

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (MITCHELL GROUP) BYLAW 2019 NO. 5494**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5494 rezones 5.67 ha (14.01 ac) of land located between 198A and 200 Streets and 86 and 88 Avenues, to Comprehensive Development Zone CD-138 to facilitate development of a 264 room hotel with banquet / conference facility and two (2) eleven (11) storey office buildings.



## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (MITCHELL GROUP) BYLAW 2019 NO. 5494

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 (Mitchell Group) Bylaw 2019 No. 5494”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
  - a. Adding to the Table of Contents and to Section 104.1 – Zones the words “Comprehensive Development Zone CD-138” after the words “Comprehensive Development Zone CD-137”
  - b. Adding to Section 110 after the words “CD-137” the words “CD-138 – 1,858 m<sup>2</sup>”
  - c. By adding after Section 1037 “Comprehensive Zone CD-137” the following as Section 1038 “Comprehensive Development Zone CD-138”

#### 1038 **COMPREHENSIVE DEVELOPMENT ZONE CD-138**

##### **Uses Permitted**

- 1038.1 In the CD-138 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *commercial uses* subject to Section 1038.3
  - 3) *group children’s day care*
  - 4) *hotels and motels* and conference/convention facilities
  - 5) *liquor primary use* subject to provisions of the “Liquor Control and Licensing Act” and regulations pursuant thereto

##### **Density**

- 1038.2 The maximum *floor space ratio* of all *buildings* located on the lands zoned CD-138 shall not exceed 2.5.

##### **Commercial Uses**

- 1038.3
- 1) Buildings containing at grade *commercial uses* must contain office uses on upper floors.
  - 2) With the exception of office uses, each individual permitted *commercial use* shall not exceed 1,000 m<sup>2</sup> in size.

##### **Lot Coverage**

- 1038.4 *Lot coverage* shall be in accordance with the provisions of the Development Permit.



**Siting of Buildings and Structures**

- 1038.5 *Buildings and structures* shall be sited in accordance with the provisions of the Development Permit.

**Height of Buildings and Structures**

- 1038.6 The *height of buildings* shall not be less than three *storeys*.

**Parking and Loading**

- 1038.7 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 1038.8 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**

- 1038.9 Landscape areas, landscape screens and fencing shall comply with Section 111 as it applies to "C" Commercial zones.

**Development Permit Requirements**

- 1038.10 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:

Lots 22 and 23 North East Quarter Section 27 Township 8 New Westminster District Plan 1093

Lot 24 Except: Firstly: Part Subdivided by Plan 31782; Secondly: Part on SRW Plan 27770; Thirdly: Part on SRW Plan LMP45000, Fourthly: Part Road on Plan BCP822, North East Quarter Section 27 Township 8 New Westminster District Plan 1093

Portion of Lot 1 Section 27 Township 8 New Westminster District Plan EPP76173

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-138.

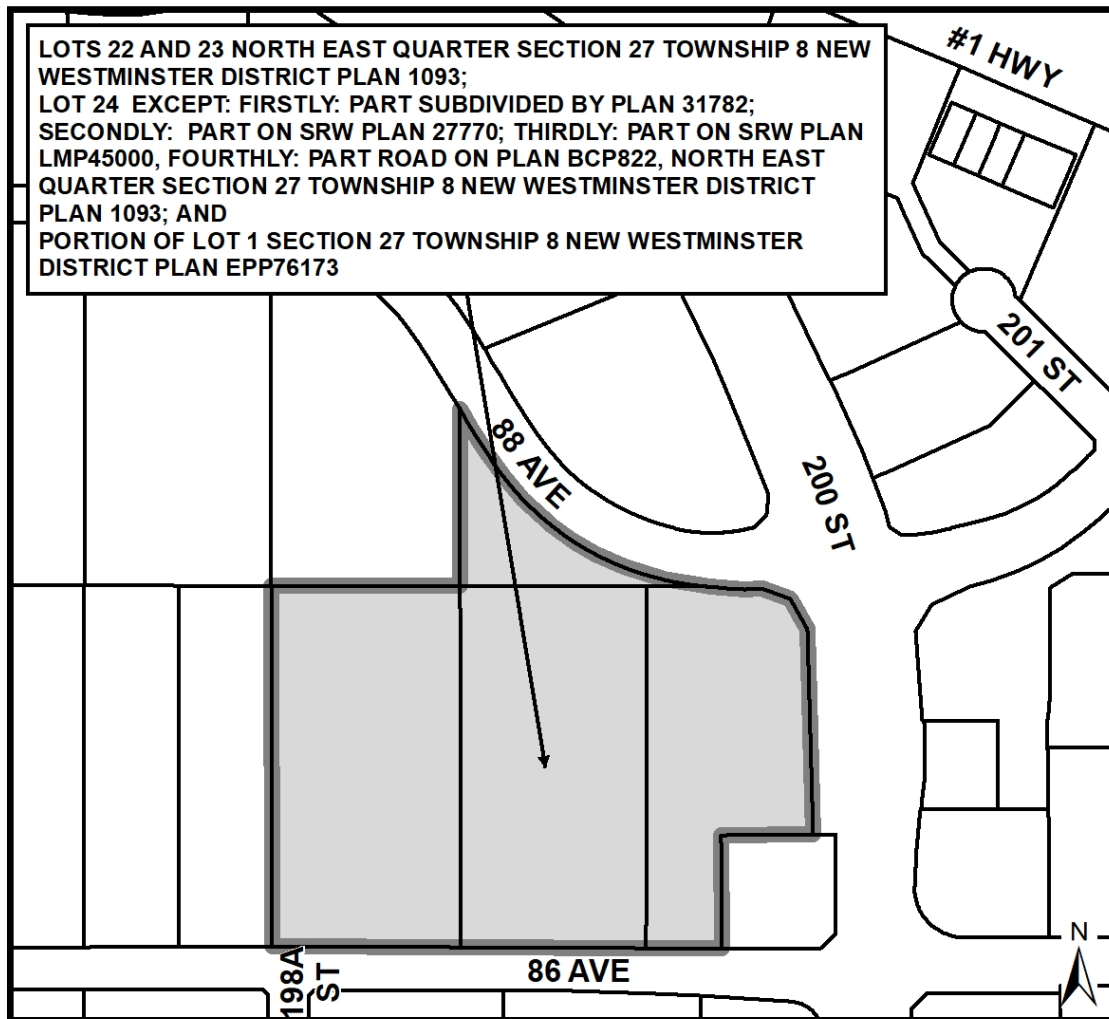
READ A FIRST TIME the	08	day of	July	, 2019
READ A SECOND TIME the	08	day of	July	, 2019
PUBLIC HEARING HELD the	22	day of	July	, 2019
READ A THIRD TIME the	09	day of	September	, 2019
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	24	day of	September	, 2020
ADOPTED the		day of		, 2021

\_\_\_\_\_  
Mayor

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



# SCHEDULE 'A' BYLAW NO. 5494





THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101006

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

1. Name and Address: Carvolth Holdings Corp.  
300 - 1030 West Georgia Street  
Vancouver, BC V6E 2Y3

Mitchell Group 200 West Holdings Inc.  
Mitchell Hospitality Inc.  
200 – 27650 66A Avenue  
Surrey, BC V3S 4S4

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:      Lots 22 and 23 North East Quarter Section 27 Township 8  
New Westminster District Plan 1093

Lot 24 Except: Firstly: Part Subdivided by Plan 31782;  
Secondly: Part on SRW Plan 27770; Thirdly: Part on SRW  
Plan LMP45000, Fourthly: Part Road on Plan BCP822, North  
East Quarter Section 27 Township 8 New Westminster  
District Plan 1093

Portion of Lot 1 Section 27 Township 8 New Westminster  
District Plan EPP76173

CIVIC ADDRESS:            8679 - 200 Street  
19881 - 86 Avenue  
Vacant land in the 19800 and 19900  
blocks of 86 and 88 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 “N”;
  - b. On-site landscaping plans being in substantial compliance with Schedules “O” through “V”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
  - c. All signage being in compliance with the Township’s Sign Bylaw and Schedules “I” through “L” with the exception of the following variances:
    - i. Section 8.1.2 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum fascia and projecting sign area of 26.28 square metres (283 square feet) for signs B3, B6, B7 and B8 combined on the office building as shown in Schedule “L”;
    - ii. Section 8.1.5 of the Township’s Sign Bylaw 2012 No. 4927 being varied to permit a maximum of 6 non-accessory tenant sign panels on proposed lot 1



- (hotel lot) to a maximum total size of 10.6 square metres (114 square feet) as indicated for signs C1 and C4 in Schedule "L";
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "M" through "N";
  - e. All refuse areas to be located underground, with the exception of staging areas, and screened to the acceptance of the Township.
  - f. Section 107.3 of the Township's Zoning Bylaw No. 2500 being varied to reduce the required number of parking spaces for proposed lot 1 (hotel lot) from 415 to 177 parking spaces and for proposed lot 3 (office 2 lot) from 689 to 642 parking spaces.

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit No. 101109;
  - b. Landscaping and boulevard treatment to be secured by letter of credit at building permit stage;
  - c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
  - d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
  - e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design;
  - f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
  - g. 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.



DEVELOPMENT PERMIT NO. 101006  
(MITCHELL GROUP)  
Page 3 . . .

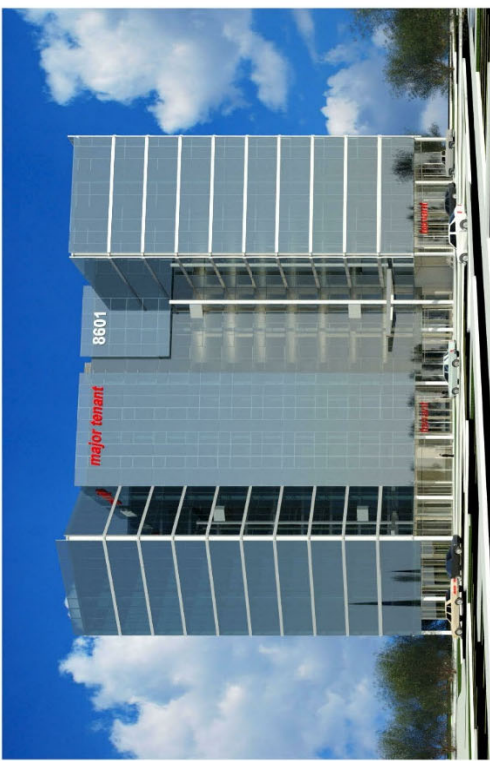
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULES C - G	Building Elevations
SCHEDULE H	Hotel and Office Colours and Materials
SCHEDULES I - L	Signage
SCHEDULES M – N	Roof Plans
SCHEDULES O - V	Landscape Plans



# SCHEDULE A RENDERING

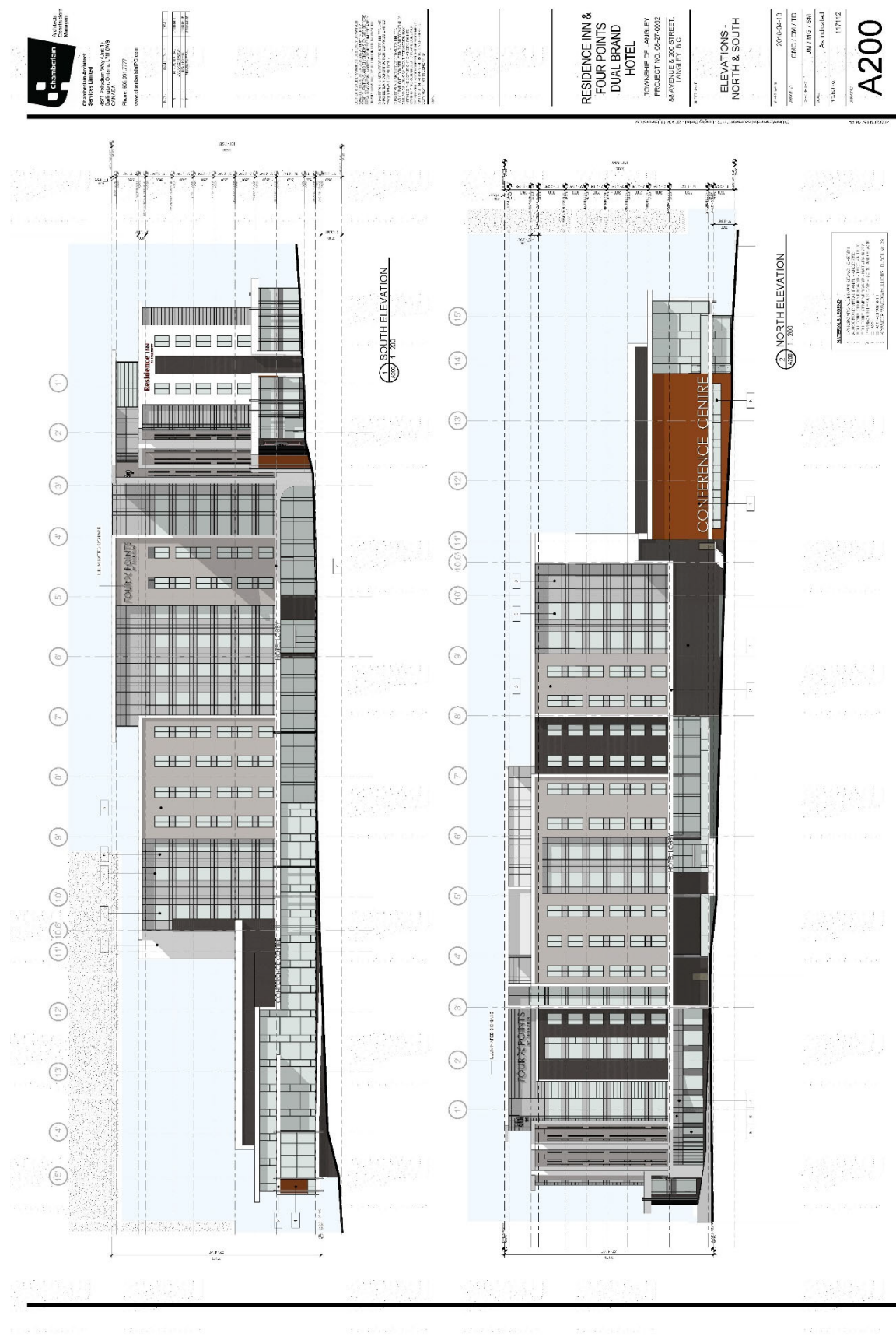




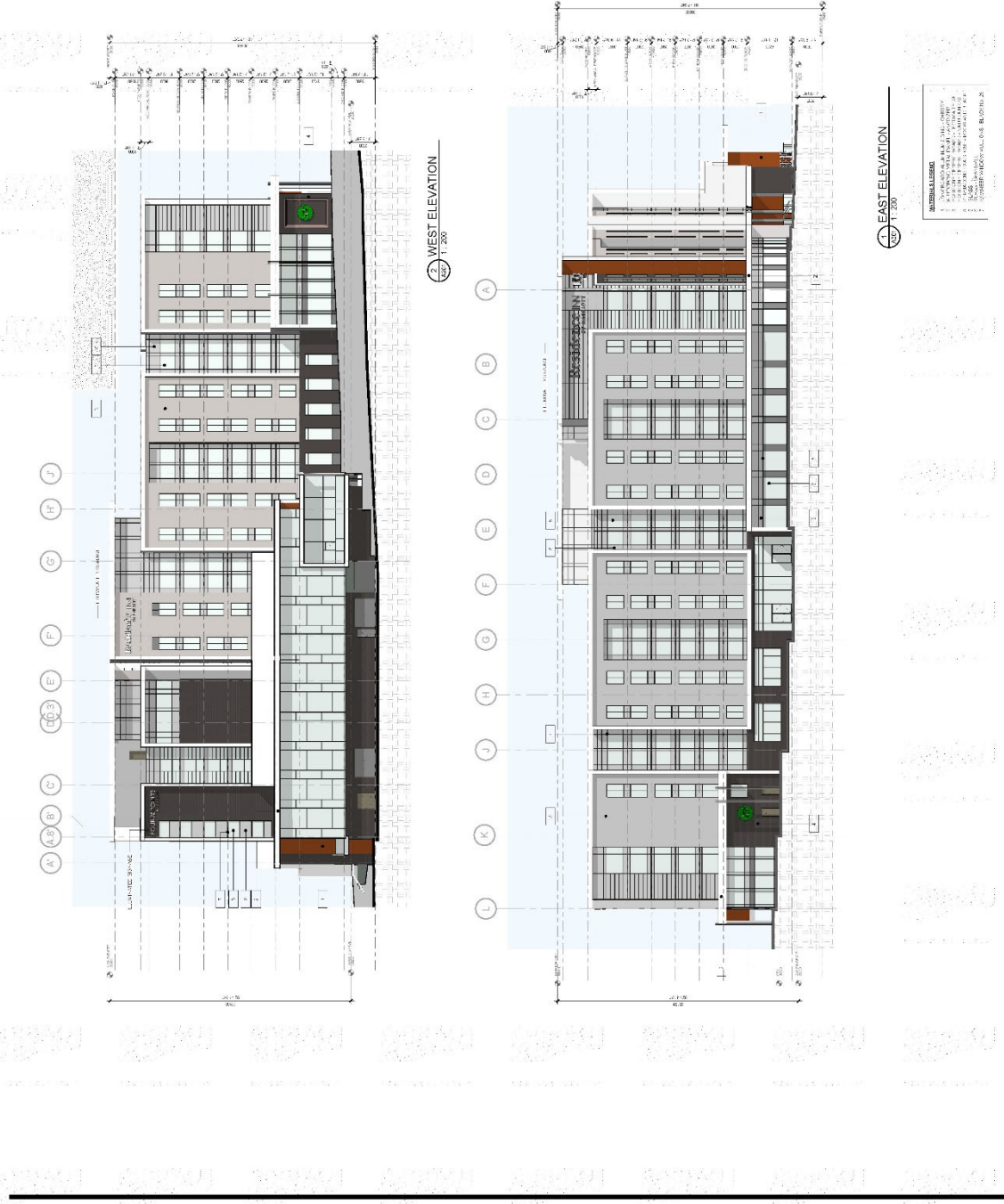




# SCHEDULE C HOTEL SOUTH AND NORTH BUILDING ELEVATIONS







Champion Construction Services Limited  
 8888 16th Avenue, Suite 200  
 Langley, BC V3A 2K6  
 Canada  
 Phone: (604) 881-1111  
 Fax: (604) 881-1112  
 www.championconstruction.com

PROJECT NO. 2018-04419  
 DATE: 01/11/2019  
 DRAWING NO. A201  
 PROJECT NAME: RESIDENCE INN & FOUR POINTS DUAL BRAND HOTEL  
 PROJECT ADDRESS: 88 AVENUE & 205 STREET, LANGLEY BC  
 PROJECT NO. 2018-04419  
 PROJECT NAME: RESIDENCE INN & FOUR POINTS DUAL BRAND HOTEL  
 PROJECT ADDRESS: 88 AVENUE & 205 STREET, LANGLEY BC

ELEVATIONS - EAST & WEST  
 SCALE: 1/8" = 1'-0"

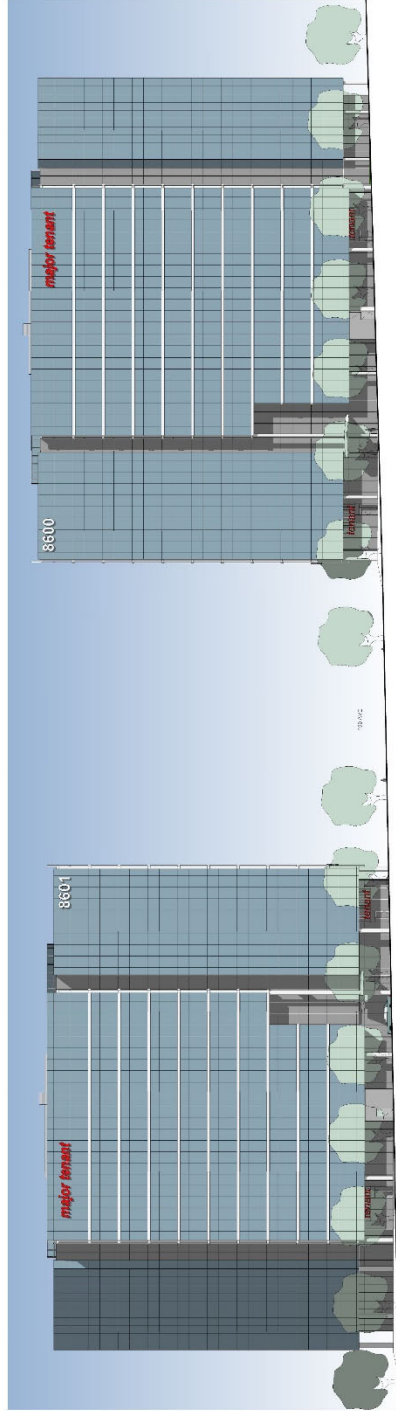
2018-04419  
 01/11/2019  
 A201  
 11/11/2019

# SCHEDULE D HOTEL WEST AND EAST BUILDING ELEVATIONS



CHRISTOPHER  
BOZYK ARCHITECTS  
400 S. CLARK ST. SUITE 200, CHICAGO, IL 60606  
TEL: 312.467.1234 FAX: 312.467.1235  
WWW.CBOZKYARCHITECTS.COM

PROJECT: 88 AVE / 200 ST  
DATE: 01/11/2017  
DRAWN BY: J. BOZYK  
CHECKED BY: C. BOZYK  
SCALE: 1/8" = 1'-0"



③ SOUTH ELEVATION / OFFICES  
SCALE = 1/8" = 1'-0"



② NORTH ELEVATION / OFFICES  
SCALE = 1/8" = 1'-0"

EXISTING BUILDING INFORMATION:  
1. EXISTING BUILDING: 88 AVE / 200 ST  
2. EXISTING BUILDING: 88 AVE / 200 ST  
3. EXISTING BUILDING: 88 AVE / 200 ST

PROPOSED BUILDING:  
1. PROPOSED BUILDING: 88 AVE / 200 ST  
2. PROPOSED BUILDING: 88 AVE / 200 ST  
3. PROPOSED BUILDING: 88 AVE / 200 ST

PROPOSED BUILDING INFORMATION:  
1. PROPOSED BUILDING: 88 AVE / 200 ST  
2. PROPOSED BUILDING: 88 AVE / 200 ST  
3. PROPOSED BUILDING: 88 AVE / 200 ST

88 AVE / 200 ST  
OFFICE/INNOVATION DEVELOPMENT

REZONING, DP APPLICATION  
OFFICES /  
OVERALL ELEVATIONS

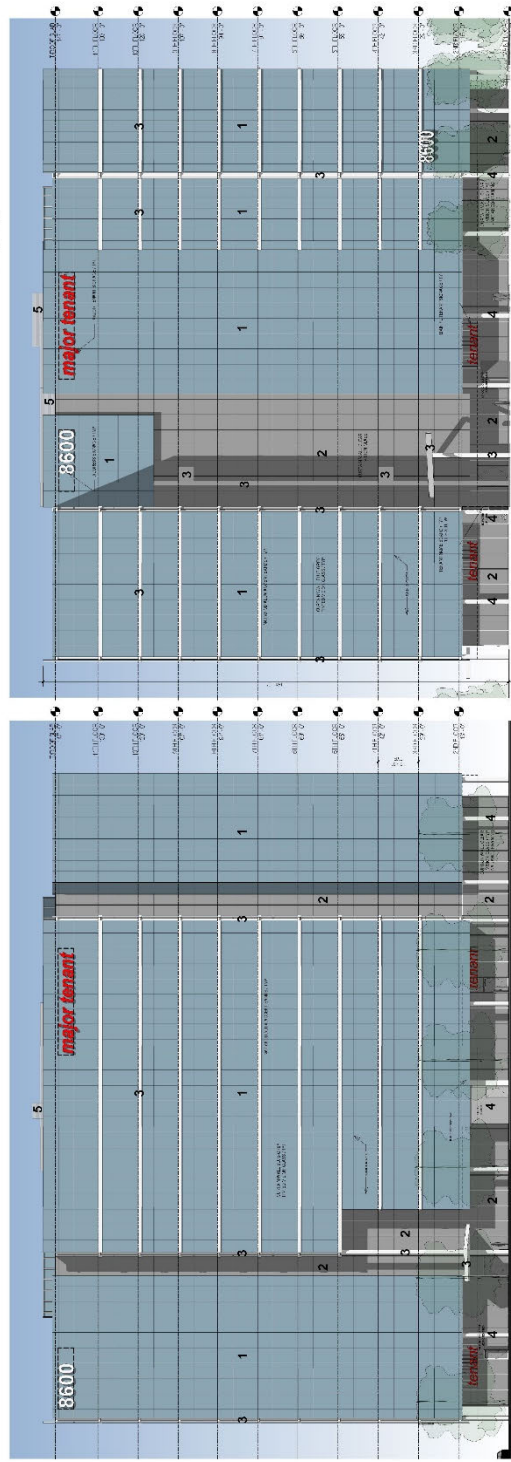
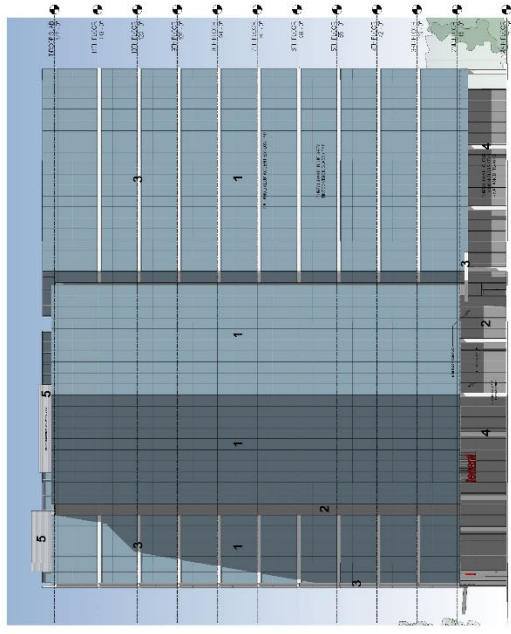
SCALE: 1/8" = 1'-0" DATE: 01/11/2017  
DRAWN BY: J. BOZYK

A.3.1

# SCHEDULE E OFFICE SOUTH AND NORTH BUILDING ELEVATIONS



FACADE MATERIALS & COLOURS	
1	1. METAL PANELS (ALUMINUM) - 100% ALUMINUM
2	2. METAL PANELS (ALUMINUM) - 100% ALUMINUM
3	3. METAL PANELS (ALUMINUM) - 100% ALUMINUM
4	4. METAL PANELS (ALUMINUM) - 100% ALUMINUM
5	5. METAL PANELS (ALUMINUM) - 100% ALUMINUM



1. METAL PANELS (ALUMINUM) - 100% ALUMINUM  
2. METAL PANELS (ALUMINUM) - 100% ALUMINUM  
3. METAL PANELS (ALUMINUM) - 100% ALUMINUM  
4. METAL PANELS (ALUMINUM) - 100% ALUMINUM  
5. METAL PANELS (ALUMINUM) - 100% ALUMINUM

38 AVE / 200 ST  
OFFICE/INMIXED USE DEVELOPMENT  
REZONING, DP APPLICATION  
OFFICE 17 ELEVATIONS

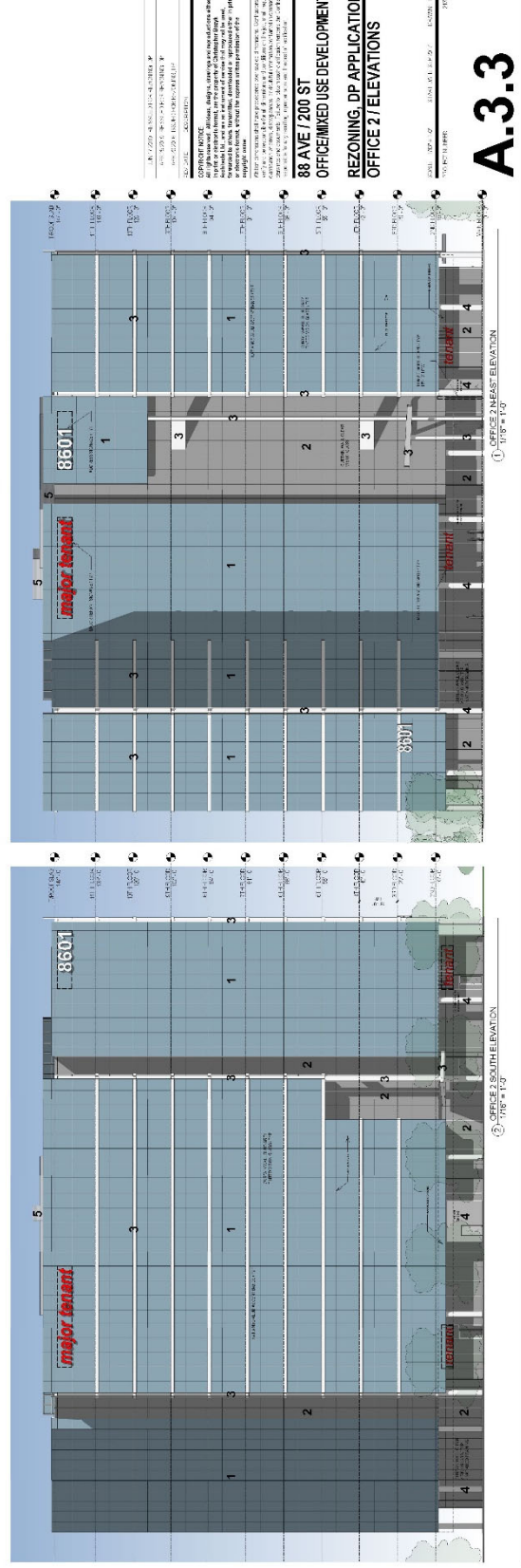
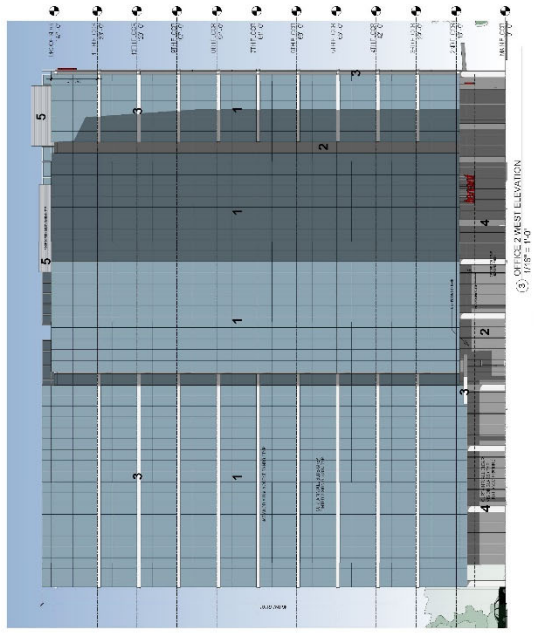
SCALE: 1/8" = 1'-0"  
DATE: 08/14/17  
DRAWN: J. BOZYK  
CHECKED: J. BOZYK  
2017

A.3.2



**CHRISTOPHER BOZYK ARCHITECTS**  
 8645 120TH STREET, SUITE 200, LANGLEY, BC V4W 2G7  
 TEL: 778-437-8888 FAX: 778-437-8889  
 WWW.CBOZKYARCHITECTS.COM

FACADE MATERIALS & COLOURS	
1	CLAY TILE, LIGHT GREY, 10% OFF WHITE
2	CLAY TILE, LIGHT GREY, 10% OFF WHITE
3	CLAY TILE, LIGHT GREY, 10% OFF WHITE
4	CLAY TILE, LIGHT GREY, 10% OFF WHITE
5	CLAY TILE, LIGHT GREY, 10% OFF WHITE



# SCHEDULE G OFFICE 2 BUILDING ELEVATIONS



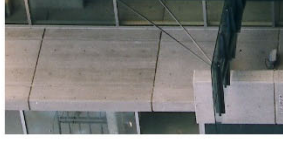













IMAGE:  
ARCHITECTURAL CONCRETE

MATERIAL SAMPLE BOARD		READ WITH ELEVATIONS		OFFICES	
 		CURTAIN WALL / GENERAL GLAZING: LOW E DOUBLE-GLAZING, NATURAL ANODIZED FRAMING BLUE-GREY TINTED VISION GLASS / "SUNGUARD SUPER- NEUTRAL 68 ON CRYSTAL BLUE" / SIMILAR			
		CURTAIN WALL / MAIN FLOOR & LOBBY GLAZING: LOW E DOUBLE-GLAZING, NATURAL ANODIZED FRAMING CLEAR VISION GLASS / "SUNGUARD SUPERNEUTRAL 68 ON ULTRAWHITE" / SIMILAR		 	
		CURTAIN WALL / ACCENT BANDS, CLADDED COLUMNS & CANOPY FRAMING: INSULATED COMPOSITE METAL PANEL / SILVER METALLIC / "ALFREX SILVER AL-1220" / SIMILAR		EXPOSED CONCRETE COLUMNS & STAIR WALLS: ARCHITECTURAL OFF-THE-FORM FINISH - SEE ALSO IMAGE OPPOSITE CLEAR MAT SEALER / SIMILAR	
				ROOF WALLS & SCREENS: PREFINISHED HORIZ CORRUGATED METAL CLADDING SILVER METALLIC FINISH / "MAKIN METALS GALVALUME" / SIMILAR	
				EXPOSED CONCRETE RAMP ENTRY SIDE/RETAINING WALLS: VERTICAL BOARD FORM CONCRETE	

MATERIAL SAMPLE BOARD		HOTEL & CRU	
	1. WOOD FINISH EXTRUDED ALUMINUM SIDING SOFFITS & ACCENT PANELS LONGBOARD, DARK CHERRY, OR EQUAL		      
	2. ALUMINUM COMPOSITE METAL CLADDING PANELS, TRIMS, CORNICES & FASCIAS: ALUCOBOND, CLEAR ANODIZED LOOK CO/EV1, OR EQUAL		
	3. FIBRE CEMENT COMPOSITE CLADDING PANELS EQUITONE, TECTIVA TE 20, OR EQUAL		
	3. FIBRE CEMENT COMPOSITE CLADDING PANELS EQUITONE, NATURA N 073, OR EQUAL		
	4. ARCHITECTURAL CONCRETE MASONRY WALLS & FOUNDATIONS PERMACON LEXA STONE, ROCKLAND BLACK, OR EQUAL		
	6. GLASS SPANDREL PANELS ICD, OPACI-COAT-300, #1-0016 CHARCOAL, OR EQUAL		
	7. ALUMINUM GLAZING MULLIONS KAWNEER, BLACK #29, OR EQUAL		

A-2-210-460627-01-04-01-21-04-04-02  
 A-2-210-460627-01-04-01-21-04-04-02  
 A-2-210-460627-01-04-01-21-04-04-02  
 A-2-210-460627-01-04-01-21-04-04-02  
 A-2-210-460627-01-04-01-21-04-04-02

88 AVE / 200 ST  
 OFFCE/MIKED USE DEVELOPMENT  
 REZONING, DP APPLICATION  
 FACADE MATERIALS &  
 COLOURS  
 SAMPLE BOARDS

A.6.0

# SCHEDULE H HOTEL AND OFFICE COLOURS AND MATERIALS



I.2 - Page 16





### ILLUMINATED CHANNEL LETTERS

**HOTEL LOBBY**

GRAPHIC ELEVATION  
SCALE: 1/8\"/>

279 1/4" (7.24M) x 147 1/4" (3.74M)

455c

**HOTEL LOBBY**

NOTE: SIGN MATERIALS & COLORS SUBJECT TO CONFIRMATION

RESIDENCE INN  
LANSLEY, BC  
2019-0102-GOWING-A-CHIN

DATE: 10/1/19  
BY: J. B. BLACKBURN

### ILLUMINATED CHANNEL LETTERS

**FOUR POINTS BY SHERATON**

GRAPHIC ELEVATION  
SCALE: 1/8\"/>

279 1/4" (7.24M) x 147 1/4" (3.74M)

455c

**FOUR POINTS BY SHERATON**

NOTE: SIGN MATERIALS & COLORS SUBJECT TO CONFIRMATION

RESIDENCE INN  
LANSLEY, BC  
2019-0102-GOWING-A-CHIN

DATE: 10/1/19  
BY: J. B. BLACKBURN

### ILLUMINATED CHANNEL LETTERS

**FOUR POINTS BY SHERATON**

GRAPHIC ELEVATION  
SCALE: 1/8\"/>

279 1/4" (7.24M) x 147 1/4" (3.74M)

455c

**FOUR POINTS BY SHERATON**

NOTE: SIGN MATERIALS & COLORS SUBJECT TO CONFIRMATION

RESIDENCE INN  
LANSLEY, BC  
2019-0102-GOWING-A-CHIN

DATE: 10/1/19  
BY: J. B. BLACKBURN

### ILLUMINATED CHANNEL LETTERS

**CONFERENCE CENTRE**

GRAPHIC ELEVATION  
SCALE: 1/8\"/>

279 1/4" (7.24M) x 147 1/4" (3.74M)

455c

**CONFERENCE CENTRE**

NOTE: SIGN MATERIALS & COLORS SUBJECT TO CONFIRMATION

RESIDENCE INN  
LANSLEY, BC  
2019-0102-GOWING-A-CHIN

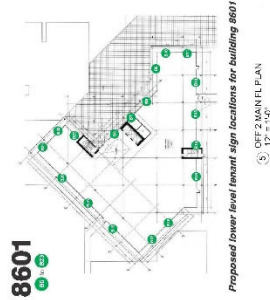
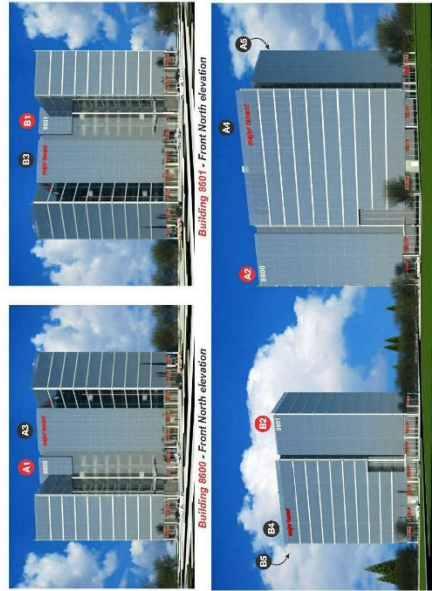
DATE: 10/1/19  
BY: J. B. BLACKBURN



[illegible]

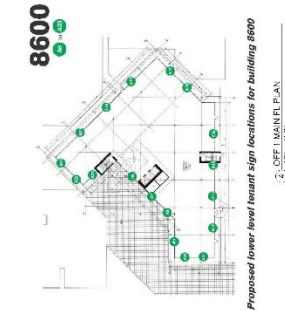
# SCHEDULE K HOTEL SIGNAGE





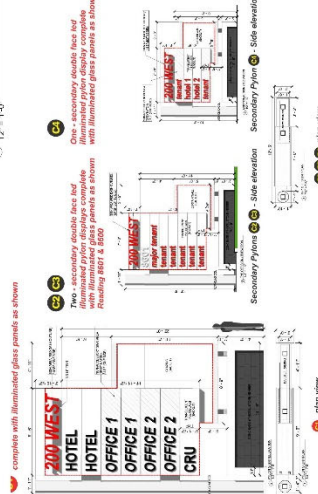
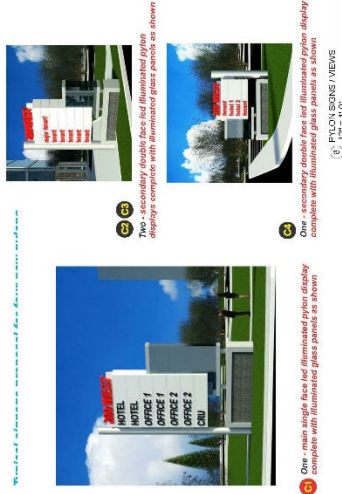
#### Typical signage proposal for Building 8601

- 8601 80' x 102' (9.8' x 10.2') = 800 square feet  
Two - Upper address numbers - 8' deep LED illuminated / through faces
- MAJOR TENANT 84' x 304' (1.0' x 2.0') = 113 square feet (maximum sq. ft.)  
Three - Upper major tenant signage - 8' deep LED illuminated / through faces  
Eighteen - Lower illuminated tenant signs  
2 x 2 footwork & suggested glass holder to retain building
- tenant 50' x 117' (1.0' x 1.2') = 120 square feet (maximum sq. ft.)  
Including background - 28 square feet each



#### Typical signage proposal for Building 8600

- 8600 80' x 102' (9.8' x 10.2') = 800 square feet  
Two - Upper address numbers - 8' deep LED illuminated / through faces
- MAJOR TENANT 84' x 304' (1.0' x 2.0') = 113 square feet (maximum sq. ft.)  
Three - Upper major tenant signage - 8' deep LED illuminated / through faces  
Eighteen - Lower illuminated tenant signs  
2 x 2 footwork & suggested glass holder to retain building
- tenant 50' x 117' (1.0' x 1.2') = 120 square feet (maximum sq. ft.)  
Including background - 28 square feet each



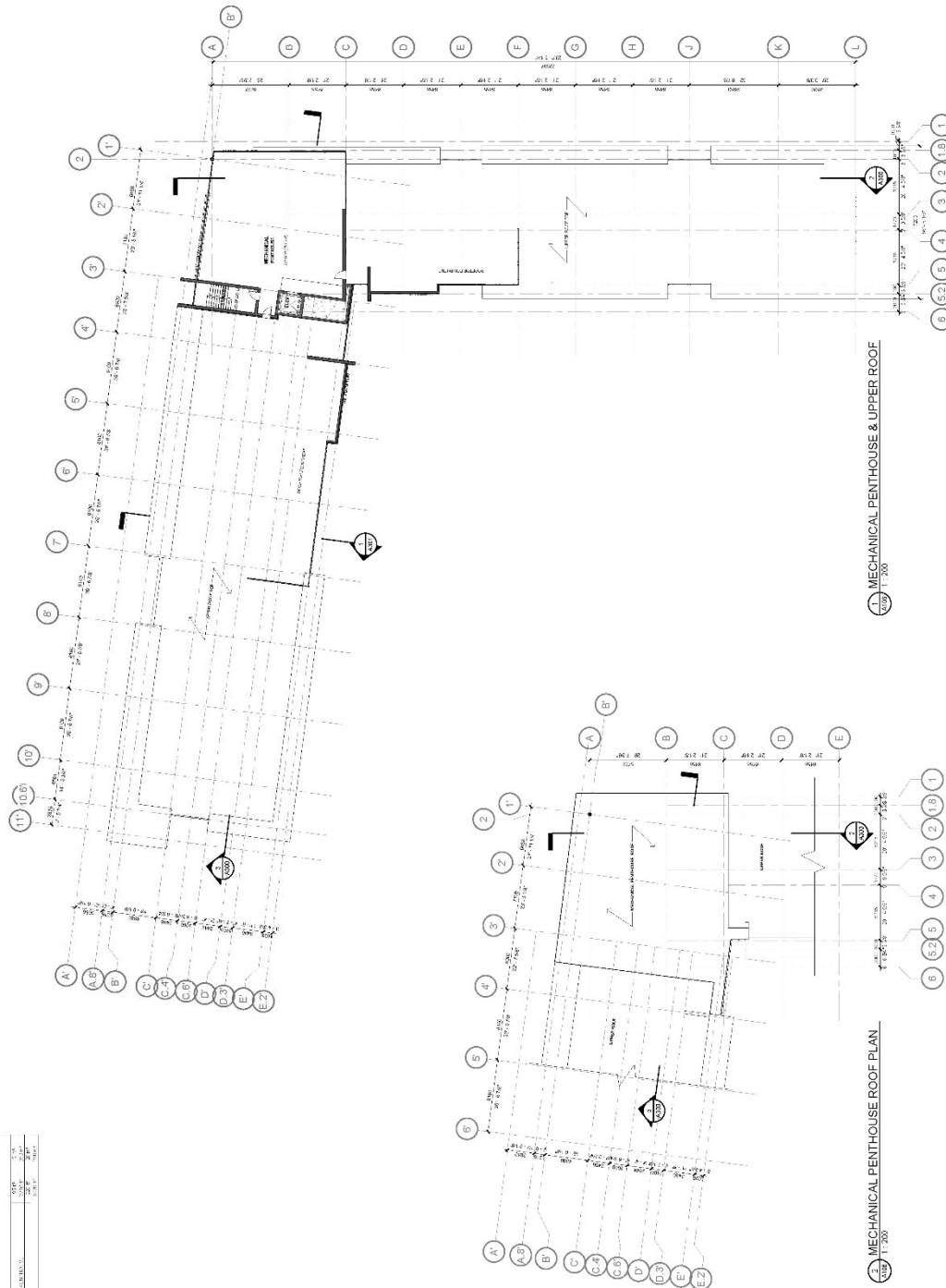
88 AVE / 200 ST  
OFFICE/MIXED USE DEVELOPMENT  
REZONING, DP APPLICATION  
OFFICES & SITE  
SIGNAGE

PROJECT LOCATION: 2710

## A.7.0

# SCHEDULE L OFFICE AND FREESTANDING SIGNAGE



[illegible]

1 MECHANICAL PENTHOUSE & UPPER ROOF  
A1'00 1 : 200

2 MECHANICAL PENTHOUSE ROOF PLAN  
DATE 1-2003

A106

RESIDENCE INN &  
FOUR POINTS  
DUAL BRAND  
HOTEL

TOWNSHIP OF LANGLEY  
PROJECT NO. 09-27-0062  
88 AVENUE & 200 STREET.

MECHANICAL  
PENTHOUSE &  
ROOF PLANS

DATE	2019-04-13
LEADER	CMC / MG / TD
OFFICE	JM / MG
AGE	1 : 200
PARCEL NO.	117112

[illegible]

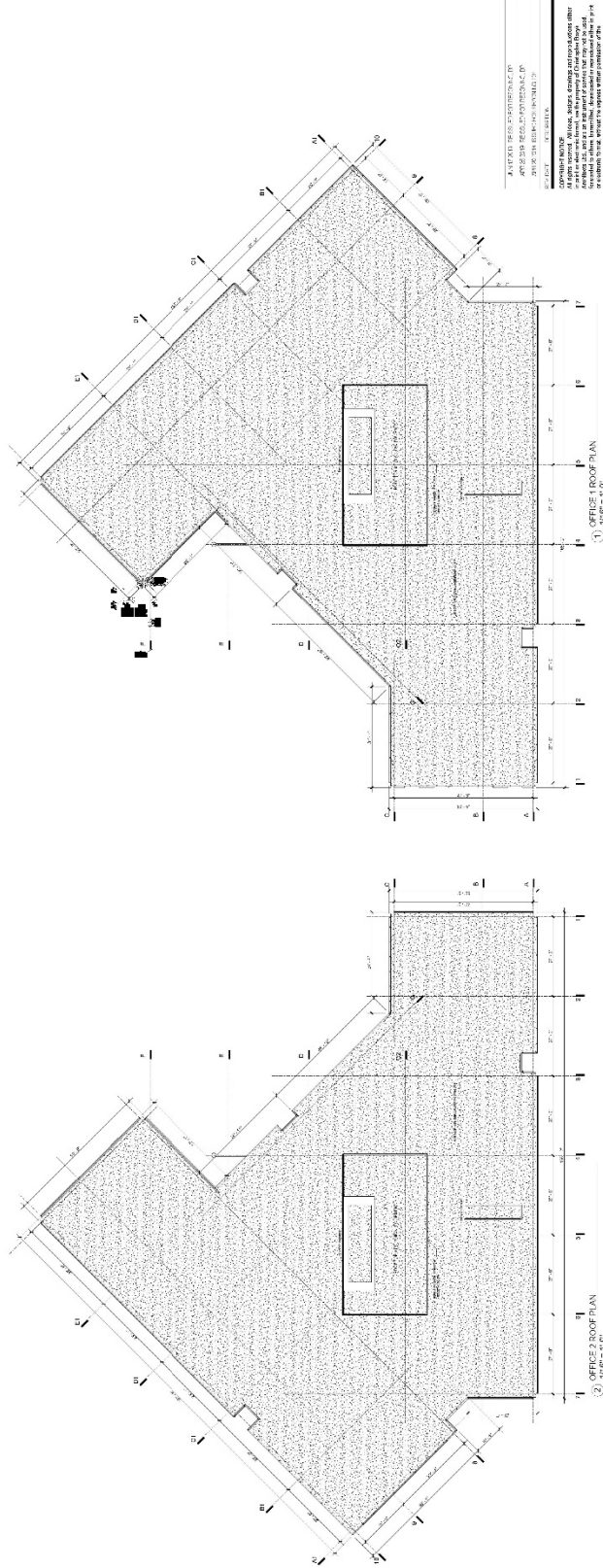
**chamberlain**

Aplicativos  
Contratos  
Marketing

Chamberlain Architect  
Services Limited  
4871 Paladium Way (s/n 1),  
Burlington, Ontario L7R 6N8  
CANADA

Phone: 855 631 7777  
[www.chamberlainarchitect.com](http://www.chamberlainarchitect.com)





**88 AVE / 200 ST**  
**OFFICEMIXED USE DEVELOPMENT**  
**REZONING, DP APPLICATION**  
**ROOF PLANS**

**1 OFFICE 1 ROOF PLAN**  
1/8" = 1'-0"

**2 OFFICE 2 ROOF PLAN**  
1/8" = 1'-0"

**3 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**4 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**5 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**6 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**7 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**8 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**9 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**10 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**11 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**12 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**13 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**14 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**15 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**16 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**17 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**18 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**19 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**20 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**21 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**22 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**23 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**24 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**25 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**26 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**27 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**28 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**29 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**30 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**31 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**32 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**33 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**34 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**35 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**36 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**37 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**38 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**39 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**40 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**41 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**42 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**43 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**44 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**45 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**46 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**47 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**48 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**49 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**50 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**51 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**52 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**53 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**54 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**55 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**56 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**57 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**58 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**59 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**60 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**61 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**62 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**63 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**64 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**65 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**66 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**67 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**68 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**69 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**70 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**71 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**72 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**73 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**74 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**75 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**76 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**77 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**78 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**79 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**80 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**81 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**82 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**83 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**84 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**85 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**86 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**87 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**88 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**89 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**90 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**91 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**92 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**93 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**94 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**95 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**96 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**97 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**98 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**99 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

**100 ROOF SCREEN / TYP DETAIL**  
1/2" = 1'-0"

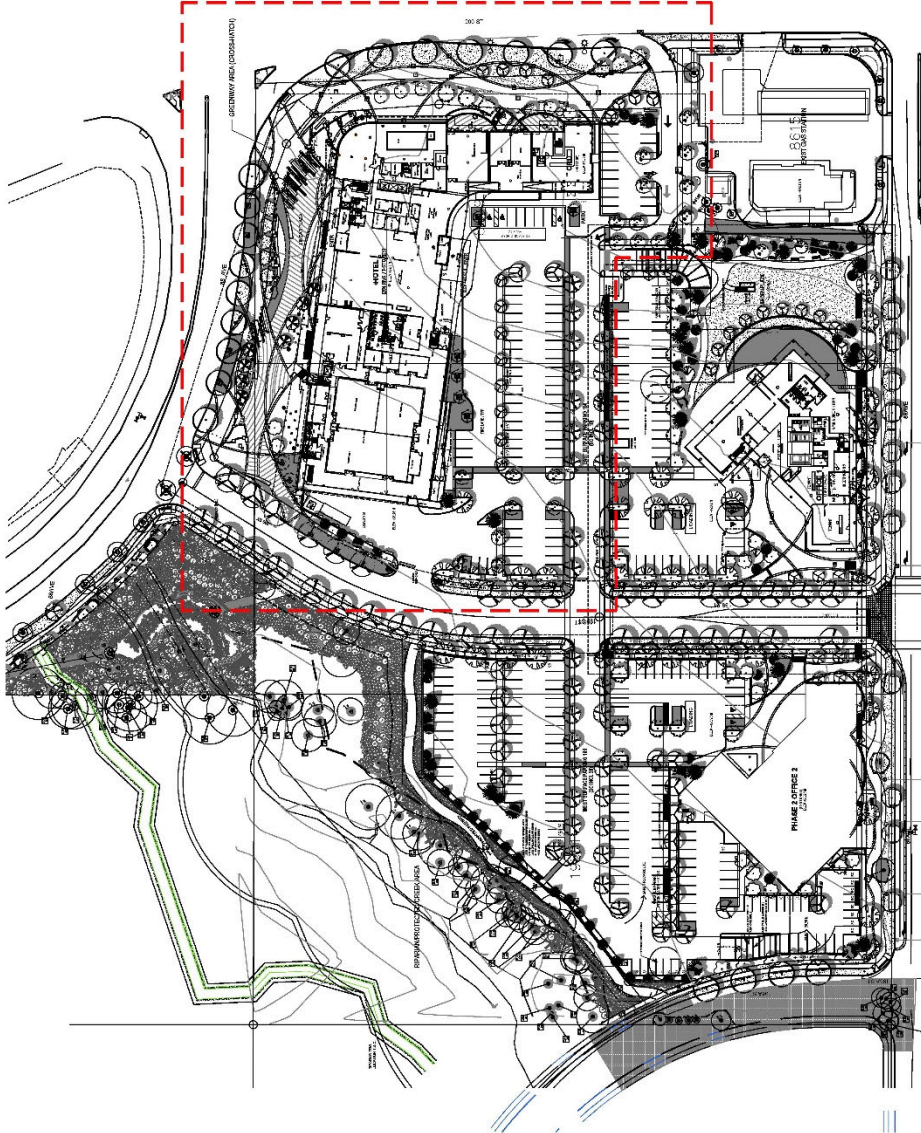
**A.2.8**



© Copyright 2022. All rights reserved. This drawing and report are the property of pmg LANDSCAPE ARCHITECTS and shall not be reproduced or used for other projects without their written consent.

**pmg**  
LANDSCAPE  
ARCHITECTS  
10000 14th Avenue S.W.  
Suite 100  
Langley, BC V3A 2G2  
TEL: 604.883.2700  
WWW.PMGARCHITECTS.COM

8/24/22



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1" x 12" x 12" PLANTER	100	EA	1.50	150.00
2	2" x 12" x 12" PLANTER	100	EA	2.00	200.00
3	3" x 12" x 12" PLANTER	100	EA	2.50	250.00
4	4" x 12" x 12" PLANTER	100	EA	3.00	300.00
5	5" x 12" x 12" PLANTER	100	EA	3.50	350.00
6	6" x 12" x 12" PLANTER	100	EA	4.00	400.00
7	7" x 12" x 12" PLANTER	100	EA	4.50	450.00
8	8" x 12" x 12" PLANTER	100	EA	5.00	500.00
9	9" x 12" x 12" PLANTER	100	EA	5.50	550.00
10	10" x 12" x 12" PLANTER	100	EA	6.00	600.00
11	11" x 12" x 12" PLANTER	100	EA	6.50	650.00
12	12" x 12" x 12" PLANTER	100	EA	7.00	700.00
13	13" x 12" x 12" PLANTER	100	EA	7.50	750.00
14	14" x 12" x 12" PLANTER	100	EA	8.00	800.00
15	15" x 12" x 12" PLANTER	100	EA	8.50	850.00
16	16" x 12" x 12" PLANTER	100	EA	9.00	900.00
17	17" x 12" x 12" PLANTER	100	EA	9.50	950.00
18	18" x 12" x 12" PLANTER	100	EA	10.00	1000.00
19	19" x 12" x 12" PLANTER	100	EA	10.50	1050.00
20	20" x 12" x 12" PLANTER	100	EA	11.00	1100.00
21	21" x 12" x 12" PLANTER	100	EA	11.50	1150.00
22	22" x 12" x 12" PLANTER	100	EA	12.00	1200.00
23	23" x 12" x 12" PLANTER	100	EA	12.50	1250.00
24	24" x 12" x 12" PLANTER	100	EA	13.00	1300.00
25	25" x 12" x 12" PLANTER	100	EA	13.50	1350.00
26	26" x 12" x 12" PLANTER	100	EA	14.00	1400.00
27	27" x 12" x 12" PLANTER	100	EA	14.50	1450.00
28	28" x 12" x 12" PLANTER	100	EA	15.00	1500.00
29	29" x 12" x 12" PLANTER	100	EA	15.50	1550.00
30	30" x 12" x 12" PLANTER	100	EA	16.00	1600.00
31	31" x 12" x 12" PLANTER	100	EA	16.50	1650.00
32	32" x 12" x 12" PLANTER	100	EA	17.00	1700.00
33	33" x 12" x 12" PLANTER	100	EA	17.50	1750.00
34	34" x 12" x 12" PLANTER	100	EA	18.00	1800.00
35	35" x 12" x 12" PLANTER	100	EA	18.50	1850.00
36	36" x 12" x 12" PLANTER	100	EA	19.00	1900.00
37	37" x 12" x 12" PLANTER	100	EA	19.50	1950.00
38	38" x 12" x 12" PLANTER	100	EA	20.00	2000.00
39	39" x 12" x 12" PLANTER	100	EA	20.50	2050.00
40	40" x 12" x 12" PLANTER	100	EA	21.00	2100.00
41	41" x 12" x 12" PLANTER	100	EA	21.50	2150.00
42	42" x 12" x 12" PLANTER	100	EA	22.00	2200.00
43	43" x 12" x 12" PLANTER	100	EA	22.50	2250.00
44	44" x 12" x 12" PLANTER	100	EA	23.00	2300.00
45	45" x 12" x 12" PLANTER	100	EA	23.50	2350.00
46	46" x 12" x 12" PLANTER	100	EA	24.00	2400.00
47	47" x 12" x 12" PLANTER	100	EA	24.50	2450.00
48	48" x 12" x 12" PLANTER	100	EA	25.00	2500.00
49	49" x 12" x 12" PLANTER	100	EA	25.50	2550.00
50	50" x 12" x 12" PLANTER	100	EA	26.00	2600.00
51	51" x 12" x 12" PLANTER	100	EA	26.50	2650.00
52	52" x 12" x 12" PLANTER	100	EA	27.00	2700.00
53	53" x 12" x 12" PLANTER	100	EA	27.50	2750.00
54	54" x 12" x 12" PLANTER	100	EA	28.00	2800.00
55	55" x 12" x 12" PLANTER	100	EA	28.50	2850.00
56	56" x 12" x 12" PLANTER	100	EA	29.00	2900.00
57	57" x 12" x 12" PLANTER	100	EA	29.50	2950.00
58	58" x 12" x 12" PLANTER	100	EA	30.00	3000.00
59	59" x 12" x 12" PLANTER	100	EA	30.50	3050.00
60	60" x 12" x 12" PLANTER	100	EA	31.00	3100.00
61	61" x 12" x 12" PLANTER	100	EA	31.50	3150.00
62	62" x 12" x 12" PLANTER	100	EA	32.00	3200.00
63	63" x 12" x 12" PLANTER	100	EA	32.50	3250.00
64	64" x 12" x 12" PLANTER	100	EA	33.00	3300.00
65	65" x 12" x 12" PLANTER	100	EA	33.50	3350.00
66	66" x 12" x 12" PLANTER	100	EA	34.00	3400.00
67	67" x 12" x 12" PLANTER	100	EA	34.50	3450.00
68	68" x 12" x 12" PLANTER	100	EA	35.00	3500.00
69	69" x 12" x 12" PLANTER	100	EA	35.50	3550.00
70	70" x 12" x 12" PLANTER	100	EA	36.00	3600.00
71	71" x 12" x 12" PLANTER	100	EA	36.50	3650.00
72	72" x 12" x 12" PLANTER	100	EA	37.00	3700.00
73	73" x 12" x 12" PLANTER	100	EA	37.50	3750.00
74	74" x 12" x 12" PLANTER	100	EA	38.00	3800.00
75	75" x 12" x 12" PLANTER	100	EA	38.50	3850.00
76	76" x 12" x 12" PLANTER	100	EA	39.00	3900.00
77	77" x 12" x 12" PLANTER	100	EA	39.50	3950.00
78	78" x 12" x 12" PLANTER	100	EA	40.00	4000.00
79	79" x 12" x 12" PLANTER	100	EA	40.50	4050.00
80	80" x 12" x 12" PLANTER	100	EA	41.00	4100.00
81	81" x 12" x 12" PLANTER	100	EA	41.50	4150.00
82	82" x 12" x 12" PLANTER	100	EA	42.00	4200.00
83	83" x 12" x 12" PLANTER	100	EA	42.50	4250.00
84	84" x 12" x 12" PLANTER	100	EA	43.00	4300.00
85	85" x 12" x 12" PLANTER	100	EA	43.50	4350.00
86	86" x 12" x 12" PLANTER	100	EA	44.00	4400.00
87	87" x 12" x 12" PLANTER	100	EA	44.50	4450.00
88	88" x 12" x 12" PLANTER	100	EA	45.00	4500.00
89	89" x 12" x 12" PLANTER	100	EA	45.50	4550.00
90	90" x 12" x 12" PLANTER	100	EA	46.00	4600.00
91	91" x 12" x 12" PLANTER	100	EA	46.50	4650.00
92	92" x 12" x 12" PLANTER	100	EA	47.00	4700.00
93	93" x 12" x 12" PLANTER	100	EA	47.50	4750.00
94	94" x 12" x 12" PLANTER	100	EA	48.00	4800.00
95	95" x 12" x 12" PLANTER	100	EA	48.50	4850.00
96	96" x 12" x 12" PLANTER	100	EA	49.00	4900.00
97	97" x 12" x 12" PLANTER	100	EA	49.50	4950.00
98	98" x 12" x 12" PLANTER	100	EA	50.00	5000.00
99	99" x 12" x 12" PLANTER	100	EA	50.50	5050.00
100	100" x 12" x 12" PLANTER	100	EA	51.00	5100.00

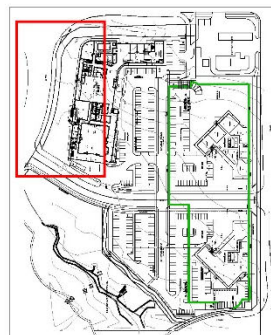
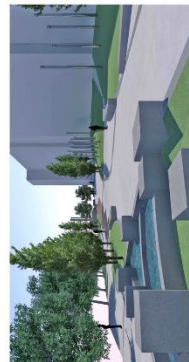
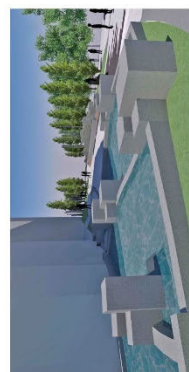
PROJECT:  
RESIDENCE INN &  
FOUR POINTS  
HOTEL & SUITES  
10000 14th Avenue S.W.  
Langley, BC  
TEL: 604.883.2700

DESIGNED BY:  
LANDSCAPE  
ARCHITECTS

DATE: 8/24/22  
SCALE: 1"=40'-0"  
SHEET: 10  
OF: 10  
SHEET TITLE: L0



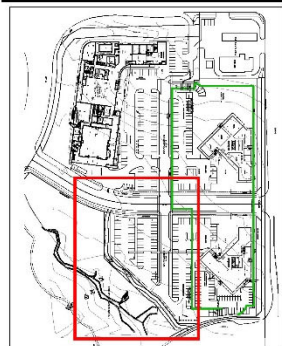








# SCHEDULE Q NORTHWEST LANDSCAPE PLAN



©Copyright reserved. This drawing and design is the property of pmg landscape architects and shall not be reproduced or used for any project without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C101 - 4180 168 Street, 2006  
Langley, BC V4A 4H2  
P: 604.364.0311 F: 604.364.0322

SEAL

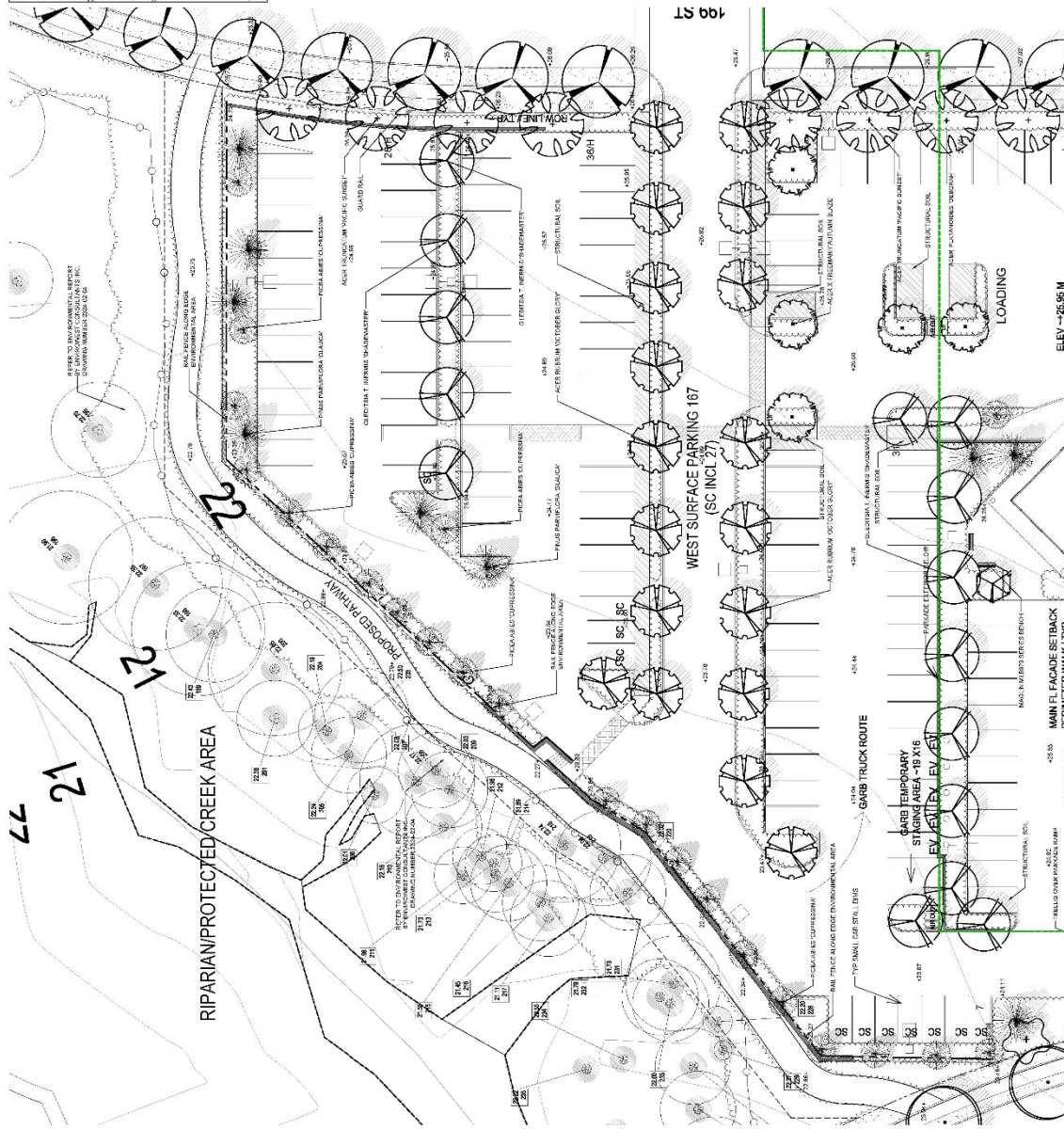
1.	DATE	DESCRIPTION	BY
2.	DATE	DESCRIPTION	BY
3.	DATE	DESCRIPTION	BY
4.	DATE	DESCRIPTION	BY
5.	DATE	DESCRIPTION	BY
6.	DATE	DESCRIPTION	BY
7.	DATE	DESCRIPTION	BY
8.	DATE	DESCRIPTION	BY
9.	DATE	DESCRIPTION	BY
10.	DATE	DESCRIPTION	BY
11.	DATE	DESCRIPTION	BY
12.	DATE	DESCRIPTION	BY
13.	DATE	DESCRIPTION	BY
14.	DATE	DESCRIPTION	BY
15.	DATE	DESCRIPTION	BY
16.	DATE	DESCRIPTION	BY
17.	DATE	DESCRIPTION	BY
18.	DATE	DESCRIPTION	BY
19.	DATE	DESCRIPTION	BY
20.	DATE	DESCRIPTION	BY
21.	DATE	DESCRIPTION	BY
22.	DATE	DESCRIPTION	BY
23.	DATE	DESCRIPTION	BY
24.	DATE	DESCRIPTION	BY
25.	DATE	DESCRIPTION	BY
26.	DATE	DESCRIPTION	BY
27.	DATE	DESCRIPTION	BY
28.	DATE	DESCRIPTION	BY
29.	DATE	DESCRIPTION	BY
30.	DATE	DESCRIPTION	BY
31.	DATE	DESCRIPTION	BY
32.	DATE	DESCRIPTION	BY
33.	DATE	DESCRIPTION	BY
34.	DATE	DESCRIPTION	BY
35.	DATE	DESCRIPTION	BY
36.	DATE	DESCRIPTION	BY
37.	DATE	DESCRIPTION	BY
38.	DATE	DESCRIPTION	BY
39.	DATE	DESCRIPTION	BY
40.	DATE	DESCRIPTION	BY
41.	DATE	DESCRIPTION	BY
42.	DATE	DESCRIPTION	BY
43.	DATE	DESCRIPTION	BY
44.	DATE	DESCRIPTION	BY
45.	DATE	DESCRIPTION	BY
46.	DATE	DESCRIPTION	BY
47.	DATE	DESCRIPTION	BY
48.	DATE	DESCRIPTION	BY
49.	DATE	DESCRIPTION	BY
50.	DATE	DESCRIPTION	BY
51.	DATE	DESCRIPTION	BY
52.	DATE	DESCRIPTION	BY
53.	DATE	DESCRIPTION	BY
54.	DATE	DESCRIPTION	BY
55.	DATE	DESCRIPTION	BY
56.	DATE	DESCRIPTION	BY
57.	DATE	DESCRIPTION	BY
58.	DATE	DESCRIPTION	BY
59.	DATE	DESCRIPTION	BY
60.	DATE	DESCRIPTION	BY
61.	DATE	DESCRIPTION	BY
62.	DATE	DESCRIPTION	BY
63.	DATE	DESCRIPTION	BY
64.	DATE	DESCRIPTION	BY
65.	DATE	DESCRIPTION	BY
66.	DATE	DESCRIPTION	BY
67.	DATE	DESCRIPTION	BY
68.	DATE	DESCRIPTION	BY
69.	DATE	DESCRIPTION	BY
70.	DATE	DESCRIPTION	BY
71.	DATE	DESCRIPTION	BY
72.	DATE	DESCRIPTION	BY
73.	DATE	DESCRIPTION	BY
74.	DATE	DESCRIPTION	BY
75.	DATE	DESCRIPTION	BY
76.	DATE	DESCRIPTION	BY
77.	DATE	DESCRIPTION	BY
78.	DATE	DESCRIPTION	BY
79.	DATE	DESCRIPTION	BY
80.	DATE	DESCRIPTION	BY
81.	DATE	DESCRIPTION	BY
82.	DATE	DESCRIPTION	BY
83.	DATE	DESCRIPTION	BY
84.	DATE	DESCRIPTION	BY
85.	DATE	DESCRIPTION	BY
86.	DATE	DESCRIPTION	BY
87.	DATE	DESCRIPTION	BY
88.	DATE	DESCRIPTION	BY
89.	DATE	DESCRIPTION	BY
90.	DATE	DESCRIPTION	BY
91.	DATE	DESCRIPTION	BY
92.	DATE	DESCRIPTION	BY
93.	DATE	DESCRIPTION	BY
94.	DATE	DESCRIPTION	BY
95.	DATE	DESCRIPTION	BY
96.	DATE	DESCRIPTION	BY
97.	DATE	DESCRIPTION	BY
98.	DATE	DESCRIPTION	BY
99.	DATE	DESCRIPTION	BY
100.	DATE	DESCRIPTION	BY

PROJECT:  
CARVOLTH COMMERCIAL  
88TH AVENUE AND 300TH STREET  
LANGLEY, BC

TOL #08-27-0062

REMARKS:  
NORTHWEST  
LANDSCAPE PLAN

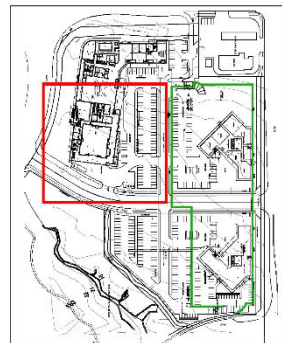
DATE: 12.01.18  
DRAWN: L2  
CHECKED: L2  
DESIGN: L2  
PROJECT: 08-25  
PROJECT NUMBER: 18.204







# SCHEDULE R NORTHEAST LANDSCAPE PLAN



Copyright reserved. This drawing and design is the property of pmg LANDSCAPE ARCHITECTS and shall not be reproduced or used for any purpose without written permission.

**pmg**  
LANDSCAPE  
ARCHITECTS

2604 C/O - 4170 98th Street  
Langley, BC V4A 4G2  
P: 604.544.0311 F: 604.544.0022

SEAL

1. TITLE	PROJECT NAME	DATE
2. SCALE	PROJECT NUMBER	DATE
3. DRAWN BY	PROJECT NUMBER	DATE
4. CHECKED BY	PROJECT NUMBER	DATE
5. APPROVED BY	PROJECT NUMBER	DATE
6. REVISIONS	PROJECT NUMBER	DATE
7. COMMENTS	PROJECT NUMBER	DATE
8. NOTES	PROJECT NUMBER	DATE
9. DIMENSIONS	PROJECT NUMBER	DATE
10. MATERIALS	PROJECT NUMBER	DATE
11. FINISHES	PROJECT NUMBER	DATE
12. PLANTING	PROJECT NUMBER	DATE
13. IRRIGATION	PROJECT NUMBER	DATE
14. LIGHTING	PROJECT NUMBER	DATE
15. FURNITURE	PROJECT NUMBER	DATE
16. SIGNAGE	PROJECT NUMBER	DATE
17. UTILITIES	PROJECT NUMBER	DATE
18. DRAINAGE	PROJECT NUMBER	DATE
19. ACCESS	PROJECT NUMBER	DATE
20. SECURITY	PROJECT NUMBER	DATE
21. SAFETY	PROJECT NUMBER	DATE
22. MAINTENANCE	PROJECT NUMBER	DATE
23. ENVIRONMENT	PROJECT NUMBER	DATE
24. HISTORY	PROJECT NUMBER	DATE
25. LEGEND	PROJECT NUMBER	DATE
26. INDEX	PROJECT NUMBER	DATE
27. APPENDICES	PROJECT NUMBER	DATE
28. REFERENCES	PROJECT NUMBER	DATE
29. GLOSSARY	PROJECT NUMBER	DATE
30. BIBLIOGRAPHY	PROJECT NUMBER	DATE

PROJECT:

**CARVOLT COMMERCIAL**  
86TH AVENUE AND 200TH STREET  
LANGLEY, BC

TOL #09-27-0082

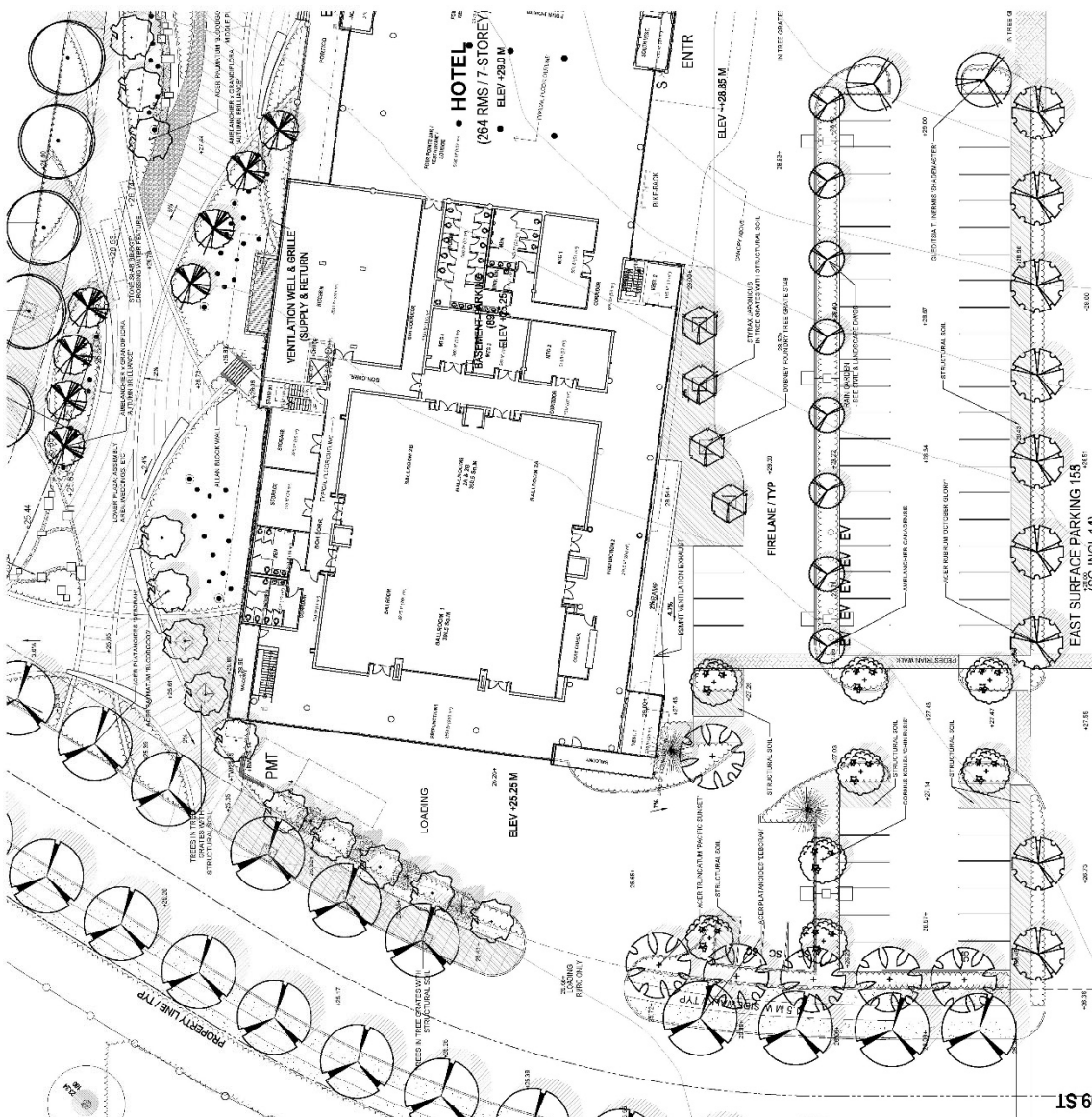
PREPARED BY:

**NORTHEAST  
LANDSCAPE PLAN**

DATE: 11/14/18  
SCALE: 1/8"=1'-0"  
FRAME: 1/8"=1'-0"  
DESIGN: KCV  
CHECK: KCV  
PMG PROJECT NUMBER: 18-204



18-204



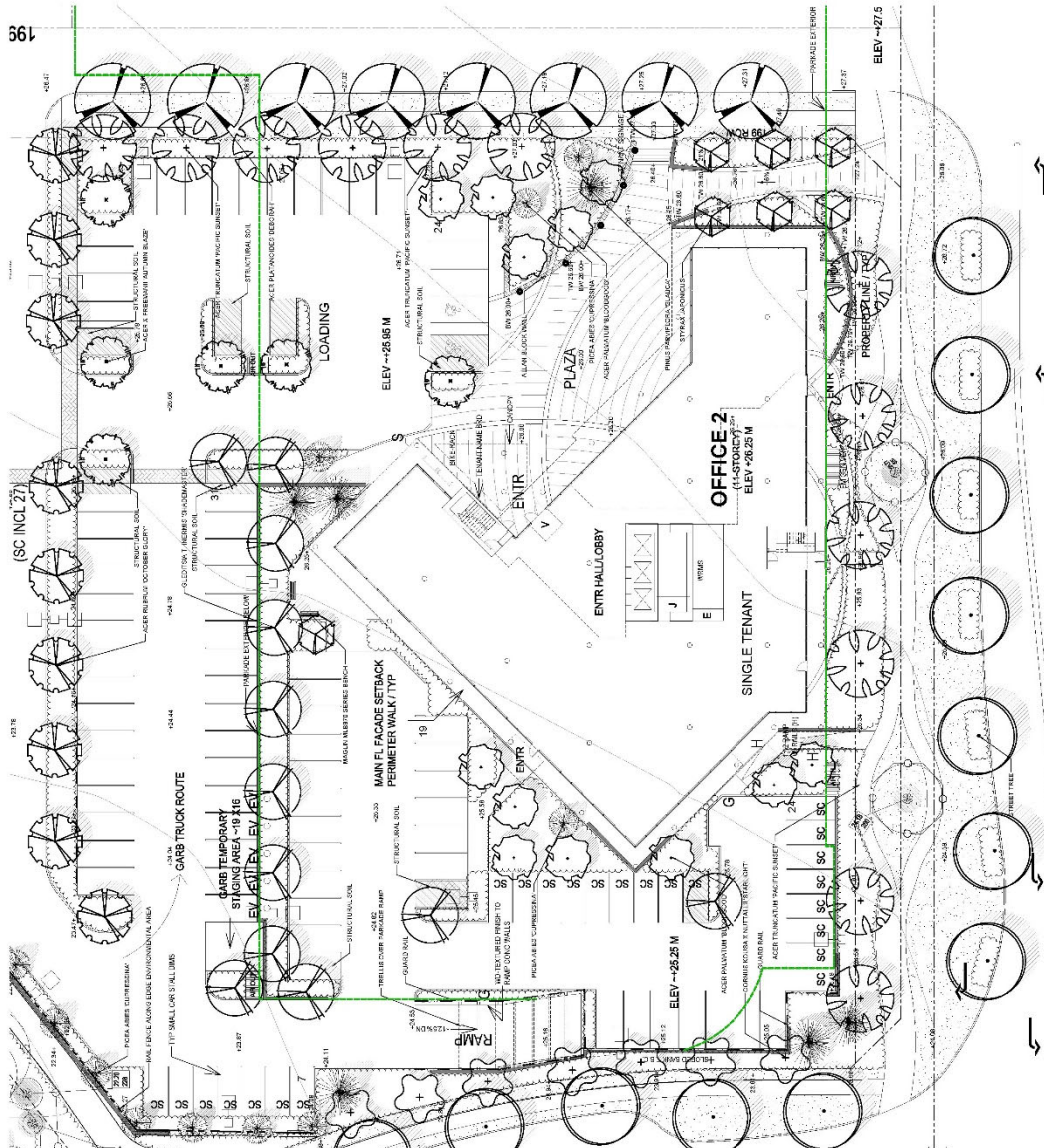
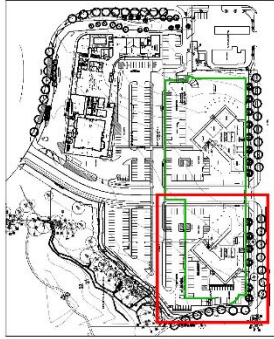
18-204



© Copyright reserved. This drawing and design is the property of pmg LANDSCAPE ARCHITECTS and shall not be reproduced or used for other projects without the permission.

**pmg**  
LANDSCAPE  
ARCHITECTS  
3000 116th Ave. S.E. Unit 100  
Langley, BC V3A 0A1  
Tel: 604-281-0011 Fax: 604-281-0022

2024



PROJECT

CARVOUTH COMMERCIAL  
86TH AVENUE AND 200TH STREET  
LANGLEY, BC

TOL 008-27-0062

PHASE 1 & 2  
SOUTHWEST  
LANDSCAPE PLAN

DATE: 15 JAN 24  
SCALE: 1/8" = 1'-0"  
DESIGN: L4  
REVISION: 07-25  
SHEET: 13-204

Township of  
Langley



Est. 1873

# SCHEDULE S SOUTHWEST LANDSCAPE PLAN

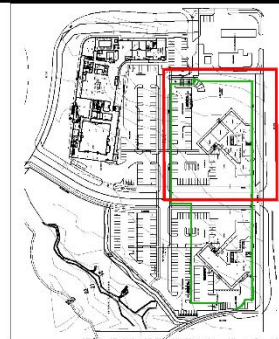




©Copyright reserved. This drawing and design is the property of pmg LANDSCAPE ARCHITECTS and shall remain confidential. No part of this drawing may be reproduced without the prior written consent of pmg LANDSCAPE ARCHITECTS.

**pmg**  
LANDSCAPE  
ARCHITECTS  
8800 C100 - 4100 8th Street, Suite 200  
Langley, BC V4A 4G1  
P: 604.588.0011 F: 604.588.0022

1/24



1	DATE	REVISIONS	BY
2	DATE	REVISIONS	BY
3	DATE	REVISIONS	BY
4	DATE	REVISIONS	BY
5	DATE	REVISIONS	BY
6	DATE	REVISIONS	BY
7	DATE	REVISIONS	BY
8	DATE	REVISIONS	BY
9	DATE	REVISIONS	BY
10	DATE	REVISIONS	BY

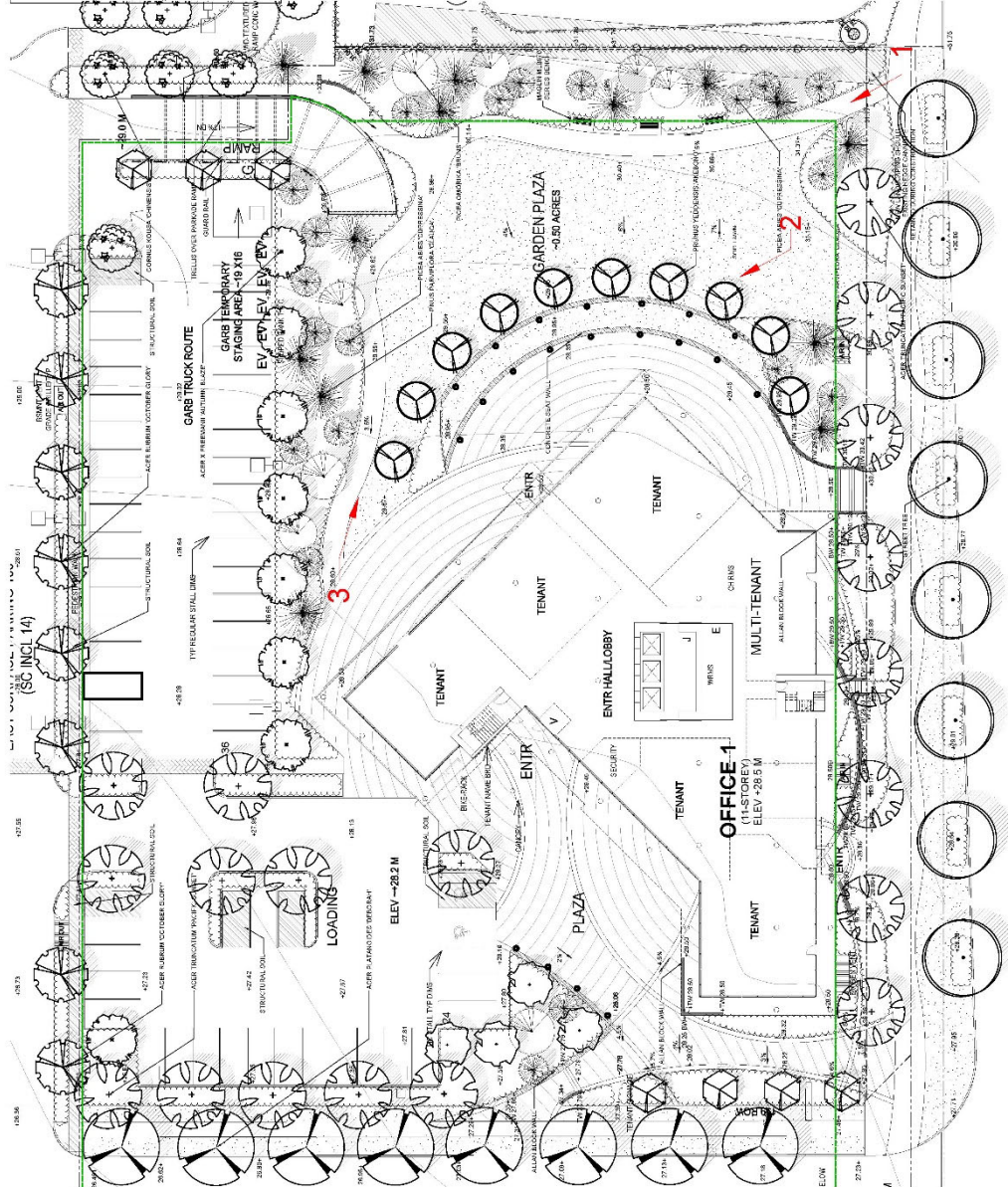
PROJECT

**CARVOUTH COMMERCIAL**  
88TH AVENUE AND 200TH STREET  
LANGLEY, BC

TOL #108-27-0062

**SOUTHEAST  
LANDSCAPE PLAN**

DATE: 11/20/2016  
SCALE: 1/8"=1'-0"  
DRAWN: JLM  
CHECKED: JLM  
CADD: JLM  
NOTED: JLM  
PROJECT NUMBER: 18-2004



86 AVE



# SCHEDULE T SOUTHEAST LANDSCAPE PLAN

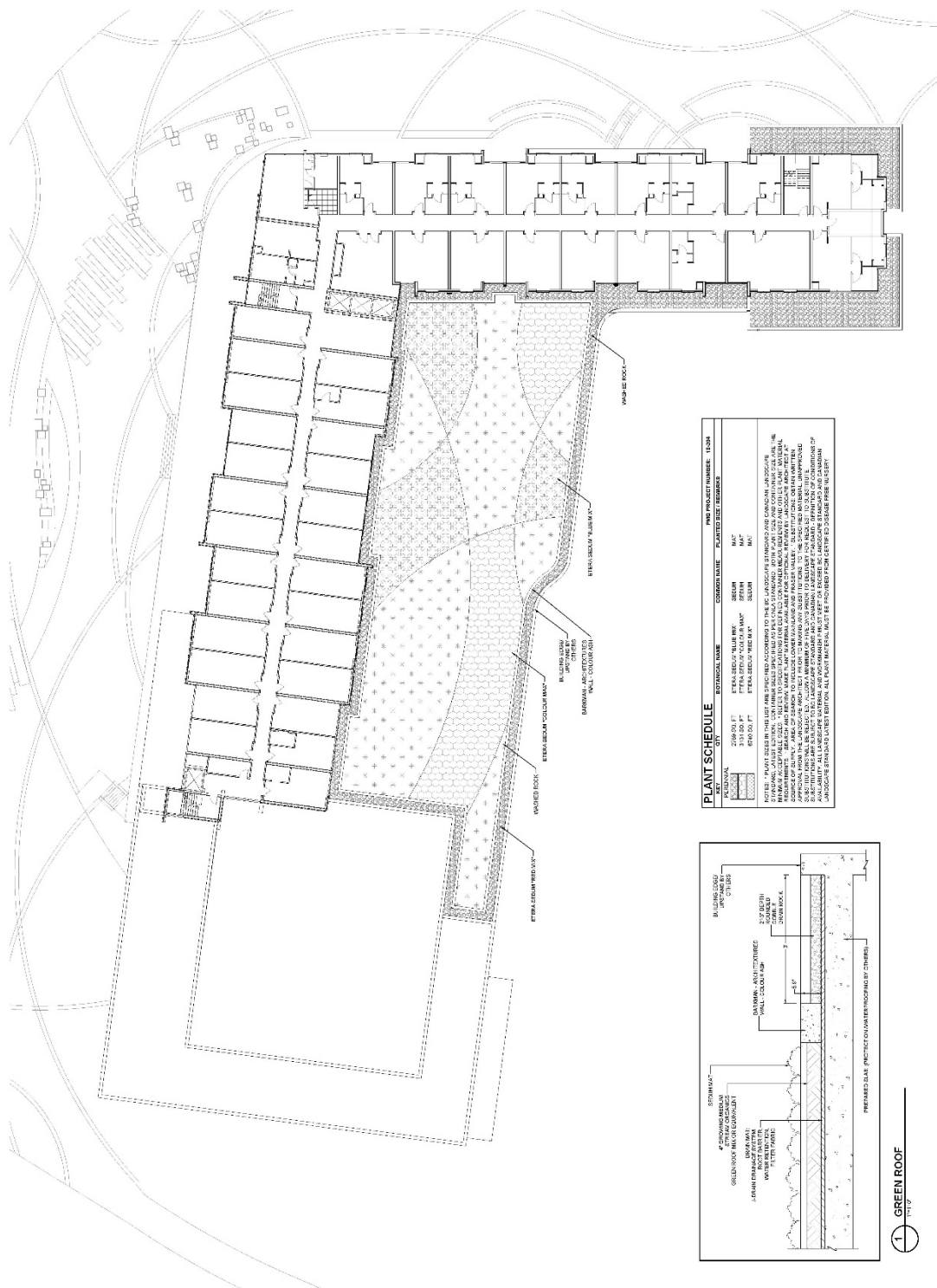






Q.	DATE	REVISION DESCRIPTION	DR.
1	2010.01.12	2010.01.12	DR
2	2010.01.12	2010.01.12	DR
3	2010.01.12	2010.01.12	DR
4	2010.01.12	2010.01.12	DR
5	2010.01.12	2010.01.12	DR
6	2010.01.12	2010.01.12	DR
7	2010.01.12	2010.01.12	DR
8	2010.01.12	2010.01.12	DR
9	2010.01.12	2010.01.12	DR
10	2010.01.12	2010.01.12	DR
11	2010.01.12	2010.01.12	DR
12	2010.01.12	2010.01.12	DR
13	2010.01.12	2010.01.12	DR
14	2010.01.12	2010.01.12	DR
15	2010.01.12	2010.01.12	DR
16	2010.01.12	2010.01.12	DR
17	2010.01.12	2010.01.12	DR
18	2010.01.12	2010.01.12	DR
19	2010.01.12	2010.01.12	DR
20	2010.01.12	2010.01.12	DR
21	2010.01.12	2010.01.12	DR
22	2010.01.12	2010.01.12	DR
23	2010.01.12	2010.01.12	DR
24	2010.01.12	2010.01.12	DR
25	2010.01.12	2010.01.12	DR
26	2010.01.12	2010.01.12	DR
27	2010.01.12	2010.01.12	DR
28	2010.01.12	2010.01.12	DR
29	2010.01.12	2010.01.12	DR
30	2010.01.12	2010.01.12	DR
31	2010.01.12	2010.01.12	DR
32	2010.01.12	2010.01.12	DR
33	2010.01.12	2010.01.12	DR
34	2010.01.12	2010.01.12	DR
35	2010.01.12	2010.01.12	DR
36	2010.01.12	2010.01.12	DR
37	2010.01.12	2010.01.12	DR
38	2010.01.12	2010.01.12	DR
39	2010.01.12	2010.01.12	DR
40	2010.01.12	2010.01.12	DR
41	2010.01.12	2010.01.12	DR
42	2010.01.12	2010.01.12	DR
43	2010.01.12	2010.01.12	DR
44	2010.01.12	2010.01.12	DR
45	2010.01.12	2010.01.12	DR
46	2010.01.12	2010.01.12	DR
47	2010.01.12	2010.01.12	DR
48	2010.01.12	2010.01.12	DR
49	2010.01.12	2010.01.12	DR
50	2010.01.12	2010.01.12	DR
51	2010.01.12	2010.01.12	DR
52	2010.01.12	2010.01.12	DR
53	2010.01.12	2010.01.12	DR
54	2010.01.12	2010.01.12	DR
55	2010.01.12	2010.01.12	DR
56	2010.01.12	2010.01.12	DR
57	2010.01.12	2010.01.12	DR
58	2010.01.12	2010.01.12	DR
59	2010.01.12	2010.01.12	DR
60	2010.01.12	2010.01.12	DR
61	2010.01.12	2010.01.12	DR
62	2010.01.12	2010.01.12	DR
63	2010.01.12	2010.01.12	DR
64	2010.01.12	2010.01.12	DR
65	2010.01.12	2010.01.12	DR
66	2010.01.12	2010.01.12	DR
67	2010.01.12	2010.01.12	DR
68	2010.01.12	2010.01.12	DR
69	2010.01.12	2010.01.12	DR
70	2010.01.12	2010.01.12	DR
71	2010.01.12	2010.01.12	DR
72	2010.01.12	2010.01.12	DR
73	2010.01.12	2010.01.12	DR
74	2010.01.12	2010.01.12	DR
75	2010.01.12	2010.01.12	DR

DATE: 19 MAY 88  
 SCALE: 1/16" = 1' 0"  
 DRAWN: [blank]  
 CHECKED: [blank]  
 BY: MCV  
 OF 25  
 18-204



1 GREEN ROOF 1'-11"



---

**From:** Teresa Hanson  
**Sent:** Tuesday, September 28, 2021 3:12 PM  
**To:** CD Agenda Bylaw  
**Cc:** Khalil Ibrahim; Avril Woodend; Rod Shead  
**Subject:** Item for October 4, 2021 Council meeting agenda Bylaw No 5494 (Mitchell Group)

1. Please place Bylaw 5494 (Mitchell Group) on the Council agenda of October 4, 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 July 8, 2019 attached to the Bylaw have been completed other than development prerequisite number 10 requiring security of an easement and concurrence for site design changes on the existing Chevron gas station site at 8615 – 200 Street which has been addressed to the satisfaction of the General Manager of Engineering and Community Development by modifying the site design to accommodate a right in only turn movement to the site from 200 Street. The site plan and landscape plans in Development Permit No. 101006 have been updated to reflect the revised access.
3. The Public Hearing for the Bylaw was held on July 22, 2019 with third reading given on September 9, 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. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaw was delayed to allow for prioritization of other projects in relation to the DCC deadline and due to the Covid-19 impacts on the office leasing and hospitality sectors. Currently, the sectors are recovering, and the applicant is confident bringing the 200,000 SF of leasable space in the first office building to market.
5. Also, please place accompanying Development Permit No. 101006 updated to reflect the revised access plan on the same agenda for issuance by Council.