



REPORT TO MAYOR AND COUNCIL

PRESENTED:	OCTOBER 17, 2016 - REGULAR EVENING MEETING	REPORT:	16-106
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-26-0134
SUBJECT:	REZONING APPLICATION NO. 100443 DEVELOPMENT PERMIT APPLICATION NO. 100804 (WOODBIDGE NW (YORKSON) LTD. / 20451 - 84 AVENUE)		

RECOMMENDATION(S):

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220 rezoning 0.97 ha (2.40 ac) of land located at 20451 – 84 Avenue to Comprehensive Development Zone CD-77, to facilitate the development of 45 townhouse units, subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street and 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and enhancement of lands being added to the environmental conservation area adjacent to Yorkson Creek to the acceptance of the Township, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
8. Registration of a cross access easement in favour of the property to the north (Lot 24 NWP48848) for emergency access purposes;
9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
 - c. Identifying the units (minimum 5%) required to incorporate the Basic Adaptable Housing Requirements Policy;
10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further

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11. Payment of applicable neighbourhood planning administration fees, supplemental rezoning fees, site servicing review fee, ISDC review fee, development works agreement (DWA) and latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5220 authorize the issuance of Development Permit No. 100804 for the proposed development subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "K"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "L", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

- a. 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5220 in conjunction with the hearing for proposed Development Permit No. 100804.

EXECUTIVE SUMMARY:

On July 25, 2016 Council referred Rezoning Application No. 100443 and Development Permit No. 100804 concerning a townhouse development (Woodbridge NW (Yorkson) Ltd.) to staff to work with the proponent to reduce the number of tandem parking spaces, increase visitor parking and increase overall parking on the site. The applicant has subsequently revised the development proposal and is proposing a reduction in the number of units (from 48 to 45), a reduction in the proportion of "tandem" units, and an increase in visitor and overall parking. A revised Development Permit is presented for Council's consideration.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations concerning Bylaw No. 5220 and revisions proposed to Development Permit No. 100804.

BACKGROUND/HISTORY:

On July 25, 2016 Council considered Rezoning Application No. 100443 and Development Permit No. 100804 submitted by Woodbridge NW (Yorkson) Ltd. to facilitate a 48-unit townhouse development at 20451 – 84 Avenue. Council did not grant first and second reading to rezoning Bylaw No. 5220, and instead resolved as follows:

“That Rezoning Application No. 100443 and Development Permit Application No. 100804 be referred to staff to work with the proponent to reduce the number of tandem parking spaces and increase visitor parking and increase overall parking on the site.”

DISCUSSION/ANALYSIS:

The applicant has subsequently proposed revisions to the development to address Council's resolution. The revisions involve a reduction in the total number of units (from 48 to 45), a change in the mix of “tandem” and “double garage” units, an increase in the number of visitor parking spaces, and an increase in the overall parking available on the site. A revised version of Development Permit No. 100804 is provided as Attachment A to this report for Council's consideration. The revised site plan is incorporated as Schedule B of the development permit. Overall revisions to the proposal are summarized in Table 1, and are further outlined in subsequent sections of this report.

Table 1 – Comparison of Original and Revised Proposals

	Original proposal		Revised proposal	
Unit Mix	24 Double Wide units (50%) 24 Tandem units (50%) 48 units total		33 Double Wide units (73%) 12 Tandem units (27%) 45 units total	
Parking	Required spaces	Proposed spaces	Required spaces	Proposed spaces
Double Wide units (2 spaces required/unit)	48	48	66	66
Tandem units (2.3 spaces required/unit)	55	55 (48 garage spaces + 7 surface spaces)	28	31 (24 garage spaces + 7 surface spaces)
Resident spaces	48 + 55 = 103	48 + 55 = 103	66 + 28 = 94	66 + 31 = 97
Visitor Spaces (0.2 spaces required/unit)	10	10	9	12
Total	113	113 (plus 3 spaces on driveways in front of double wide units)	103	109 (plus 4 spaces on driveways in front of double wide units)
Density	49 units/ha (20 units/ ac)		46 units/ ha (19 units/ ac)	
Child Friendly Amenity Area	580 m ² (6,243 ft ²)		494 m ² (5,317 ft ²)	

The overall internal layout of the development remains consistent with the original proposal. The revised layout proposes 3 fewer units (45 versus 48 originally), resulting in 39.9% lot coverage and a gross site density of 46 units/ ha (19 units/ ac) versus 49 units/ha (20 units/ ac) originally. The mix of units has been revised (from 24 tandem units and 24 double units in the original proposal to 12 tandem units and 33 double units in the revised proposal), resulting in tandem units being 27% of the total proposal (versus 50% in the original layout). Two buildings in the northeast part of the site have been combined into one building to accommodate the revisions, resulting in seven buildings in the revised proposal versus eight buildings in the original proposal.

The use, form and character, and internal road network of the revised proposal is consistent with the original proposal, and complies with the Comprehensive Development (CD-77) zoning proposed for the site.

Parking:

The Zoning Bylaw requires 2.5 parking spaces per tandem unit (including visitor parking) and 2.2 parking spaces per unit with a side-by-side “double wide” configuration (including visitor parking). The applicant has proposed to reduce the overall number of units (from 48 to 45) and increase the proportion of double wide units from 24 (50% of total units) to 33 (77% of total units). As a result of the lower proportion of tandem units and the decrease in the total number of units, the overall number of parking spaces required has decreased. The revised proposal requires a total of 103 parking spaces (94 resident spaces plus 9 visitor spaces). The applicant has proposed to provide 109 parking spaces (97 resident spaces plus 12 visitor spaces), resulting in 6 additional parking spaces being provided above the minimum Zoning Bylaw parking requirements.

Child Friendly Amenity Area:

The requirement for child friendly amenity area is a function of the number of units proposed by the development project, as provided for in the Township's Zoning Bylaw. Accordingly, the proposed child friendly amenity area has been decreased by 86 m² (926 ft²) from 580 m² (6,243 ft²) to 494 m² (5,317 ft²). The proposed 494 m² (5,317 ft²) child friendly amenity area exceeds the 360 m² (3,875 ft²) requirement provided for in the Zoning Bylaw.

Policy Considerations:

The applicant has made revisions to the development proposal (decrease from 48 to 45 total units, decrease in proportion of tandem units, increase in visitor and overall parking) to address Council's July 25, 2016 resolution. The revised proposal is consistent with the form and character presented in the original proposal, and in staff's opinion is consistent with the Development Permit guidelines of the Willoughby Community Plan.

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Staff recommend that Council receive this report for information and that Bylaw No. 5220 be considered for first and second reading. It is also recommended that Council authorize issuance of Development Permit No. 100804 (incorporating the revised plans) at the time of final reading of Rezoning Bylaw No. 5220.

Respectfully submitted,

Daniel Graham
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100804 (Revised)
	SCHEDULE A Rendering
	SCHEDULE B Site Plan
	SCHEDULE C Coloured Streetscapes
	SCHEDULE D Streetscapes
	SCHEDULE E Building 1 Elevations
	SCHEDULE F Building 2 Elevations
	SCHEDULE G Building 3 Elevations
	SCHEDULE H Building 4 Elevations
	SCHEDULE I Building 5 Elevations
	SCHEDULE J Building 6 Elevations
	SCHEDULE K Building 7 Elevations
	SCHEDULE L Landscape Plan

ATTACHMENT B July 25, 2016 Council Report

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100804

This permit is issued this _____ day of _____ 2016 to:

NAME: Woodbridge NW (Yorkson) Ltd.

ADDRESS: 210 Broadway W Floor 5
Vancouver BC V5Y 3W2

1. 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 23 and 26 Section 26 Township 8 New Westminster
District Plan 48848

CIVIC ADDRESS: 20451 – 84 Avenue

2. 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 “K”; and
 - b. On-site landscaping plans being in substantial compliance with Schedule “L”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

- a. 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; and
 - d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
3. 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 _____, 2016.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Coloured Streetscapes
SCHEDULE D	Streetscapes
SCHEDULE E	Building 1 Elevations
SCHEDULE F	Building 2 Elevations
SCHEDULE G	Building 3 Elevations
SCHEDULE H	Building 4 Elevations
SCHEDULE I	Building 5 Elevations
SCHEDULE J	Building 6 Elevations
SCHEDULE K	Building 7 Elevations
SCHEDULE L	Landscape Plan

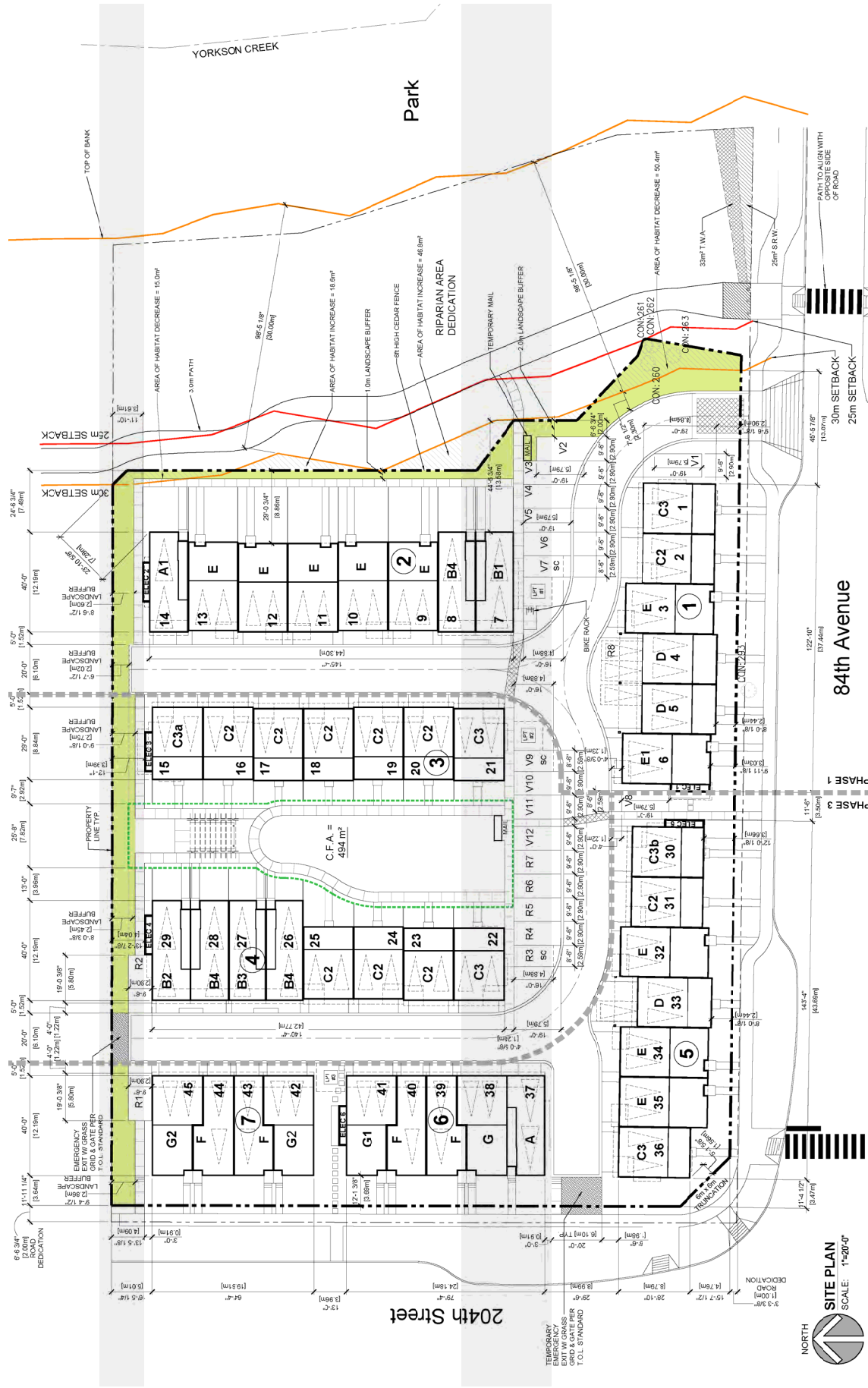
SCHEDULE A RENDERING

F.1





SCHEDULE B SITE PLAN



SITE PLAN
SCALE: 1"=20'-0"

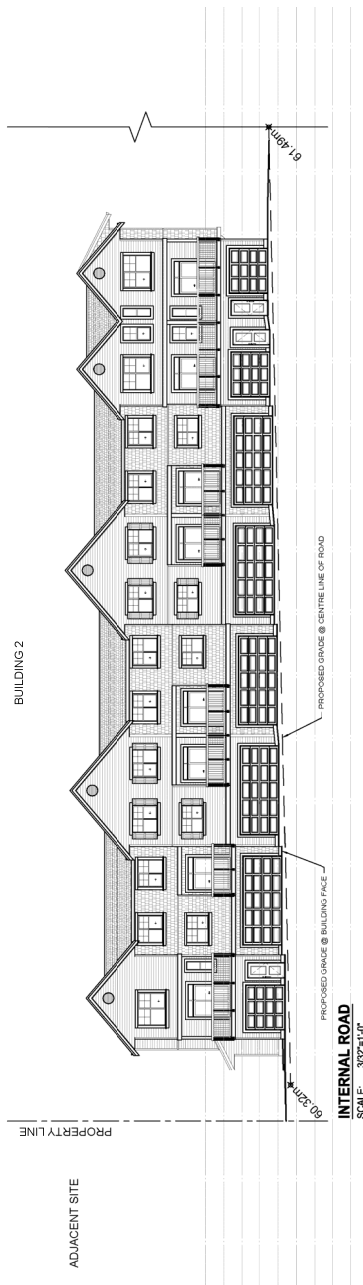
SCHEDULE C COLOURED STREETSCAPES

F.1



SCHEDULE D STREETSCAPES

F.1



SCHEDULE G BUILDING 3 ELEVATIONS



SCHEDULE H BUILDING 4 ELEVATIONS

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FOCUS
ARCHITECTURAL
INCORPORATED

20401-14 AVE
LANGLEY, BC
V3A 2E6
TEL: 604.883.8222
WWW.FOCUSARCH.COM

PROJECT NO.	20401-14 AVE
DATE	MARCH 13, 2018
BY	J.P. FOCUS
FOR	WOODBRIDGE NW (VANTAGE) LTD.
REVISIONS	1. REVISED ELEVATIONS 2. REVISED ELEVATIONS 3. REVISED ELEVATIONS
CONSULTANT	FOCUS ARCHITECTURAL INC.

PROJECT
WOODBRIDGE NW (VANTAGE)
LTD.

PROPOSED TOWNHOUSE
DEVELOPMENT

20401-14 AVE
LANGLEY, BC

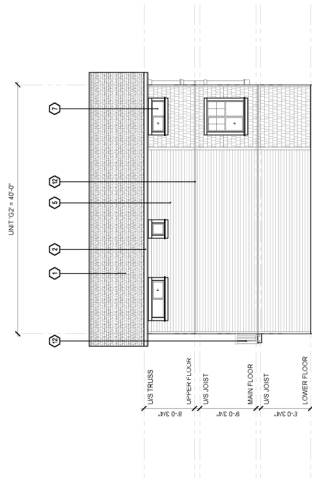
DRAWING TITLE
**Building 4
Elevations**

DATE: 2018.03.13 FILE NO:
DRAWN: **1304**

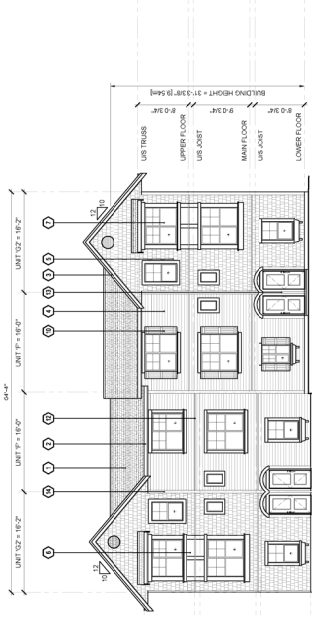
NO.
SHEET NO.
DP-4.03



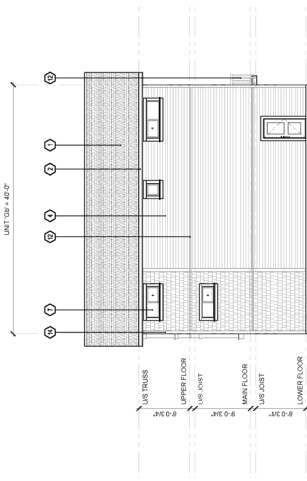
- ELEVATION MATERIALS LEGEND**
- 1 VINYL FRAME SLIDING PATIO DOOR
 - 2 VINYL FRAME GARAGE DOOR
 - 3 DECORATIVE WINDOW SHUTTER
 - 4 VINYL FRAME WINDOW
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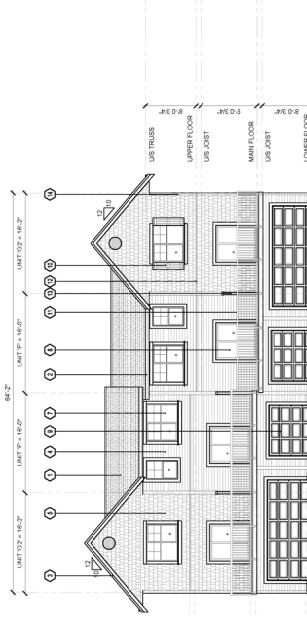
NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION - 204th STREET
SCALE: 1/8"=1'-0"



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



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

- ELEVATION MATERIALS & LEGEND**
- 1 WHITE FRAME SLIDING PATIO DOOR
 - 2 WHITE FRAME SLIDING WINDOW
 - 3 PREFINISHED ALUMINUM GUTTER
 - 4 PAINTED WOOD FASCIA AND TRIMS
 - 5 HORIZONTAL VINYL SIDING
 - 6 VINYL SHUTTERS
 - 7 CASSETT BRICK SHINGLES ON STREET FACING FACADES
 - 8 PAINTED 1/2" HARDIE PANELED SIDING
 - 9 WHITE FRAME WINDOW
 - 10 WHITE FRAME SLIDING PATIO DOOR
 - 11 WHITE FRAME SLIDING WINDOW
 - 12 PREFINISHED ALUMINUM GUTTER
 - 13 PAINTED WOOD FASCIA AND TRIMS
 - 14 HORIZONTAL VINYL SIDING
 - 15 VINYL SHUTTERS
 - 16 CASSETT BRICK SHINGLES ON STREET FACING FACADES
 - 17 PAINTED 1/2" HARDIE PANELED SIDING
 - 18 WHITE FRAME WINDOW

SHEET NO.
DP-7.02

SCHEDULE K BUILDING 7 ELEVATIONS



SCHEDULE L LANDSCAPE PLAN

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Salish City - 455 5th Street
P. 604 294 0011 F. 604 294 0022

SEAL

SITE FURNISHINGS KEY:	
	JAPANESE MAPLE
	JAPANESE CEDAR
	JAPANESE OAK
	JAPANESE BIRCH
	JAPANESE ELM
	JAPANESE DOGWOOD
	JAPANESE REDWOOD
	JAPANESE SYCAMORE
	JAPANESE WALNUT
	JAPANESE YEW
	JAPANESE HOLLY
	JAPANESE MAGNOLIA
	JAPANESE CAMELLIA
	JAPANESE AZALEA
	JAPANESE FORSYTHIA
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	JAPANESE HYDRANGEA
	JAPANESE PHILADELPHUS
	JAPANESE VIBURNUM
	JAPANESE SPIREA
	JAPANESE NANDINA
	JAPANESE EUYOMUS
	JAPANESE LIGUSTRUM
	JAPANESE PIERIS
	JAPANESE CAMELIA
	JAPANESE OSMANTHUS
	JAPANESE STAPHYLEA
	JAPANESE CORNUS
	JAPANESE RUSCUS
	JAPANESE HEBE
	JAPANESE LONICERA
	JAPANESE ASPIDISTRA
	JAPANESE HOSTA
	JAPANESE BEGONIA
	JAPANESE FUCHSIA
	JAPANESE IMPATIENS
	JAPANESE DIANTHUS
	JAPANESE GERANIUM
	JAPANESE PETUNIA
	JAPANESE SALVIA
	JAPANESE LAVENDER
	JAPANESE ROSEMARY
	JAPANESE THYME
	JAPANESE OREGANO
	JAPANESE BASIL
	JAPANESE PARSLEY
	JAPANESE DILL
	JAPANESE FENNEL
	JAPANESE CHIVE
	JAPANESE ONION
	JAPANESE GARLIC
	JAPANESE SHALLOT
	JAPANESE LEEK
	JAPANESE ASPARAGUS
	JAPANESE BROCCOLI
	JAPANESE CAULIFLOWER
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	JAPANESE TURNIP
	JAPANESE RADISH
	JAPANESE CARROT
	JAPANESE BEET
	JAPANESE POTATO
	JAPANESE SWEET POTATO
	JAPANESE YAM
	JAPANESE TARO
	JAPANESE CASSAVA
	JAPANESE SWEET POTATO CASSAVA
	JAPANESE ARROWROOT
	JAPANESE TAPIOCA
	JAPANESE MUNG BEAN
	JAPANESE SOYBEAN
	JAPANESE LENTIL
	JAPANESE CHICKPEA
	JAPANESE BLACK BEAN
	JAPANESE KIDNEY BEAN
	JAPANESE PINTO BEAN
	JAPANESE NAVY BEAN
	JAPANESE GREAT NORTHERN BEAN
	JAPANESE BROAD BEAN
	JAPANESE FAVA BEAN
	JAPANESE VETCH
	JAPANESE CLOVER
	JAPANESE ALFALFA
	JAPANESE LUCERNE
	JAPANESE MEDICAGO
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REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 25, 2016 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100443
DEVELOPMENT PERMIT APPLICATION NO. 100804
(WOODBRIIDGE NW (YORKSON) LTD. / 20451 - 84 AVENUE)

REPORT: 16-78
FILE: 08-26-0134

PROPOSAL:

Application to rezone 0.97 ha (2.40 ac) of land located at 20451 – 84 Avenue to Comprehensive Development Zone CD-77 and issue a development permit to facilitate the development of 48 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5220 subject to 11 development prerequisites being completed prior to final reading; issuance of Development Permit No. 100804 subject to two (2) conditions, noting four (4) building permit conditions; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal complies with the Willoughby Community Plan and the Yorkson Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220 rezoning 0.97 ha (2.40 ac) of land located at 20451 – 84 Avenue to Comprehensive Development Zone CD-77, to facilitate the development of 48 townhouse units, subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street and 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and enhancement of lands being added to the environmental conservation area adjacent to Yorkson Creek to the acceptance of the Township, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
8. Registration of a cross access easement in favour of the property to the north (Lot 24 NWP48848) for emergency access purposes;
9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
 - c. Identifying the units (minimum 5%) required to incorporate the Basic Adaptable Housing Requirements Policy;
10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5220 authorize the issuance of Development Permit No. 100804 for the proposed development subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "M", 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;

REZONING APPLICATION NO. 100443
DEVELOPMENT PERMIT APPLICATION NO. 100804
(WOODBIDGE NW (YORKSON) LTD. / 20451 – 84 AVENUE)
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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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5220 in conjunction with the hearing for proposed Development Permit No. 100804.

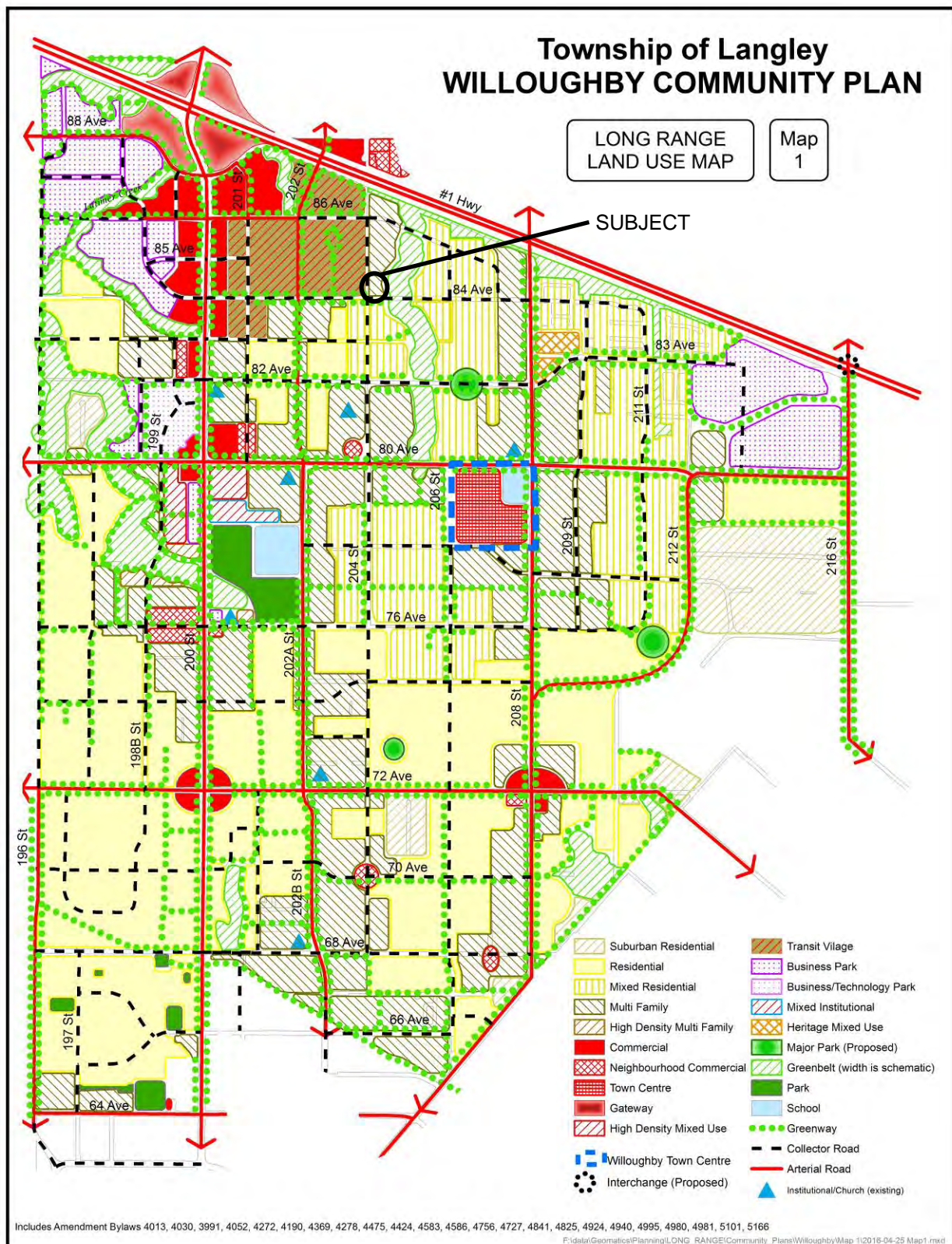
EXECUTIVE SUMMARY:

Focus Architecture Inc. has applied to rezone 0.97 ha (2.40 ac) of land in the Yorkson neighbourhood to Comprehensive Development Zone CD-77 to facilitate the development of 48 townhouse units. A development permit for the site is being processed in conjunction with the rezoning application, to provide Council the opportunity to review the form, character and siting of the development.

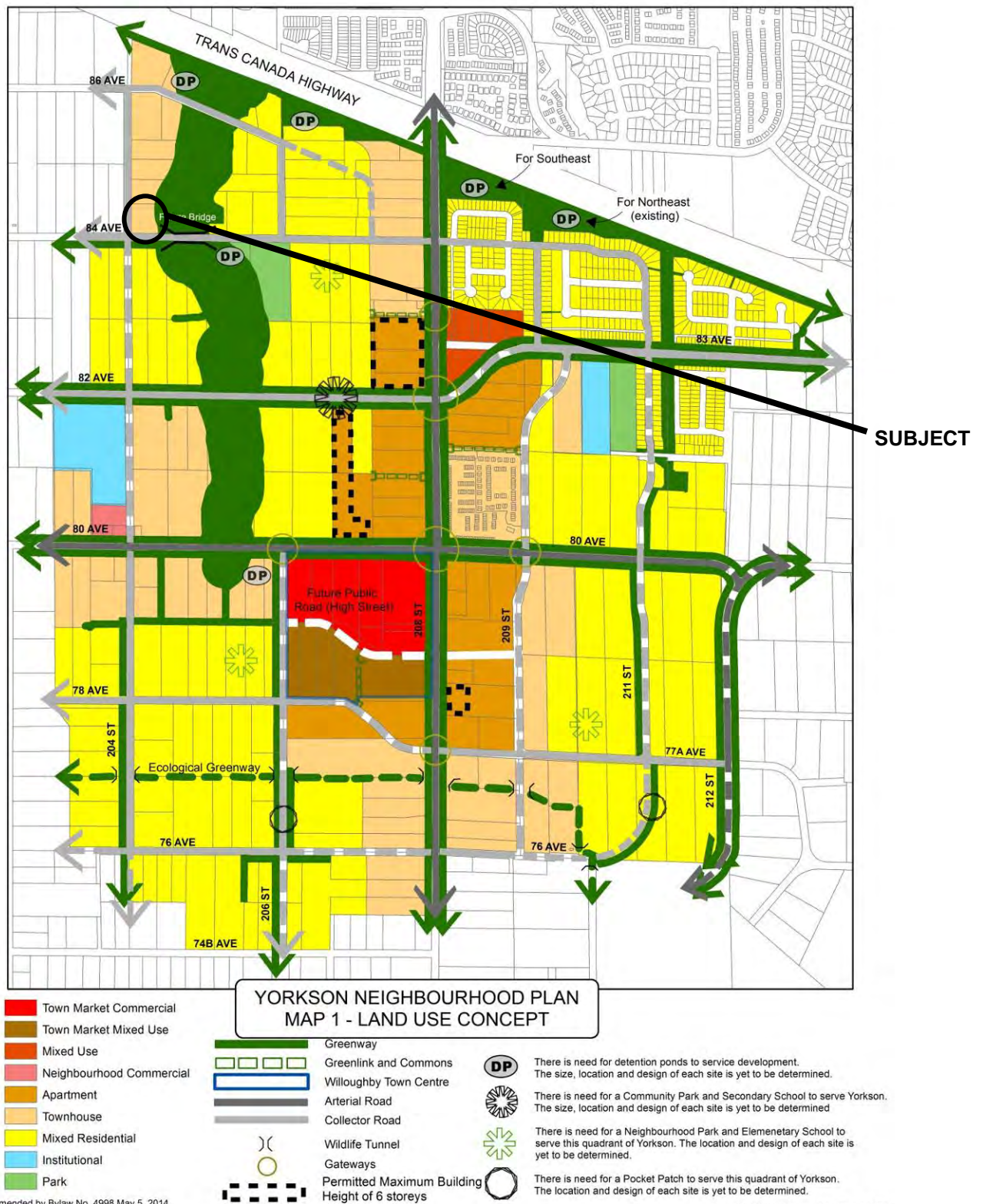
The development proposal complies with the provisions of the Willoughby Community Plan and Yorkson Neighbourhood Plan. Final reading of the rezoning bylaw is contingent upon completion of the 11 development prerequisites outlined in this report.

PURPOSE:

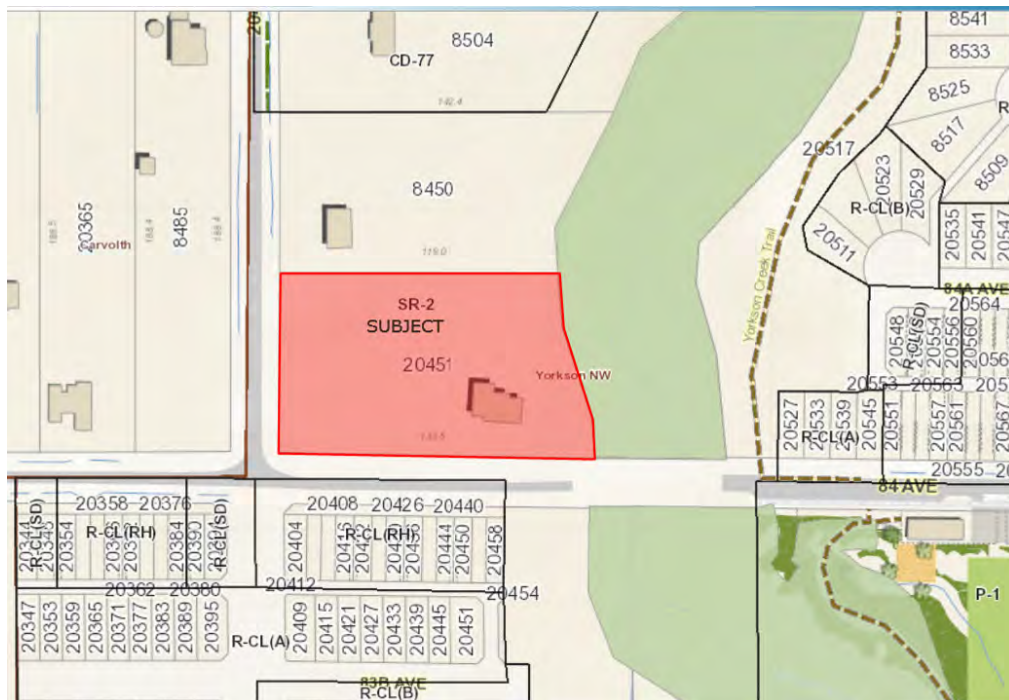
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5220 and Development Permit No. 100804 in the Yorkson neighbourhood of Willoughby.



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 (WOODBIDGE NW (YORKSON) LTD. / 20451 – 84 AVENUE)
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ZONING BYLAW NO. 2500

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RENDERING – SUBMITTED BY APPLICANT

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SITE PLAN – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100443
 DEVELOPMENT PERMIT APPLICATION NO. 100804
 (WOODBIDGE NW (YORKSON) LTD. / 20451 – 84 AVENUE)
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REFERENCE:

Owner:	Woodbridge NW (Yorkson) Ltd. 210 Broadway W Floor 5 Vancouver BC V5Y 3W2
Applicant:	Focus Architecture Inc. #109, 1528 McCallum Road Abbotsford BC V2S 8A3
Legal Description:	Lot 23 Section 26 Township 8 New Westminster District Plan 48848
Location:	20451 – 84 Avenue
Area:	0.97 ha (2.40 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-77
Willoughby Community Plan:	Multi Family
Yorkson Neighbourhood Plan:	Townhouse

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential SR-2 and is designated Townhouse (37 – 62 units per hectare / 15 – 25 units per acre) in the Yorkson Neighbourhood Plan. A single family dwelling and accessory buildings currently exist on the property.

DISCUSSION/ANALYSIS:

Focus Architecture Inc. has applied to rezone 0.97 ha (2.40 ac) of land in the Yorkson Neighbourhood Plan to Comprehensive Development Zone CD-77 to facilitate a residential development comprising 48 townhouse units. A development permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development.

Adjacent Uses:

North:	A property zoned Suburban Residential Zone SR-2 designated Townhouse in the Yorkson Neighbourhood Plan;
South:	84 Avenue, beyond which are Residential Compact Lot rowhouse properties zoned Residential Compact Lot Zone R-CL(RH), currently under construction designated Mixed Residential in the Yorkson Neighbourhood Plan;
East:	The Yorkson Creek conservation area; and
West:	204 Street, beyond which are suburban residential lots zoned Suburban Residential Zone SR-2 designated Townhouse Residential in the Carvolth Neighbourhood Plan.

Yorkson Neighbourhood Plan:

The Yorkson Neighbourhood Plan designates the site as Townhouse, which permits a minimum density of 37 units per hectare (15 units per acre) and a maximum density of 62 units per hectare (25 units per acre). The proposal satisfies the density requirements of the Yorkson Plan and results in an overall density of 46.6 units per hectare (20 units per acre).

Zoning Bylaw:

Rezoning Bylaw No. 5220 proposes to amend the Zoning Bylaw by rezoning 0.72 ha (1.78 ac) of the subject lands from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77. The provisions of the CD-77 zone accommodate the current proposal. The environmental conservation area adjacent to Yorkson Creek being dedicated to the Township 0.25 ha (0.62 ac) will retain its existing Suburban Residential SR-2 zoning.

Public Consultation:

As the application was submitted prior to adoption of the Developer Held Public Information Meetings Policy, it is not subject to the Policy. Staff note that should Council advance the subject application, a Public Hearing will be required with notification including newspaper advertisement, mail-outs, and on-site signage consistent with Provincial statute as well as Township bylaws and policy.

Development Permit:

All of the Yorkson Neighbourhood Plan area is designated as a mandatory development permit area in the Willoughby Community Plan. The subject site is located in "Development Permit Area 'B' – Residential" which establishes objectives and guidelines for the form, character and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

In accordance with Council's policy, supporting materials have been provided detailing the development's form, character and siting. Proposed Development Permit No. 100804 is attached to this report (see Attachment A).

Eight (8) townhouse buildings containing 48 units are proposed for the overall development, all of which are three (3) storeys in height. The site has been designed with townhouse buildings fronting 204 Street and 84 Avenue and rear elevations facing the public trail adjacent to Yorkson Creek. Two (2) proposed buildings that are internal on site back onto the outdoor amenity area. The outdoor amenity area located in the middle of the site consists of structured play equipment for children, landscaping, a trellis, seating and barbeque area.

The number of attached dwelling units in each townhouse building ranges from four (4) to eight (8). Three (3) of the townhouse buildings contains more than six (6) attached dwelling units which is the maximum number of attached dwelling units contemplated under the Townhouse land use designation. The applicant has provided the following rationale for the proposal to develop two (2) townhouse buildings with seven (7) attached dwelling units and one (1) townhouse building with eight (8) attached dwelling units:

"Buildings containing more than 6 units have been previously approved in other projects located in the Township of Langley. The Yorkson Creek development and the York by Mosaic development east of this proposed development on 86 Ave contain several buildings with 7 or more units per building."

This guideline does not consider the length of buildings, rather the number of units per building. The width of different unit types varies from 15' wide to as much as 25-30' in some projects. At Yorkson Creek, a typical 7 plex was approved with 20' units measuring 144'. At York by Mosaic, buildings consisting of up to 10 units have been approved measuring approximately 154'. Our development proposes to build a maximum building width of 140' consisting of either 7 or 8 units, the majority of which will be side by side garage configurations. The original development plan presented to Staff contemplated no buildings more than six (6) units on 204th Street or 84th Avenue however Engineering Staff requested the relocation of the project entrance to adjacent to the Yorkson Creek Greenway Path to facilitate safer pedestrian crossing and additional street parking. This significant site plan change resulted in one of the four street fronting buildings having 7 units but the cumulative massing along 84th Avenue is reduced.

We feel that any concerns over building length have been overcome through thoughtful design, articulation, pedestrian scale details, materials selection, colour and other design elements."

"Building sizes vary from 5 units per building to 8 units per building, with the average building size at 6 units per ToL standards. Two street-facing buildings include 5 and 6 units each and two street-facing buildings include 6 and 7 units each. For the 7 unit building, we have provided a significant articulation on the façade (with façade depths varying up to 7'-0") to help break up the massing and provide variety to the streetscape. The number of units per building is less than many projects that are currently in construction in Yorkson."

According to the architect's design rationale, the townhouse buildings have been designed in the "new American" architectural style, with a combination of shingled and horizontal siding, multi-paneled windows, and traditional trim and shutter details. The street-fronting facades will be clad primarily in cement board, while the interior facades will be primarily vinyl siding. Complimentary colours have been proposed to introduce variety in the site (see Attachment A – Schedules "A, C and D") that include dark and light grey, white, blue and green.

The proposed height (3 storeys), lot coverage (38%), and siting complies with the provisions of the CD-77 zone. With the exception of the number of units per building, the development in staff's opinion complies with the applicable development permit guidelines (Attachment B).

Access and Parking:

Pedestrian access into the site is provided from 204 Street and 84 Avenue. Vehicular access to the development will be provided via a driveway on 84 Avenue in the southeast corner of the site. Secondary emergency access will be provided temporarily by an access to 204 Street, with ultimate emergency access to the site to be provided by a cross access easement over the adjacent townhouse designated property to the north (on which no development application has yet been submitted). The provision of a cross access easement has been included as a condition of development.

In compliance with the Zoning Bylaw, 113 parking spaces (outdoors and within garages) are proposed, as outlined below:

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces (24 Double-Wide)	48	48
Residential Spaces (24 Tandem)	55	55
Visitor Parking Spaces	10	10
Total	113	113

Prior to final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant prohibiting parking on the internal strata roadways and prohibiting garages from being developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 4.2.1(9) of the Yorkson Neighbourhood Plan a minimum of 5% of the units in a townhouse development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Basic Adaptable Housing Requirements Policy. In compliance with the Yorkson Neighbourhood Plan, three (3) adaptable units (Unit Type D) will be provided. Prior to final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant identifying / securing the units required to incorporate the Basic Adaptable Housing Requirements Policy.

Landscaping:

The landscape plan (Attachment A – Schedule M) proposes the planting of trees, shrubs and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. The streetscape landscaping includes a low picket fence and walkways to the individual street fronting units to define the private and public realm.

Child Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of child friendly amenity areas (8 m² per residential unit) for townhouse developments, resulting in a requirement of 384 m² (4,133 ft²). The applicant's landscape architect has incorporated an amenity in the central area of the development totaling 494 m² (5,317 ft²). Final child friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 105 significant trees exist on the subject site with 4 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 42 replacement trees are required and 90 replacement trees are proposed. In addition, approximately 15 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 109 trees will be in place plus an additional 40 existing trees in the Yorkson Creek environmental conservation area. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure servicing works such as construction of road works, tree replacement, a stormwater management plan, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Engineering Servicing Plan 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.

Road dedications, widening, and necessary traffic improvements for 204 Street and 84 Avenue will be required in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan to the satisfaction 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, Streamside Protection Bylaw, 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.

Streamside Protection:

Yorkson Creek (a red coded / Class A watercourse) is located adjacent to the east edge of the subject lands within an existing environmental conservation area. In compliance with the Township's Streamside Protection Bylaw, an additional 2,325 m² (25,026 ft²) environmental conservation area will be dedicated to the Township. The proponent is utilizing the 'flex' provision of the Streamside Protection Bylaw which allows for modification of the required Streamside Protection and Enhancement Area (SPEA) width provided the average SPEA width is maintained and impacts of the 'flex' are offset through enhancements of the SPEA. Approximately 66 m² (710 ft²) of the Yorkson Creek SPEA is being modified. In accordance with the Yorkson Neighbourhood Plan, a public trail will be constructed along the outer edge of the environmental conservation area. Dedication and enhancement of lands being added to the environmental conservation area, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security, is listed as a prerequisite to final reading of the rezoning bylaw.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately 16 new students for Willoughby Elementary (located approximately 1.6 km southeast of the site), 7 new students for Yorkson Creek Middle School (located approximately 300 m east of the site) and 6 new students for RE Mountain Secondary School (located approximately 1.5 km southwest of the site).

Parks:

The proposed development falls within the Northwest Phase of the Yorkson Plan, but is part of the Central Phase for neighbourhood park purposes. The Yorkson Community Park, which is located to the southeast of the subject lands, is currently equipped with two (2) baseball diamonds. The concept plan for the 21 ha (52 ac) Yorkson Community Park proposes a significant expansion, including six (6) soccer fields, three (3) baseball diamonds, five (5) tennis courts, a play area, a water park, a dog off-leash area and a skate park.

Transit:

Transit has not yet been extended into the Yorkson neighbourhood. The road layout of the overall Yorkson neighbourhood has, however, been designed to accommodate the provision of future transit routes in accordance with TransLink's operating policy/procedures. Each year Translink provides Council with the opportunity to input/comment on transit routes in the Township. Translink is creating a new bus route (595) along 208 Street (approximately 1 km to the east of the subject site) to connect the Carvolth Exchange Park and Ride (located approximately 380 m to the northwest of the subject site) to Langley Centre. Translink is currently working to confirm when the new route will be implemented.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 1), approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading. On September 25, 2015, the Ministry of Transportation and Infrastructure granted preliminary approval to the proposal.

Development Prerequisites:

Prior to consideration of final reading of the rezoning bylaw, the following prerequisites must be completed:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street and 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and enhancement of lands being added to the environmental conservation area adjacent to Yorkson Creek to the acceptance of the Township, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
8. Registration of a cross access easement in favour of the property to the north (Lot 24 NWP48848) for emergency access purposes;

REZONING APPLICATION NO. 100443
 DEVELOPMENT PERMIT APPLICATION NO. 100804
 (WOODBIDGE NW (YORKSON) LTD. / 20451 – 84 AVENUE)
 Page 15 . . .

9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
 - c. Identifying the units (minimum 5%) required to incorporate the Basic Adaptable Housing Requirements Policy;
10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

POLICY CONSIDERATIONS:

The proposed development is located in an area designated as Multi Family in the Willoughby Community Plan and Townhouse in the Yorkson Neighbourhood Plan. The proposed development complies with the land use and density provisions of these plans, and with the proposed CD-77 zoning under the Township's Zoning Bylaw.

Staff recommend that Council give first and second reading to Bylaw No. 5220 (subject to 11 development prerequisites) and authorize issuance of the accompanying Development Permit No. 100804 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100804 text and Schedules A through M:
	SCHEDULE A Rendering
	SCHEDULE B Site Plan
	SCHEDULE C Coloured Streetscapes
	SCHEDULE D Coloured Streetscapes
	SCHEDULE E Building 1 Elevations
	SCHEDULE F Building 2 Elevations
	SCHEDULE G Building 3 Elevations
	SCHEDULE H Building 4 Elevations
	SCHEDULE I Building 5 Elevations
	SCHEDULE J Building 6 Elevations
	SCHEDULE K Building 7 Elevations
	SCHEDULE L Building 8 Elevations
	SCHEDULE M Landscape Plan
ATTACHMENT B	Willoughby Community Plan – Development Permit Guidelines
ATTACHMENT C	School District Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100804

This permit is issued this _____ day of _____ 2016 to:

1. Name: Woodbridge NW (Yorkson) Ltd.

Address: 210 Broadway W Floor 5
Vancouver BC V5Y 3W2

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 23 and 26 Section 26 Township 8 New Westminster
District Plan 48848

CIVIC ADDRESS: 20451 – 84 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Building plans being in substantial compliance with Schedules “A” through “L”; and
- b. On-site landscaping plans being in substantial compliance with Schedule “M”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

- a. 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; and
- 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.

DEVELOPMENT PERMIT NO. 100804
(FOCUS ARCHITECTURE INC. / 20451 – 84 AVENUE)
Page 2 . . .

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 _____, 2016.

Attachments:

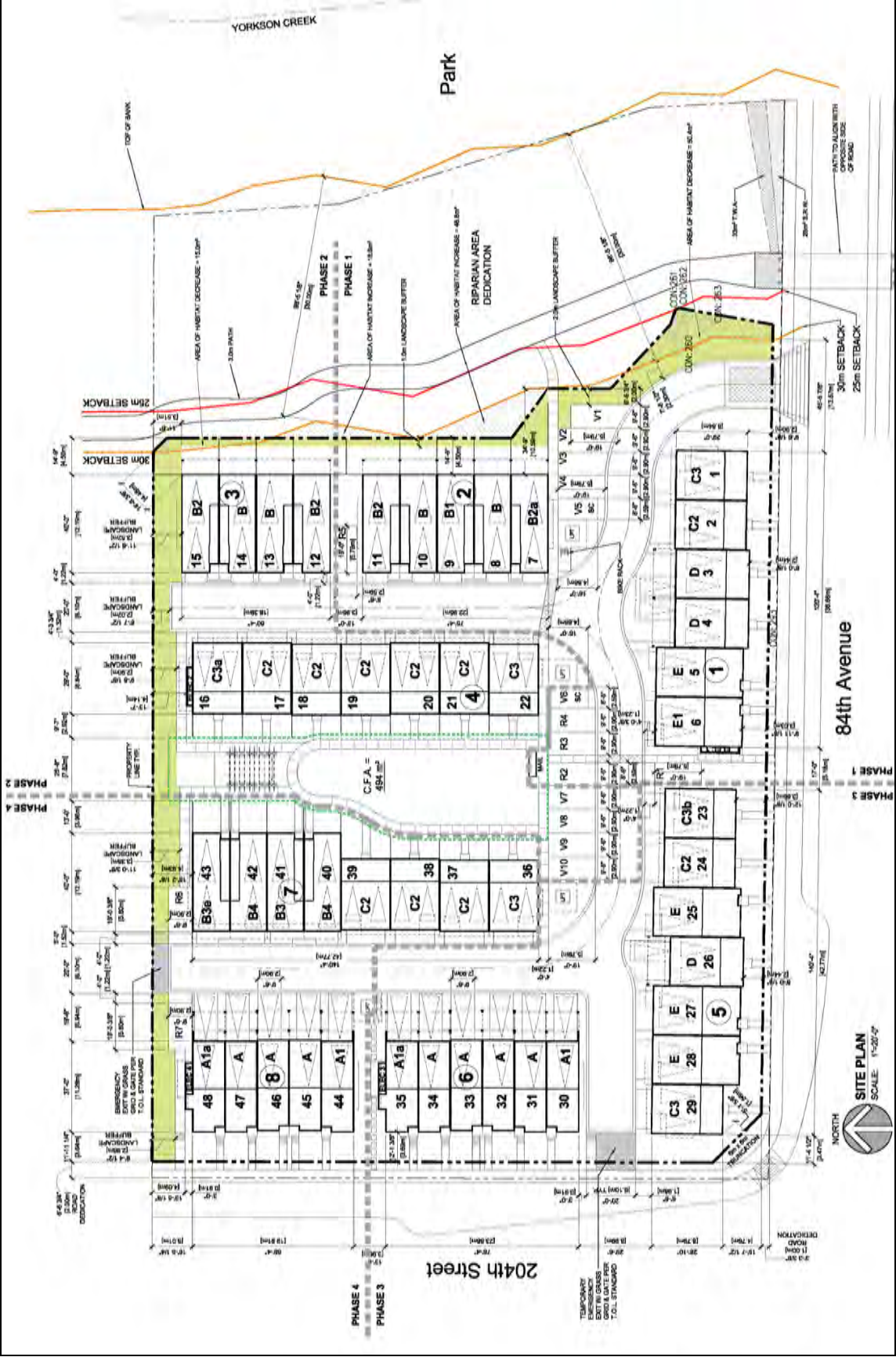
SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Coloured Streetscapes
SCHEDULE D	Coloured Streetscapes
SCHEDULE E	Building 1 Elevations
SCHEDULE F	Building 2 Elevations
SCHEDULE G	Building 3 Elevations
SCHEDULE H	Building 4 Elevations
SCHEDULE I	Building 5 Elevations
SCHEDULE J	Building 6 Elevations
SCHEDULE K	Building 7 Elevations
SCHEDULE L	Building 8 Elevations
SCHEDULE M	Landscape Plan

SCHEDULE A RENDERING





SCHEDULE B SITE PLAN



SCHEDULE C COLOURED STREETSCAPES

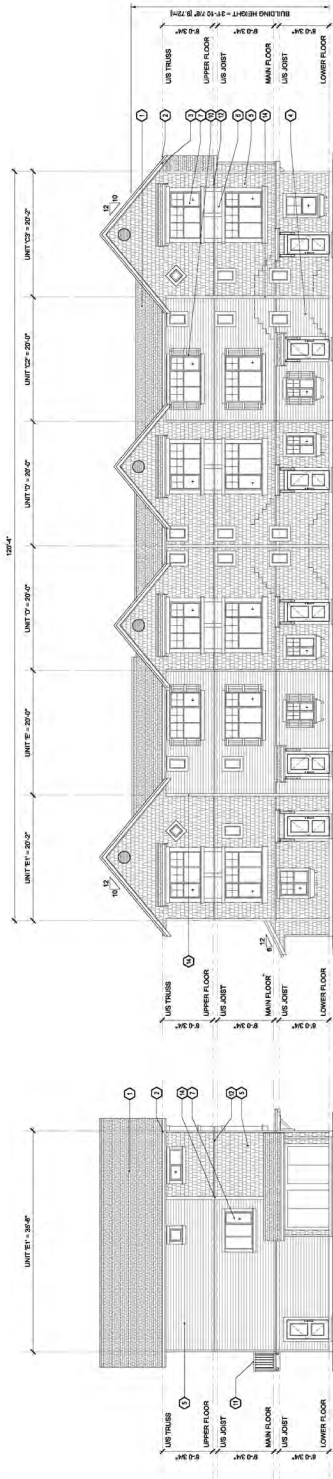
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SCHEDULE D COLOURED STREETSCAPES

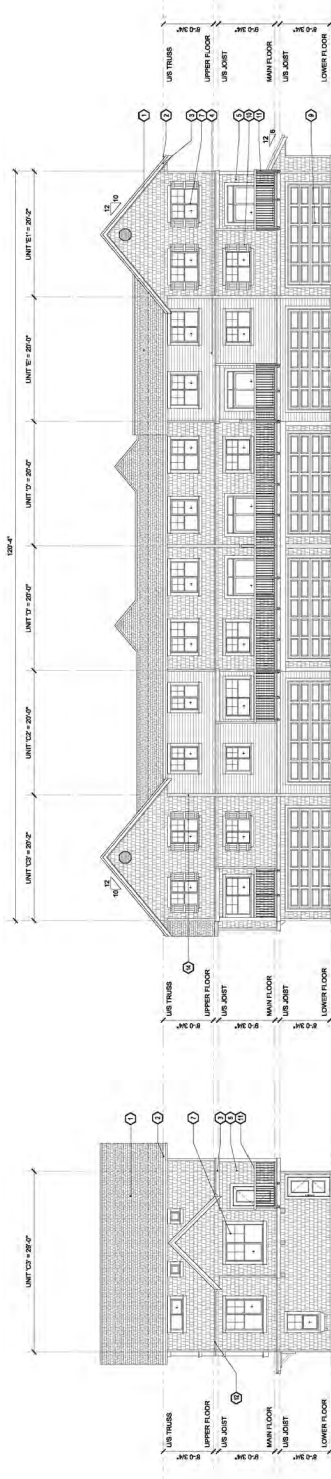
F.1





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

SOUTH ELEVATION - 54th AVENUE
 SCALE: 1/8"=1'-0"



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

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

- ELEVATION MATERIAL LEGEND:
- 1 ASPHALT SHINGLE ROOFING
 - 2 HORIZONTAL VINYL SIDING
 - 3 PAINTED WOOD PANELS AND TRIMS
 - 4 HORIZONTAL VINYL SIDING
 - 5 PREPARED ALUMINUM CLADDING
 - 6 TRIMMABLE FLAMING
 - 7 PLYWOOD SHEATHING ON STREET FACING FACADES
 - 8 PAINTED 1x4 TRIM
 - 9 PAINTED 1x4 TRIM
 - 10 PAINTED 1x4 TRIM
 - 11 PAINTED 1x4 TRIM
 - 12 PAINTED 1x4 TRIM
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 - 100 PAINTED 1x4 TRIM

FOCUS ARCHITECTURE
 ARCHITECT
 PROJECT MANAGER
 DESIGNER
 DRAFTER
 CHECKER
 CONSULTANT

CLIENT
 Woodbridge NW (Yorkson)
 Ltd.

PROJECT
 WOODBRIDGE NW
 DEVELOPMENT

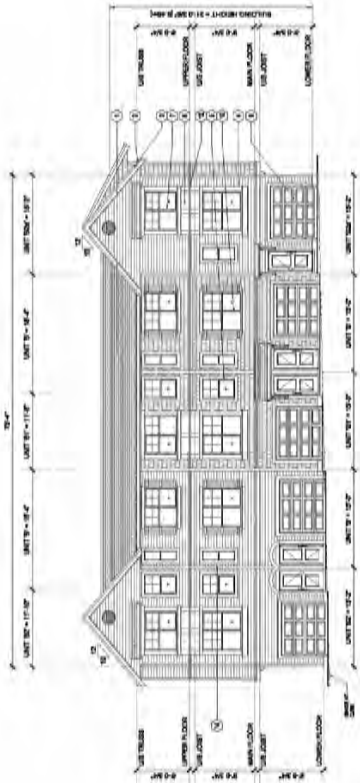
DATE
 10/10/2023
 10/10/2023

DRAWING TITLE
 Building 1
 Elevations

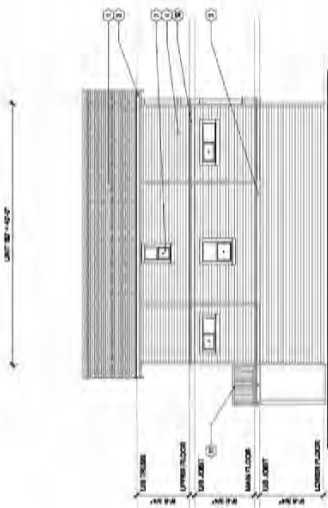
DATE
 10/10/2023
 10/10/2023

SHEET NO.
 DP-1.03

SCHEDULE E BUILDING 1 ELEVATIONS



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



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



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



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

1	ARCHITECT	FOCUS ARCHITECTURAL INCORPORATED
2	OWNER	WOODBRIDGE HWY DEVELOPMENT
3	ENGINEER	WOODBRIDGE HWY DEVELOPMENT
4	CONSULTANT	WOODBRIDGE HWY DEVELOPMENT

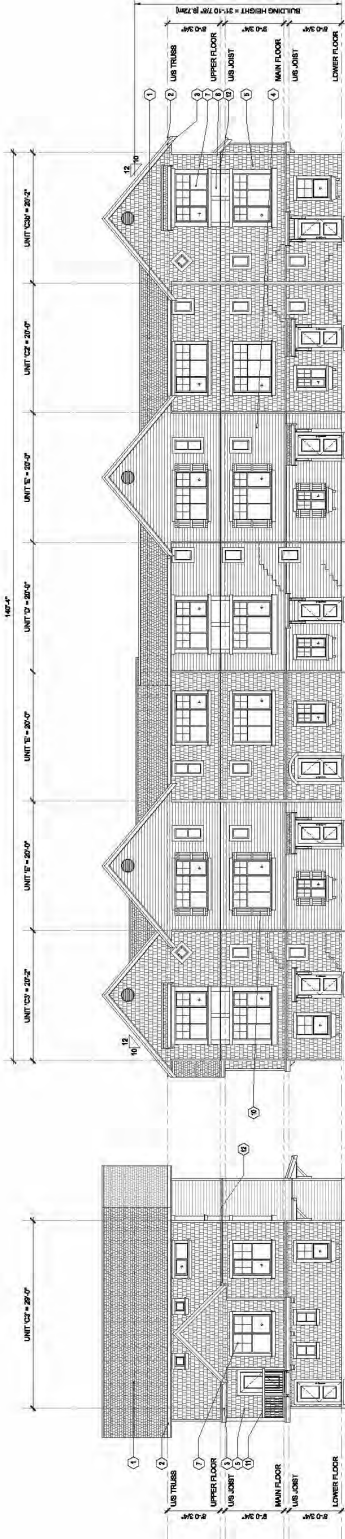
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PROJECT	WOODBRIDGE HWY DEVELOPMENT
DATE	10/10/2018
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DATE	10/10/2018
SCALE	1/8"=1'-0"

DATE	10/10/2018
SCALE	1/8"=1'-0"

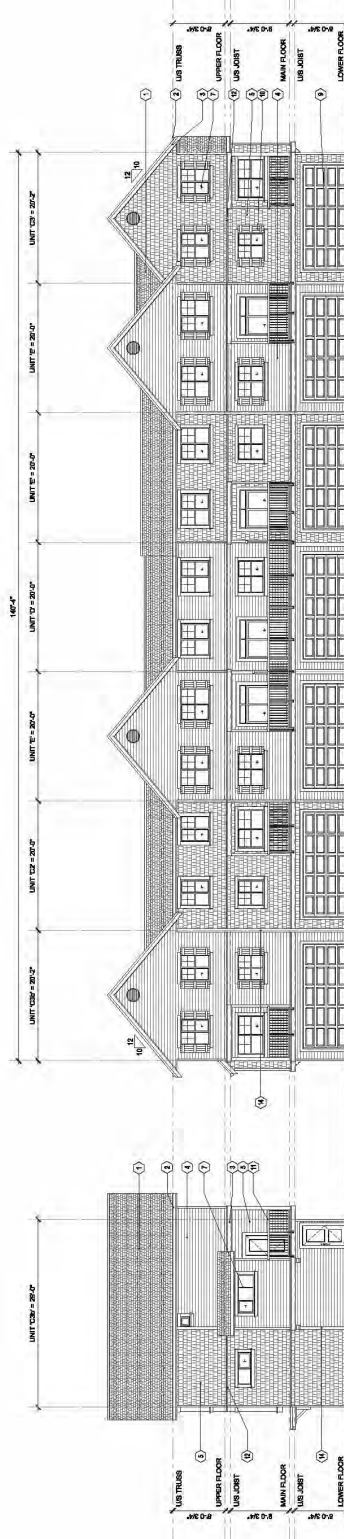
- ELEVATION MATERIALS LEGEND:
- 1. PAINTED ALUMINUM SIDING
 - 2. PAINTED ALUMINUM SIDING
 - 3. PAINTED ALUMINUM SIDING
 - 4. PAINTED ALUMINUM SIDING
 - 5. PAINTED ALUMINUM SIDING
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 - 7. PAINTED ALUMINUM SIDING
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 - 18. PAINTED ALUMINUM SIDING
 - 19. PAINTED ALUMINUM SIDING
 - 20. PAINTED ALUMINUM SIDING

SCHEDULE F BUILDING 2 ELEVATIONS



SOUTH ELEVATION - 84th AVENUE
SCALE: 1/8"=1'-0"

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



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

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

- ELEVATION MATERIALS LEGEND**
- (1) VINYL FRAMED SLIDING PATIO DOOR
 - (2) HORIZONTAL VINYL SIDING
 - (3) PAINTED WOOD TRIM AND TRIMS
 - (4) HORIZONTAL VINYL SIDING
 - (5) VINYL FRAMED WINDOWS
 - (6) VINYL FRAMED WINDOWS
 - (7) VINYL FRAMED WINDOWS

- (8) VINYL FRAMED SLIDING PATIO DOOR
- (9) HORIZONTAL VINYL SIDING
- (10) PAINTED WOOD TRIM AND TRIMS
- (11) HORIZONTAL VINYL SIDING
- (12) VINYL FRAMED WINDOWS
- (13) VINYL FRAMED WINDOWS
- (14) VINYL FRAMED WINDOWS

ARCHITECT
FOCUS ARCHITECTURE
1000 10th Avenue
Suite 100
Woodbridge, NJ 07095
Tel: 732.344.1111
Fax: 732.344.1112
www.focusarch.com

CLIENT
Woodbridge NJ (Tolson)
LLC

PROJECT
PROPOSED TOWNHOUSE
DEVELOPMENT
3444 34th AVE
WOODBRIDGE, NJ

DRAWING TITLE
Building 5
Elevations

DATE: 04/14/18 FILE NO:
DWG: 1304
CHK: 1304

SEAL
DP-5.03

SCHEDULE I BUILDING 5 ELEVATIONS

SCHEDULE K BUILDING 7 ELEVATIONS

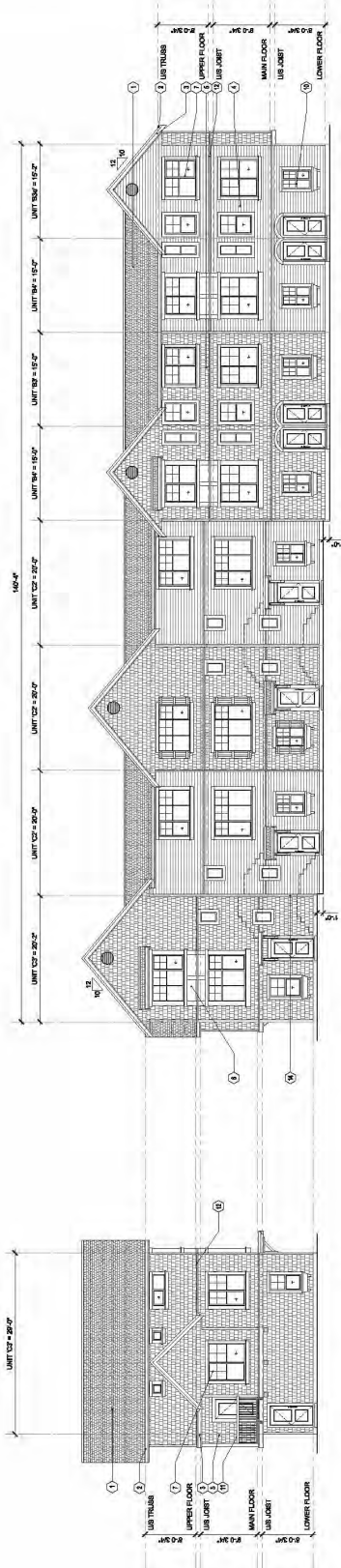


ARCHITECT	FOCUS ARCHITECTURE INCORPORATED
PROJECT	WOODBRIDGE NW (TOWN)
DATE	2014.04.01
SCALE	1/8"=1'-0"
REVISION	NO. 1
CONSULTANT	

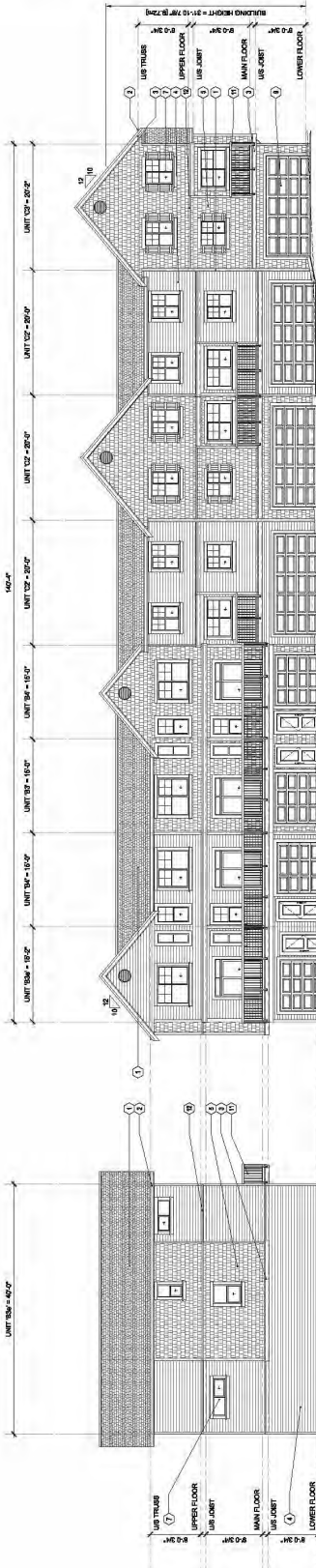
CLIENT	Woodbridge NW (TOWN)
PROJECT	WOODBRIDGE NW (TOWN)
PROPOSED TOWNHOUSE DEVELOPMENT	
2014.04.01	
DATE	2014.04.01
SCALE	1/8"=1'-0"
REVISION	NO. 1
CONSULTANT	

DATE	2014.04.01
SCALE	1/8"=1'-0"
REVISION	NO. 1
CONSULTANT	

DATE	2014.04.01
SCALE	1/8"=1'-0"
REVISION	NO. 1
CONSULTANT	



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



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

- ELEVATION MATERIALS LEGEND
- 1) ASPHALT SHINGLE ROOFING
 - 2) PAINTED WOOD SHAKES AND TRIMS
 - 3) HORIZONTAL VINYL SIDING
 - 4) VINYL SIDING
 - 5) VINYL SIDING
 - 6) PAINTED 1X6 SHINGLES ON STREET FACED SIDING
 - 7) VINYL FRAME WINDOW

- 8) VINYL FRAME SLIDING PATIO DOOR
- 9) PAINTED SHINGLES DOOR
- 10) PAINTED WOOD SHAKES AND TRIMS
- 11) PREPARED ALUMINUM CLADDING
- 12) 3/4" WALL FLASHING
- 13) PRIMACT WALL
- 14) 1 X 6 PAINTED WOOD TRIM

DP-7.03

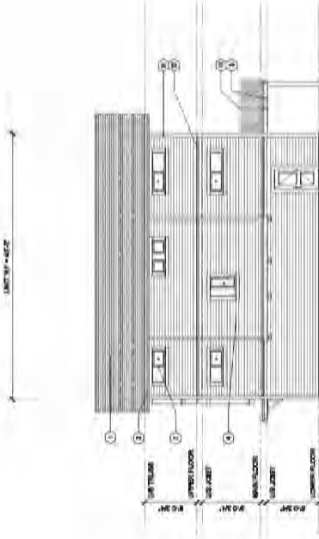
SCHEDULE L BUILDING 8 ELEVATIONS



NORTH ELEVATION - 204th STREET
SCALE: 1/8"=1'-0"



WEST ELEVATION - 204th STREET
SCALE: 1/8"=1'-0"



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

- LEGEND MATERIALS & FINISHES
- 1. VINYL SIDING
 - 2. VINYL SIDING
 - 3. VINYL SIDING
 - 4. VINYL SIDING
 - 5. VINYL SIDING
 - 6. VINYL SIDING
 - 7. VINYL SIDING

DP-8.02

CLIENT	FOCUS ARCHITECTURAL INC.
PROJECT	FOCUS ARCHITECTURAL INC.
DATE	1304
DRAWN BY	FOCUS ARCHITECTURAL INC.
CHECKED BY	FOCUS ARCHITECTURAL INC.
DATE	1304
SCALE	1/8"=1'-0"

Excerpt from Willoughby Community Plan Bylaw 1998 No. 3800

4.1 Residential Development Permit Provisions

4.1.2 Development Permit Area “B” – Residential

Lands identified as “Residential” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 919.1(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started. Development permit guidelines are as follows:

4.1.2.1 General

The following general guidelines apply to all development within Development Permit Area “B.”

4.1.2.2 Single Family Development

(text deleted as not applicable to this site)

4.1.2.3 Multiple Unit Development

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.

Building Form

- Roofscape is an important element of building design. Green roofs are encouraged. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance views from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.

- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

- Development is encouraged to retain existing significant trees within the development in accordance with the Township of Langley's Tree Protection Bylaw, as amended.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.
- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.

Parking Lot Landscaping

(text deleted as not applicable to this site)

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.

- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- *(text deleted as not applicable to this site)*
- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
 - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
 - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
 - Recessing the portion of the facade where the entry is located to help conceal it.
 - Extending portions of the structure over the garage entry to help conceal it.
 - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
 - Use of screening and landscaping to soften the appearance of the garage entry from the street.
 - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.
- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.

4.1.2.4 Townhouses/Rowhouse

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

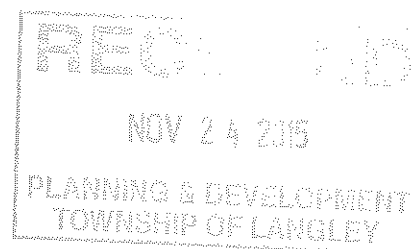
Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.



November 17, 2015

Patrick Ward
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1



RE: Development Application Project 08-26-0134 / WOODBRIDGE NW (YORKSON) LTD.

Civic: 20451 – 84 Avenue
Legal: Lot 23 Section 26 Township 8 NWD Plan 48848

We have reviewed the above proposal. We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	49	16	7	6

Given the current school catchments this development would impact Willoughby Elementary, Yorkson Creek Middle School and R.E. Mountain Secondary.

If these projected numbers of students actually were seeking admission to our schools at the current time, there would be space for them in schools on the Willoughby slope.

Please advise if you need any other information.

Yours sincerely,

J. David Green, CA
Secretary-Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WOODBIDGE NW (YORKSON) LTD.) BYLAW 2016 NO. 5220

EXPLANATORY NOTE

Bylaw 2016 No. 5220 rezones property located at 20451 – 84 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 45 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WOODBRIIDGE NW (YORKSON) LTD.) BYLAW 2016 NO. 5220

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

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, 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 (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Portion of Lot 23 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-77.

READ A FIRST TIME the	day of	, 2016.
READ A SECOND TIME the	day of	, 2016.
PUBLIC HEARING HELD the	day of	, 2016.
READ A THIRD TIME the	day of	, 2016.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2016.
RECONSIDERED AND ADOPTED the	day of	, 2016.

_____ Mayor _____ Deputy Township Clerk

SCHEDULE 'A'

BYLAW NO. 5220

