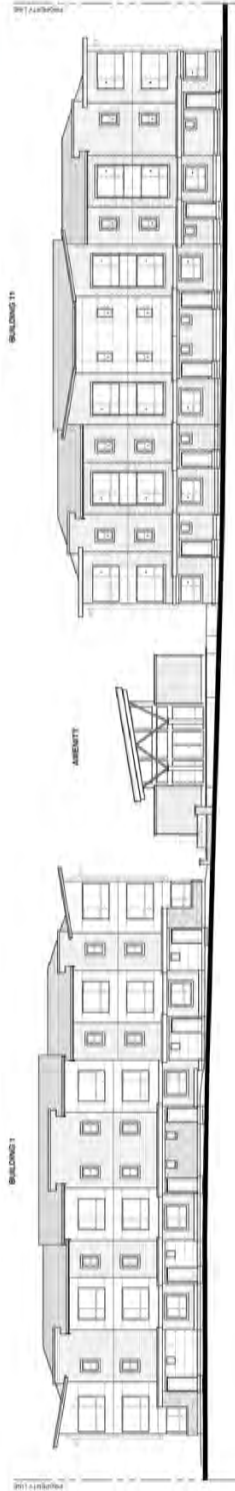
UNIT TYPE			EQUILIBRIUM FLOOR AREA SUMMARY			UNIT TOTALS		
UNIT TYPE	AREA	PERCENT	UNIT TYPE	AREA	PERCENT	UNIT TYPE	AREA	PERCENT
1-BED/1.5 BATH/1.5 CAR	450	18.75	1-BED/1.5 BATH	560	23.33	1-BED/1.5 BATH	2,307	9.38
2-BED/2 BATH/2 CAR	550	22.92	2-BED/2 BATH	650	26.67	2-BED/2 BATH	2,667	10.63
3-BED/3 BATH/3 CAR	650	27.08	3-BED/3 BATH	750	30.00	3-BED/3 BATH	3,000	11.90
4-BED/4 BATH/4 CAR	750	31.25	4-BED/4 BATH	850	34.17	4-BED/4 BATH	3,417	13.47
5-BED/5 BATH/5 CAR	850	35.42	5-BED/5 BATH	950	38.33	5-BED/5 BATH	3,833	15.15
6-BED/6 BATH/6 CAR	950	39.58	6-BED/6 BATH	1,050	42.50	6-BED/6 BATH	4,250	16.63
7-BED/7 BATH/7 CAR	1,050	43.75	7-BED/7 BATH	1,150	46.67	7-BED/7 BATH	4,667	18.26
8-BED/8 BATH/8 CAR	1,150	47.92	8-BED/8 BATH	1,250	50.00	8-BED/8 BATH	5,000	19.63
9-BED/9 BATH/9 CAR	1,250	52.08	9-BED/9 BATH	1,350	53.33	9-BED/9 BATH	5,333	20.90
10-BED/10 BATH/10 CAR	1,350	56.25	10-BED/10 BATH	1,450	57.50	10-BED/10 BATH	5,750	22.58
11-BED/11 BATH/11 CAR	1,450	60.42	11-BED/11 BATH	1,550	61.67	11-BED/11 BATH	6,167	24.15
12-BED/12 BATH/12 CAR	1,550	64.58	12-BED/12 BATH	1,650	65.83	12-BED/12 BATH	6,583	25.73
13-BED/13 BATH/13 CAR	1,650	68.75	13-BED/13 BATH	1,750	70.00	13-BED/13 BATH	7,000	27.30
14-BED/14 BATH/14 CAR	1,750	72.92	14-BED/14 BATH	1,850	74.17	14-BED/14 BATH	7,417	28.88
15-BED/15 BATH/15 CAR	1,850	77.08	15-BED/15 BATH	1,950	77.50	15-BED/15 BATH	7,750	30.45
16-BED/16 BATH/16 CAR	1,950	81.25	16-BED/16 BATH	2,050	81.67	16-BED/16 BATH	8,167	32.03
17-BED/17 BATH/17 CAR	2,050	85.42	17-BED/17 BATH	2,150	85.83	17-BED/17 BATH	8,583	33.60
18-BED/18 BATH/18 CAR	2,150	89.58	18-BED/18 BATH	2,250	90.00	18-BED/18 BATH	9,000	35.18
19-BED/19 BATH/19 CAR	2,250	93.75	19-BED/19 BATH	2,350	93.33	19-BED/19 BATH	9,333	36.75
20-BED/20 BATH/20 CAR	2,350	97.92	20-BED/20 BATH	2,450	97.50	20-BED/20 BATH	9,750	38.33
21-BED/21 BATH/21 CAR	2,450	102.08	21-BED/21 BATH	2,550	101.67	21-BED/21 BATH	10,167	39.90
22-BED/22 BATH/22 CAR	2,550	106.25	22-BED/22 BATH	2,650	105.83	22-BED/22 BATH	10,583	41.48
23-BED/23 BATH/23 CAR	2,650	110.42	23-BED/23 BATH	2,750	110.00	23-BED/23 BATH	11,000	43.05
24-BED/24 BATH/24 CAR	2,750	114.58	24-BED/24 BATH	2,850	114.17	24-BED/24 BATH	11,417	44.63
25-BED/25 BATH/25 CAR	2,850	118.75	25-BED/25 BATH	2,950	118.33	25-BED/25 BATH	11,833	46.20
26-BED/26 BATH/26 CAR	2,950	122.92	26-BED/26 BATH	3,050	122.50	26-BED/26 BATH	12,250	47.78
27-BED/27 BATH/27 CAR	3,050	127.08	27-BED/27 BATH	3,150	126.67	27-BED/27 BATH	12,667	49.35
28-BED/28 BATH/28 CAR	3,150	131.25	28-BED/28 BATH	3,250	130.83	28-BED/28 BATH	13,083	50.93
29-BED/29 BATH/29 CAR	3,250	135.42	29-BED/29 BATH	3,350	135.00	29-BED/29 BATH	13,500	52.50
30-BED/30 BATH/30 CAR	3,350	139.58	30-BED/30 BATH	3,450	139.17	30-BED/30 BATH	13,917	54.08
31-BED/31 BATH/31 CAR	3,450	143.75	31-BED/31 BATH	3,550	143.33	31-BED/31 BATH	14,333	55.65
32-BED/32 BATH/32 CAR	3,550	147.92	32-BED/32 BATH	3,650	147.50	32-BED/32 BATH	14,750	57.23
33-BED/33 BATH/33 CAR	3,650	152.08	33-BED/33 BATH	3,750	151.67	33-BED/33 BATH	15,167	58.80
34-BED/34 BATH/34 CAR	3,750	156.25	34-BED/34 BATH	3,850	155.83	34-BED/34 BATH	15,583	60.38
35-BED/35 BATH/35 CAR	3,850	160.42	35-BED/35 BATH	3,950	159.17	35-BED/35 BATH	15,917	61.95
36-BED/36 BATH/36 CAR	3,950	164.58	36-BED/36 BATH	4,050	163.33	36-BED/36 BATH	16,333	63.53
37-BED/37 BATH/37 CAR	4,050	168.75	37-BED/37 BATH	4,150	167.50	37-BED/37 BATH	16,750	65.10
38-BED/38 BATH/38 CAR	4,150	172.92	38-BED/38 BATH	4,250	171.67	38-BED/38 BATH	17,167	66.68
39-BED/39 BATH/39 CAR	4,250	177.08	39-BED/39 BATH	4,350	175.83	39-BED/39 BATH	17,583	68.25
40-BED/40 BATH/40 CAR	4,350	181.25	40-BED/40 BATH	4,450	179.17	40-BED/40 BATH	17,917	69.83
41-BED/41 BATH/41 CAR	4,450	185.42	41-BED/41 BATH	4,550	183.33	41-BED/41 BATH	18,333	71.40
42-BED/42 BATH/42 CAR	4,550	189.58	42-BED/42 BATH	4,650	187.50	42-BED/42 BATH	18,750	72.98
43-BED/43 BATH/43 CAR	4,650	193.75	43-BED/43 BATH	4,750	191.67	43-BED/43 BATH	19,167	74.55
44-BED/44 BATH/44 CAR	4,750	197.92	44-BED/44 BATH	4,850	195.83	44-BED/44 BATH	19,583	76.13
45-BED/45 BATH/45 CAR	4,850	202.08	45-BED/45 BATH	4,950	199.17	45-BED/45 BATH	19,917	77.70
46-BED/46 BATH/46 CAR	4,950	206.25	46-BED/46 BATH	5,050	203.33	46-BED/46 BATH	20,333	79.28
47-BED/47 BATH/47 CAR	5,050	210.42	47-BED/47 BATH	5,150	207.50	47-BED/47 BATH	20,750	80.85
48-BED/48 BATH/48 CAR	5,150	214.58	48-BED/48 BATH	5,250	211.67	48-BED/48 BATH	21,167	82.43
49-BED/49 BATH/49 CAR	5,250	218.75	49-BED/49 BATH	5,350	215.83	49-BED/49 BATH	21,583	84.00
50-BED/50 BATH/50 CAR	5,350	222.92	50-BED/50 BATH	5,450	219.17	50-BED/50 BATH	21,917	85.58
51-BED/51 BATH/51 CAR	5,450	227.08	51-BED/51 BATH	5,550	223.33	51-BED/51 BATH	22,333	87.15
52-BED/52 BATH/52 CAR	5,550	231.25	52-BED/52 BATH	5,650	227.50	52-BED/52 BATH	22,750	88.73
53-BED/53 BATH/53 CAR	5,650	235.42	53-BED/53 BATH	5,750	231.67	53-BED/53 BATH	23,167	90.30
54-BED/54 BATH/54 CAR	5,750	239.58	54-BED/54 BATH	5,850	235.83	54-BED/54 BATH	23,583	91.88
55-BED/55 BATH/55 CAR	5,850	243.75	55-BED/55 BATH	5,950	239.17	55-BED/55 BATH	23,917	93.45
56-BED/56 BATH/56 CAR	5,950	247.92	56-BED/56 BATH	6,050	243.33	56-BED/56 BATH	24,333	95.03
57-BED/57 BATH/57 CAR	6,050	252.08	57-BED/57 BATH	6,150	247.50	57-BED/57 BATH	24,750	96.60
58-BED/58 BATH/58 CAR	6,150	256.25	58-BED/58 BATH	6,250	251.67	58-BED/58 BATH	25,167	98.18
59-BED/59 BATH/59 CAR	6,250	260.42	59-BED/59 BATH	6,350	255.83	59-BED/59 BATH	25,583	99.75
60-BED/60 BATH/60 CAR	6,350	264.58	60-BED/60 BATH	6,450	259.17	60-BED/60 BATH	25,917	101.33
61-BED/61 BATH/61 CAR	6,450	268.75	61-BED/61 BATH	6,550	263.33	61-BED/61 BATH	26,333	102.90
62-BED/62 BATH/62 CAR	6,550	272.92	62-BED/62 BATH	6,650	267.50	62-BED/62 BATH	26,750	104.48
63-BED/63 BATH/63 CAR	6,650	277.08	63-BED/63 BATH	6,750	271.67	63-BED/63 BATH	27,167	106.05
64-BED/64 BATH/64 CAR	6,750	281.25	64-BED/64 BATH	6,850	275.83	64-BED/64 BATH	27,583	107.63
65-BED/65 BATH/65 CAR	6,850	285.42	65-BED/65 BATH	6,950	279.17	65-BED/65 BATH	27,917	109.20
66-BED/66 BATH/66 CAR	6,950	289.58	66-BED/66 BATH	7,050	283.33	66-BED/66 BATH	28,333	110.78
67-BED/67 BATH/67 CAR	7,050	293.75	67-BED/67 BATH	7,150	287.50	67-BED/67 BATH	28,750	112.35
68-BED/68 BATH/68 CAR	7,150	297.92	68-BED/68 BATH	7,250	291.67	68-BED/68 BATH	29,167	113.93
69-BED/69 BATH/69 CAR	7,250	302.08	69-BED/69 BATH	7,350	295.83	69-BED/69 BATH	29,583	115.50
70-BED/70 BATH/70 CAR	7,350	306.25	70-BED/70 BATH	7,450	299.17	70-BED/70 BATH	29,917	117.08
71-BED/71 BATH/71 CAR	7,450	310.42	71-BED/71 BATH	7,550	303.33	71-BED/71 BATH	30,333	118.65
72-BED/72 BATH/72 CAR	7,550	314.58	72-BED/72 BATH	7,650	307.50	72-BED/72 BATH	30,750	120.23
73-BED/73 BATH/73 CAR	7,650	318.75	73-BED/73 BATH	7,750	311.67	73-BED/73 BATH	31,167	121.80
74-BED/74 BATH/74 CAR	7,750	322.92	74-BED/74 BATH	7,850	315.83	74-BED/74 BATH	31,583	123.38
75-BED/75 BATH/75 CAR	7,850	327.08	75-BED/75 BATH	7,950	319.17	75-BED/75 BATH	31,917	124.95
76-BED/76 BATH/76 CAR	7,950	331.25	76-BED/76 BATH	8,050	323.33	76-BED/76 BATH	32,333	126.53
77-BED/77 BATH/77 CAR	8,050	335.42	77-BED/77 BATH	8,150	327.50	77-BED/77 BATH	32,750	128.10
78-BED/78 BATH/78 CAR	8,150	339.58	78-BED/78 BATH	8,250	331.67	78-BED/78 BATH	33,167	129.68
79-BED/79 BATH/79 CAR	8,250	343.75	79-BED/79 BATH	8,350	335.83	79-BED/79 BATH	33,583	131.25
80-BED/80 BATH/80 CAR	8,350	347.92	80-BED/80 BATH	8,450	339.17	80-BED/80 BATH	33,917	132.83
81-BED/81 BATH/81 CAR	8,450	352.08	81-BED/81 BATH	8,550	343.33	81-BED/81 BATH	34,333	134.40
82-BED/82 BATH/82 CAR	8,550	356.25	82-BED/82 BATH	8,650	347.50	82-BED/82 BATH	34,750	135.98
83-BED/83 BATH/83 CAR	8,650	360.42	83-BED/83 BATH	8,750	351.67	83-BED/83 BATH	35,167	137.55
84-BED/84 BATH/84 CAR	8,750	364.58	84-BED/84 BATH	8,850	355.83	84-BED/84 BATH	35,583	139.13
85-BED/85 BATH/85 CAR	8,850	368.75	85-BED/85 BATH	8,950	359.17	85-BED/85 BATH	35,917	140.70
86-BED/86 BATH/86 CAR	8,950	372.92	86-BED/86 BATH	9,050	363.33	86-BED/86 BATH	36,333	142.28
87-BED/87 BATH/87 CAR	9,050	377.08	87-BED/87 BATH	9,150	367.50	87-BED/87 BATH	36,750	143.85
88-BED/88 BATH/88 CAR	9,150	381.25	88-BED/88 BATH	9,250	371.67	88-BED/88 BATH	37,167	145.43
89-BED/89 BATH/89 CAR	9,250	385.42	89-BED/89 BATH	9,350	375.83	89-BED/89 BATH	37,583	147.00
90-BED/90 BATH/90 CAR	9,350	389.58	90-BED/90 BATH	9,450	379.17	90-BED/90 BATH	37,917	148.58
91-BED/91 BATH/91 CAR	9,450	393.75	91-BED/91 BATH	9,550	383.33	91-BED/91 BATH	38,333	150.15
92-BED/92 BATH/92 CAR	9,550	397.92	92-BED/92 BATH	9,650	387.50	92-BED/92 BATH	38,750	151.73
93-BED/93 BATH/93 CAR	9,650	402.08	93-BED/93 BATH	9,750	391.67	93-BED/93 BATH	39,167	153.30
94-BED/94 BATH/94 CAR	9,750	406.25	94-BED/94 BATH	9,850	395.83	94-BED/94 BATH	39,583	154.88
95-BED/95 BATH/95 CAR	9,850	410.42	95-BED/95 BATH	9,950	399.17	95-BED/95 BATH	39,917	156.45
96-BED/96 BATH/96 CAR	9,950	414.58	96-BED/96 BATH	10,050	403.33	96-BED/96 BATH	40,333	158.03
97-BED/97 BATH/97 CAR	10,050	418.75	97-BED/97 BATH	10,150	407.50	97-BED/97 BATH	40,750	159.60
98-BED/98 BATH/98 CAR	10,150	422.92	98-BED/98 BATH	10,250	411.67	98-BED/98 BATH	41,167	161.18
99-BED/99 BATH/99 CAR	10,250	427.08	99-BED/99 BATH	10,350	415.83	99-BED/99 BATH	41,583	162.75
100-BED/100 BATH/100 CAR	10,350	431.25	100-BED/100 BATH	10,450	419.17	100-BED/100 BATH	41,917	164.33
101-BED/101 BATH/101 CAR	10,450	435.42	101-BED/101 BATH	10,550	423.33	101-BED/101 BATH	42,333	165.90
102-BED/102 BATH/102 CAR	10,550	439.58	102-BED/102 BATH	10,650	427.50	102-BED/102 BATH	42,750	167.48
103-BED/103 BATH/103 CAR	10,650	443.75	103-BED/103 BATH	10,750	431.67	103-BED/103 BATH	43,167	169.05
104-BED/104 BATH/104 CAR	10,750	447.92	104-BED/104 BATH	10,850	435.83	104-BED/104 BATH	43,583	170.63
105-BED/105 BATH/105 CAR	10,850	452.08	105-BED/105 BATH	10,950	439.17	105-BED/105 BATH	43,917	172.20
106-BED/106 BATH/106 CAR	10,950	456.25	106-BED/106 BATH	11,050	443.33	106-BED/106 BATH	44,333	173.78
107-BED/107 BATH/107 CAR	11,050	460.42	107-BED/107 BATH	11,150	447.50	107-BED/107 BATH	44,750	175.35
108-BED/108 BATH/108 CAR	11,150	464.58	108-BED/108 BATH	11,250	451.67	108-BED/108 BATH	45,167	176.93
109-BED/109 BATH/109 CAR	11,250	468.75	109-BED/109 BATH	11,350				

[illegible]

<p><b>PROPOSED:</b> NORTH BAY AVE          100' x 100' x 100' x 100'          5.00 AC          5.00 AC          5.00 AC          5.00 AC</p>	<p><b>2.7m</b>  <b>5.0m</b>  <b>5.0m</b>  <b>5.0m</b>  <b>5.0m</b></p>	<p>3.00m (1.5m to 3.0m to parking)          3.00m (1.5m to 3.0m to sidewalk)          3.00m (1.5m to 3.0m to sidewalk)          3.00m (1.5m to 3.0m to sidewalk)          3.00m (1.5m to 3.0m to sidewalk)</p>
<p><b>PROPOSED:</b> WEST 8TH ST          100' x 100' x 100' x 100'</p>	<p><b>5.00 AC</b>  <b>5.00 AC</b>  <b>5.00 AC</b>  <b>5.00 AC</b></p>	<p>3.00m (1.5m to 3.0m to sidewalk)          3.00m (1.5m to 3.0m to sidewalk)          3.00m (1.5m to 3.0m to sidewalk)          3.00m (1.5m to 3.0m to sidewalk)          3.00m (1.5m to 3.0m to sidewalk)</p>

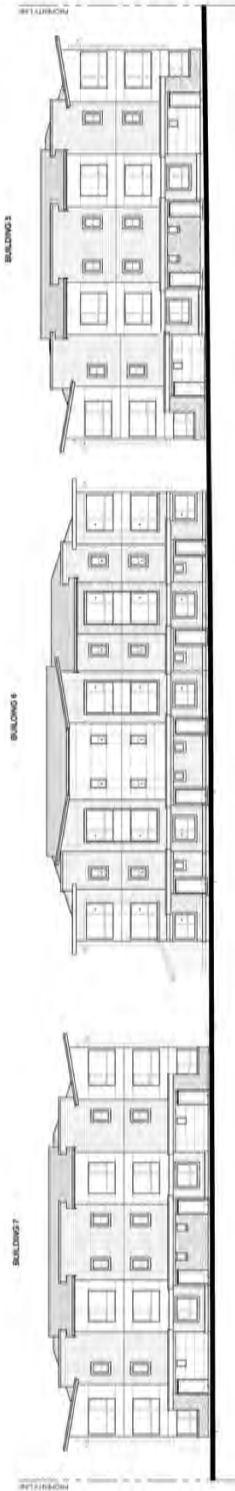
[illegible]

	STALLS 5, 6 & 7 missing (20th ave) = 52 STALLS
	STALLS STALLS STALLS



NORTH STREETSCAPE (81 AVE.)  
SCALE: 3/32" = 1'-0"

- PROJECT: 1618
- CLIENT: ESSENCE PROPERTIES
- ARCHITECT: FOCUS ARCHITECTURAL
- DATE: 01/15/2018
- SCALE: 3/32" = 1'-0"



SOUTH STREETSCAPE (80 AVE.)  
SCALE: 3/32" = 1'-0"

- PROJECT: 1618
- CLIENT: ESSENCE PROPERTIES
- ARCHITECT: FOCUS ARCHITECTURAL
- DATE: 01/15/2018
- SCALE: 3/32" = 1'-0"

DP-0.03



# SCHEDULE E STREETSCAPES

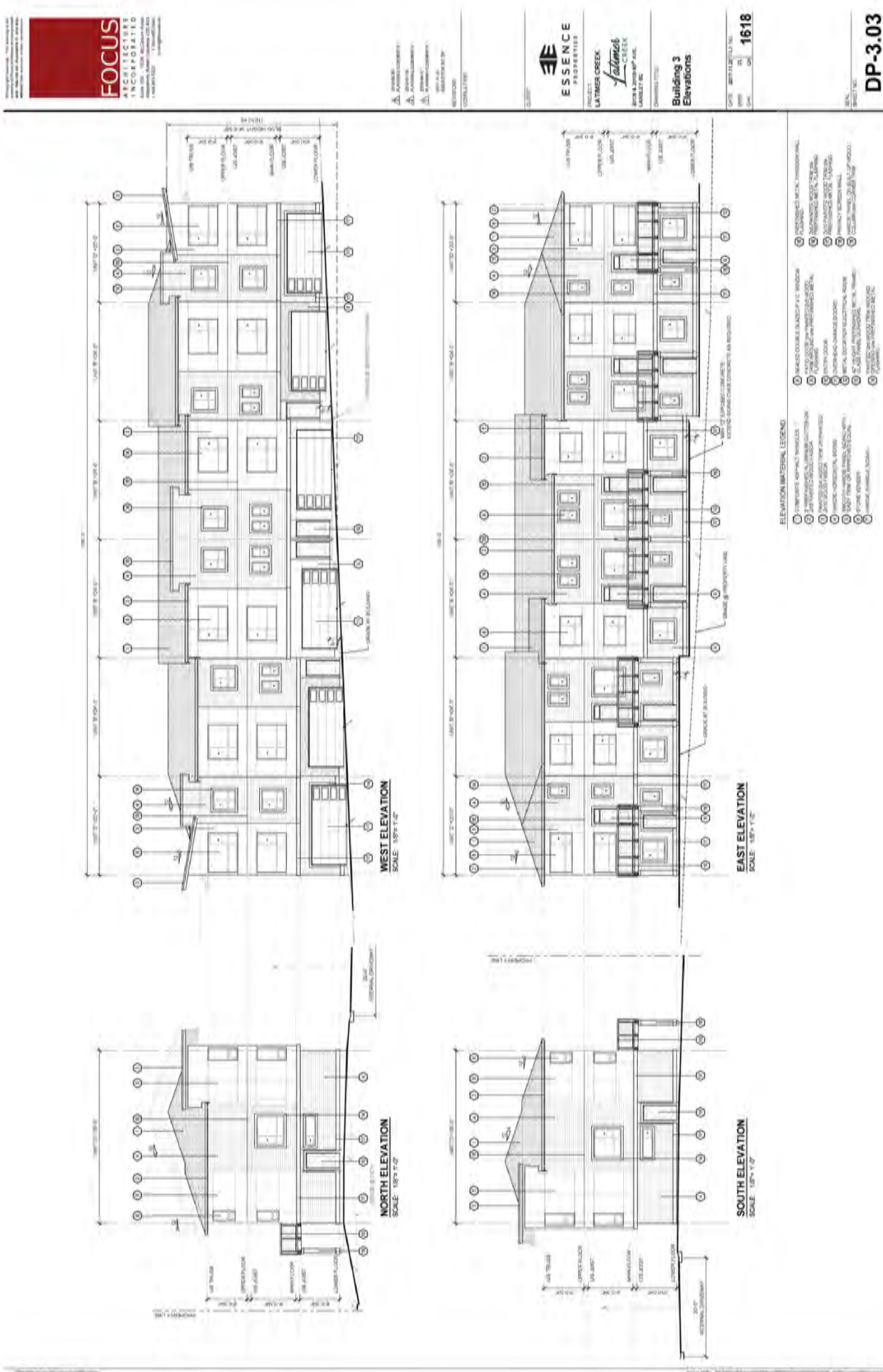
J.2 - Page 12





J.2 - Page 13



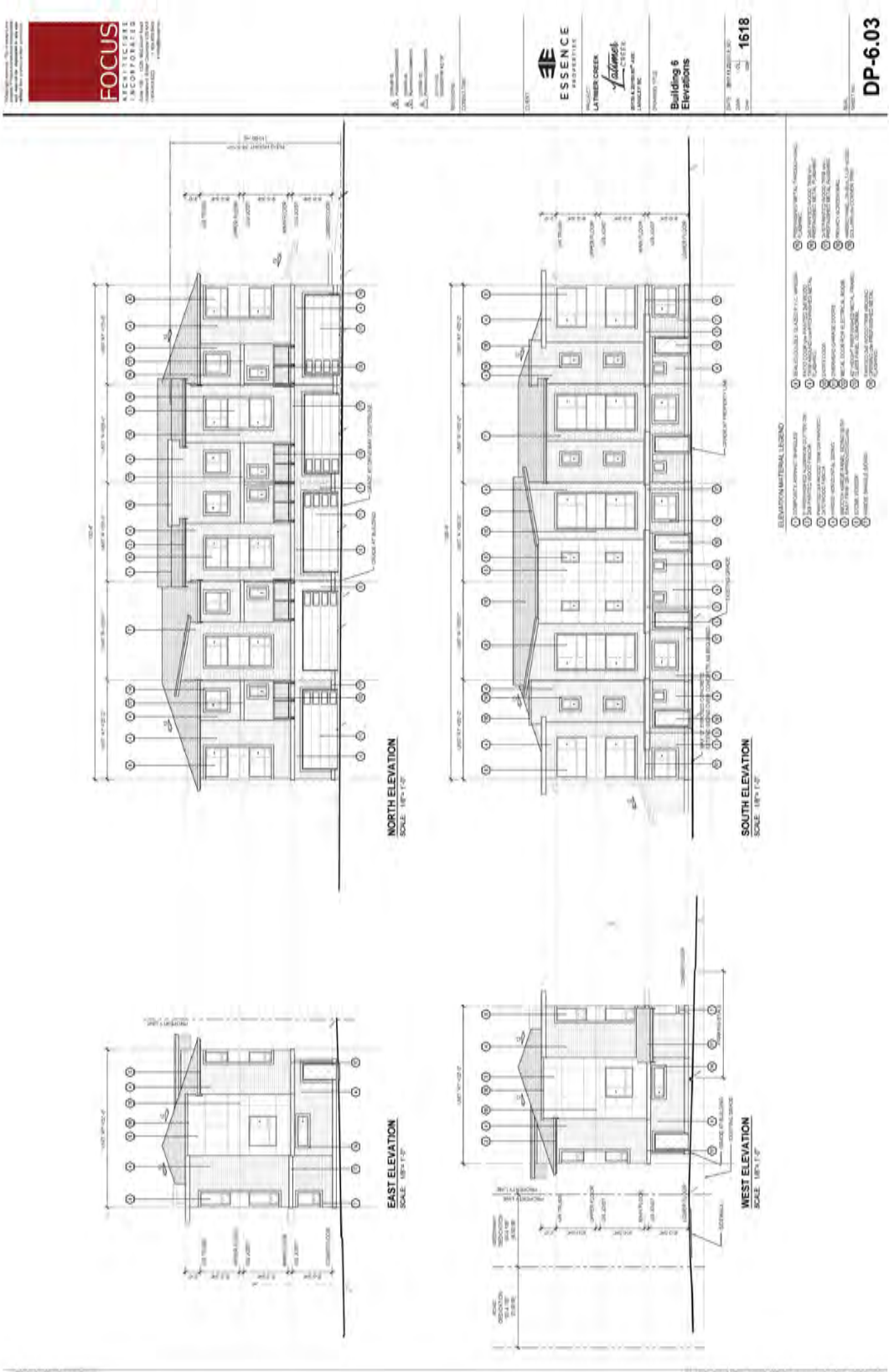


# SCHEDULE I BUILDING ELEVATIONS (BUILDING 4)



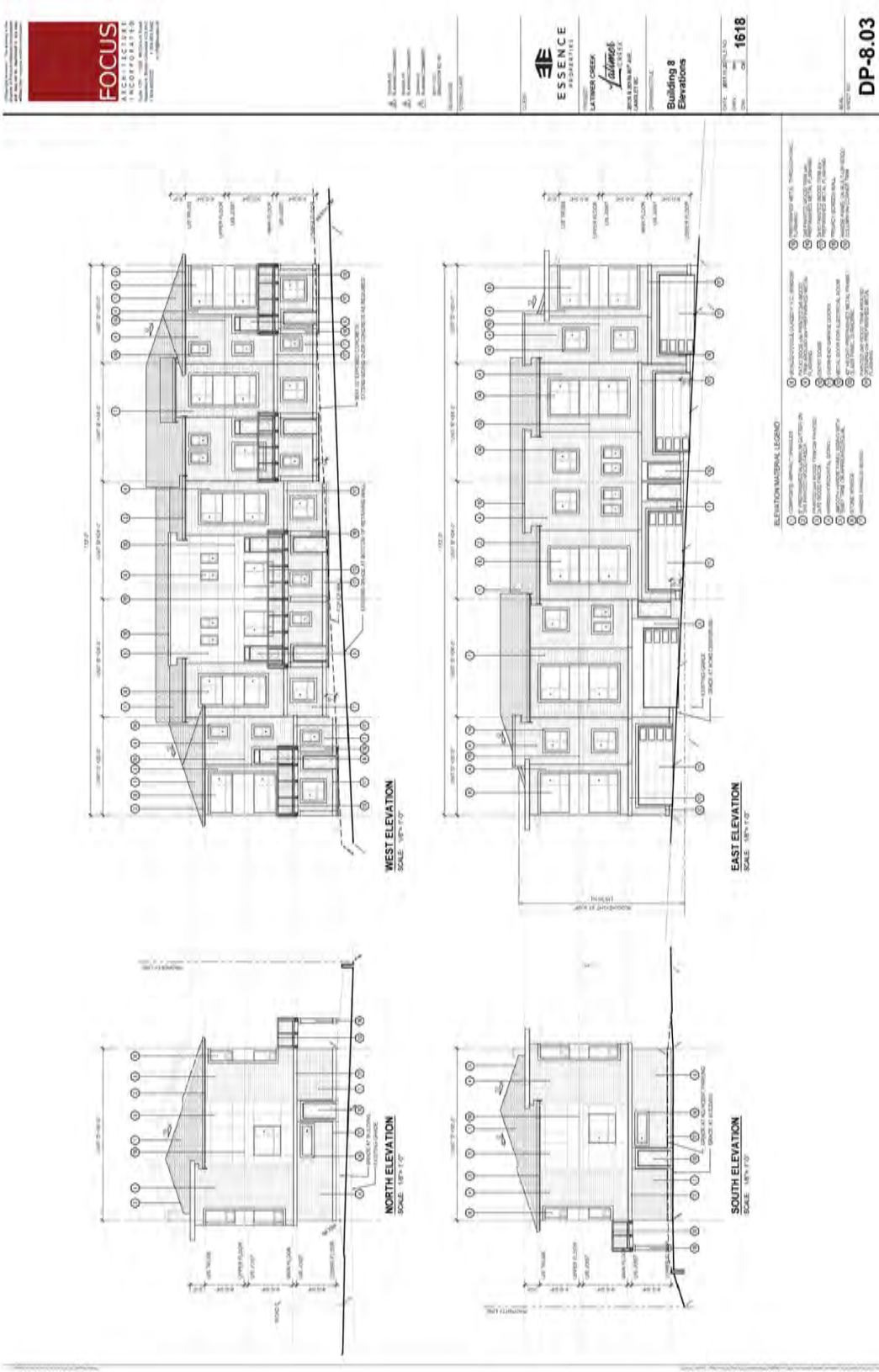
## SCHEDULE J BUILDING ELEVATIONS (BUILDING 5)

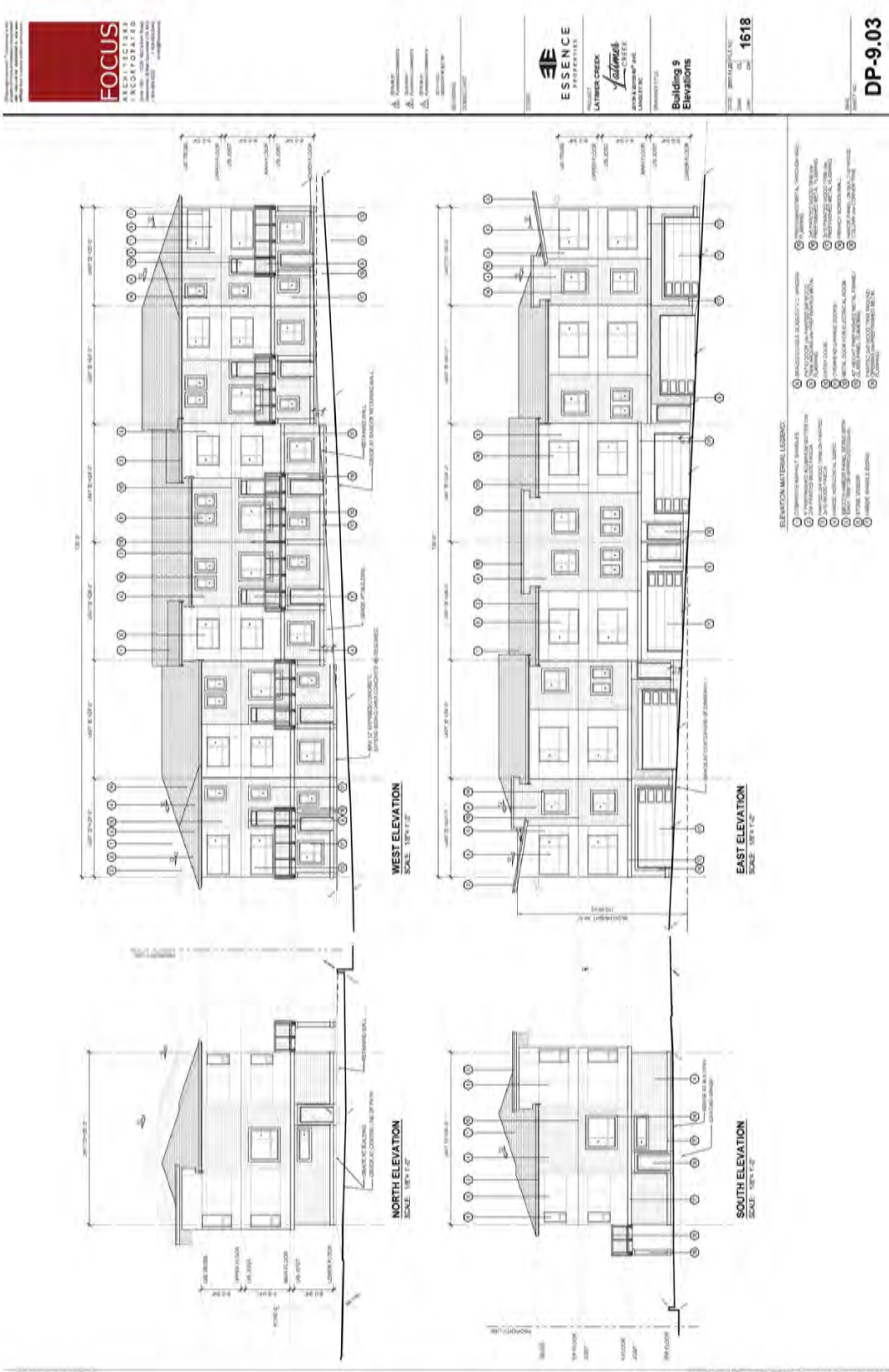




# SCHEDULE K BUILDING ELEVATIONS (BUILDING 6)

## SCHEDULE L BUILDING ELEVATIONS (BUILDING 7)

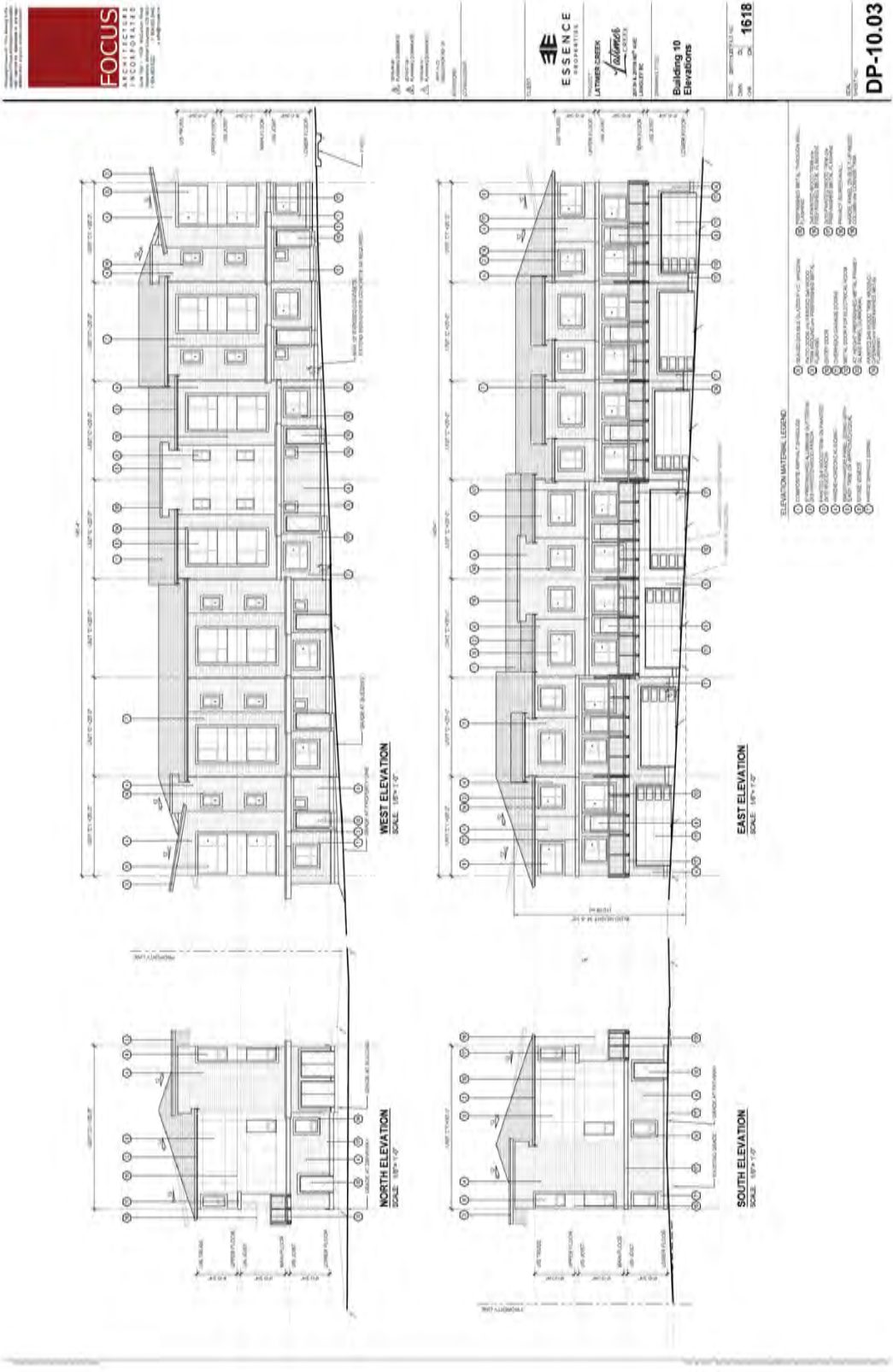


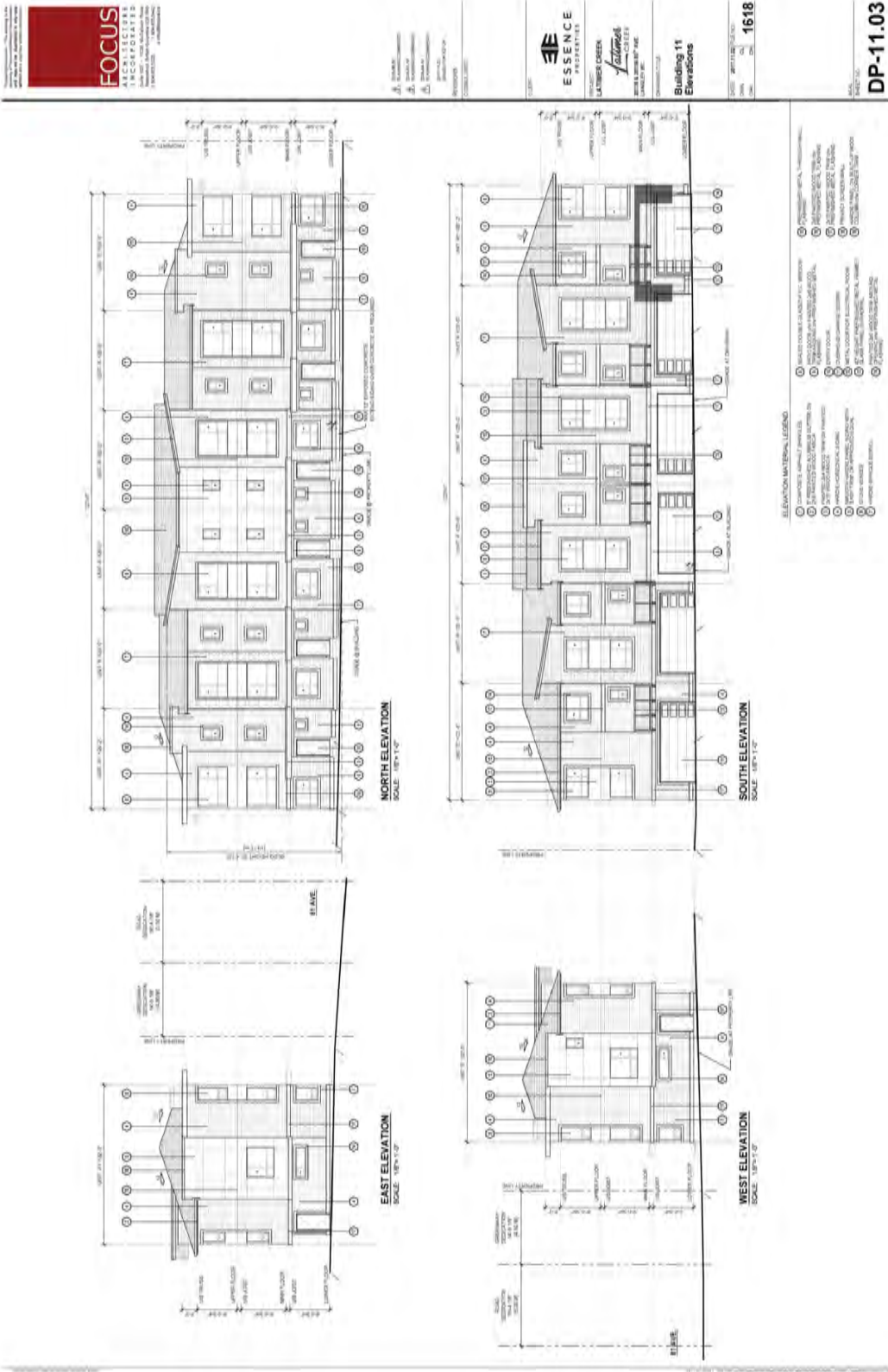


# SCHEDULE N BUILDING ELEVATIONS (BUILDING 9)

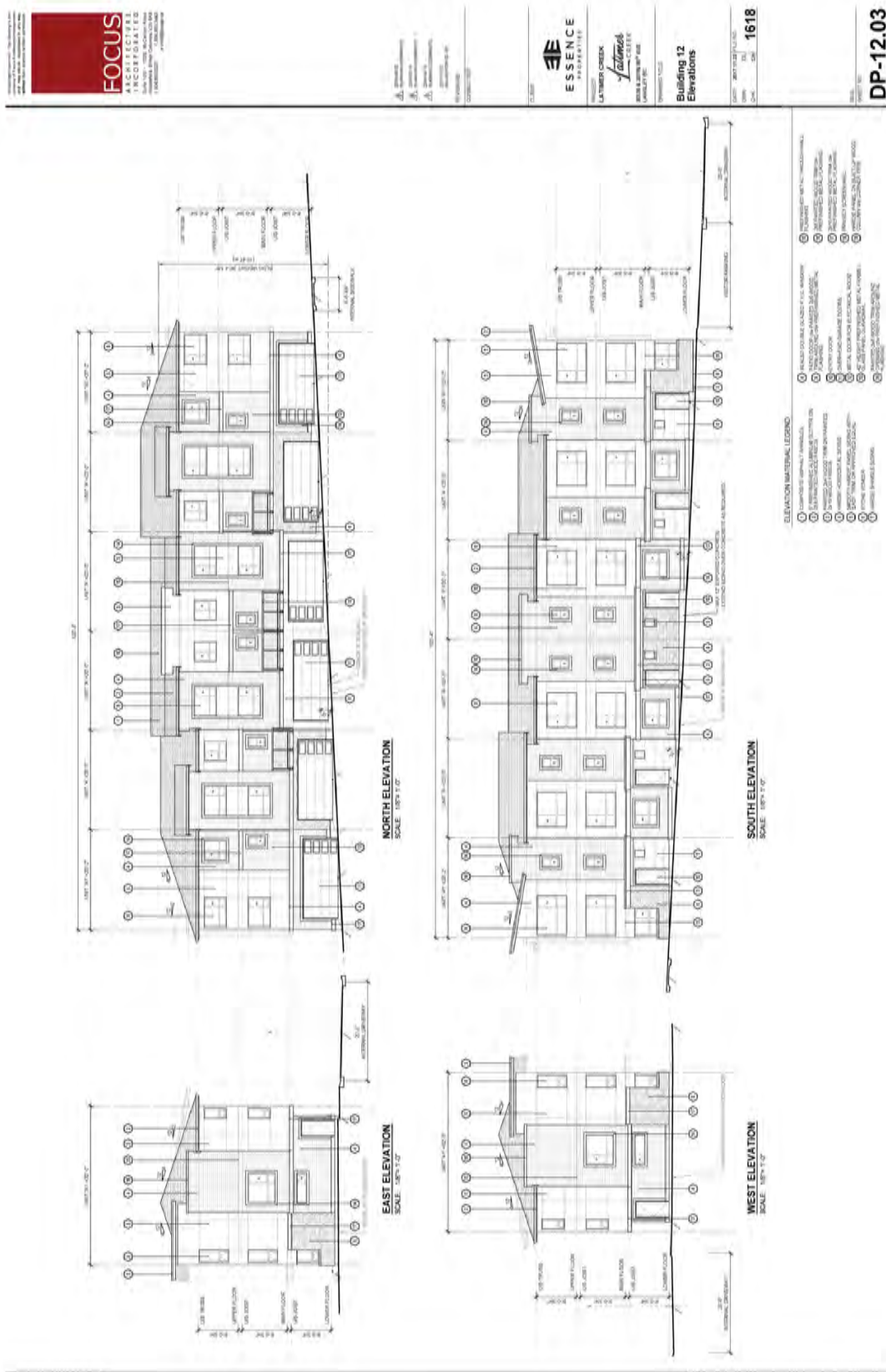


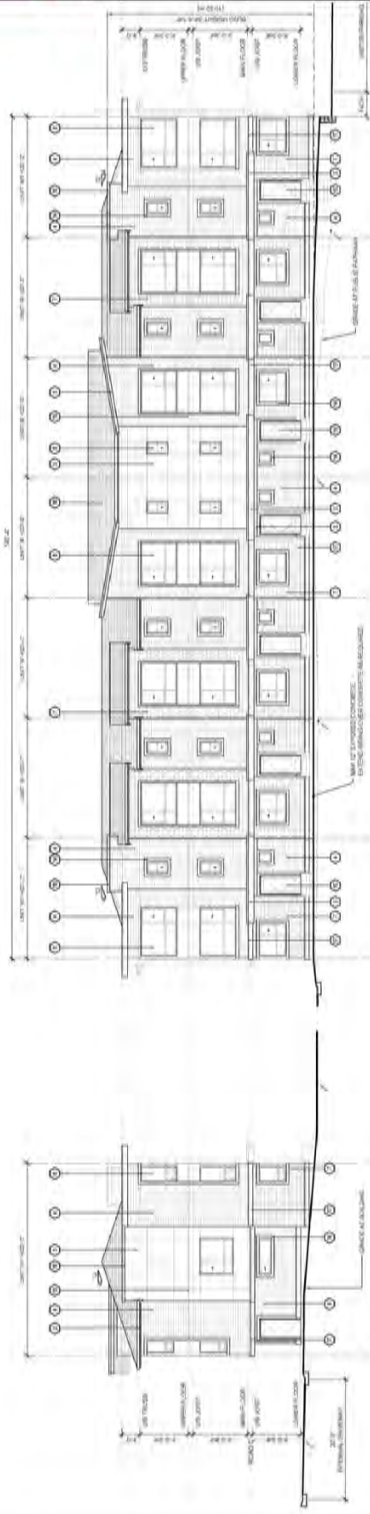
# SCHEDULE O BUILDING ELEVATIONS (BUILDING 10)





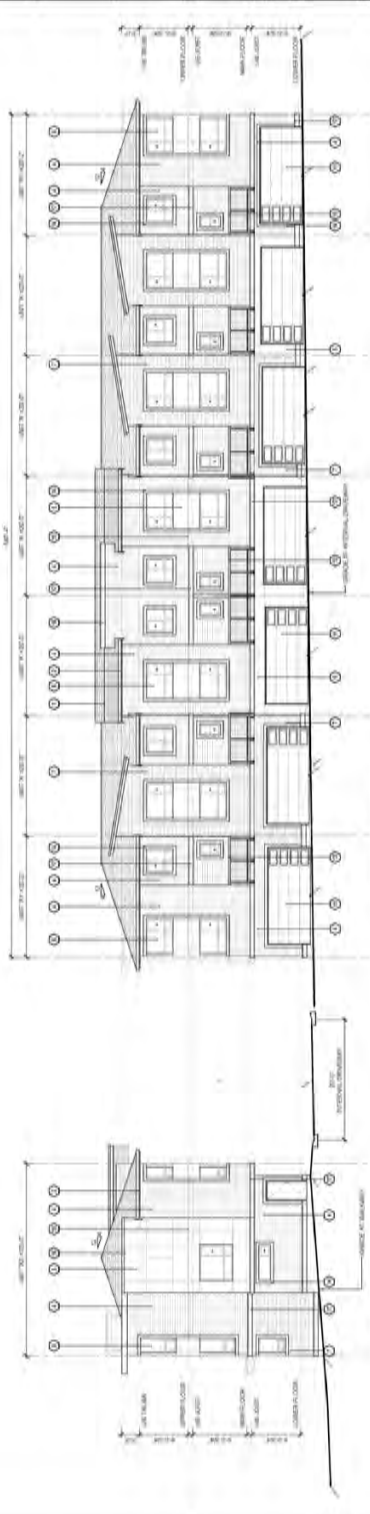
J.2 - Page 23





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

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



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

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

- ELEVATION MATERIAL LEGEND
- 1. CONCRETE - EXPOSED
  - 2. BRICK - COMMON
  - 3. BRICK - GUTTER
  - 4. BRICK - SIDEWALK
  - 5. BRICK - WALKWAY
  - 6. BRICK - DRIVEWAY
  - 7. BRICK - DRIVEWAY
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  - 100. BRICK - DRIVEWAY

ESSENCE  
PROFESSIONAL  
ARCHITECTS  
1618  
1618

DP-13.03



# SCHEDULE R BUILDING ELEVATIONS (BUILDING 13)



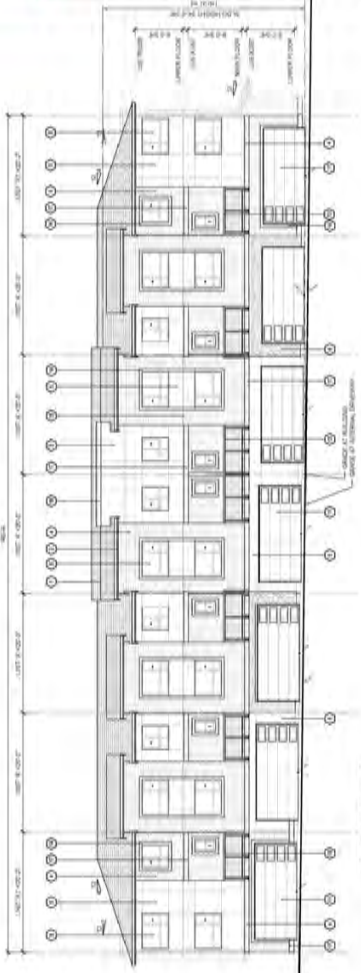


OWNER: **ESSENCE PROPERTIES**  
DESIGNER: **FOCUS CONSULTING INC.**  
DATE: **1618**

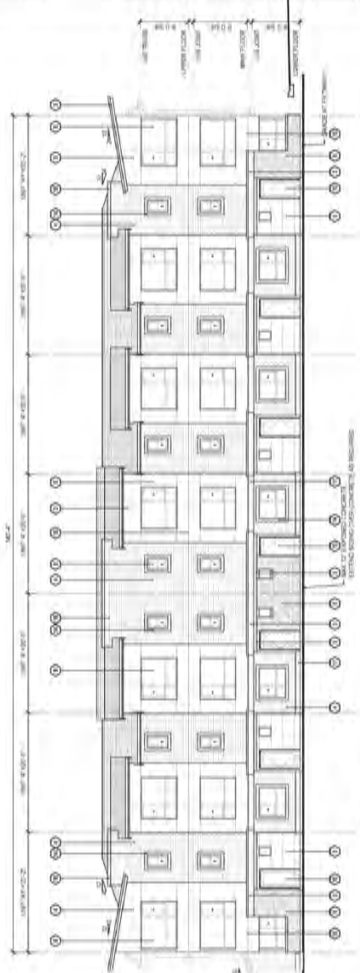
**ESSENCE PROPERTIES**  
LAWRENCE STREET  
SUITE 100  
WILLOWDALE, ONTARIO M2H 1A5  
TEL: (416) 491-1111  
WWW.ESSENCEPROPERTIES.COM

**Building 14 Elevations**

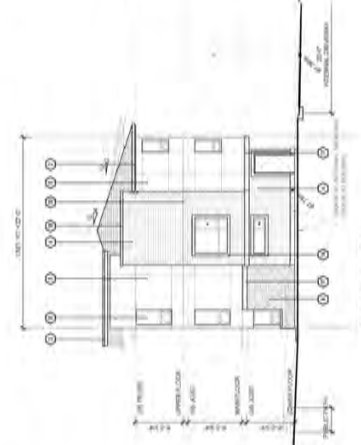
**DP-14.03**



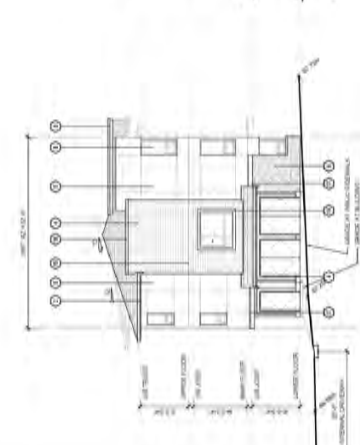
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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

- ELEVATION MATERIAL LEGEND**
- 1. BRICK - COMMON BRICK
  - 2. BRICK - SPECIAL BRICK
  - 3. BRICK - GLAZED BRICK
  - 4. BRICK - GLAZED BRICK WITH GLAZED GLASS
  - 5. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS
  - 6. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 7. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
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  - 12. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 13. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 14. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 15. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 16. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 17. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 18. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 19. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS
  - 20. BRICK - GLAZED BRICK WITH GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS AND GLAZED GLASS

# SCHEDULE S BUILDING ELEVATIONS (BUILDING 14)

**SCHEDULE T**  
**BUILDING ELEVATIONS (BUILDING 15)**



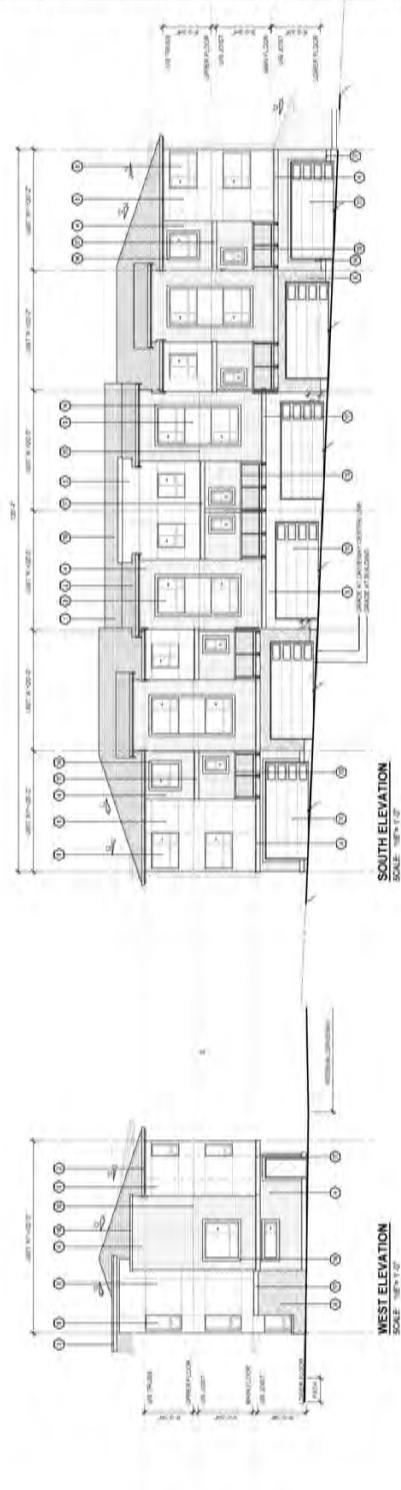


# SCHEDULE U BUILDING ELEVATIONS (BUILDING 16)

J.2 - Page 28







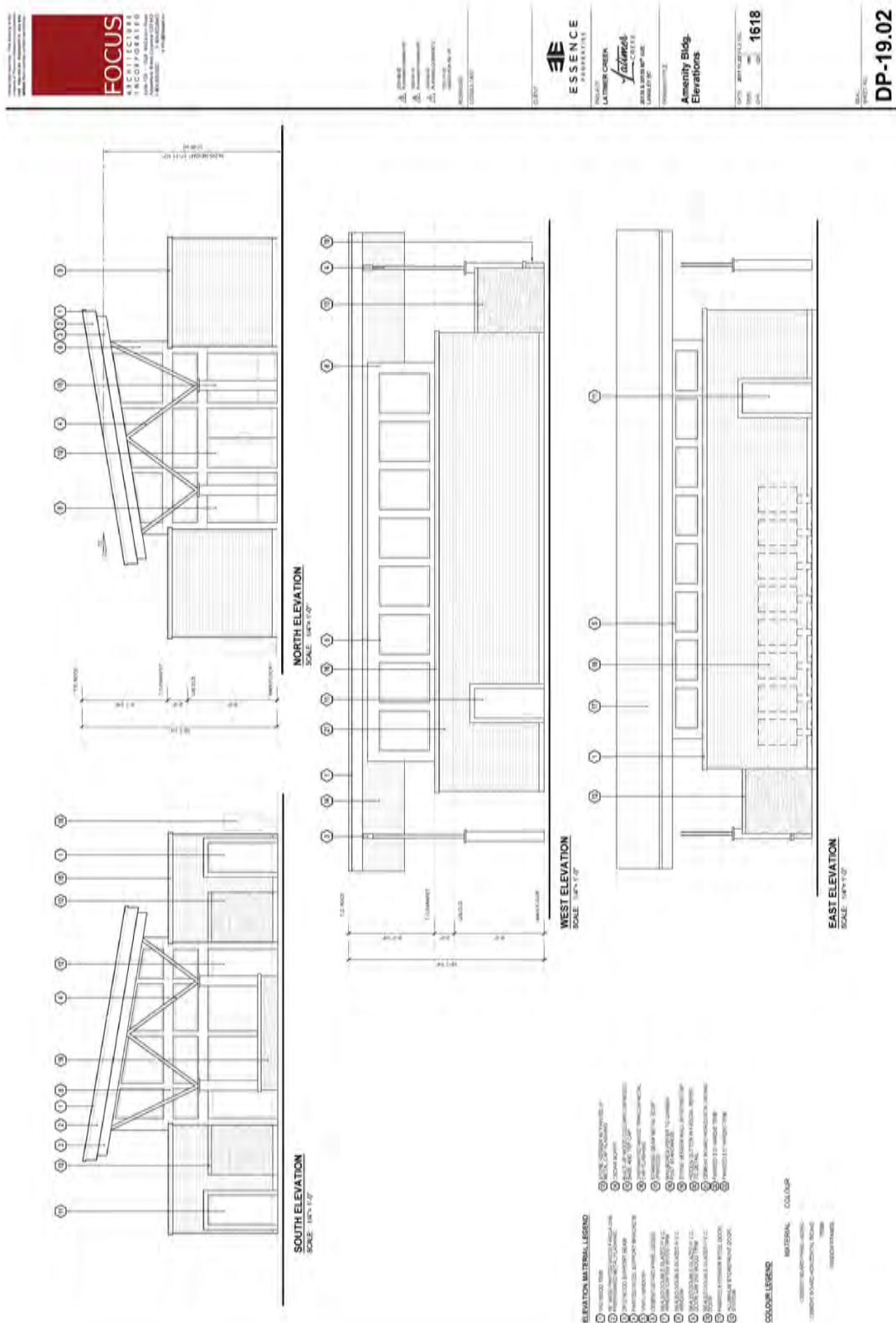
- ELEVATION MATERIAL LEGEND
- 1. CLADDING - BRICK
  - 2. CLADDING - BRICK
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  - 5. CLADDING - BRICK
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1618  
DP-18.03



# SCHEDULE W BUILDING ELEVATIONS (BUILDING 18)

J.2 - Page 30



J.2 - Page 31

- A** **Roof Shingles:**  
Pabco Premier Laminated Shingle  
'Pewee Gray'
- B** **Stone Veneer:**  
Cultured Stone  
'Echo Ridge Country LedgeStone'
- C** **Cement Board Plank Siding:**  
James Hardie  
'Arctic White'
- D** **Cement Board Panel:**  
James Hardie  
'Monterey Taupe'
- E** **Cement Board Plank Siding:**  
Woodstone  
'Mountain Cedar'
- F** **Fascia, Trims, & Window Trims:**  
Benjamin Moore  
2124-10 'Wrought Iron'
- G** **Window Frames:**  
Vinyl - 'Black'
- H** **Entry Doors:**  
To Match Woodstone  
'Mountain Cedar'

- Garage Doors:**  
To Match Trim Colour
- Soffit:**  
Royal Building Products  
Vinyl - 'Linen'
- Gutters:**  
Makin Metals  
To Match Trim Colour
- Railings:**  
Aluminum - 'Black'

COLOUR SCHEME 1	1618
DATE: 2014/04/24/15	BY: [Signature]
SCALE: 1/4" = 1'-0"	1/4" = 1'-0"

KEY PLAN



### COLOUR SCHEME 2

**A** **Roof Shingles:**  
Pabco Premier Laminated Shingle  
Pewter Gray

**B** **Cement Board Plank Siding:**  
James Hardie  
Aged Pewter

**C** **Cement Board Shingle Siding:**  
James Hardie  
Iron Gray

**D** **Cement Board Panel:**  
James Hardie  
Navajo Beige

**E** **Cement Board Plank Siding:**  
Woodstone  
Mountain Cedar

**F** **Fascia, Trims, & Window Trims:**  
Benjamin Moore  
2124-10 'Wrought Iron'

**G** **Window Frames:**  
Vinyl - Black

**H** **Entry Doors:**  
To Match Woodstone  
Mountain Cedar

**Gutters:**  
Makin Metals  
To Match Trim Colour

**Railings:**  
Aluminum - Black

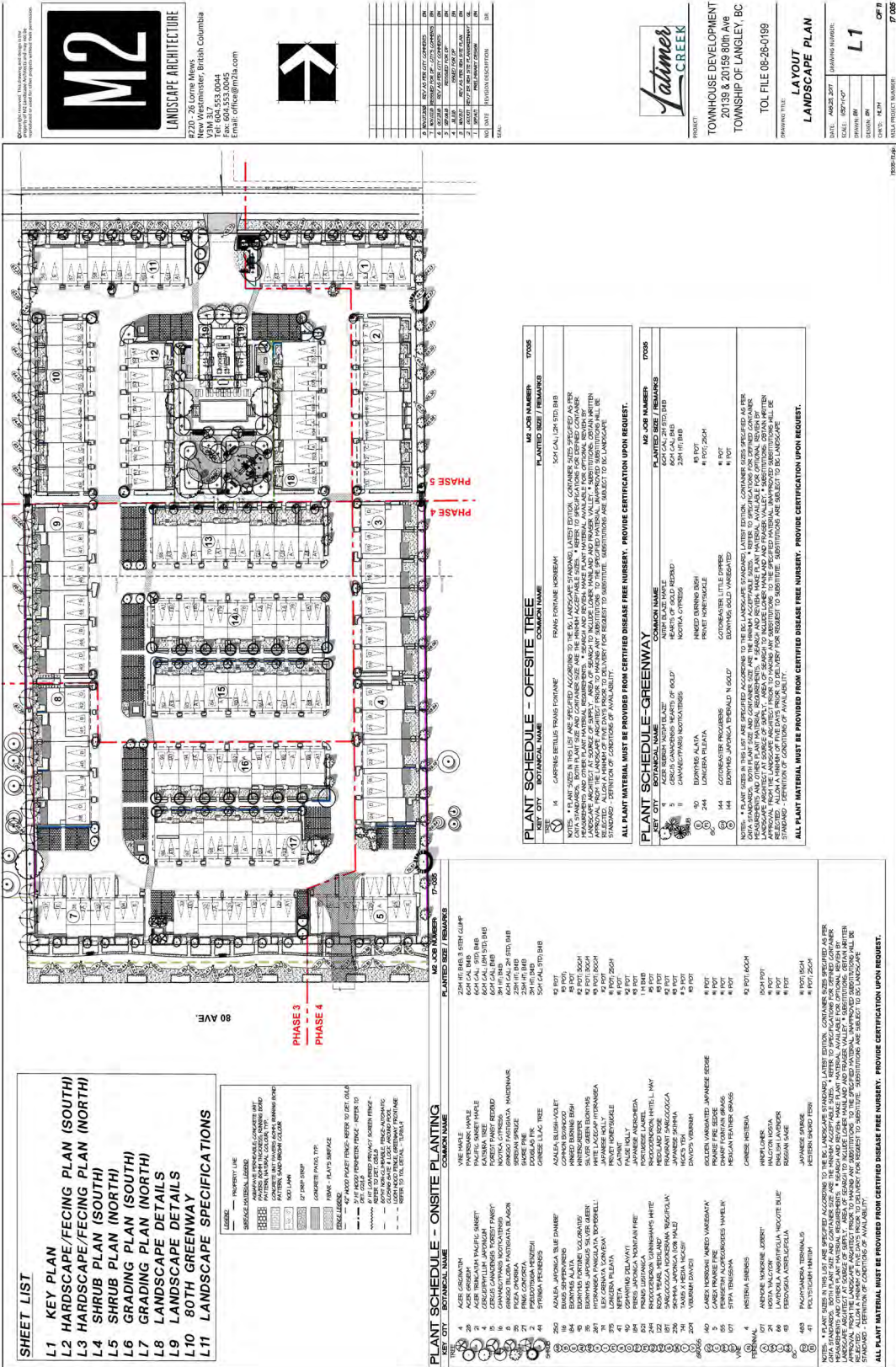
**Garage Doors:**  
To Match Hardie Panel  
Navajo Beige

**Soffit:**  
Royal Building Products  
Vinyl - Flagstone



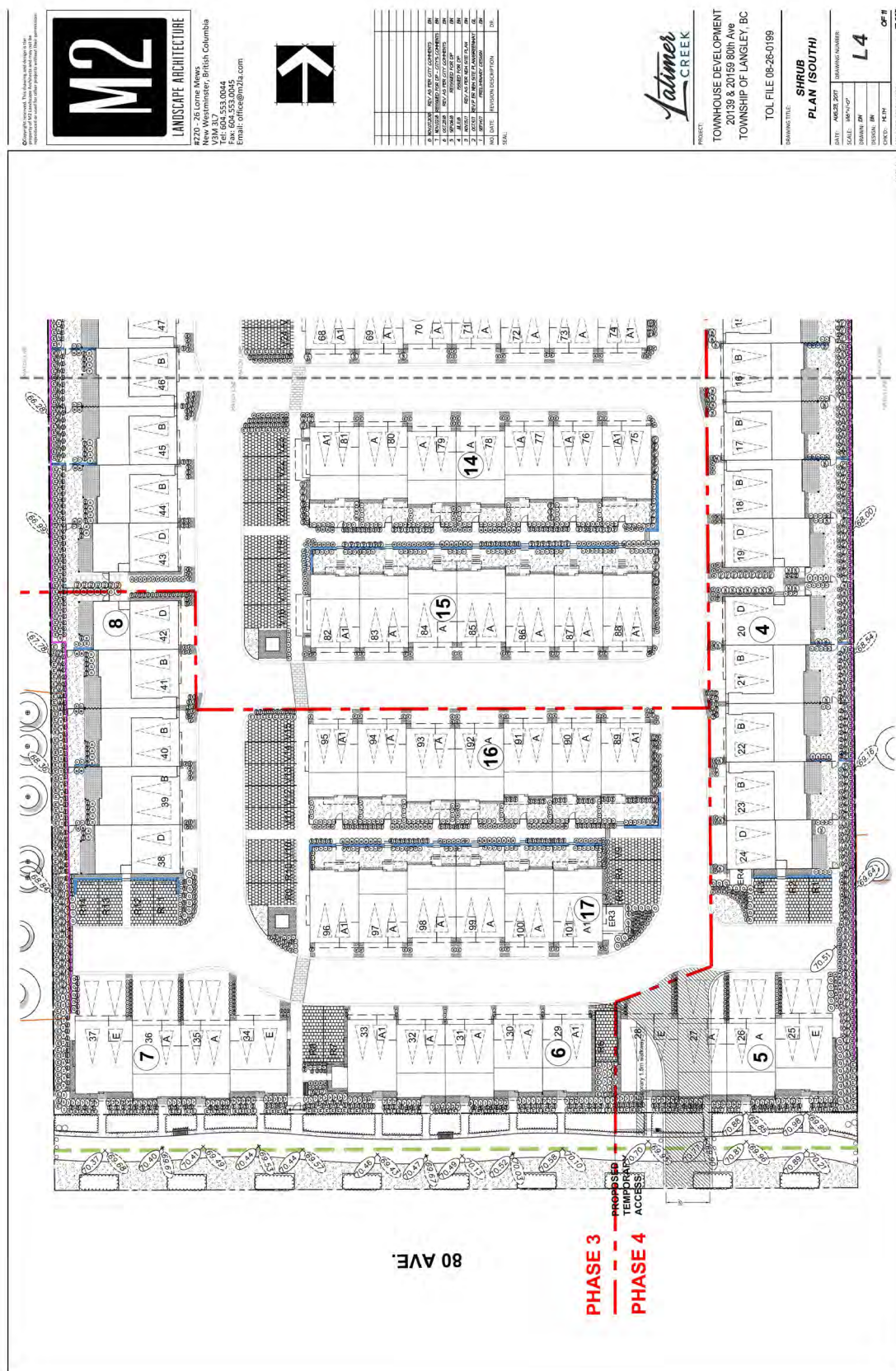
## SCHEDULE Z COLOURS AND MATERIALS







# SCHEDULE BB SHRUB PLAN (SOUTH)



**M2**  
LANDSCAPE ARCHITECTURE

4270 - 26 Lorne Mews  
New Westminster, British Columbia  
Tel: 604.533.0044  
Fax: 604.533.0045  
Email: info@m2landscape.com

**Latimer**  
CREEK

PROJECT:  
TOWNHOUSE DEVELOPMENT  
20130 & 20150 50th Ave  
TOWNSHIP OF LANGLEY, BC

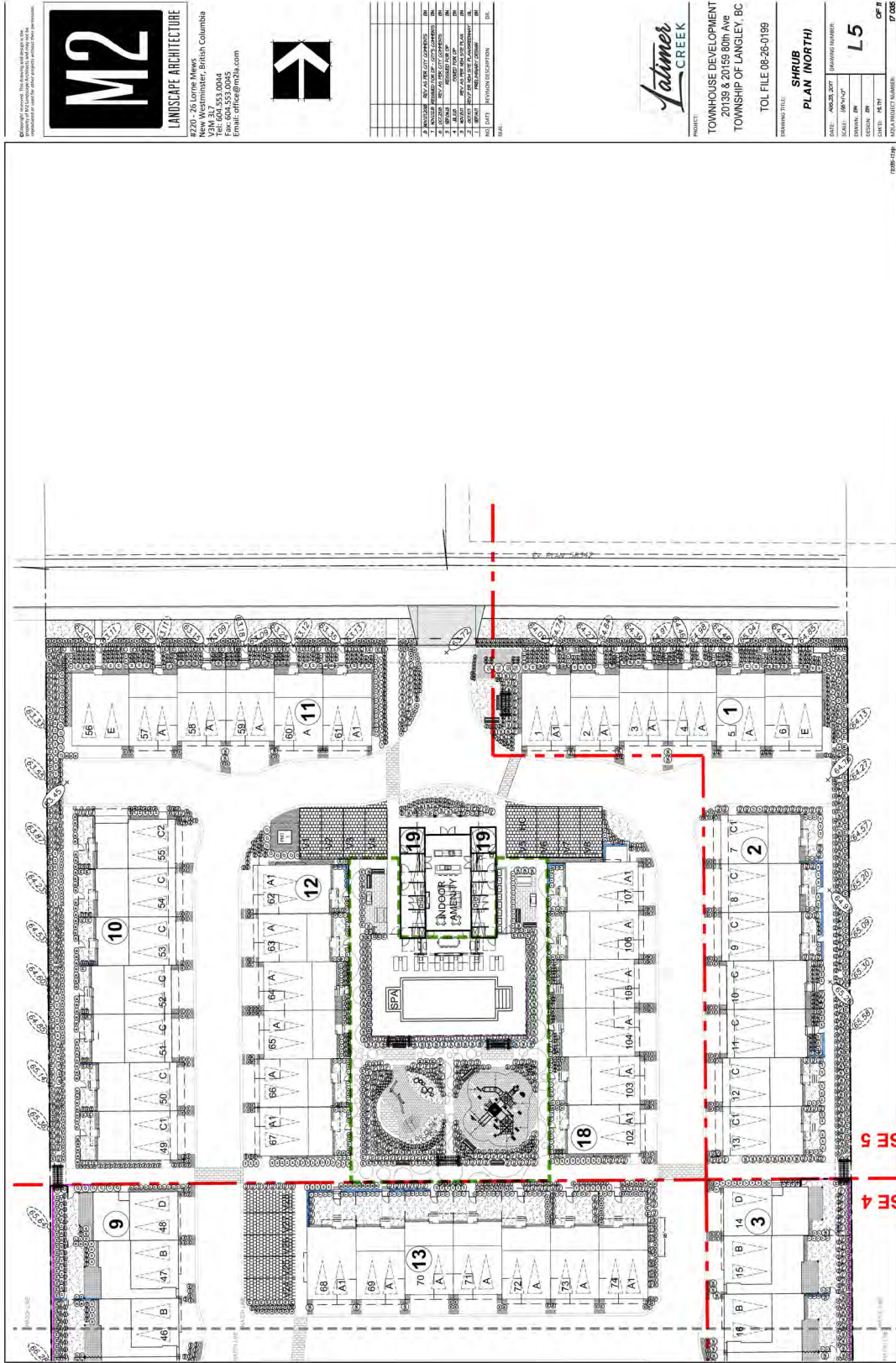
TOL FILE 09-25-0199

DRAWING TITLE:  
**SHRUB  
PLAN (SOUTH)**

DATE: AUG 29, 2021  
SCALE: 1/8"=1'-0"  
DRAWN BY: JN  
CHECKED BY: JN  
DATE: 14.04  
M2A PROJECT NUMBER:  
7 008

OF 11  
7 008

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
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SCHEDULE CC  
SHRUB PLAN (NORTH)



# SCHEDULE DD LANDSCAPE DETAILS

[illegible]



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**From:** Colin Moore  
**Sent:** Wednesday, October 30, 2019 3:58 PM  
**To:** CD Agenda Bylaw  
**Cc:** Paul Albrecht  
**Subject:** Item for November 4, 2019 Council meeting agenda Bylaw No 5421 (Essence Properties Ltd.)

1. Please place Bylaw # 5421 (Essence Properties Ltd.) on the Council agenda of November 4, 2019 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of November 19, 2018 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on December 7, 2018 with third reading given on December 10, 2018.
4. Also, please place accompanying Development Permit No. 100950 on the same agenda for issuance by Council.
5. Please note that the applicant has provided a contribution in the amount of \$515,098 as community amenities in compliance with requirements of Community Amenity Contributions Policy No. 07-166, in order to advance final adoption of the subject Bylaws, based on the understanding that such payment would be returned to the applicant should Council, at a future date, decide to exempt the subject application from the requirements of the Policy.