

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (GENARIS PROPERTIES LTD.) BYLAW 2019 NO. 5436**

EXPLANATORY NOTE

Bylaw 2019 No. 5436 rezones a portion of property located at 20559 – 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (GENARIS PROPERTIES LTD.) BYLAW 2019 NO. 5436

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-137” after the words “Comprehensive Development Zone CD-136”
 - b. Adding to Section 110.1 after the words “CD-136” the words “CD-137 – 0.42 ha.”
 - c. Adding after Section 1036 “Comprehensive Development Zone CD-136” the following as Section 1037 “Comprehensive Development Zone CD-137”

1037 COMPREHENSIVE DEVELOPMENT ZONE CD-137

Uses Permitted

- 1037.1 In the CD-137 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3)
 - 3) *townhouses*
 - 4) *duplexes*

Residential Density

- 1037.2 The density permitted shall be no less than 20 units per hectare (8 units per acre) and no greater than 25 units per hectare (10 units per acre).

Lot Coverage

- 1037.3 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 1037.4 *Buildings and structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1037.5 The *height of buildings and structures* shall not exceed three (3) *storeys*.

Parking and Loading

- 1037.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

- 1037.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

Landscaping, Screening and Fencing

- 1037.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

- 1037.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1037.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building Permit*.

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

Portion of Lot 31 Section 26 Township 8 New Westminster District Plan 48848

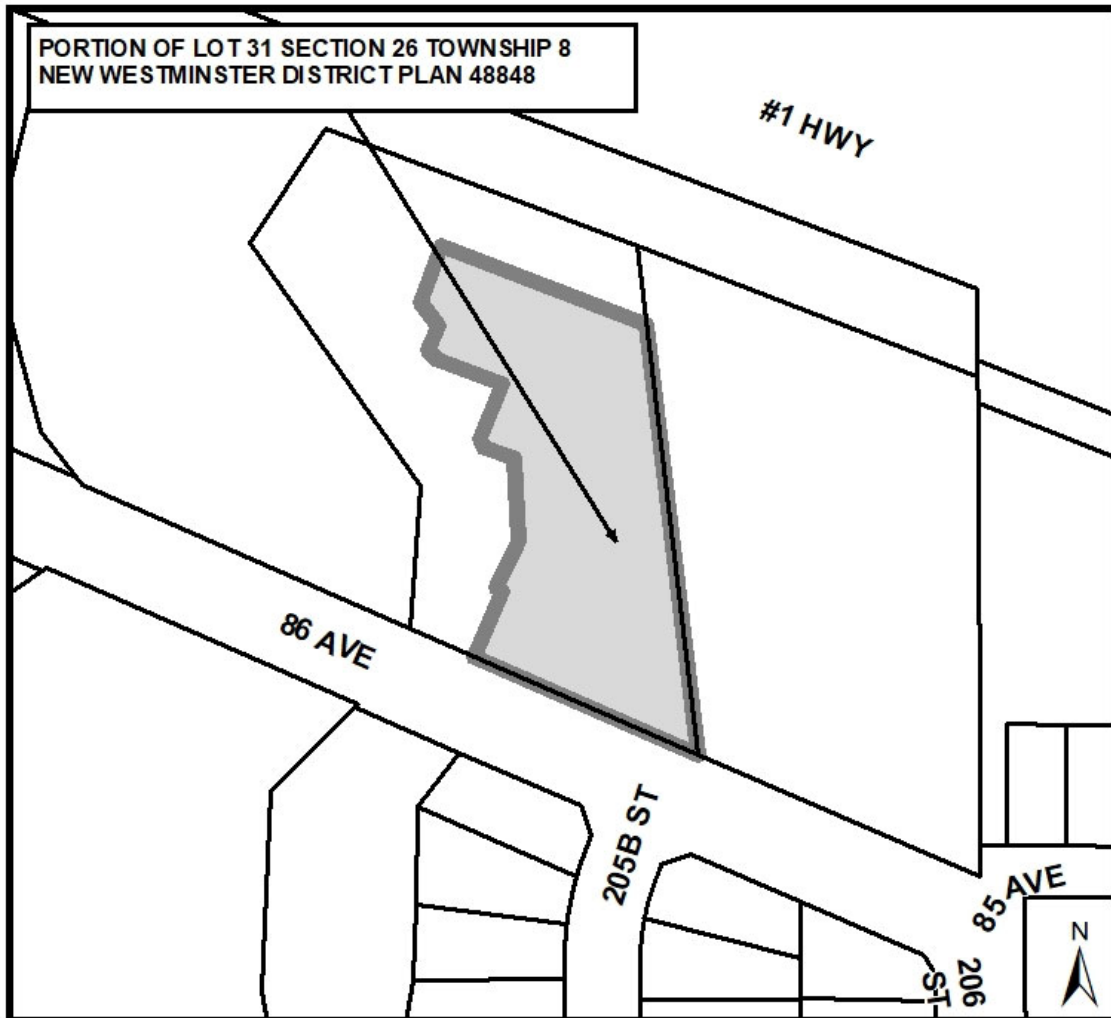
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-137.

READ A FIRST TIME the	13	day of	May	, 2019.
READ A SECOND TIME the	13	day of	May	, 2019.
PUBLIC HEARING HELD the	27	day of	May	, 2019.
READ A THIRD TIME the	10	day of	June	, 2019.
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE	13	day of	August	, 2019.
ADOPTED the		day of		, 2021.

_____ Mayor _____

Township Clerk

SCHEDULE 'A' BYLAW NO. 5436



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100945

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

1. Name: 1104814 BC Ltd.
Address: 15926 – 56 Avenue
Surrey, BC
V3S 2J7

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 31 Section 26 Township 8 New Westminster District Plan 48848

CIVIC ADDRESS: 20559 86 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
 - a) Building plans being in substantial compliance with Schedules “A” through “M”.
 - b) On-site landscaping plans being in substantial compliance with Schedules “N” through “P”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Planting Policy, to the acceptance of the Township;

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

- a. On-site landscaping to be secured by letter of credit at Building Permit stage;
 - b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the tree management plan is in place;
 - c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
 - d. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

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

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

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

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

Attachments:

SCHEDULE A	Overall Site Plan
SCHEDULE B	Material and Colours
SCHEDULE C	Colour Streetscape
SCHEDULE D	Block 7 and Block 3 Colour Elevations
SCHEDULE E	Building Elevations (Block 1 North, South, East and West Elevations)
SCHEDULE F	Building Elevations (Block 2 Front and Rear Elevations)
SCHEDULE G	Building Elevations (Block 2 East and West Side Elevations)
SCHEDULE H	Building Elevations (Block 3 North, South, East and West Elevations)
SCHEDULE I	Building Elevations (Block 4 North, South, East and West Elevations)
SCHEDULE J	Building Elevations (Block 5 North, South, East and West Elevations)
SCHEDULE K	Building Elevations (Block 6 North, South, East and West Elevations)
SCHEDULE L	Building Elevations (Building 7 South and West Elevations)
SCHEDULE M	Building Elevations (Building 7 North and East Elevations)
SCHEDULE N	Landscape Plan
SCHEDULE O	Landscape Details
SCHEDULE P	Landscape Sections



• **Material and Colour**

Exterior finishes consist of stone veneer, prefabricated panels, hardy siding and natural wood accents in selected areas. The prefabricated panels are in dark and light grey colour, and asphalt roof shingles, railings and aluminum windows are black.

The buildings use a simple palette of materials. The intention is to present a unified building form throughout the development making a strong architectural urban statement along 86th Avenue. The same colour and material are used in all seven buildings creating a sense of calmness and harmony.

The selection of exterior finishes incorporates enhanced durability / longevity of sustainable construction materials.

The architectural expression and finishing materials demonstrates an urban character using a west coast vocabulary with articulations and detailing.



BLOCK 3 SOUTH ELEVATION

MATERIAL SCHEME



**ASPHALT SHINGLE
MOIRE BLACK -
BY LANDMARK**



**CULTURED STONE
BLACK RUNDLE LEDGESTONE -
BY BOMAL**



**CEDAR SIDING
CLEAR STAIN**



**HARDIE PANEL
SW 7020 BLACK FOX -
BY SHERWIN WILLIAMS**



**HARDIE SIDING AND PANEL
SW 7015 REPOSE GRAY -
BY SHERWIN WILLIAMS**



**F. ADAB
ARCHITECTS
INC.**

PROFESSIONAL DESIGNER
NORTH VANCOUVER, B.C. V7P 4K6
TEL: 604-273-8888
FAX: 604-273-8889

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NO.	DATE	REVISION / ISSUED
1	2023-11-17	ISSUED FOR PERMITTING & CP
2	2023-11-17	ISSUED FOR PERMITTING & CP
3	2023-11-17	ISSUED FOR PERMITTING & CP
4	2023-11-17	ISSUED FOR PERMITTING & CP

PROJECT TITLE:	86 AVE. TOWNHOMES
2006A, 86TH AVENUE, LANGLEY	
FOR:	GENARIS PROPERTIES
15828 - 86TH AVENUE	
SURREY, B.C.	

DRAWING TITLE:	EXTERIOR FINISH - BLOCK 3 COLOURED ELEVATION
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DATE:	JAN 2024	SHEET NO.	
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.	1701		

A-1.6



**F. ADAB
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NORTH VANCOUVER, BC V7P 3R4
TEL: (804) 987-3000 FAX: (804) 987-3033
E-MAIL: info@stuartmorgan.com

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[illegible]

PROJECT TITLE:
86 AVE. TOWNHOMES
20559, 86TH AVENUE, LANGLEY

FOR:
GENARIS POROPROPERTIES
15926 - 56TH AVENUE
SURREY, B.C.

PERSPECTIVE VIEW FROM 86TH AVENUE

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM 86TH AVENUE**

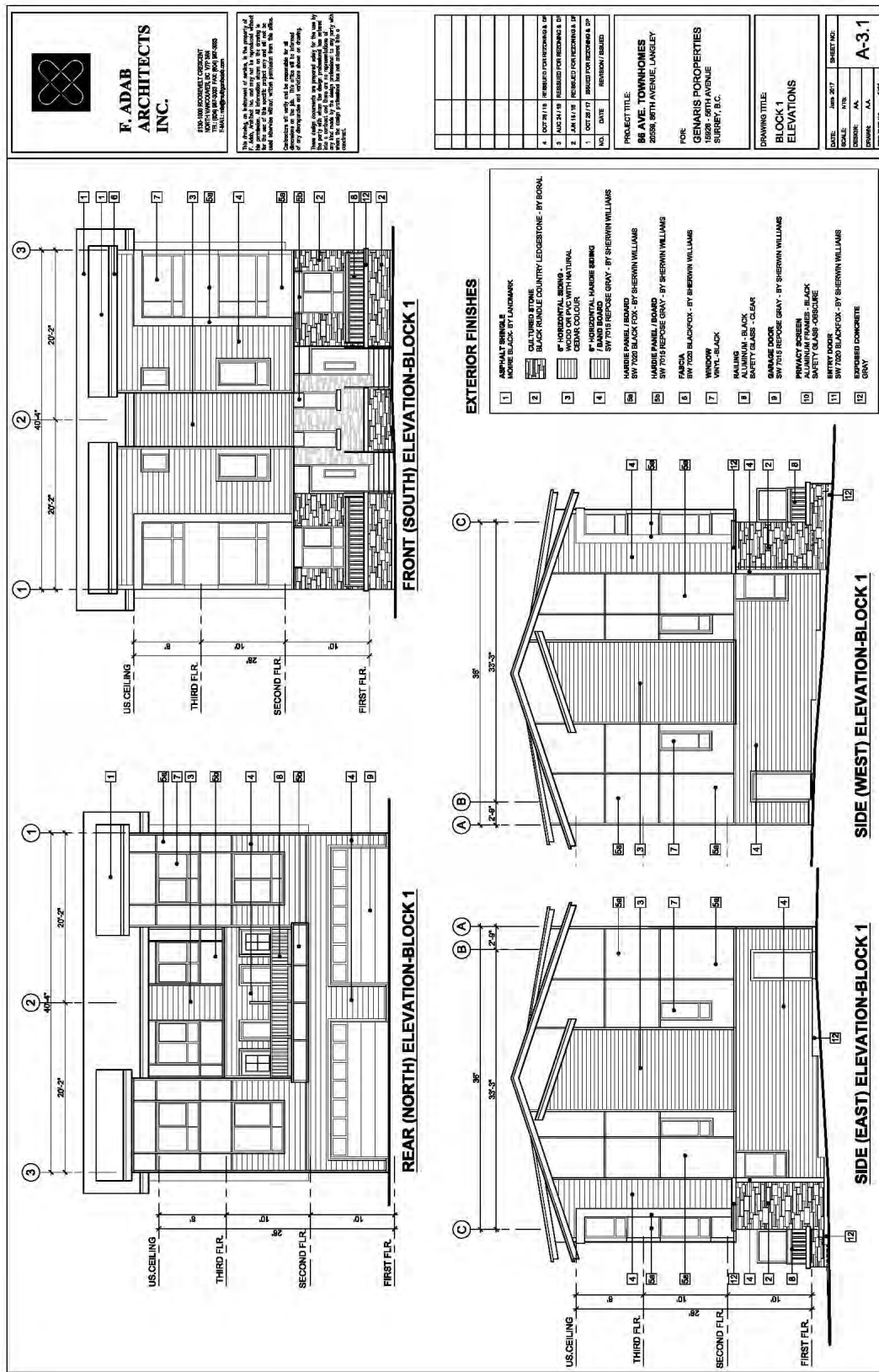
DATE:	June 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A	
DRAWN:	A.A	
PROJECT NO: 1701		A-1.7



SCHEDULE C COLOUR STREETSCAPE

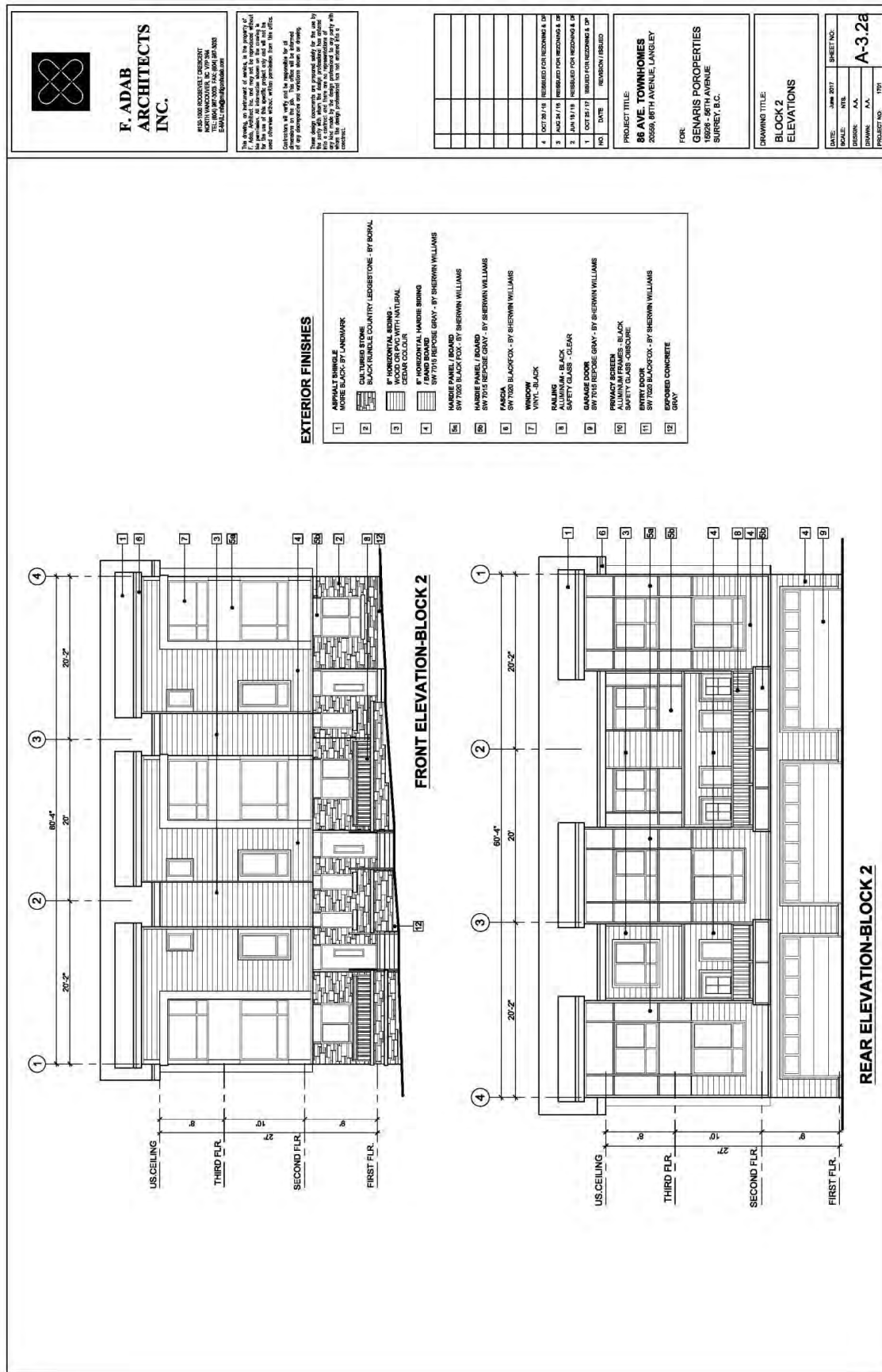
SCHEDULE E BUILDING ELEVATIONS (BLOCK 1)

I.4



SCHEDULE F BUILDING ELEVATIONS (BLOCK 2)

I.4





F. ADAB
ARCHITECTS
INC.

100-1000 BROADVIEW AVENUE
MONTREAL, QUEBEC H3T 1M4
TEL: 514-392-1000
FAX: 514-392-1001

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NO.	DATE	REVISION / DIB
1	NOV 18/18	ISSUED FOR PERMITS & UP
2	JAN 18/19	ISSUED FOR PERMITS & UP
3	JAN 18/19	ISSUED FOR PERMITS & UP
4	OCT 18/18	ISSUED FOR PERMITS & UP

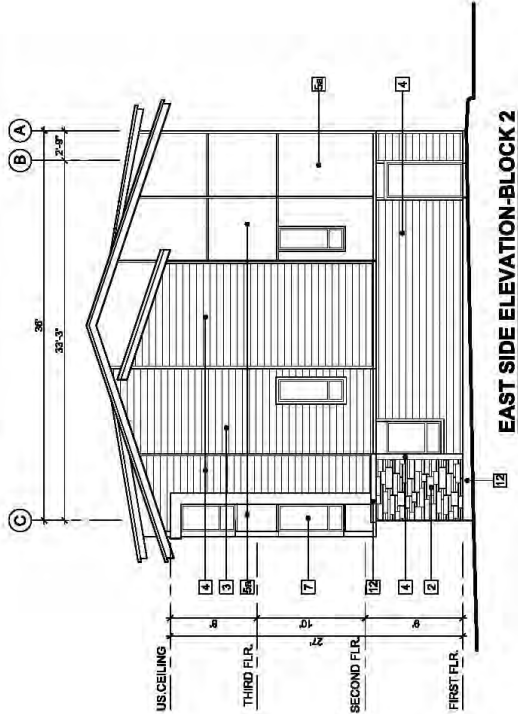
PROJECT TITLE
88 AVE. TOWNHOMES
2055, 88TH AVENUE, LANGLEY
FOR
GENARIS PROPERTIES
15628 - 88TH AVENUE
SURREY, B.C.

DRAWING TITLE
BLOCK 2
ELEVATIONS

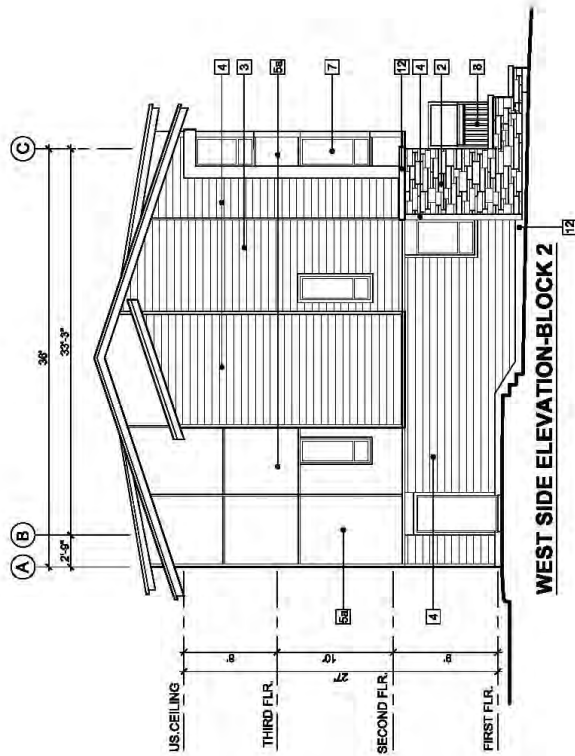
DATE	NOV 18/18	SHEET NO.
SCALE	1/8" = 1'-0"	A-3.2b
OWNER	A.A.	
DESIGNER	A.A.	
PROJECT NO.	1704	

EXTERIOR FINISHES

1	ASPHALT SHINGLE
2	MOORE BLACK BY LANDMARK
3	CALWED STONE
4	BLACK RAINBOW COUNTRY LESTONITE - BY SUDAL
5	8" HORIZONTAL BOARD
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100	8" HORIZONTAL BOARD



EAST SIDE ELEVATION-BLOCK 2



WEST SIDE ELEVATION-BLOCK 2



Est. 1873

SCHEDULE G BUILDING ELEVATIONS (BLOCK 2)



9130-1000 ROOSEVELT PRESIDENT
NORTH VANCOUVER, BC V7P 3M4
TEL: (604) 897-3003 FAX: (604) 897-3003
E-MAIL: mhs@multigorillad.com

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NO.	DATE	REVISION / ISSUED
1	OCT 26 / 17	ISSUED FOR REWORKING & DP
2	JUN 18 / 18	REISSUED FOR REWORKING & DP
3	AUG 24 / 18	REISSUED FOR REWORKING & DP
4	OCT 26 / 18	REISSUED FOR REWORKING & DP

PROJECT TITLE:
86 AVE. TOWNHOMES
20359, 86TH AVENUE, LANGLEY

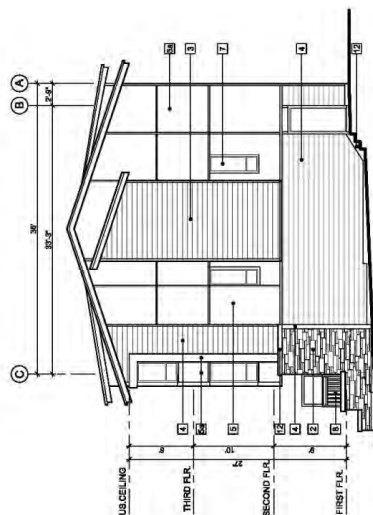
FOR:
GENARIS PROPERTIES
15926 - 56TH AVENUE
SURREY, B.C.

DRAWING TITLE:

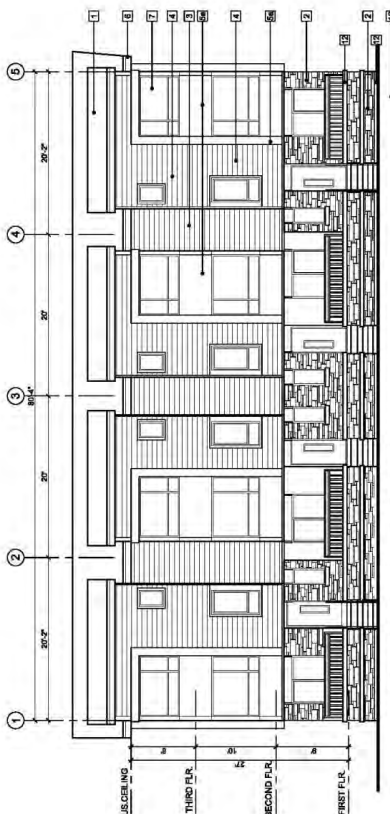
BLOCK 3
NORTH ELEVATION

DATE:	June 2017	SHEET NO.
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	

A-3.3















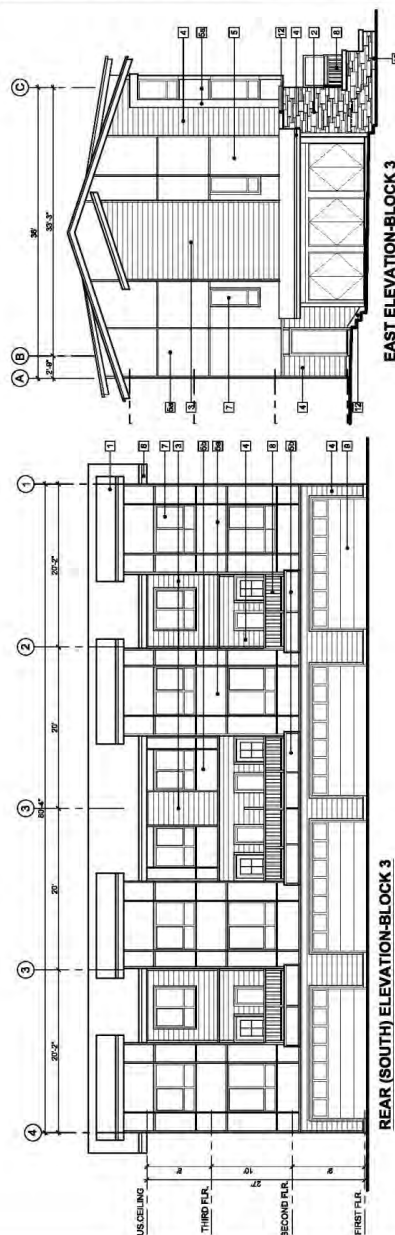
WEST ELEVATION-BLOCK 3



FRONT (NORTH) ELEVATION-BLOCK 3

EXTERIOR FINISHES

1		ASPHALT SHINGLE SHINGLE SLAP BY LANDMARK
2		CULTURED STONE BLACK HUNTER COUNTRY LEDGESTONE - BY BODOL
3		4" HORIZONTAL SIDING - NATURAL CEDAR COLOR BY SHERRIN WILLIAMS
4		4" HORIZONTAL HARDIE SIDING TAN/D BOARD SW 7015 REPOSE GRAY - BY SHERRIN WILLIAMS
5		HARDIE PANEL BOARD SW 7023 BLACK OAK - BY SHERRIN WILLIAMS
6		HARDIE PANEL BOARD SW 7015 REPOSE GRAY - BY SHERRIN WILLIAMS
7		FASCIA SW 7023 BLACK OAK - BY SHERRIN WILLIAMS
8		VINYL SIDING VINTY - BLACK
9		SAFETY GLASS SAFETY GLASS - BLACK SAFETY GLASS - CLEAR
10		SAFETY GLASS SAFETY GLASS - BLACK SAFETY GLASS - CLEAR
11		ENTRY DOOR SW 7023 BLACK OAK - BY SHERRIN WILLIAMS
12		EXPOSED CONCRETE



EAST ELEVATION-BLOCK 3

REAR (SOUTH) ELEVATION-BLOCK 3



**F. ADAB
ARCHITECTS
INC.**

#130-100 ROXBOROUGH AVENUE
NORTH VANCOUVER BC V7P 3N1
TEL: 604-273-8888
WWW.FADABARCHITECTS.COM

By using this drawing, the client agrees to the following:
1. The client agrees to pay for the design fees as set out in the fee schedule.
2. The client agrees to provide all necessary information and drawings in a timely manner.
3. The client agrees to accept the design as presented and not to request any changes after the design has been completed.
4. The client agrees to accept the design as presented and not to request any changes after the design has been completed.
5. The client agrees to accept the design as presented and not to request any changes after the design has been completed.

These drawings are prepared solely for the use of the client and are not to be used for any other purpose without the written consent of the architect.

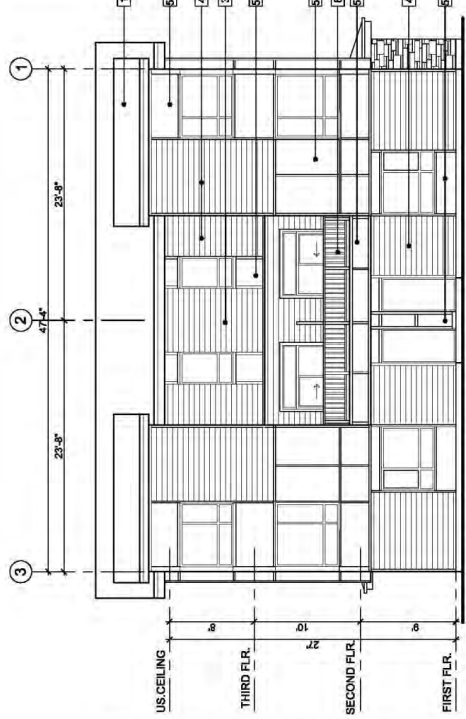
DATE: 10/11/17

NO.	DATE	REVISION / REMARK
1	10/11/17	DESIGN FOR RECORDING & UP
2	10/11/17	DESIGN FOR RECORDING & UP
3	10/11/17	DESIGN FOR RECORDING & UP
4	10/11/17	DESIGN FOR RECORDING & UP

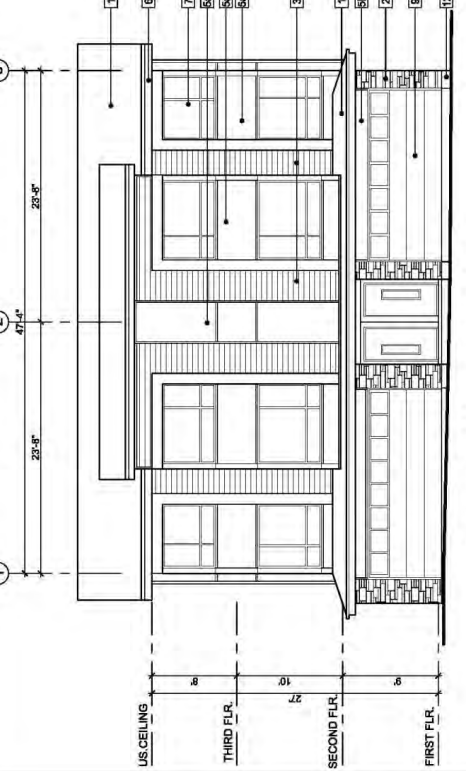
PROJECT TITLE:
88 AVE. TOWNHOMES
2059, 86TH AVENUE, LANGLEY
FOR:
GENARIS PROPERTIES
1802 - 56TH AVENUE
SURREY, B.C.

DRAWING TITLE:
**BLOCK 4
ELEVATIONS**

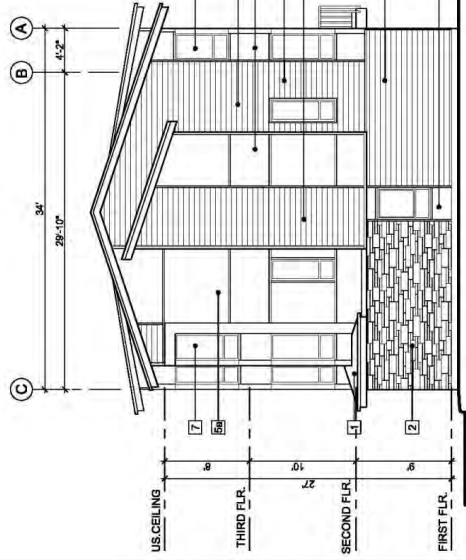
SCALE	DATE	SHEET NO.
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DESIGN	DATE	PROJECT NO.
10/11/17	10/11/17	10/11/17



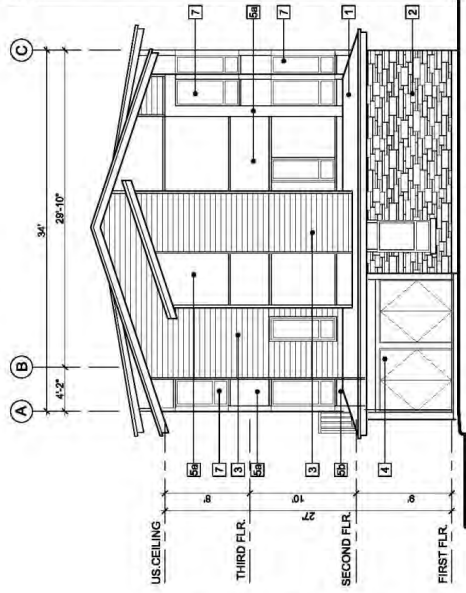
FRONT ELEVATION - BLOCK 4



REAR ELEVATION - BLOCK 4



NORTH ELEVATION - BLOCK 4



SOUTH ELEVATION - BLOCK 4

EXTERIOR FINISHES	
1	ASPHALT SHINGLE MORE BLACK BY LANDMARK
2	CULTURED STONE EAST RIVER COUNTRY LESTONSTONE - BY BORDA
3	8" HORIZONTAL BOARD BY SHERRIN WILLIAMS
4	8" HORIZONTAL BOARD BY SHERRIN WILLIAMS
5	8" HORIZONTAL BOARD BY SHERRIN WILLIAMS
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11	8" HORIZONTAL BOARD BY SHERRIN WILLIAMS
12	8" HORIZONTAL BOARD BY SHERRIN WILLIAMS

SCHEDULE I BUILDING ELEVATIONS (BLOCK 4)

I.4 - Page 16



REAR (NORTH) ELEVATION - BLOCK 6

FRONT ELEVATION - BLOCK 6

EAST ELEVATION - BLOCK 6

US CEILING

THIRD FLR.

SECOND FLR.

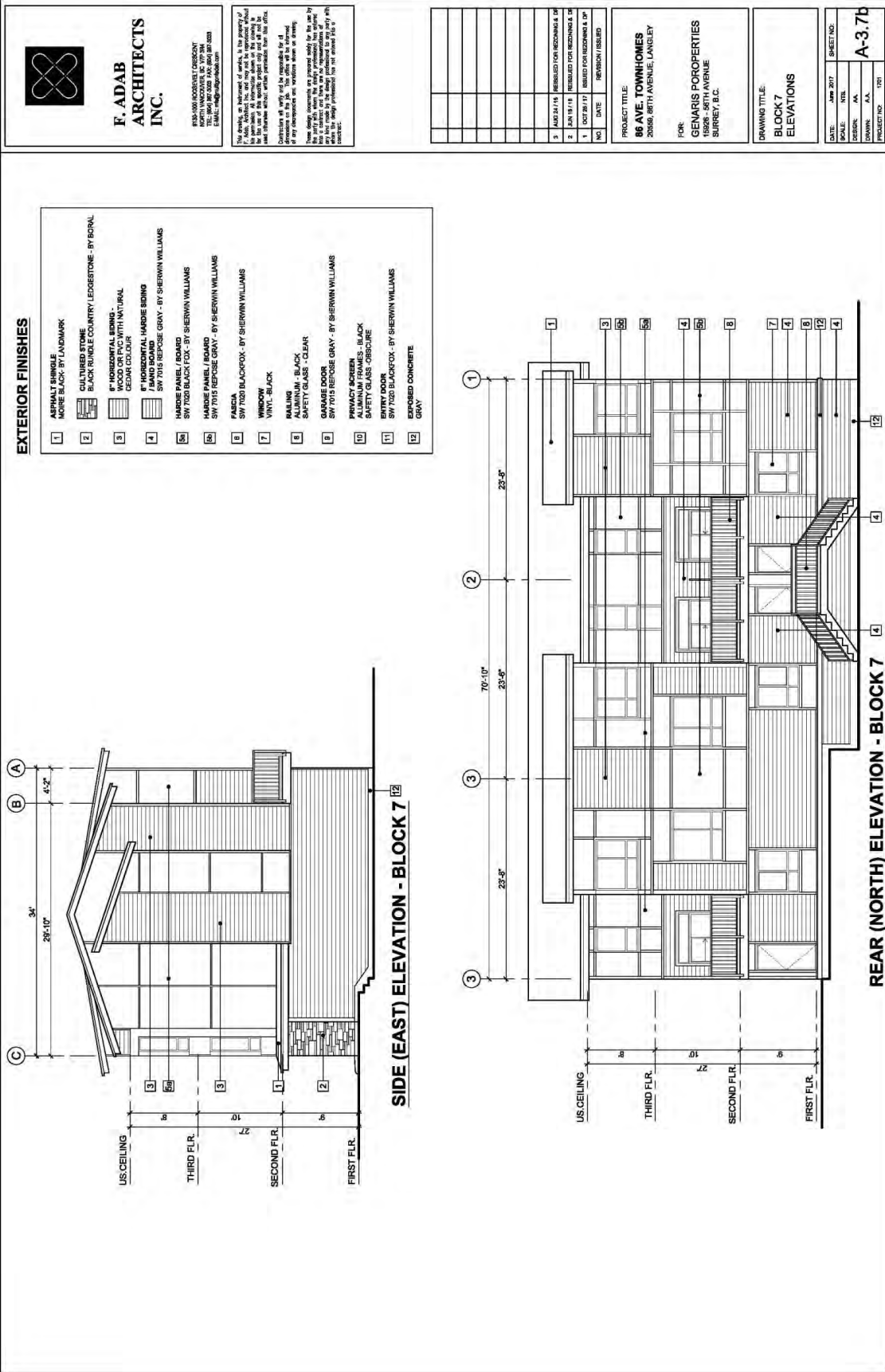
FIRST FLR.

FRONT ELEVATION - BLOCK 6

EAST ELEVATION - BLOCK 6

DATE:	JUNE 2017	SHEET NO:	A-3.7a
SCALE:	NTS.		
DESIGN:	AA		
DRAWN:	AA		

SCHEDULE M
BUILDING ELEVATIONS (BLOCK 7)



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pmg
LANDSCAPE
ARCHITECTS
20559 86TH AVENUE
LANGLEY, BC
V3A 2K5
TEL: 604-244-0111 FAX: 604-244-0122

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CLIENT:

PROJECT:
RESIDENTIAL DEVELOPMENT
20559 86TH AVENUE
LANGLEY, BC
V3A 2K5
TEL: 604-244-0111 FAX: 604-244-0122

DATE: 11/11/2011
SCALE: 1/8" = 1'-0"
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DATE: 11/11/2011
PROJECT NUMBER: 171106

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OF 9
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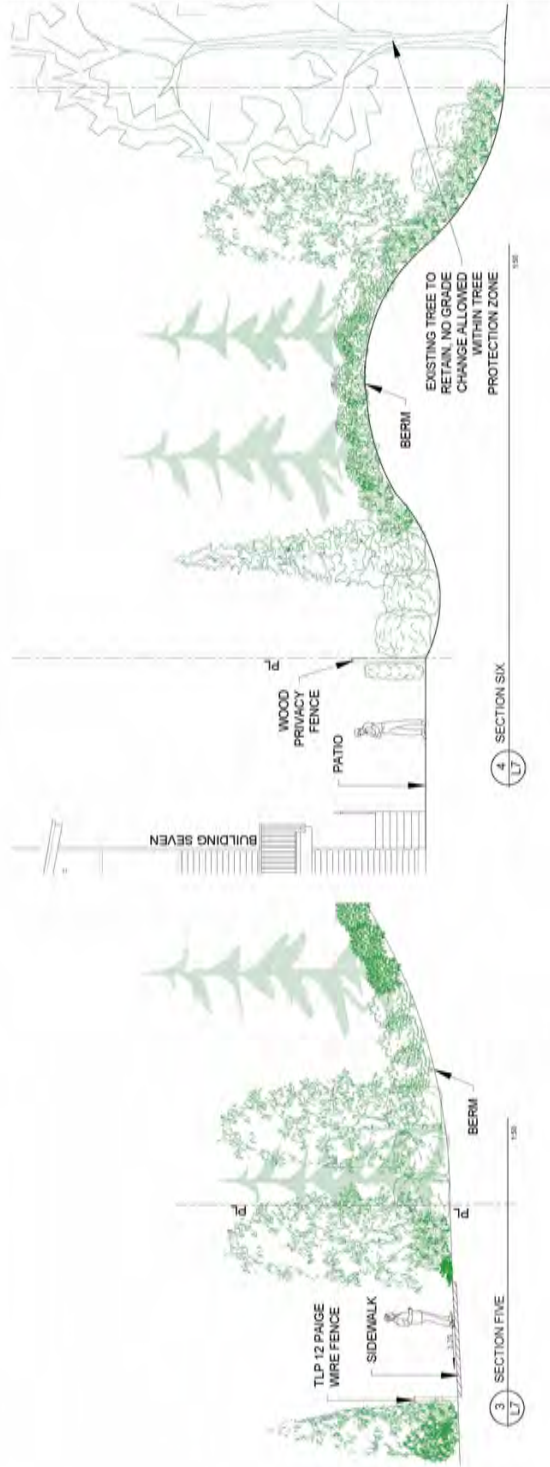
SCHEDULE N LANDSCAPE PLAN



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pmg
LANDSCAPE
ARCHITECTS
Brent Cross - 4105 86th Avenue
Surrey, BC V4N 4G6
P: 604-294-6891 F: 604-294-6822

SCALE



NO.	DATE	REVISION/DESCRIPTION	BY
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19	2024.01.15	ISSUED FOR PERMIT	PMG
20	2024.01.15	ISSUED FOR PERMIT	PMG

PROJECT

RESIDENTIAL DEVELOPMENT
20559 86TH AVENUE
LANGLEY, BC
TEL: 604-294-6822

DRAWING TITLE

LANDSCAPE
SECTIONS

DATE: 11/14/23
SCALE: AS SHOWN
DRAWN BY: PMG
CHECKED BY: PMG
DATE: 11/14/23
PROJECT NUMBER: 17-1596

SCHEDULE P LANDSCAPE DETAILS

From: [Zorica Andjelic](#)
To: [CD Agenda Bylaw](#)
Cc: [Khalil Ibrahim](#); [Chris Jarvie](#)
Subject: Item for June 28 2021 Council meeting agenda Bylaw No . 5436 (Genaris Properties)
Date: Wednesday, June 23, 2021 10:19:02 AM

1. Please place Bylaw # 5436 (Genaris Properties) on the Council agenda of June 28, 2021 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of May 13, 2019 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on May 27, 2019 with third reading given on June 10, 2019.
4. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Staff note that resolution of the development prerequisites was on-going and the on-site rezoning sign remained in place.
5. Also, please place accompanying Development Permit No. 100945 on the same agenda for issuance by Council.