Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 8, 2021 – REGULAR MEETING	**REPORT:**	21-18
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-01-0106
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101201 (BOUWMAN / 21393 OLD YALE ROAD)		

PROPOSAL:

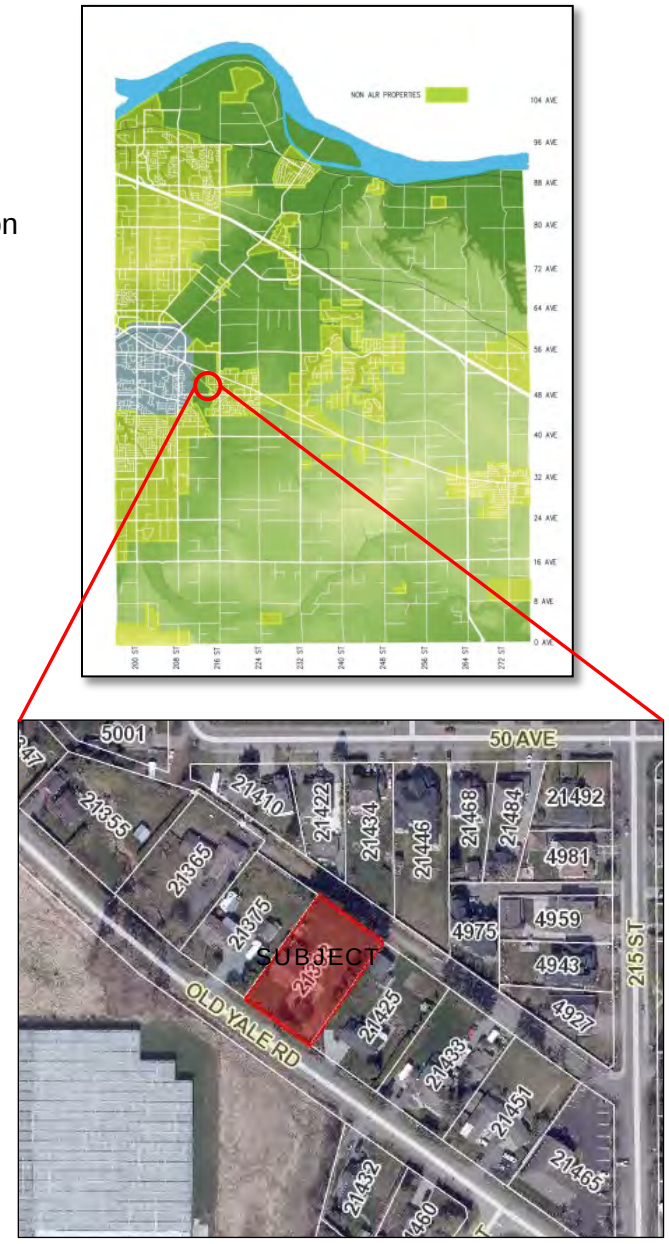
Heritage Alteration Permit application to facilitate subdivision of 21393 Old Yale Road into two (2) lots and construction of two (2) single family dwellings.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101201 subject to three (3) conditions, noting six (6) subdivision conditions.

RATIONALE:

The proposal complies with the Murrayville Heritage Conservation Area policies and requirements, as outlined in the Murrayville Community Plan.



RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101201 for property located at 21393 Old Yale Road to facilitate subdivision into two (2) lots and the construction of two (2) single family dwellings, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule “A”;
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2.”

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to final subdivision approval the following items will need to be finalized:

a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township’s Subdivision and Development Servicing Bylaw;
b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
d. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees;
e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw;
f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act, to restrict the location of driveways to the rear lane.

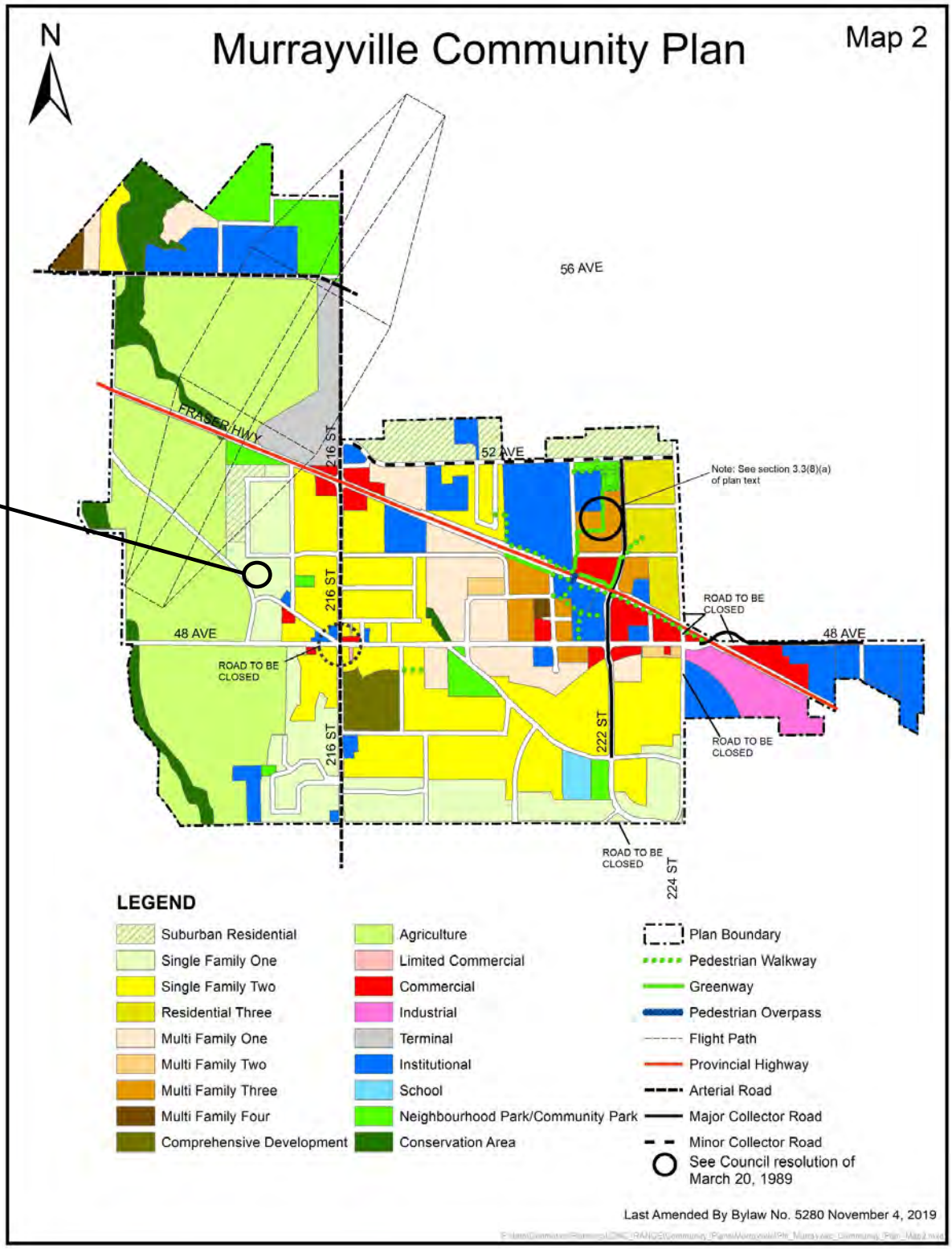
EXECUTIVE SUMMARY:

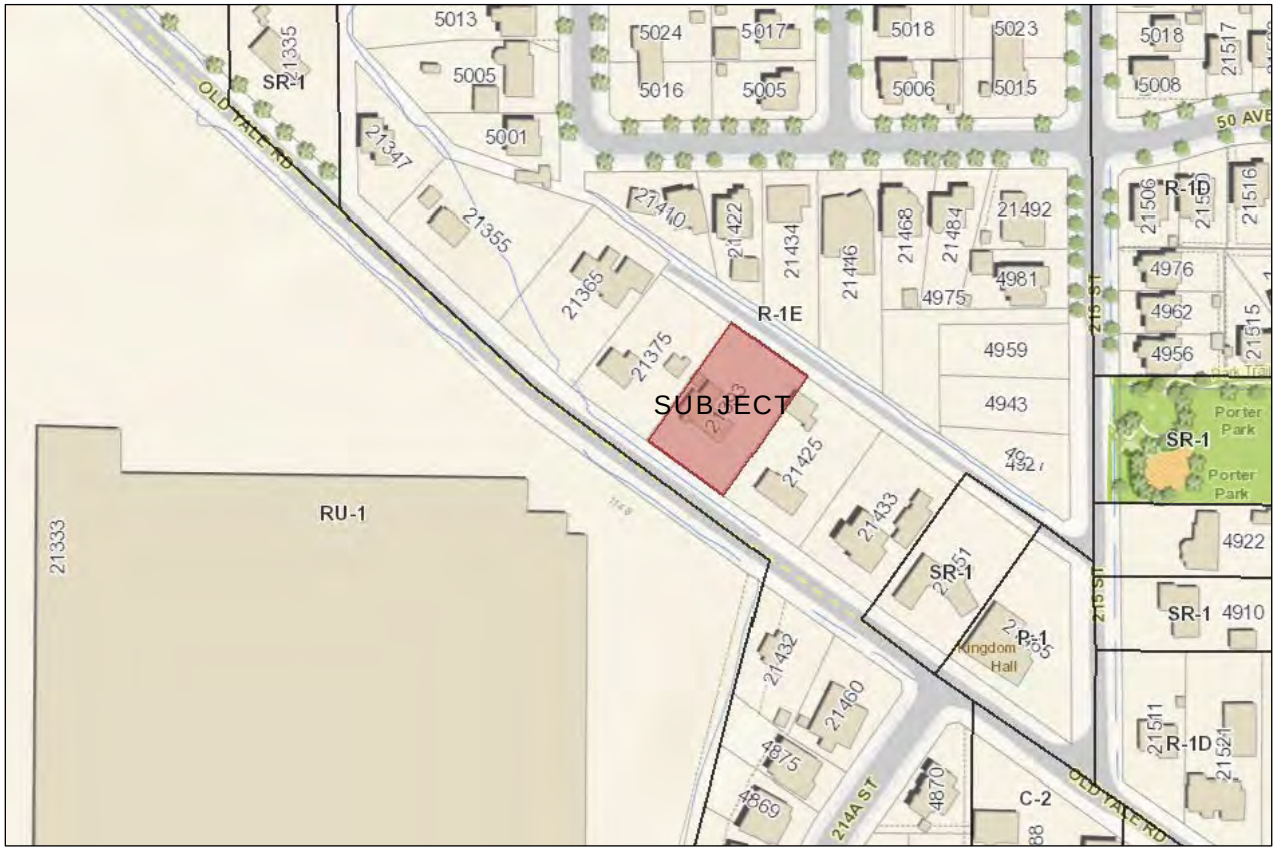
Jared Bouwman has applied for a Heritage Alteration Permit to facilitate subdivision of 21393 Old Yale Road into two (2) lots and the construction of two (2) single family dwellings. As the subject property is located within the Murrayville Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required. The applicant is requesting a variance to reduce the minimum frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2”. The proposal, in staff’s opinion, complies with the Heritage Conservation Area policy and requirements as outlined in the Murrayville Community Plan.

PURPOSE:

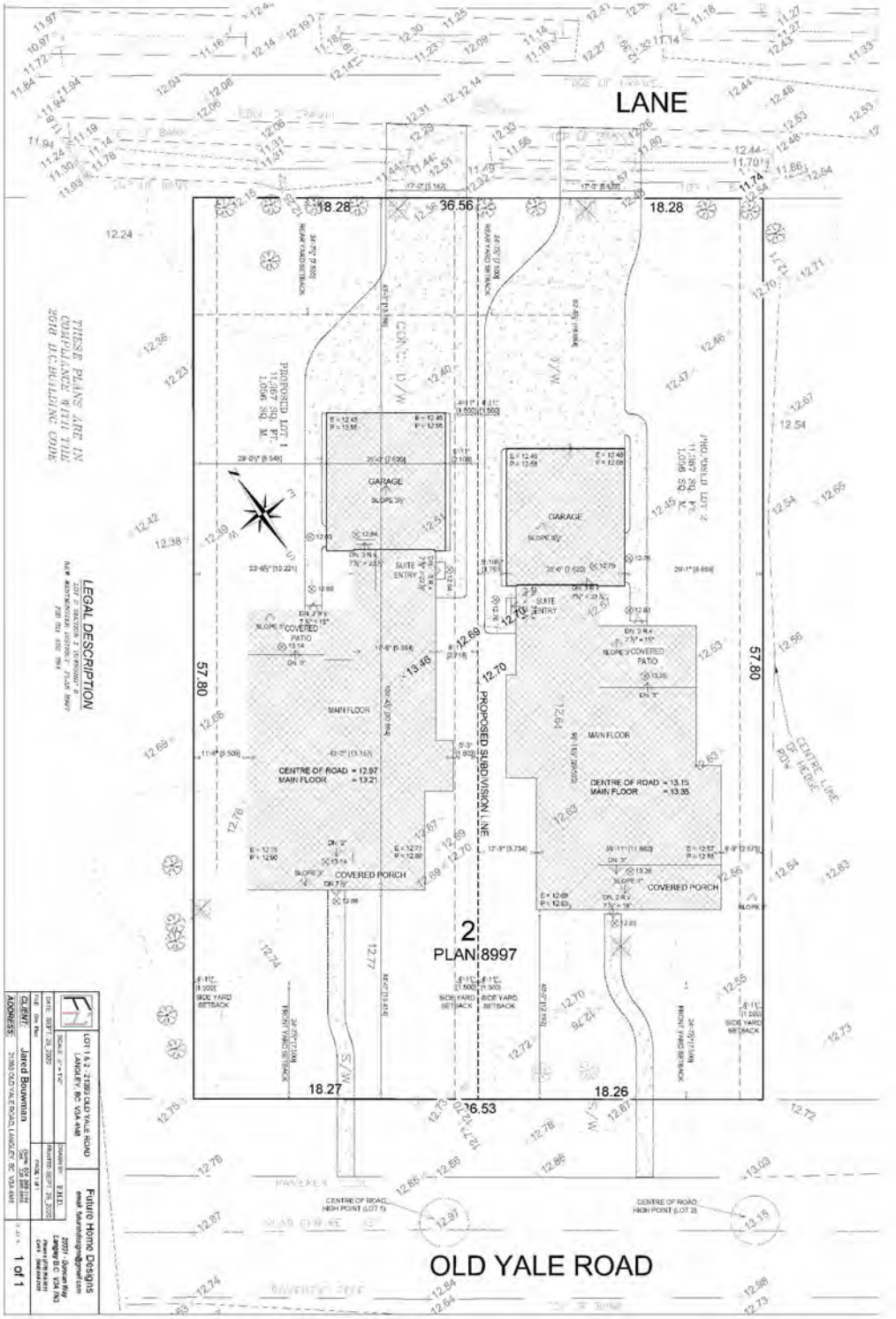
The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101201 in Murrayville.

SUBJECT


N
Murrayville Community Plan
Map 2
56 AVE
FRASER HWY
216 ST
52 AVE
Note: See section 3.3(8)(a) of plan text
48 AVE
ROAD TO BE CLOSED
222 ST
224 ST
LEGEND
Suburban Residential
Single Family One
Single Family Two
Residential Three
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Comprehensive Development
Agriculture
Limited Commercial
Commercial
Industrial
Terminal
Institutional
School
Neighbourhood Park/Community Park
Conservation Area
Plan Boundary
Pedestrian Walkway
Greenway
Pedestrian Overpass
Flight Path
Provincial Highway
Arterial Road
Major Collector Road
Minor Collector Road
See Council resolution of March 20, 1989
Last Amended By Bylaw No. 5280 November 4, 2019



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

LOT 1 BUILDING ELEVATIONS – SUBMITTED BY APPLICANT

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

LOT 2 BUILDING ELEVATIONS – SUBMITTED BY APPLICANT

RENDERING – SUBMITTED BY APPLICANT

REFERENCE:

Owner/Applicant:	Jared Bouwman 21393 Old Yale Road Langley BC V3A 4M6
Legal Description:	Lot 2 Section 1 Township 8 New Westminster District Plan 8997
Civic Address:	21393 Old Yale Road
Area:	0.21 ha (0.52 ac)
Murrayville Community Plan:	Single Family One
Existing Zoning:	Residential Zone R-1E

BACKGROUND / HISTORY:

The subject property is currently designated Single Family One in the Murrayville Community Plan and zoned Residential Zone R-1E. In January 2018, Council approved a Heritage Alteration Permit (HAP) to facilitate the demolition of the existing dwelling, subdivision into two (2) lots and the construction of two (2) new single family dwellings. As the proponent opted not to move forward with the development at the time the previous HAP has expired and the proponent has now applied for a new HAP.

DISCUSSION / ANALYSIS:

Similar to the previous application, Jared Bouwman has applied for a HAP to facilitate the demolition of the existing dwelling, subdivision into two (2) lots, and the construction of two (2) single family dwellings. As the subject property is located in the Murrayville Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to facilitate the demolition, subdivision and development of the proposed residential dwellings.

Adjacent Uses:

North:	A municipal lane, beyond which are single family residential properties zoned Residential Zone R-1E and designated Single Family One in the Murrayville Community Plan;
South:	Old Yale Road, beyond which is a property zoned Rural Zone RU-1, located in the ALR and designated Agriculture in the Murrayville Community Plan;
East:	Single family residential properties zoned Residential Zone R-1E and designated Single Family One in the Murrayville Community Plan; and
West:	Single family residential properties zoned Residential Zone R-1E and designated Single Family One in the Murrayville Community Plan.

Heritage Alteration Permit:

The subject property is located in the Murrayville Heritage Conservation Area, which provides Council the opportunity to review the form, character and siting of all new infill development. The guidelines for new construction in the conservation area outlined in the Murrayville Community Plan seek to preserve and enhance the historic character of the buildings and elements that comprise historic Murrayville. Accordingly, new construction should be compatible with the existing streetscape and surrounding buildings in form, scale, design and detail following the

principles of form, rhythm, and detailing outlined in the Murrayville Heritage Conservation Area design guidelines.

Heritage Alteration Permit No. 101201 facilitates the demolition of the existing dwelling, the subdivision of the subject property into two (2) lots, and the development of two (2) new single family dwellings per the site plan and building elevations shown in Attachment A. The existing dwelling to be removed is not a listed heritage residence, nor is it deemed to have heritage value.

The residences proposed for the two (2) single family lots reflect the traditional styling characteristic of the area in their gable roofs, dormers, architectural detail, and choice of materials. The long narrow building footprints are sited to front Old Yale Road with parking access from the rear lane in order to project a more traditional street front appearance free from parking garages, while eliminating the need for direct vehicular driveway access onto Old Yale Road. Both residences are designed for family living with open front porches and balustrades characteristic of many early residences in historic Murrayville. The front setbacks of the two residences from the road are additionally staggered to differentiate one from the other. Contrasting light/dark colour palettes are proposed for the two residences the first with blue-grey siding; white shutters and trim; and coloured doors. The second with light off-white siding and white trim, black framed windows, and natural wood doors.

To facilitate the subdivision, the applicant is proposing a variance to the requirements of Section 110.1 – Minimum Subdivision Requirements of the Township's Zoning Bylaw. Section 110.1 of the Zoning Bylaw permits a minimum frontage of 22 m (72 ft) in Residential Zone R-1E. The applicant is proposing a frontage of 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2". Staff note that Section 1.3 of Appendix A of the Murrayville Community Plan provides Council the opportunity to vary zoning requirements as part of a Heritage Alteration Permit. The applicant has provided the following rationale for the proposed variance:

> *Bylaw 2500 Section 110.1 stipulates a minimum lot area of 930 square meters and a minimum frontage of 22 metres (m) for properties zoned R1-E. While the subdivided lots fit within the bylaw minimum lot area requirements, we request the relaxation of the frontage requirements from 22m to create two equal frontages.*
>
> *We request a frontage variance to ensure the lot frontages are balanced. Balanced frontages:*
>
> 1. *Are very important to the heritage look and feel and to harmonize with the regularity and rhythm of the wider heritage neighborhood. (Examples include the properties 21507, 21513, 21523, 21531, 21518, 21650, 21658, 21662, 21674, and 21680 on adjacent 48 Ave)*
>
> 2. *Allow for consistent massing of the proposed heritage looking homes on the lots and allow for regularity with the immediately adjacent properties,*
>
> 3. *Provide sufficient room for building within the appropriate setbacks and*
>
> 4. *Allow for the driveway and garage to be on the back for both lots, with both lots accessed from the lane. This is consistent with the Township's plan for the upgrade to Old Yale Road (Commemoration Option) adopted by Council in June 2016.*

In view of these considerations, we request that the proposed equal frontages be viewed favorably.

The proposal, in staff's opinion, complies with the intent of the Heritage Conservation Area policy and requirements as outlined in the Murrayville Community Plan (Attachment B). Staff note that although a variance is required for the frontage of the proposed lots, the proposed lot areas (1,056 m² / 11,367 ft²) and depth (57.8 m / 189.6 ft) exceed the requirements of Section 110.1 of the Zoning Bylaw (minimum 930 m² / 10,010.4 ft² area and 22m / 72.2 ft depth required).

Heritage Review:

Between December 14 – 18, 2020, the Murrayville Heritage Review Panel provided comment on the subject Heritage Alteration Permit application. The panel expressed support for the proposed lot configurations and residences based on their compatibility with the existing context and Murrayville Heritage Conservation Area Guidelines. The Heritage Advisory Committee supported the comments of the Panel for this project on January 6, 2021.

Compliance with the Zoning Bylaw:

The applicant is proposing a variance to the required lot frontage in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2". The lot frontage variance is incorporated in the subject Heritage Alteration Permit. The proposed single family dwellings comply with the requirements of Residential Zone R-1E.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the proposed development will generate approximately one (1) new student for James Hill Elementary School (located approximately 1.6 km southeast of the site) and one (1) new student for Langley Secondary School (located approximately 1 km north of the site).

Parks:

Porter Park is located approximately 150 metres to the east of the subject site. Denny Ross Memorial Park is located approximately 950 metres to the southeast of the subject site.

Transit:

Transit service (route 560 on 216 Street, and route 503 on Fraser Highway) is available in proximity to the proposed development.

Tree Protection / Replacement:

15 significant trees were identified on the site. 11 trees are proposed to be retained. Because of the proposed tree retention, no replacement trees are required by the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection). Final tree replacement plans are subject to the final acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of

the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. Staff note that Township watercourse maps indicate a watercourse on the north side of Old Yale Road, however, the maps are currently being updated to reflect that the former watercourse has been piped. As built drawings indicate the watercourse was piped in 1986.

Landscape:

Proposed landscaping for the two (2) lots follow the informal patterning of a country garden with an appropriate selection of traditional shrubs and plantings in keeping with the recommendations of the Murrayville Heritage Conservation Area Guidelines.

Servicing and Access:

Access for the proposed lots will be provided from the rear lane. Prior to subdivision, the applicant is required to enter into a servicing agreement to secure road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a Public Information Meeting.

POLICY CONSIDERATIONS:

The subject site is designated Single Family One in the Murrayville Community Plan and is zoned Residential Zone R-1E. The site is also located within the Murrayville Heritage Conservation Area. The Heritage Alteration Permit includes a variance for the proposed lot frontages from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2". The subject application has complied with the heritage review processes outlined in the Murrayville Community Plan for the conservation area and has the support of the Murrayville Heritage Review Panel and Heritage Advisory Committee. Staff support issuance of the Heritage Alteration Permit based on the proposed development being in compliance with the Heritage Conservation Area policy and requirements.

Staff have notified adjacent property owners that this Heritage Alteration Permit application is being considered at the March 8, 2021 Regular Council Meeting, and they may submit written input regarding the matter should they deem necessary.

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Respectfully submitted,

Joel Nagtegaal

DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Heritage Alteration Permit No. 101201

ATTACHMENT B Excerpt from Murrayville Community Plan – Heritage Conservation Area

ATTACHMENT C School District Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101201

This Permit is issued this _____day of _____, 2021 to:

1. Name: Jared Bouwman

   Address: 21393 Old Yale Road
   Langley BC V3A 4M6

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 2 Section 1 Township 8 New Westminster District Plan 8997

   CIVIC ADDRESS: 21393 Old Yale Road

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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
   c. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2.”

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

   a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township’s Subdivision and Development Servicing Bylaw;
   b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
   c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
   d. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees;
   e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw;
   f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict the location of driveways to the rear lane.

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 Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration 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.

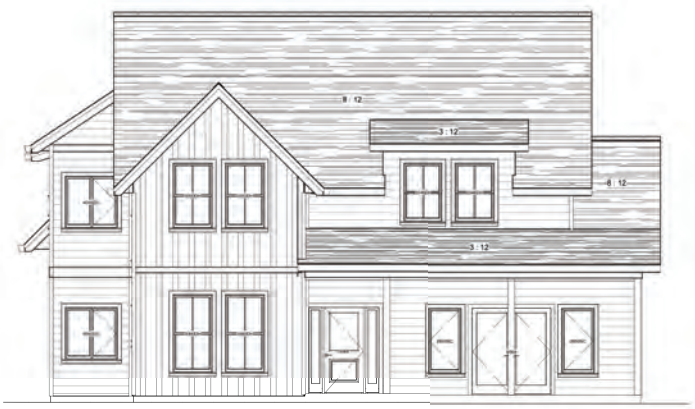
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2021.

Attachments:

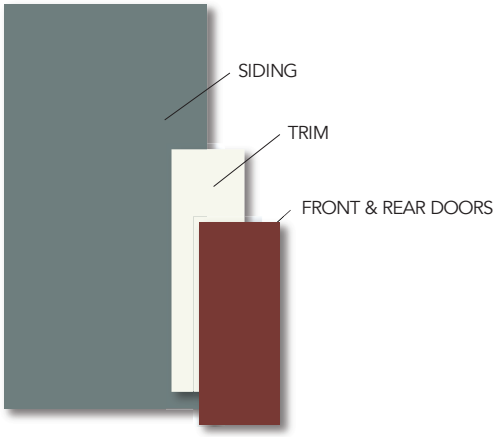
SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

OLD YALE ROAD
LANE
PROPOSED SUBDIVISION LINE
PROPOSED LOT 2
11,367 SQ. FT.
1,056 SQ. M.
PROPOSED LOT 1
11,367 SQ. FT.
1,056 SQ. M.
PLAN 8997
2
LEGAL DESCRIPTION
LOT 2 SECTION 1 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 8997
PID 011-402-784
THESE PLANS ARE IN
COMPLIANCE WITH THE
2018 B.C.BUILDING CODE
LOT 1 & 2 - 21393 OLD YALE ROAD
LANGLEY, BC V3A 4M8
SCALE: 1/8" = 1'-0"
DATE: SEPT. 28, 2020
FILE: Site Plan
DRAWN BY: F.H.D.
PRINTED: SEPT. 28, 2020
PAGE 1 of 1
CLIENT: Jared Bouwman
Home: 604 888 1144
Cell#: 236 996 9969
ADDRESS: 21393 OLD YALE ROAD, LANGLEY, BC V3A 4M8
Future Home Designs
email: futurehedesigns@gmail.com
20331 - Duncan Way
Langley B.C. V3A 7W3
Phone # (778) 289-9
Cell # (604) 614-22
E.2
SHEET NO. 1 of 1

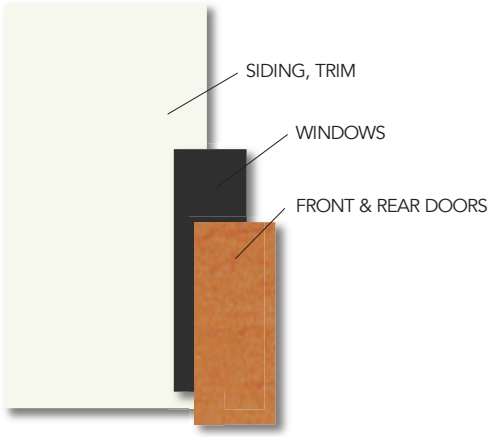
WEST LOT FRONT ELEVATION



EAST LOT FRONT ELEVATION



CEDAR SHINGLES	BM-2122-20 STEEP CLIFF GREY
HARDI PLANK SIDING	BM-2122-20 STEEP CLIFF GREY
BOARD AND BATTON	BM-2122-20 STEEP CLIFF GREY
ASPHALT ROOF SHINGLES	IKO CAMBRIDGE DUAL BLACK
PREFINISHED VINYL WINDOWS	WHITE
PAINTED METAL ENTRANCE DOOR	BM-CC-62 SUNDRIED TOMATO
PAINTED WOOD POSTS, KNEE BRACING	BM-OC-117 SIMPLY WHITE
WINDOW DOOR TRIM / FASCIA	BM-OC-117 SIMPLY WHITE
METAL GARAGE DOOR	BM-OC-117 SIMPLY WHITE
GUTTER AND DOWNSPOUTS	ALUMINUM, WHITE
SOFFITS	WHITE

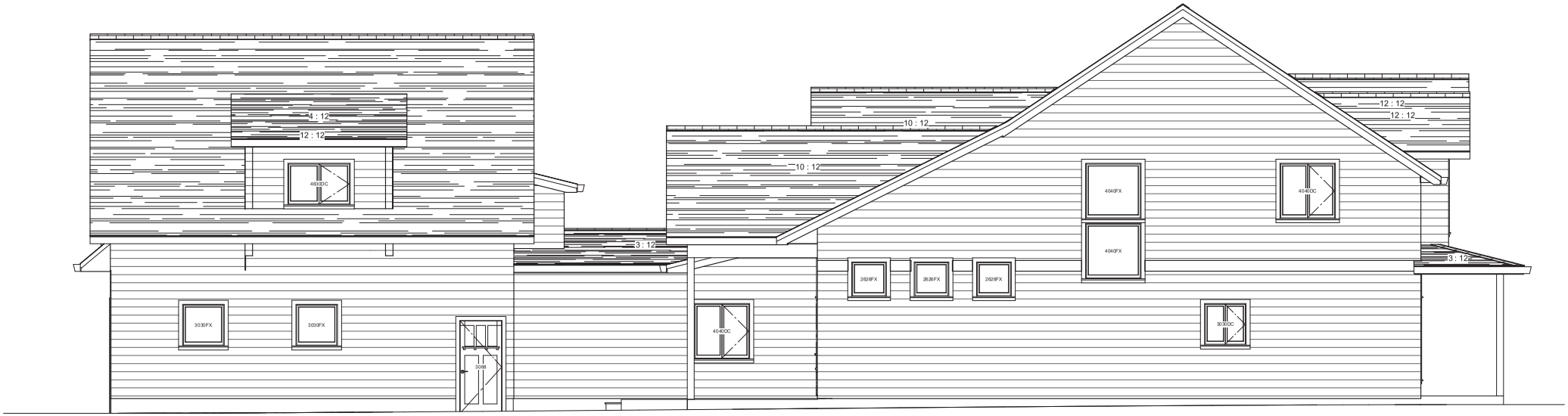


CEDAR SHINGLES	BM-OC-118 SNOWFALL WHITE
HARDI PLANK SIDING	BM-OC-118 SNOWFALL WHITE
BOARD AND BATTON	BM-OC-118 SNOWFALL WHITE
ASPHALT ROOF SHINGLES	IKO CAMBRIDGE DUAL BLACK
PREFINISHED VINYL WINDOWS	BLACK
WOOD MAIN DOOR, REAR DOOR	CEDAR STAIN
STAINED EXTERIOR WOOD POSTS, GARAGE KNEE BRACING	CEDAR STAIN
WINDOW DOOR TRIM / FASCIA	BM-OC-118 SNOWFALL WHITE
GARAGE DOOR, FRENCH DOORS	BM 2119-10 SPACE BLACK
GUTTER AND DOWNSPOUTS	ALUMINUM, BLACK
SOFFITS	WHITE

FRONT ELEVATION

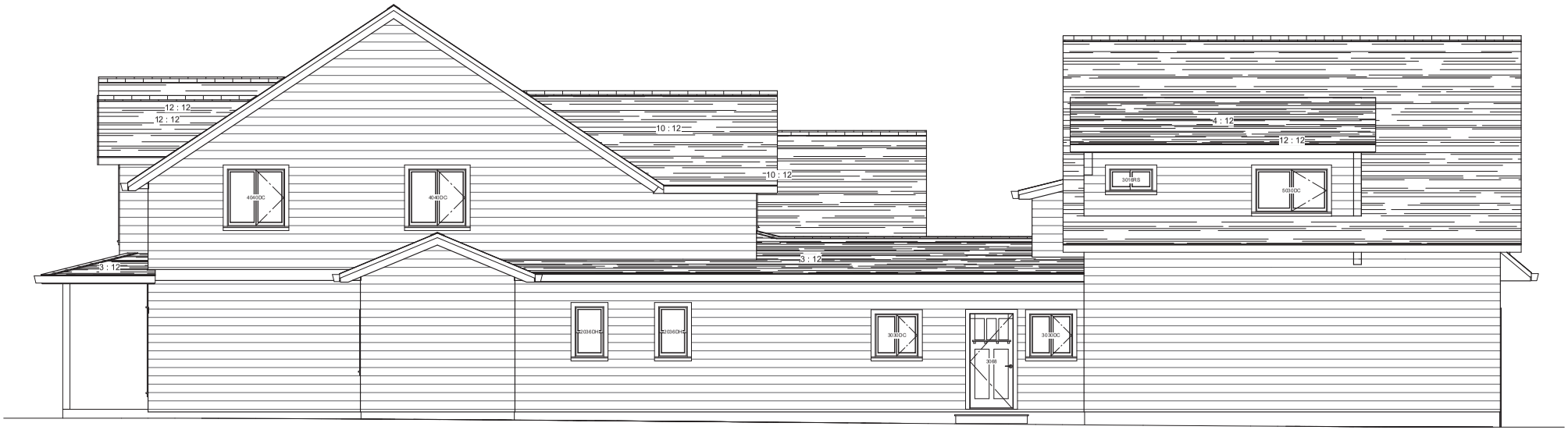
REAR ELEVATION

LOT 1 ELEVATIONS



LEFT ELEVATION

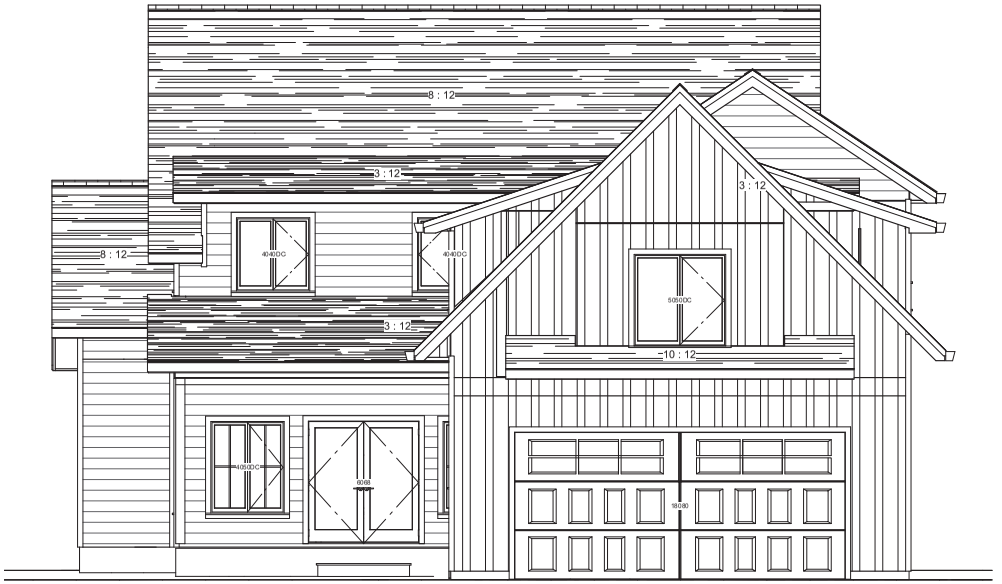
LOT 1 ELEVATIONS



RIGHT ELEVATION

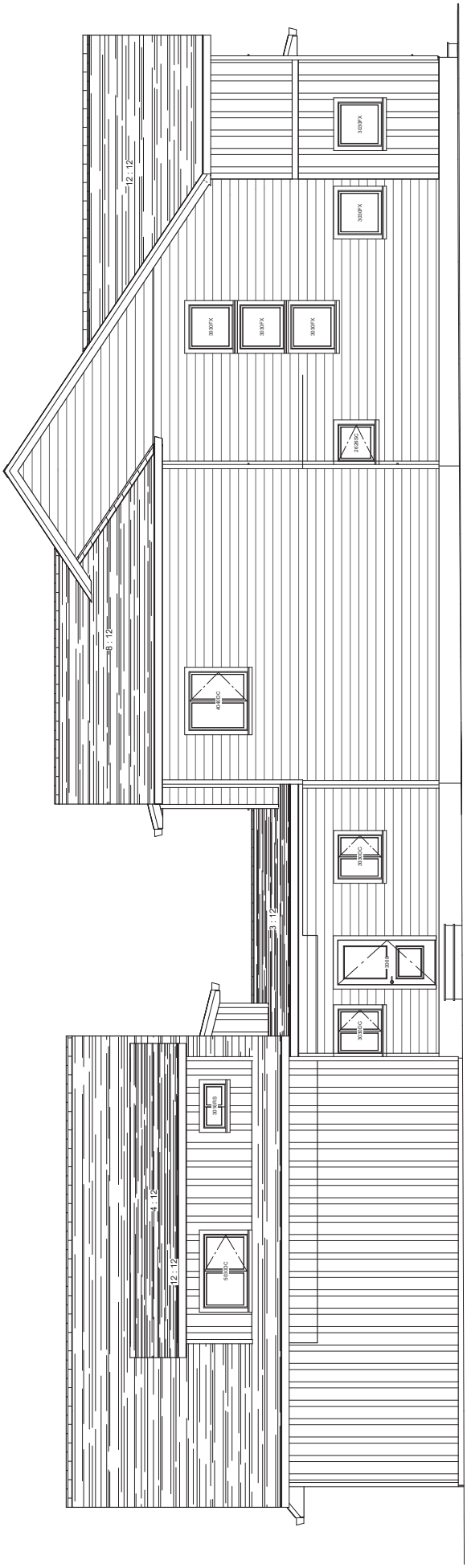
LOT 1 ELEVATIONS

FRONT ELEVATION



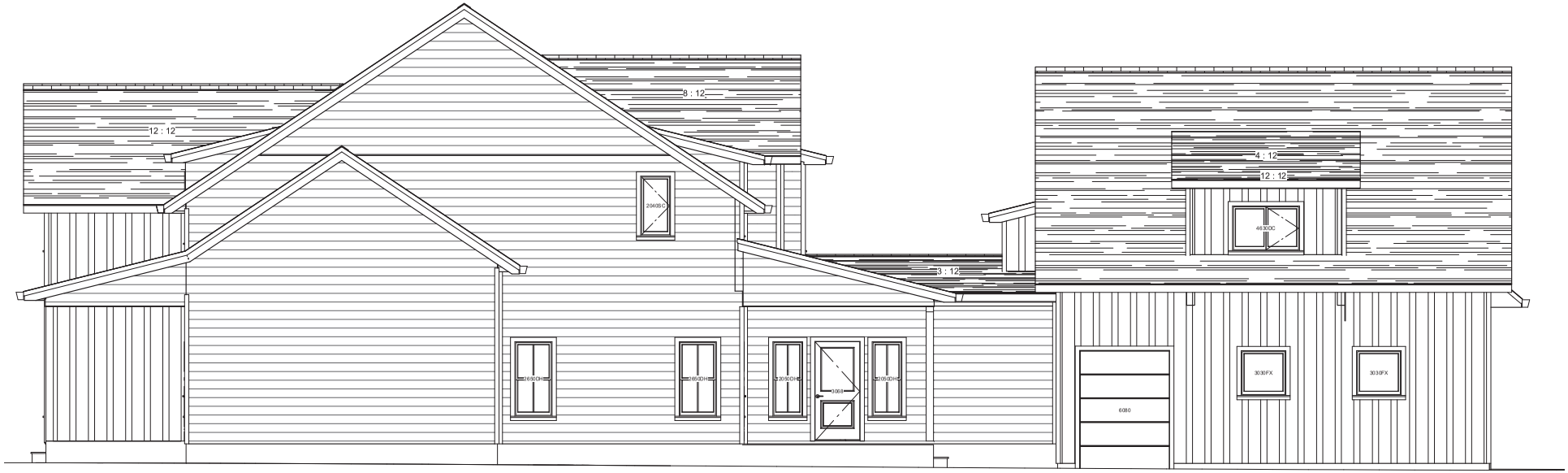
REAR ELEVATION

LOT 2 ELEVATIONS



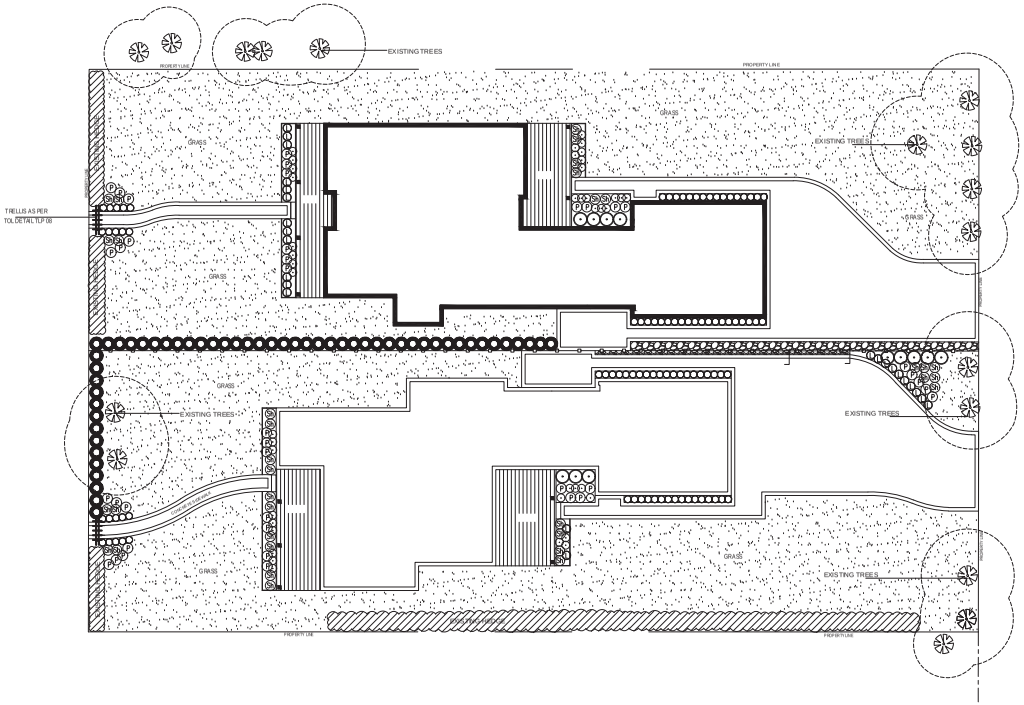
LEFT ELEVATION

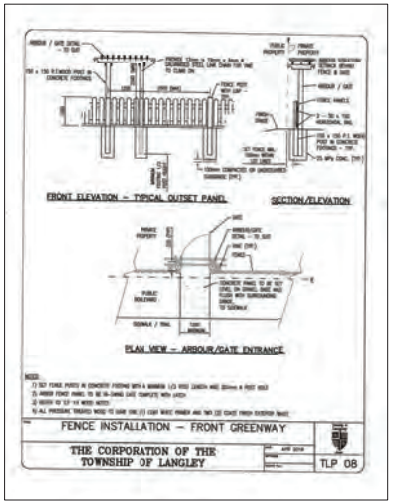
LOT 2 ELEVATIONS



RIGHT ELEVATION

LOT 2 ELEVATIONS





PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	92	#3 POT	45 CM. O.C.
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	12	#3 POT	90 CM. O.C.
⊙	BEARDED IRIS (YELLOW)	BEARDED IRIS	39	#2 POT	AS SHOWN
Ⓟ	PEONY (VARIOUS RED/PINK)	PEONY	39	#3 POT	65 CM. O.C.
Ⓢ	LEUCANTHEMUM x SUPERBUM	SHASTA DAISY	34	#3 POT	65 CM. O.C.
◉	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	54	1.50 METERS	70 CM. O.C.
◉	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	24	#3 POT	55 CM. O.C.

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

   ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

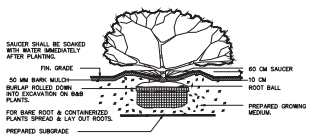
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. JARED BOUWMAN
21393 OLD YALE ROAD
LANGLEY, B.C.

TITLE
PLAN VIEW

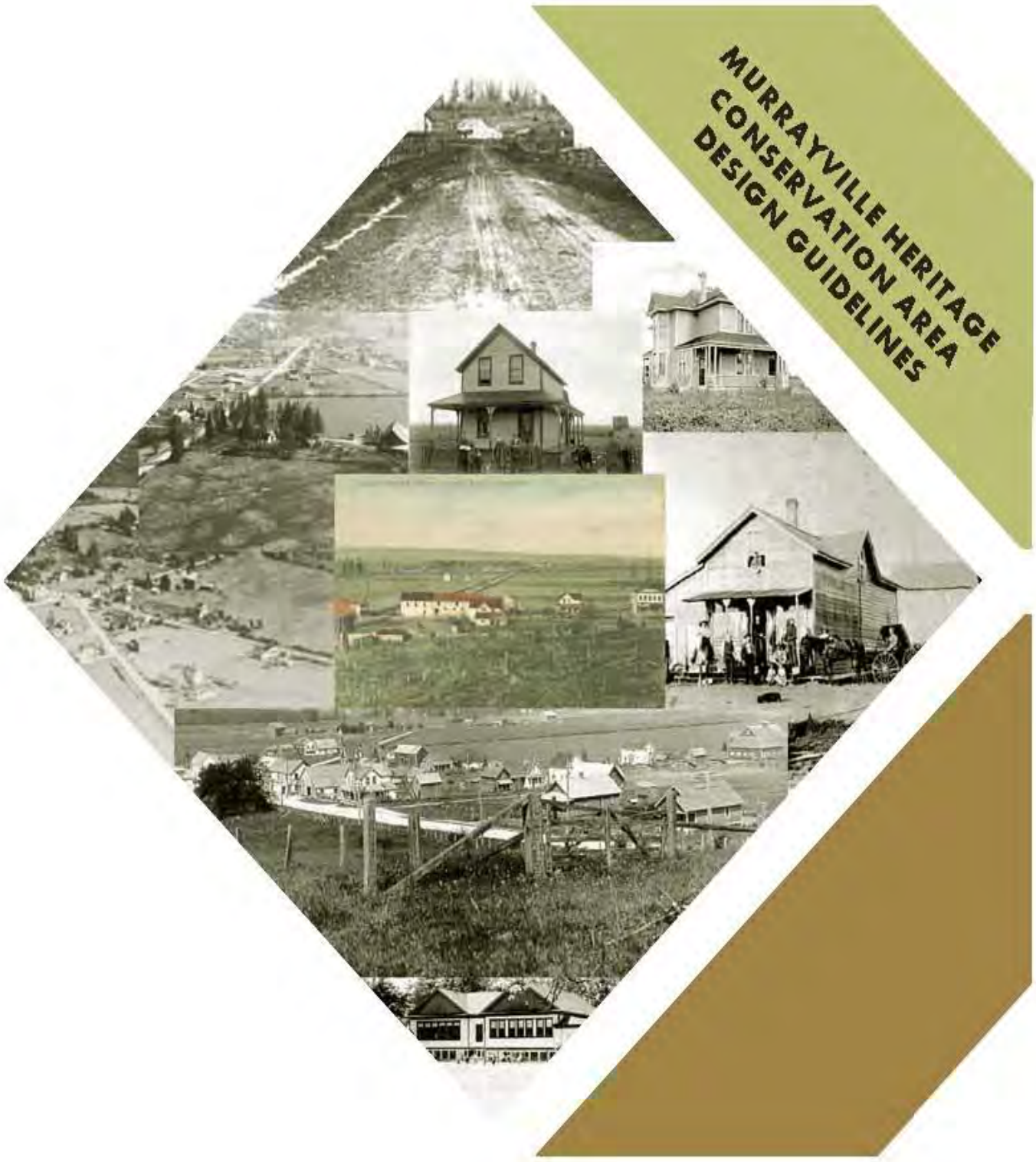
LANDSCAPE PLAN
PROPOSED
2 LOT SPLIT
LOTS 1 & 2
21393 OLD YALE ROAD
LANGLEY, B.C.

SCALE 1:150	DATE JAN/21
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED | JOB No. | DRAWING No. L-1

APPENDIX A

4833
29/11/10



SECTION 1: GENERAL PRINCIPLES

1.1 INTRODUCTION

Murrayville, with its unique five-corner intersection, was the second area in the Township to develop into a distinct community. Its history is over 140 years old, and since the 1890s it has functioned as a centre for local government as well as health, education, social and commercial services. Today there is a diverse range of heritage resources associated with the different eras of development in Murrayville's past, ranging from 1887 through to the present day. These include buildings, roadways, natural heritage, views and pioneer histories. In terms of the concentration of built heritage resources, Murrayville, along with Fort Langley, is one of the most intact early areas in the Township. Collectively these assets present a unique opportunity not only to preserve but also to enhance this already important heritage community of Murrayville. Growing community interest has already resulted in the successful restoration and adaptive use of a number of historic structures. Experience shows that a vital and well-planned heritage area provides economic as well as social and environmental benefits to individual owners as well as the entire community.

Preserving heritage values has a significant impact on the social, cultural, economic and environmental sustainability of a community. Through the recognition, revitalization and preservation of our built heritage we strengthen our community identity, promote the economic stability of livable, sought-after neighbourhoods and reduce energy consumption by reusing and retrofitting our existing building stock. These are key considerations in achieving the Township's vision of becoming a more sustainable community.

Murrayville circa 1910 [Langley Centennial Museum #3440]

In recognition of its heritage value to the citizens of Langley, Murrayville has been designated as a Heritage Conservation Area (HCA). These guidelines are intended to assist property owners, merchants, developers, architects, designers and the Township of Langley in designing, evaluating and implementing the rehabilitation of existing buildings, and the design of new buildings, in the Murrayville Heritage Conservation Area. Any person renovating, restoring or undertaking new construction work within the HCA should first consult these guidelines.

Historic building rehabilitation should be based on the integrity of a building's original design, and new buildings should relate to Murrayville's authentic architectural legacy. Depending on the complexity of a project, building owners are encouraged to retain suitable professional consultants that can provide sound advice and prepare project designs that achieve a set of objectives that all parties — including, where applicable, the public and Council — can support.

These design guidelines cover building facades, awnings, signs, lighting and landscaping. Sketches are included to illustrate concepts but should not be considered the only options available to designers. The historic photograph collection of the Langley Centennial Museum archives can also be a source of information and inspiration.

1.2 Purpose of the Guidelines

The purpose of these guidelines is to preserve and enhance the historic character of the buildings and elements that comprise the Murrayville Heritage Conservation Area. They are based on an examination of the existing conditions of the area and an analysis of potential conservation treatments. The underlying principles of the Guidelines are based on the integrity of individual buildings, and respect for the original design concept for each structure, as well as the integration of each building within a unified vision for the entire area. Therefore it is strongly recommended that the original materials of individual buildings be retained or uncovered, that lost details be replaced, and that historically inappropriate elements not be added. The objectives of the Guidelines are to:

- inform the building owners, tenants, retail merchants and the public of the intent to enhance the character of historic Murrayville;
- promote economically viable commercial and residential projects;
- encourage the retention and revitalization of individual historic buildings;
- provide guidance for new construction; and
- encourage a consistent and appropriate streetscape appearance that will benefit the entire heritage area.

1.3 General Requirements

Although modest in scale, the character of Murrayville is defined by its entire collection of buildings, streets, and structures, and it is essential that these different components work together to provide a harmonious appearance. A variety of activities and businesses will draw tourists and promote commercial success. The overall framework for this activity should be a cohesive and visually appealing streetscape based on authentic historic character. While these guidelines do not apply to the interior of buildings, owners are encouraged to design interiors in a manner that is complimentary to exterior facades.

All permit applications within the HCA must conform to existing municipal bylaws, unless these bylaws are varied, amended or supplemented. Within the context of the Heritage Conservation Area, and specifically for heritage projects, variances can be considered in order to achieve better outcomes within the context of the area. In those cases where zoning requirements are considered for variance, the heritage character of the overall area will remain the primary concern.

Special requirements to vary provisions in the Zoning Bylaw related to heritage situations can be enabled either through Heritage Alteration Permits or Heritage Revitalization Agreements. In non-heritage developments, variances can be considered if they will complement or contribute to the area's heritage character. Heritage Alteration Permits are obtained by applying to the Township.

Property owners within the Heritage Conservation Area may do any of the following types of development if approved through a Heritage Alteration Permit:

- Subdivision of a property;
- Addition/alteration to the exterior of a building (including windows, doors, porches and exterior siding;
- Construction of a new building; or
- Demolition of a building.

The following activities do not require a Heritage Alteration Permit:

- Scheduled Heritage Properties where the exterior alterations do not change the form and scale of a building, and use original materials, materials similar to those on the building or materials recommended in the *Design Guidelines*;
- Non-Scheduled Properties where any changes, accessory buildings or minor additions less than 50 square metres (538 square feet) do not front a road, are in conformity with the *Design Guidelines* and are constructed with similar materials and in a similar style to the existing building;
- Exterior maintenance, routine or in-kind repairs, including repainting in similar or identical colours;
- Interior renovations;
- Landscaping;
- Construction and maintenance activities carried out by, or on behalf of, the Township; or
- Regular and emergency maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.

The process for considering applications for a Heritage Alteration Permit is as follows:

1. Presentation by the applicant of a concept sketch of the project to the Heritage Review Panel of the Heritage Advisory Committee. This panel includes expertise in architectural design and construction and provides advice and recommendations on proposed designs. This step should be initiated early in the process.
2. Application to the Township for a Heritage Alteration Permit.
3. Presentation by the applicant of a final design, including building elevations, material, colours, landscaping, signs and interpretation to the Heritage Review Panel.
4. Report to Council by staff.
5. Notification of surrounding property owners and residents by staff.
6. Public Hearing.
7. Issuance of Permit.

The Township also administers the B.C. Building Code and other technical codes and regulations that control development. In dealing with heritage buildings, where finding technical solutions is not always straightforward, staff can consider equivalencies that achieve an acceptable level of Code compliance.

In all applications dealing with heritage properties, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* will be used as the basis for review. These standards outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention including additions. The *Murrayville Heritage Conservation Area Design Guidelines* provide additional, specific guidance for appropriate interventions and for infill and new construction.

1.3.1 Scheduled Heritage Properties

As part of the Heritage Conservation Area Bylaw, a number of properties with heritage character and value are listed as Scheduled Heritage Properties. These sites are legally protected, and should be conserved in a manner appropriate to their original period and style. These sites are eligible for the highest level of conservation incentives offered under the Township of Langley's Heritage Building Incentive Program. Building details should be consistent with the date the building was constructed or, in certain circumstances, to a historically defensible later date based on documentary evidence. Applied ornamentation, detailing and forms that never existed should not be added. Specific guidance is provided in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada.*

The Traveller's Hotel, 1887: a Scheduled Heritage Property

1.3.2 Heritage Inventory Sites

Another 18 sites of potential heritage value are identified on the Township of Langley's Heritage Inventory and can apply for legal protection in order to be eligible for the highest level of conservation incentives offered under the Heritage Building Incentive Program.

1.3.3 Non-Scheduled Existing Buildings and Renovations

While a number of more contemporary or significantly altered buildings are not included on the Schedule, they nevertheless bear witness to the design aesthetic of a particular time period. Individually, these buildings are an expression of their own period; collectively they demonstrate the evolution of the community over time. As with historic buildings, contemplated changes should be appropriate to the form and style of the existing structures.

Existing non-historic buildings should be renovated in a manner appropriate to their style and context. There is no requirement to alter existing buildings to reflect a historic "theme;" but rather to maintain the integrity of these buildings. New additions, or attempts to unify previously constructed additions, should present a harmonious appearance relative to the original building's overall form, scale, design and materials.

1.3.4 New Construction and Renovations

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the area. Sensitivity to historic precedent and a thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that are successfully integrated with the character of the heritage area.

Subdivision of land within the Murrayville Heritage Conservation Area may be approved, but not until a Heritage Alteration Permit is first obtained from the Township. If the proposed subdivision creates a new building site, a Heritage Alteration Permit must be obtained for the construction of a new building or structure on the new parcel prior to subdivision approval.

1.4 Form and Scale

The character of Murrayville's historic buildings is derived from the use of indigenous materials and traditional forms and these qualities should be retained and enhanced whenever possible. Materials and textures should conform to the nature of historic construction. Remodelling of, or additions to, existing buildings (both scheduled and non-scheduled) should repeat the use of predominant materials and motifs. These are crucial considerations for maintaining the distinctively modest character of Murrayville.

The details of each individual rehabilitation, restoration or proposal for new construction should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing historic buildings should respect their original design intention, as well as the proportions of neighbouring buildings. Renovations to modern infill buildings and proposed new construction should respect the precedent of the scale of existing historic architectural elements.

The historic character of each building is dependent on a variety of architectural details; in some cases these features have been lost or obscured by weathering, inappropriate renovation or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. In many cases, the removal of later applied sidings may expose original details. Inappropriate new architectural details should not be added.

Existing Heritage Streetscape on 216A Street

In order to determine an appropriate form for an addition to an historic building or a new building, the following should be considered:

- **Setbacks:** New buildings and additions to historic buildings should be set back on the lot at a distance that is consistent with buildings on adjacent properties, in particular the setbacks of historic buildings.

SETBACKS: MANDATORY

- Setbacks for new buildings should be averaged between that of adjacent buildings so that the new building does not protrude further forward than its neighbours.

- **Building Height:** Should be visually consistent with the heritage character of the area. Traditionally, no building was higher than two storeys.

- **Roof Design:** The historic buildings in the area display a variety of cross-gabled and hipped roofs, with a pitch of approximately 25-35 degrees from horizontal. The earliest buildings originally had cedar shingle roofs, but over the years were generally replaced with asphalt. Some early commercial buildings had a gabled roof with a raised front parapet, also known as a "boomtown" façade. New buildings should have the expression of a pitched roof, either gabled or hipped, or a combination of the two.

- **Corner Sites:** Buildings on corner sites should be treated as if they have two main facades.

- **Exterior Finishing**: The exterior materials and details should respect the traditional wood frame construction typical of the historic buildings in the area.

These considerations of form and scale are crucial if the historic character of Murrayville is to be retained and augmented.

1.5 Sustainability Considerations

Increasingly, there is an understanding of the vital need for sustainable building practices and energy conservation. Heritage conservation is inherently sustainable, as it minimizes the need to destroy building materials and retains established land use situations and infrastructure. It also conserves embodied energy, reduces pressure on landfill sites, avoids impacts of new construction and minimizes the need for new building materials. Heritage projects also encourage local employment of specialized trades and professionals.

The conservation of heritage sites is also important from an urban design perspective. Our historic places contribute significantly to Langley's unique sense of place by maintaining the context of streetscapes and providing a framework for the rhythm and massing of buildings. Preserving heritage values has a significant impact on all aspects of sustainability – social, environmental and economic. The intelligent reuse of our existing building stock will support Langley's vision of becoming a more sustainable community.

New buildings will be required to meet mandated energy performance standards under the Energy Efficiency Regulation. However, heritage buildings – both legally protected and Heritage Register sites – are exempt from these requirements, and alternative methods of improved performance characteristics can be pursued. There are many ways in which upgrading can be undertaken without destroying heritage character-defining elements, and consideration should be given as to how to balance heritage and upgrading requirements.

Energy upgrading measures for heritage buildings should be assessed against the Standards and Guidelines for the Conservation of Historic Places in Canada.[1] For further information on how to sensibly improve the performance of heritage buildings, refer to the Vancouver Heritage Foundation's *New Life Old Buildings: Your Green Guide to Heritage Conservation* that is available online.[2] Additional information on reducing operating energy demands is available on the Provincial Heritage Branch website.[3]

The general considerations apply for existing buildings:

- Materials: Retain as much of existing building envelope materials as possible, including siding. Do not install rainscreen sidings, as they introduce life cycle considerations and impair heritage character through the removal of original material.
- Windows and Doors: For historic buildings, every reasonable attempt should be made to retain the original window sashes and doors, or to replace inappropriate replacements with replicas of the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration. Replacements of original windows should replicate the original profiles in wood.

[1] http://www.pc.gc.ca/eng//docs/pc/guide/nldclpc-sgchpc.aspx
[2] www.vancouverheritagefoundation.org
[3] http://www.tca.gov.bc.ca/heritage/sustainability/greenBuilders.htm

- Mechanical Systems: Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing new boilers, hot water tanks and energy-efficient appliances that achieve Energy Star ratings.
- Insulation and Weather-stripping: Introduce extra insulation, especially in attic and basement spaces. Consider the use of weather-stripping and other draft-proofing measures.
- Additions: Can be built to Building Code standards of energy efficiency.

SECTION 2: BUILDING FACADES

The design of the visible facades of all buildings (scheduled, non-scheduled and new construction) should be carefully considered to blend harmoniously with the existing historic context. The harmonious character of Murrayville depends on all of its built form, including buildings and street furnishings, which work together to create a cohesive and visually appealing streetscape. Proposals for renovation or new construction should respect the character of the prevailing historic architectural detailing of the community as evidenced through archival photographs and the surviving heritage structures in the area. To achieve these goals, the following should be considered for each individual project:

- **Architectural Style:** Should be consistent with the overall traditional vernacular character of the area. Decorative styles that diverge greatly from the architectural evolution of historic Murrayville should be avoided. New construction should be compatible with the existing streetscape and surrounding buildings in form, scale, design and detail.

  The tendency to design individual facades in isolation from the context of the streetscape can lead to a discordant appearance. Certain chain store franchises or private businesses often identify with specific styles, which may be inappropriate for the Murrayville context. Caution should be exercised when developing facade designs for renovation and new construction to avoid the introduction of inappropriate elements into the historic streetscape.

- **Architectural Details:** New construction or additions should not be decorated with inappropriate applied ornamentation. Attached elements, such as house numbers, should be suitable in material and scale to the building element to which they are affixed.

- The following elements are inappropriate and should not be visible on the front elevation or be visible from the front street.

ATTACHMENTS: PROHIBITED IF VISIBLE FROM THE FRONT STREET
- Metal Chimney Flues
- Skylights

ATTACHMENTS: DISCOURAGED IF VISIBLE FROM THE FRONT STREET
- Satellite Dishes (should be screened when possible, see **Section 4.8**)

PORCH STEPS: PROHIBITED

- Open risers (staircases should resemble traditional models with closed risers)

- Buildings should be renovated and restored consistent with their individual period and style and building details should be congruent with the date the building was constructed.

- New construction or additions should be compatible with historic construction methods, and be sympathetic to the existing streetscape and surrounding buildings. Attention to materials and details helps new blend with old.

2.1 Scheduled Historic Building Restorations/Renovations

Research is central to guiding the conservation of a building. Historic photos, archival records and a careful examination of the building itself often yield clues as to what was located where, what materials were used and the original colour scheme. This particularly applies to windows and doors and signature elements of a structure. The historic photograph collection at the Langley Centennial Museum may assist in the location of this information and owners should consult *The Standards and Guidelines for the Conservation of Historic Places in Canada* for best practices before developing plans.

The following conditions should be examined in considering all alterations and additions for scheduled heritage buildings. Additions should conform to the type of massing suggested by existing models. This is crucial in maintaining the heritage character of the area where obtrusive modern interventions could overwhelm the existing structures.

When developing design proposals for historic buildings, the following areas of each building should be examined to determine what original architectural details remain and may be rehabilitated.

- **Facade Treatment:** In the remodelling of, or addition to, an existing building, the predominant original facing materials should be maintained and used in order to ensure visual continuity. Materials should respect both the style and the date of each building. Original materials should be left in place, or exposed when intact. All facade materials used in alterations or additions should conform to those listed as appropriate in **Section 2.4: Materials**. Due to the nature of traditional construction methods, any new construction should blend sensitively where it joins with an older building.

- **Windows and Doors:** There is a variety of fenestration in the area, but a majority of buildings originally had double-hung wooden sash windows and wooden doors. Original window openings and sash should be retained whenever possible. When they have been changed, the original should be replicated. This is further covered in **Section 2.5 Storefronts, Doors and Fenestration**.

It is a general recommendation that, whenever possible, original forms, materials and details be uncovered or left in place, and preserved.

2.2 Non-Scheduled Existing Buildings

When developing design proposals for non-scheduled existing buildings, the philosophical approach inherent in **Section 2.1** applies. In general terms, the goal is to achieve integrated additions in keeping with the original form, scale, design and materials of the building, and to ensure that any new works respect the overall traditional character of the area. This work can be contemporary in nature but should be designed to blend in sympathetically with the general appearance of other existing buildings.

2.3 Infill Buildings and New Construction

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that successfully integrate into the historic area without compromising its authenticity.

The harmonious character of Murrayville depends on all of its built form, including the buildings and landscaping elements working together as a cohesive and visually appealing streetscape. To achieve this goal, architectural styles should be avoided that are clearly out of place with the historic evolution of the area. The tendency to design individual buildings in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.

When developing design proposals for the facades of new buildings, the following areas should be considered:

- **Facade Treatment:** Proposals for the facade design of infill buildings and new construction should attempt to utilize traditional materials and construction techniques typical of the period of Murrayville's early development. All facade materials used in alterations or additions should conform to those listed in **Section 2.4: Materials**.

- **Windows and Doors:** The form and detailing of windows and doors should be carefully considered in plans for new construction. Where possible the style of windows and doors should match the prevailing appearance of historic building types. Windows should be inset in a traditional manner, and not be set flush with the facing material. Unusually shaped windows or random placement are discouraged; wooden-sash windows with a historic look are encouraged. See also **Section 2.5 Windows, Door and Storefronts**.

2.4 Materials

This section deals with the appropriate treatment of materials in the renovation or restoration of existing buildings or construction of new buildings. Material options are identified and practical construction considerations are discussed.

The use of materials should conform to the overall context of the early buildings of Murrayville, which derived their character from the use of indigenous materials and a simple and logical deployment of their forms and proportions.

For new construction, non-combustible building materials may have to be considered on side facades where required by the Building Code. In such cases, materials should resemble and complement recommended materials used on other facades of the building.

2.4.1 Wood

Wood was the most commonly used facing and structural material for the area's early buildings. Original wood facings should be repaired, painted and maintained to a generally acceptable standard.

The wooden elements of a building, through lack of proper maintenance, may decay to the point where replacement is necessitated. In these cases, the original configuration, assembly and appearance of wooden elements should be duplicated.

The traditional covering for pitched roofs would have been cedar shingles, and it is recommended that pitched roofs in the area be covered with cedar shingles whenever possible. Duroid or asphalt shingles are permitted, provided they resemble weathered cedar shingles. Split cedar shakes should not be used under any circumstances. It is strongly advised that zinc strips be installed at roof ridges, with galvanized nails, as a moss control element.

In new construction wood siding should be smooth, horizontal, no more than 15 centimetres (6 inches) wide, and closely resemble traditional drop siding or lapped siding. Corner boards and window trim should be used, and applied over the siding. Lumber with a combed texture should not be used. Wood siding and trim should be properly painted as per **Section 2.6: Colour**. Unfinished cedar should not be used. Plywood shall not be used as a primary facing material. Wooden shingles may be used, if appropriately detailed. Wooden windows, doors, and storefront sections are strongly encouraged, as per **Section 2.5**.

2.4.2 Stucco

This material was rarely used as a primary facing before the 1930s, and is therefore often an addition to earlier buildings. Stucco facings were sometimes added at that time to "modernize" the style of a building.

Stucco in new construction should not be used for primary facades, but could be considered as a side or rear façade material, especially when non-combustible construction is required. It should be used only as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat or else rough-cast (“pebble-dash”); textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco as it invariably gives a cold and modern appearance. Wood trim and windows should be used to alleviate the blank appearance of unrelieved stucco facades. Windows should not be set flush with a stucco facing.

2.4.3 Later Applied Sidings

In many cases, applied sidings, including stucco, duroid, asbestos, shingle, vinyl and aluminum coverings, are added over the original materials of older buildings. These materials can be removed, as they are generally nailed directly to wood. Due to the ease of the procedure, it is strongly suggested that the removal of these later sidings be considered when feasible.

2.4.4 Masonry

Masonry was not historically used as a construction material in Murrayville, except for foundations and chimneys. Its use should be discouraged in favour of wooden sidings.

2.4.5 Metals

In general, metals are only found as trim elements. In cases where metal trim is part of the original design, it should be examined for deterioration, then repaired and repainted as necessary. Missing metal trim elements should be duplicated and replaced whenever possible. In general, the best protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

In new construction, metals should generally be used as secondary trim, and should not be used as a primary facing material or predominant design element. Corrugated sheet metal siding is not considered an appropriate siding or roof material.

RECOMMENDED

- smooth wood resembling traditional drop siding or clapboard, no more than 15 centimetres (6 inches) wide
- sawn cedar shingles, as siding and on pitched roofs
- roof coverings of duroid or asphalt shingles that resemble weathered cedar shingles
- Board-and-batten wooden siding

- sidings that resemble traditional wood siding
- stucco on secondary facades, used as a panel treatment, bordered with wood and finished with a flat texture
- roughcast or “rock-dash” stucco

NOT RECOMMENDED

- vertical or diagonal wooden sidings (other than board-and-batten)
- split cedar shakes as siding or roof cover
- unfinished cedar siding
- wide profile lapped wooden siding
- lumber with a combed texture
- plywood as a primary material
- roof coverings of duroid or asphalt shingles that do not resemble weathered cedar shingles
- aluminum, vinyl or plastic sidings
- masonry as a primary facing material
- textured, swirled or heavily stippled stucco

2.5 Windows, Doors and Storefronts

2.5.1 Windows

Window shapes and sizes vary with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim.

Windows that are blocked up in whole or in part should be opened up and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash construction. The older buildings in the area generally had double-hung wooden sash windows. If the original windows have been removed, restoration should be considered.

For historic buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame windows. Thermal efficiency may be achieved with the rebuilding and repair of existing wooden windows, as long as they are adequately repaired and maintained. Wood framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration.

2.5.2 Doors

Historically, doors would have been made of wood, with panelled detailing, often with inset glass panels. Original hardware was usually made of cast brass. Old and original doors should be retained and restored wherever possible. Transoms and sidelights should be retained and repaired.

New or replacement doors should be appropriate in material and detailed in accordance with the nature of the building. Consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's facade.

WINDOWS AND DOORS: MANDATORY

- Windows to be recessed a minimum of 2” from the building face
- Window and door openings to have appropriate trim (nominal 5” width preferred)

WINDOWS AND DOORS: ENCOURAGED

- Traditional wooden-sash windows (generally double-hung or casement)
- True divided sash (no false muntins)
- Clad wooden windows
- Wood-framed storm windows
- Wooden doors of traditional appearance (without non-historic window embellishments)

WINDOWS AND DOORS: DISCOURAGED

- Metal-sash windows
- Narrow-profile vinyl windows
- White vinyl windows
- Metal doors
- Doors with non-historic windows

WINDOWS AND DOORS: PROHIBITED

- Windows with false muntins
- Mirrored or reflective glass

2.5.3 Storefronts

The ground level of a commercial building merits special consideration as it provides the image of the business to the street as well as entrance to the business. It is important to consider any restoration or renovation of a ground level in regard to the final appearance desired for the entire building. Attractive storefront design is one of the keys to economic viability. Doors leading to retail and commercial space should generally have large inset glass panels to allow for additional visual display and to present a welcoming appearance to visitors.

2.5.4 New Construction

In new construction, it is recommended that wooden windows and doors, with traditional appearance and detailing, be used. These need not be exact reproductions, as long as they blend with the character of historic construction.

2.6 Colour

Colour is both an intrinsic quality of exposed materials and an applied surface treatment. This is one of the most important visual aspects of a building, as well as the most evident. It is also one of the characteristics of a building that is easiest to change, and a new coat of paint is the fastest, easiest and often the most inexpensive way to improve a building's appearance. The choice of colour should be carefully considered within the context of neighbouring buildings. The overall use of an historic colour palette will also promote harmonious streetscapes.

A carefully considered colour scheme is crucial to a successful project; it costs no more to pick a handsome colour scheme than a poor one, but it may make all the difference in attaining a successful project. Building owners are strongly encouraged to seek the help of a design professional in choosing a final colour scheme.

For historic buildings, it is strongly recommended that a return to their original colour scheme be considered. Often this treatment, decided when the building was new, is the most attractive solution. When this original scheme can be determined, a close match or a slightly updated interpretation should be attempted. Due to the rural nature of the area, many of the earliest buildings may have been white-washed or painted with white or off-white lead paint. These lighter colours may be appropriate for some buildings, but if white is to be used either as a trim or body colour, caution should be taken to choose warm white colours over the stark blue-white paints that are now commercially marketed as “white.” Historic lead paint was the equivalent of gloss enamel, and the use of semi-gloss finishes should be considered.

Later historic buildings would have had a maximum of three applied colours: a mid-range or dark body colour; a lighter trim colour; and a dark (often black) window sash colour. Window sash and doors should be painted in a high-gloss finish.

In general, earth tones and natural pigment colours are the most appropriate choice. Certain colours are considered inappropriate, such as bright oranges, yellows, reds and blues. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstance. Signs and awnings provide an additional opportunity for an enhanced use of colour on commercial projects.

The final colour scheme should be determined following consultation between Township staff and the property owner. For existing buildings, colour schemes already in place may be maintained. Any proposed change in colours will require a Heritage Alteration Permit.

Once final colours have been chosen, test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be confirmed. A proper surface must be prepared for painting through adequate scraping, priming and preparation or the paint may fail. Painting should occur under proper conditions of temperature and humidity.

Further guidance is available through the Benjamin Moore Historical Vancouver True Colours brochure, which provides documented colours appropriate to the time period of Murrayville's historic buildings.

COLOURS: ENCOURAGED

- The use of traditional historic colours

COLOURS: DISCOURAGED

- Certain colours such as bright whites, oranges, yellows, reds and blues

COLOURS: PROHIBITED

- Fluorescent colours

SECTION 3: AWNINGS

3.1 General Guidelines

For buildings that were originally commercial in character, or for new commercial buildings, awnings are an attractive feature that can provide the finishing touches to a building project. They protect shoppers from the weather, thereby promoting commercial activity, and also protect merchandise in store windows from exposure to direct sunlight. For commercial buildings in the Murrayville area, fabric awnings, supported on tubular metal frames, are considered appropriate.

Careful design is necessary to ensure visual harmony with the rest of the building. As a general rule, awnings should fit the structural opening that they cover, and be designed to complement the building to which they are attached. The structural integrity of the awnings must be assured by careful conformance to Building Code standards. All awning structures, and the substrate to which they are attached, should be carefully examined, and engineered specifications provided for their installation.

3.2 Awning Styles

Rigid tube construction has made a much wider variety of shapes possible for awnings; virtually any shape can be produced. This capability is problematic in a heritage area where the proper historic precedent would dictate the use of only the traditional triangular awning form.

Generally, awnings should always be designed around the architectural features of the building. Historic detail elements should not be damaged or destroyed by an awning installation. The style and materials of the awning should be selected in accordance with the architectural characteristics of the individual building, and consideration should be given to the impact on adjacent building features. In this regard, concept sketches for awnings should feature the entire building façade, and fabric swatches should be provided for review.

RECOMMENDED:

- three point style, includes: three point closed without valance; three point closed with fixed valance (also known as four point); and three point closed, with drop valance
- retractable awnings
- valance skirting with shaped edges
- period style lettering and graphics

NOT RECOMMENDED:

- arched, barrel, quarter-roll, semi-circular or other random-shaped awnings
- fixed projecting canopies

3.3 Materials

Traditional materials for the manufacture of awnings were primarily cotton canvas yard goods stretched over retractable metal arms. Colour selection was relegated to a few basic shades and patterns were limited to simple two tone stripes. New awnings should be made with opaque materials. Either woven synthetic fabrics or treated cottons are recommended. Sheet vinyls with a slick finish are not recommended.

RECOMMENDED:

- frame systems constructed of tubular steel or aluminum.
- opaque fabrics for top sheets and end panels
- traditional style stripe patterns and/or solid colours

NOT RECOMMENDED:

- translucent fabrics, i.e. backlit vinyls
- sheet or corrugated metal
- wood panelling, shakes or siding
- plastic, vinyl or fibreglass

3.4 Colour

The colour of awnings should be related to the existing colour scheme of the building. The awning should complement the colour scheme of the subject building. Bright or pastel colours should be avoided in all awning designs within the heritage area. Historic awnings were generally darker in colour with the potential for a lighter stripe. See also **Section 2.6: Colour.**

3.5 Sizes and Heights

The following recommendations are suggested for awning in the commercial areas:

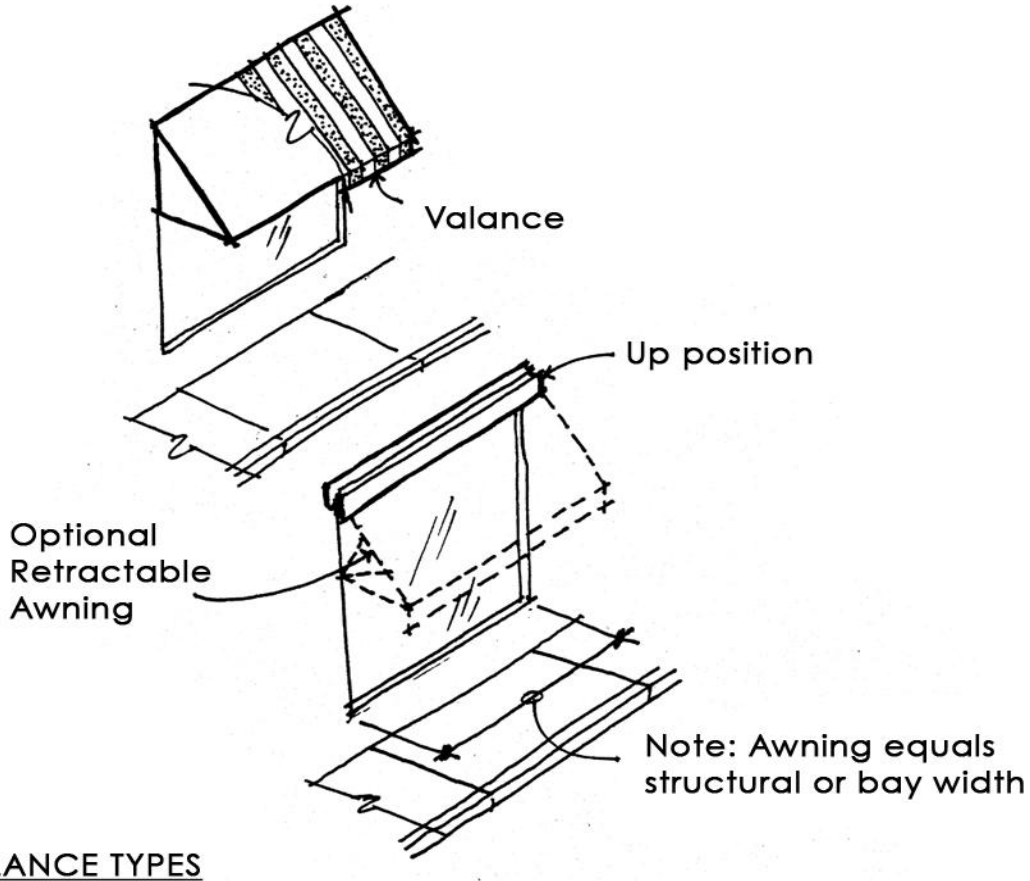
Height above Sidewalk:	Minimum height: 2.5 metres (8 feet 3 inches) Preferred height: 2.75 metres (9 feet)
Projection:	Preferred range of projection from the building face: 1.5 metres (5 feet) to 1.8 metres (6 feet)

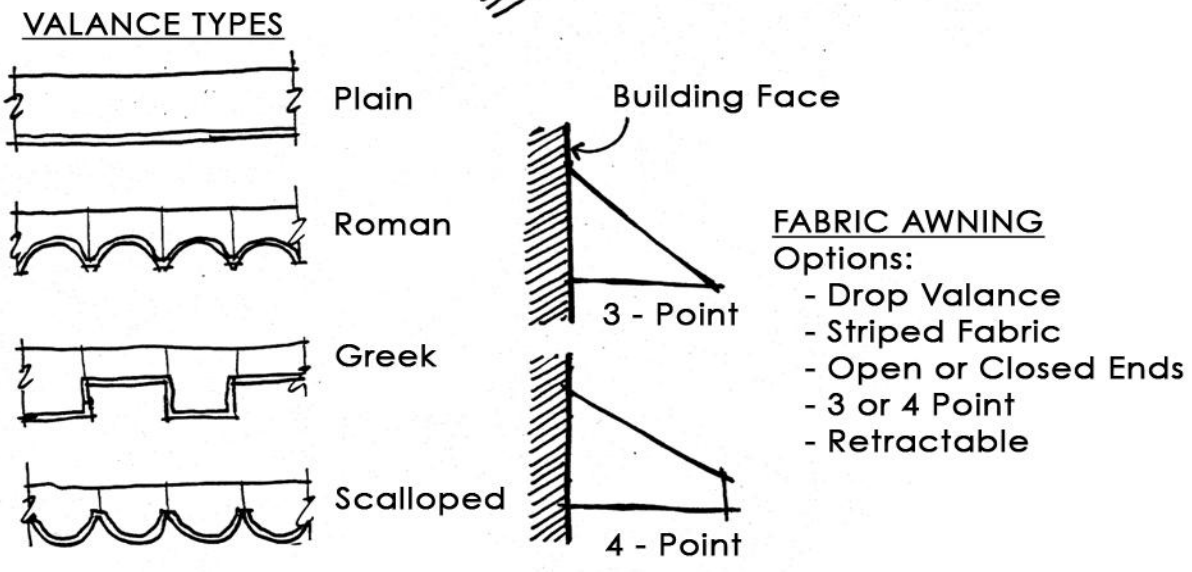
Awning Height: Preferred range of height: 1.5 metres (5 feet) to 1.8 metres (6 feet)

Distance from Curb: Minimum: .60 metres (2 feet)

Fascia Height: Maximum: .30 metres (1 foot)

Angle: Preferred slope: 35 to 50 degrees (This may be shallower if the awnings cannot fit the structural opening otherwise. The important consideration is that there is adequate minimum height clearance).





SECTION 4: SIGNS

4.1 Appropriate Sign Designs

Signs are one of the most important visual elements of a commercial district. Signs should be colourful, visible, decorative, and legible. Their individuality should delight the viewer and promote a sophisticated image for businesses in the area. At night, their illumination should reflect a lively streetscape appearance.

While the varied needs of advertisers must be respected, there should be a unified visual style to suit the overall streetscape. Building owners and tenants are strongly urged to erect a more traditional style of building sign, in order to enhance and augment the historic character of this special commercial area. Building owners and tenants should hire professionals to design and execute signs, making sure they conform to a more traditional style and appearance.

All signs must be in conformance with Sign Bylaw No. 3491, as varied by the guidelines set out below. New signs that are not covered by a Heritage Alteration Permit require a sign permit and shall conform to these guidelines that address specific issues related to signs in the Murrayville Heritage Conservation Area. For buildings originally designed for residential use, signs should be installed in appropriate locations that do not adversely affect original architectural features.

Each sign application should be considered on its own merit, based on the quality of the design.

4.2 Recommended Signs

The following types of signs are considered acceptable for use within the commercial area:

4.2.1 Flat Fixed Signs

Flat fixed signs are wooden signs attached directly to the vertical surfaces of a building. Only one per business should be erected. The ends of a wooden sign may be either blunt cut, or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted) cut-out or carved.

4.2.2 Projecting Signs

Projecting signs are hung or fixed at ninety degrees to the face of the building. They may be of various shapes, including effigy signs. They may be mounted almost anywhere, as long as they do not extend above the eaves, and they should be appropriately lined up with architectural features. The recommended material is wood, which can be painted or carved and painted, hung from a wrought iron or decorative sign standard.

4.2.3 Under-Awning Signs

These signs should be securely attached to an appropriate metal hanger, and not easily removable.

4.2.4 Awning Signs

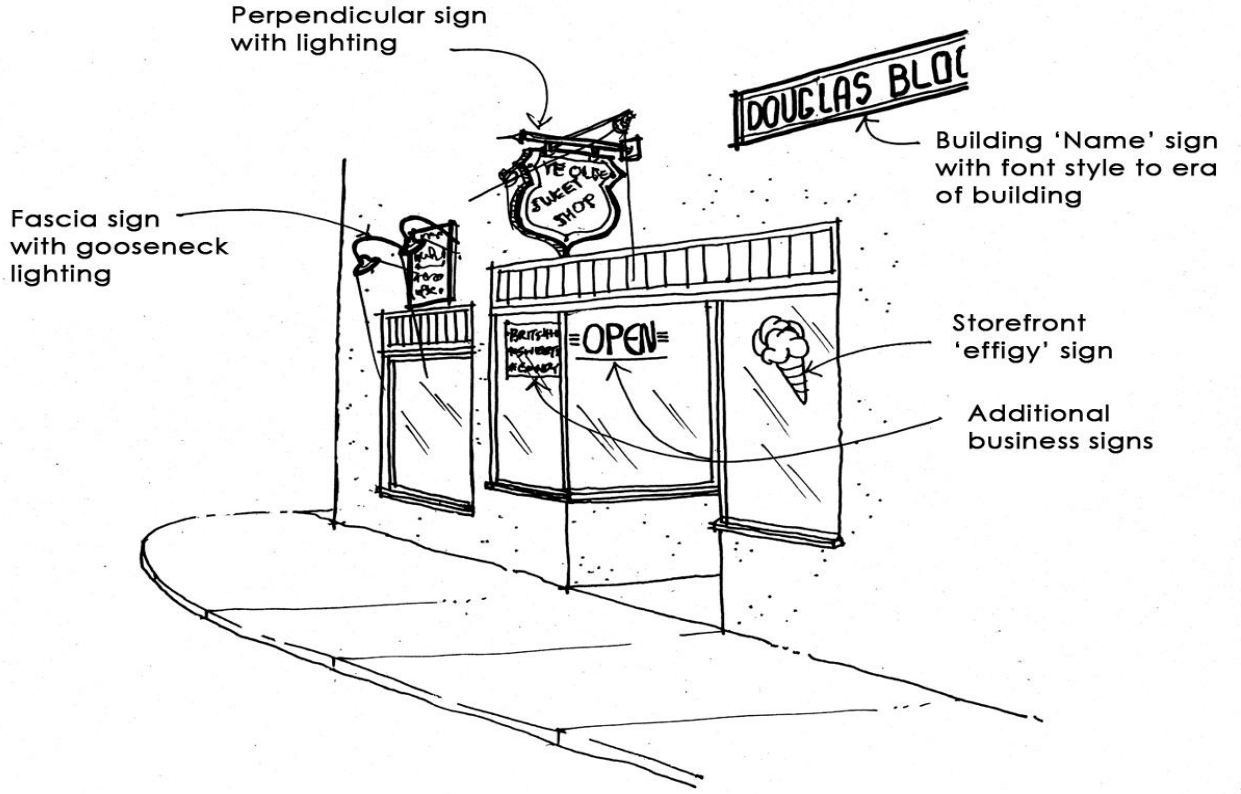
Lettering should be restricted to the front or side awning valance. No lettering should be allowed on the slope of the awning, although a logo or identifying symbol may be used, provided that it is carefully drawn and painted.

4.2.5 Window Signs

Window signs are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Storefront windows are the most suitable for window signs. Fine line borders on glass areas are strongly encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour in order to provide an illusion of depth. These signs should be simple, traditional and centered.

4.2.6 Architectural Signs

Architectural signs involve the use of a building name or date for overall identification. These features help give a sense of history and add to the overall character of the streetscape. Three dimensional letters may also be used for this purpose so long as their typeface matches the period and style of the building. This style of sign should be exempted from the total amount of signs allowed as it is an architectural and historic feature rather than advertising.



4.2.7 Painted Wall Signs

Generally these signs work best when painted directly on wood siding, especially on drop siding. If lettering alone is to be used, it is strongly suggested that drop shadows or shadow outlines be used to give depth to the letters. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Another successful approach is to paint the lettering on a swag or ribbon, for which there is ample historic precedent.

4.2.8 Free-Standing Signs

These are signs not directly attached to the building, and will be especially appropriate for businesses in buildings originally constructed as residences. They should be made of wood, or wood with metal supports, and should have a border or frame. Their design should be based on historic precedent. These signs should be constructed to be very stable and durable and should be regulated to reduce visual clutter.

4.2.9 Temporary or Seasonal Signs

Temporary signs may include exterior banners or temporary window signs. These may be used for a number of reasons, such as special sales, events or holidays. This type of sign should conform to overall design criteria, materials and size limitations. There is historic precedent for this type of sign for temporary or seasonal businesses, special events and celebrations.

4.2.10 Sandwich Board Signs

Sandwich board signs are small, free standing A-frame signs placed on the sidewalk adjacent to a business premises and acting as additional advertising for the business. These signs are considered permissible on commercially zoned properties in Murrayville, but certain special provisions must be acknowledged. Sandwich board signs may be constructed of wood or metal and should be sturdy enough to withstand reasonable wind loading conditions without blowing over. Sandwich board signs shall be allowed only during business hours and in areas where they do not constitute an impediment to pedestrian traffic on the sidewalk. Businesses wishing to install sidewalk signs must file an encroachment liability waiver agreement with the Municipality.

NOT RECOMMENDED
The following types of signs are not considered acceptable for business signs within the area:

- Flashing Signs
- Animated Signs
- Rotating Signs
- Signs on Satellite Dishes
- Roof Signs
- Murals

4.3 Sign Materials

Materials chosen for signs should be durable enough to last for several years of continuous use, except for the special cases of temporary signs or banners. The materials must be well-crafted and appropriately designed in order to convey a good business image.

RECOMMENDED

- wood: either flat, carved or sandblasted panels, preferably with a wooden border, or three dimensional wooden letters
- paint: either used on a sign board, or used directly on a building facade or glass
- tile: either mosaic signs or cut and routed tile backgrounds
- metal: used in sign hangers, or as three dimensional cast letters
- baked enamel on metal: used for flat fixed or projecting signs
- neon: cold cathode tubing (not to be confused with fluorescent tubing); this is most appropriate for window signs, but may be used for small outdoor signs. Acceptable as bent lettering or outlines of signs or windows
- incandescent lighting: may be used for direct illumination, for outlining, or directly in signs
- fabrics: for temporary signs, such as banners or flags, outdoor fabrics and oilcloths may be used
- other materials: in conjunction with other materials, either brick or stone may be used, depending on treatment, as part of freestanding permanent outdoor signs

NOT RECOMMENDED

- plastic of any type, either flat, painted or vacuum-formed, except for individual, dimensional formed letters (in suitable period typefaces) may be considered acceptable
- backlit fluorescent panels: not acceptable in any application
- exposed fluorescent tubing: should never be seen on the face of a building or from the front street
- backlit translucent awnings: awnings should always be opaque, with signs painted on the front and illuminated from above.

These restrictions on materials apply to all types of signs. Signs should always be opaque and directly lit rather than translucent and backlit. This rule should be strenuously followed.

4.4 Sign Number and Sizing

Only one fascia, flat fixed, or under-awning sign and one projecting sign are permitted for each business.

The area of signs should be directly based on the size of the building. Signs should always be directly related to the building or the businesses within. The following size limits are recommended for principal sign areas on each building. Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.4.1 Flat Fixed Signs

- **Total Size**: should not exceed 0.09 square metres (1 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Height**: should not exceed 60 centimetres (2 feet);
- **Length**: should not exceed 90% of the width of the building.

4.4.2 Projecting Signs

- **Total Size**: should not exceed .046 square metres (0.5 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Clearance**: signs should not be hung lower than 2.5 metres (8 feet 3 inches); a clearance of 3 metres (9 feet 10 inches) is preferred

4.4.3 Under-Awning Signs

- **Total Size**: should not exceed .37 square metres (4 square feet) per side;
- **Height**: .3 metres (1 foot) maximum
- **Width**: should not exceed the width of the awning under which they are hung
- **Minimum Clearance**: 2.5 metres (8 feet 3 inches)

4.4.4 Awning Signs

- **Total Size**: should not exceed 10% of the total awning area
- **Height of Lettering**: 30 centimetres (12 inches) maximum
- **Width**: lettering should extend for not more than 90% of the length of the valance

4.4.5 Window Signs

- **Total Size**: should not exceed 30% of the window area or 50% of the glazed area of a door

4.4.6 Sandwich Board Signs

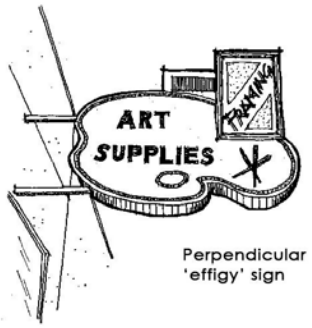
- **Height:** 1.0 m (3 ft.) maximum
- **Width:** 0.6 m (2 ft.) maximum

4.4.7 Heritage Interpretation

- Signs or panels that are used to tell the history of the building or the area should be exempted from the overall amount of allowable signs.

Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.5 Sign Shapes



The shapes of signs in general should be derived from, and complementary to, each individual building. There are logical areas for the placement of signs, such as fascias and above entries, which will help determine the appropriate shape. Generally the most pleasing shapes are rectangular, circular and oval. Virtually all board signs should have a decorative wood trim border to avoid the look of cut-out plywood, or at the very least have a painted decorative border.

Projecting or flat fixed signs may also be in a shield or plaque shape, or may take the form of a sculptural cut-out that provides business identification, known as an effigy sign. These can be particularly effective; an example would be a boot effigy representing a shoe store. Merchants are encouraged to display imaginative signs and are directed to historical precedent for inspiration.

4.6 Typeface and Colour

Sign typefaces can exhibit a variety of appearances. Letters on signs may be either applied flat (painted), raised or incised. It is recommended that sign typefaces be of a serif type, to help provide a more traditional appearance. Painted lettering should have a drop shadow or a shadow outline added to increase apparent visual depth. Letters should appear to be equally spaced. There should be a maximum of three typefaces on any sign, all from related type families; it is possible on most signs to use only one typeface, which may then be varied in line weight, size or mixed upper and lower case. Signs should generally have a border, either of wood trim or painted. Letters on wooden signs may be either applied flat (painted) raised or incised.

Colour should be carefully chosen to highlight the sign, but must also blend in with the overall colour scheme of the building. Signs should have no more than three colours, with one of the colours being black, gold or antique white. Fluorescent colours should not be used. See **Section 2.5: Colour** for further comments.

4.7 Method of Attachment

Investigation into the condition of the structure should be undertaken prior to erecting a sign to ensure that no physical damage to the building occurs. Original materials on historic buildings should not be damaged by sign attachments.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design, in which case wood or wrought iron should be used. Sign attachments, turnbuckles and stays should be either galvanized or corrosion-resistant.

4.8 Satellite Dishes

It is generally recognized that satellite dish antennae are inherently obtrusive and incongruous within an area of historic older buildings. The following guidelines should be used to minimize their impact on the character of the Murrayville Heritage Conservation Area:

- **Colour**: The dish antennae should be painted to match the surrounding environment, or else in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or reflective surfaces should not be considered acceptable.

- **Location**: Dish antennae should be placed on the least visible part of the property. They should not be visible from primary street facades. If this cannot be avoided, they should be carefully screened. Connecting cables and wiring should similarly not be visible. If the dish is located at ground level, a solid or lattice enclosure should screen it in a style that is appropriate to the area and to the building. Landscaping may also be used to minimize the impact of the dish.

SECTION 5: LIGHTING

Lighting draws attention to otherwise unnoticed details and increases the nighttime visibility of buildings. Facades may be illuminated by strategically placed spotlights shining down from the cornice or fascia. Light sources should be concealed if possible and shielded from the viewer's eye. Specific architectural details may also be highlighted with carefully focused spot lighting. Signs can also provide some illumination of the building surfaces.

Integrating an incandescent lighting system into a canopy or awning design may provide additional highlighting. Fabric awnings should always be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

5.1 Lighting Fixtures and Installation

Illumination was historically accomplished by incandescent lights; this is a pleasing and functional lighting solution. The following types of lighting are recommended for building illumination and business signs within the area:

- **Spotlighting**: is the easiest lighting solution for outside lighting. Strong focus lights may be used to illuminate from above, below, or to the side, or a row of concealed lights may be used to wash a building façade or sign with light. Light sources should be shielded from the eyes of the viewer to avoid glare. The source of light should always be a white, not a coloured, source.

- **Neon Tubing**: not to be confused with fluorescent tubing, this may be used for highlighting, outlining or typography. Coloured tubing may be used, but restraint should be used in the choice of colour.

- **LED Lighting**: is a long-lasting, energy-efficient and flexible form of lighting. It can be used in a variety of ways, including overall building illumination, lighting for signs or display window lighting.

- **Seasonal Lighting**: can be used in a variety of ways, internally and externally.

All exterior lighting should be direct, strong focus lights, positioned to avoid reflections; sodium vapour (orange in colour) or fluorescent lighting should not be used. The incandescent fixtures that are recommended include:

- Recessed pot lights
- Turret-mounted spotlights
- Industrial 'goose-neck' (RML) fixtures

Illumination objectives can also be achieved with modern energy-efficient LED fixtures. Each facade should be examined as to the most appropriate, and least intrusive, way of providing overall illumination, and each application will be judged on its own merits.

Under no circumstances or in any application should fluorescent lights be used to illuminate a building, sign or awning.

5.2 Shopfront and Display Lighting

Window display is the merchant's opportunity to present an effective image to the public, and it is an important part of retail marketing. It is important that the design and display of the shopfront match the character of the building's exterior; visual clutter should be minimized, and careful attention paid to the appearance of the windows.

Lighting incorporated into storefronts and display windows should be incandescent; movable spotlighting is the most flexible form, and is recommended. Exposed fluorescent light fixtures should not be used in display windows if they are visible from the front of the building.

5.3 Sign Illumination

Historically, signs were illuminated by incandescent lights shining on the sign face; this is a pleasing and functional lighting solution. Power should be supplied to the sign in an unobtrusive manner. The following lighting types are recommended:

RECOMMENDED:

- Spotlighting
- Neon Tubing
- LED Lighting

NOT RECOMMENDED:

- Fluorescent lights used for sign or awning illumination.

SECTION 6: LANDSCAPING AND FENCING

6.1 Landscaping

Landscaping should respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of Murrayville. Mature plantings that provide historic context or character defining elements of the site should be taken into consideration in any redevelopment of the site or before undertaking any new construction. A random pattern in planting locations from one property to the next is encouraged as are soft edges and surfacing. The provisions of the Tree Protection Bylaw shall apply.

6.2 Fencing

In order to maintain the existing open appearance, owners are encouraged to limit the height of fences or solid hedges between the front of the principal building and the front lot line to 0.76 metres (30 inches). Similarly, where construction of a new fence is contemplated, owners are encouraged to erect a fence of historic appearance e.g. various styles of pickets, snake rail. A simple form of interpretation (e.g. P.Y. Porter House 1898) on a fence or gate (not mounted on the actual resource) helps to educate the public and reinforce the unique nature of the area.

SECTION 7: MAINTENANCE

Proper maintenance of buildings is an on-going issue. A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs low, and help preserve property values.

Recognizing Problems: The first step in proper maintenance is a regular building inspection from the top down to observe the flow of water. Examine roofing, gutters, downspouts and flashings for any damage and water infiltration. Carefully examine damp spots, peeling paint, and mold growth on interior or exterior walls for indications of moisture infiltration and retention. Check foundations, crawlspaces, basements and drain tiles for any moisture problems. Periodically check exterior walls for deterioration, such as broken windows or torn awnings; repair minor maintenance problems immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

Assessing Problems: After identifying the problems, determine the extent of damage and what repairs are required. Start again with the roof and work down. Does the roof cover need replacing, or would patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Repair or replace deteriorated wood. These repairs should be undertaken after the cause of decay has been pinpointed and eliminated. The first step to any repair is to make the building watertight.

Repairs on a Continuing Basis: The most effective way to eliminate maintenance problems is to ensure all joints are properly caulked and sealed, and all surfaces that require painting are properly maintained. To best prevent decay, ensure the building is watertight, and free of obvious areas of deterioration. Have the building periodically inspected from top to bottom, paying special attention to problem areas. Under no circumstances should a water infiltration problem be ignored; it will only become worse.

Property owners should institute an on-going maintenance program to ensure that their building receives the best possible long-term care.

Whenever cleaning is required, the gentlest possible methods should be used. Aggressive cleaning methods, such as sand-blasting or high-pressure water cleaning, are never appropriate, as these can irreparably damage existing materials.

Owners of scheduled heritage buildings may wish to consult with the provisions of the Township’s Heritage Building Incentive Program to see if financial assistance is available to assist with exterior maintenance.

Langley Schools

7 December 2020

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-01-0106 / BOUWMAN

CIVIC: 21393 Old Yale Road

LEGAL: Lot 2 Section 1 Township 8 NWD Plan 8997

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
Single Family Units	**2**	**1**	**0**	**1**

Given the current school catchments this development would impact James Hill Elementary School, H.D. Stafford Middle School and Langley 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