

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 27, 2025 - REGULAR MEETING	REPORT:	25-07
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0165
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100267 AND DEVELOPMENT PERMIT NO. 101270 (1342692 BC LTD. / COMMON GROUND / 6815 – 204 STREET)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212 to facilitate the development of 143 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6093 and 6094 subject to nine (9) development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6094) of Development Permit No. 101270; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1342692 BC Ltd.) Bylaw No. 6094 rezoning 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212, subject to the following development prerequisites being satisfied to the acceptance of the Township 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.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

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4. Compliance with Age-Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Finalization of landscape and architectural plans.
8. Compliance with the Community Amenity Contributions Policy and the requirements of the Willoughby Greenway Amenity Policy.
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6094 authorize issuance of Development Permit No. 101270 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

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That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6093 and 6094 in conjunction with the hearing for the proposed Development Permit No. 101270.

EXECUTIVE SUMMARY:

1342692 BC Ltd. has applied to rezone approximately 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to Comprehensive Development Zone CD-212 to facilitate the development of 143 apartment units in two 4-storey buildings. Additionally, to facilitate the development, the applicant is requesting to amend the Central Gordon Estate Neighbourhood Plan (NP) to redesignate the site from Townhouse A (15 UPA) to Medium Density Apartment (1.5 - 2.5 FSR).

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Central Gordon Estate NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate NP Amendment Bylaw No. 6093, Rezoning Bylaw No. 6094 and Development Permit No. 101270.

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REFERENCE:

Owner: 1342692 BC Ltd.
 5330 – 160 Street
 Surrey, BC V3S 2J7

Agent: Common Ground Consulting
 204, 15292 Croydon Drive
 Surrey, BC V3Z 0Z5

Legal Description: Lot 2 Section 14 Township 8 New Westminster District Plan
 69173

Location: 6815 – 204 Street

Area: 0.6 ha (1.5 ac)

Existing Zoning: Suburban Residential Zone SR-2

Proposed Zoning: Comprehensive Development Zone CD-212

Willoughby Community Plan: Multi-Family

**Central Gordon Estate
 Neighbourhood Plan:** Townhouse A (15 UPA) / Enhanced sidewalk

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Townhouse A (15 UPA) / Enhanced sidewalk in the Central Gordon Estate Neighbourhood Plan.
- The Townhouse A designation allows a bonus of up to 40 UPA if underground or structured parking is provided for all units.

DISCUSSION/ANALYSIS:

- The applicant proposes two 4-storey buildings comprised of 143 units at a density of 1.62 FSR.
- To facilitate the development, the applicant has applied to redesignate the site from Townhouse A to Medium Density Apartment (1.5 – 2.5 FSR).
- Staff do not object to the proposal as the current land use designation provides for up to 40 UPA if underground or shared parking is provided. A plan amendment is required to accommodate the proposed change in form from townhouse to apartment.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North & West:	A property under active application (ToL Project No. 08-14-0224) for 100 unit townhouse development	Townhouse (15 UPA)	Suburban Residential SR-2

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South:	68 Avenue, beyond which is a townhouse development	Townhouse (20 UPA)	Comprehensive Development Zone CD-37
East:	A property part of a two-lot assembly currently under active application for 41 townhouse units (TOL Project No. 08-14-0220)	Townhouse (20 UPA)	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The site is designated as Townhouse A (15 UPA) in Central Gordon Estate NP.
- The applicant has applied to redesignate the site to Medium Density Apartment (1.5 – 2.5 FSR) to facilitate the development.

Zoning Amendment:

- Bylaw No. 6094 proposes to rezone the site to a new Comprehensive Development Zone CD-212 which permits a 1.6 FSR to facilitate the two proposed 4-storey buildings comprised of 143 apartment units.
- The CD-212 zone limits buildings to a 4-storey maximum height.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-212 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan. Proposed Development Permit No. 101270 is attached to this report and includes renderings, site plans, building elevations and landscape plans.
- To respond to the grade, adjacent developments and to consider views, the proposed apartment buildings are designed to step down the slope and present a 3-storey form to 204 Street and to the northern property line. Along 68 Avenue, the fourth floor is recessed to present a 3-storey form to 68 Avenue.
- Vehicular access to the site is proposed from 68 Avenue.
- Finalization of the architectural and landscape plans to form the final development permit prior to final reading has been included as a rezoning development prerequisite.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Section 5.2.g of the Community Amenity Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional \$25 per square foot per Apartment (6-storeys or less) is applicable. The proposed plan amendment results in an additional 61,826 ft² of achievable floor space. Based on current rates, the CAC calculation for this proposal is as follows:

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	Count	Rate	Total
Low Rise Apartments (6-storeys or less)	143	\$11,000 / unit	\$1,573,000
FSR exceeding Central Gordon Estate NP max	61,826 ft ²	\$25 / ft ²	\$1,070,975
Total			\$2,643,975

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
7	0	46	46	11	57

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment, rezoning and development permit application facilitates:

- development of two 4-storey buildings comprised of 143 apartment units
- an amendment to the plan to redesignate the site to Medium Density Apartment (1.5 – 2.5 FSR)

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6093 and 6094 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6093 and Rezoning Bylaw No. 6094.

Respectfully submitted,

Ruby Sandher
 SENIOR PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

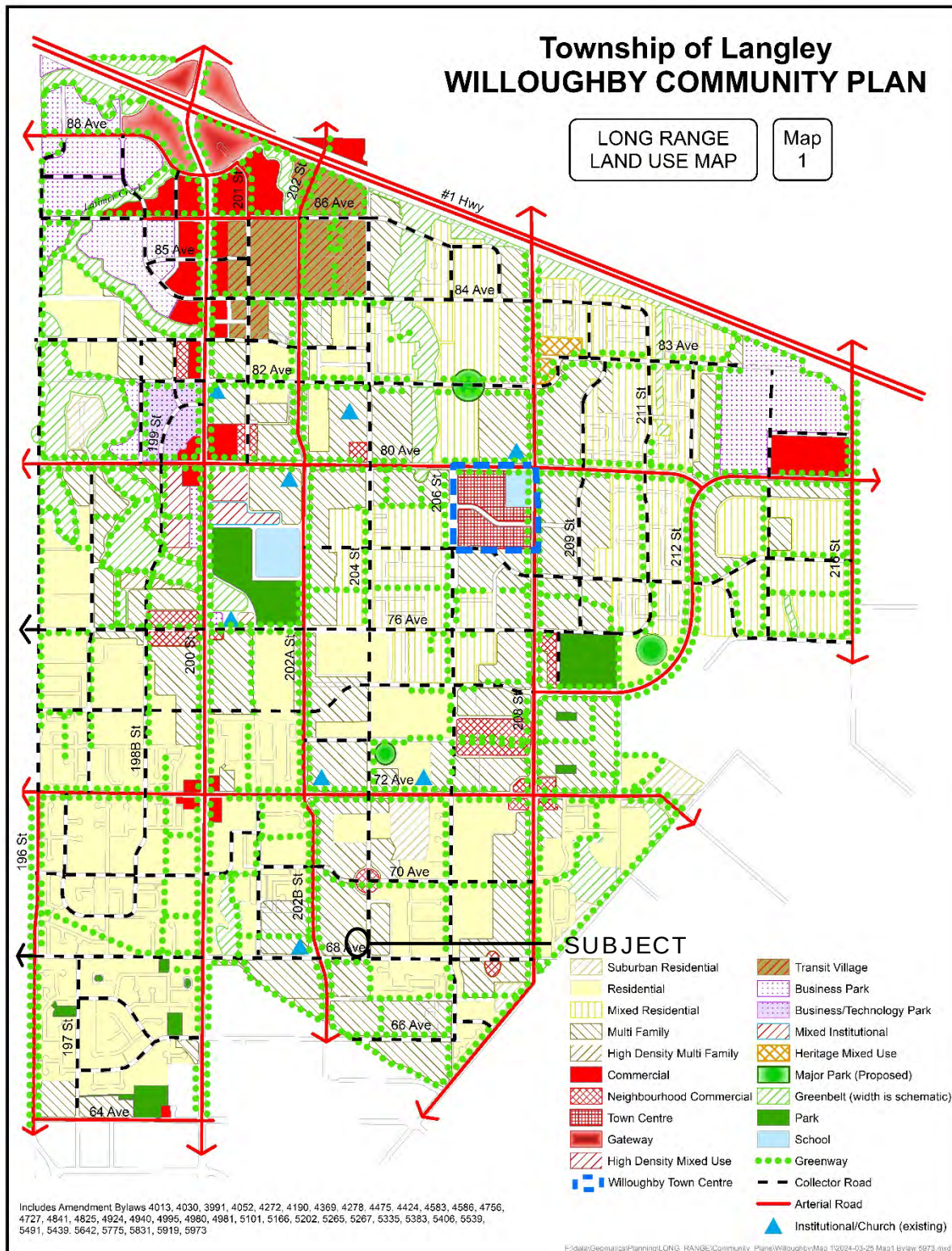
ATTACHMENT A
 ATTACHMENT B

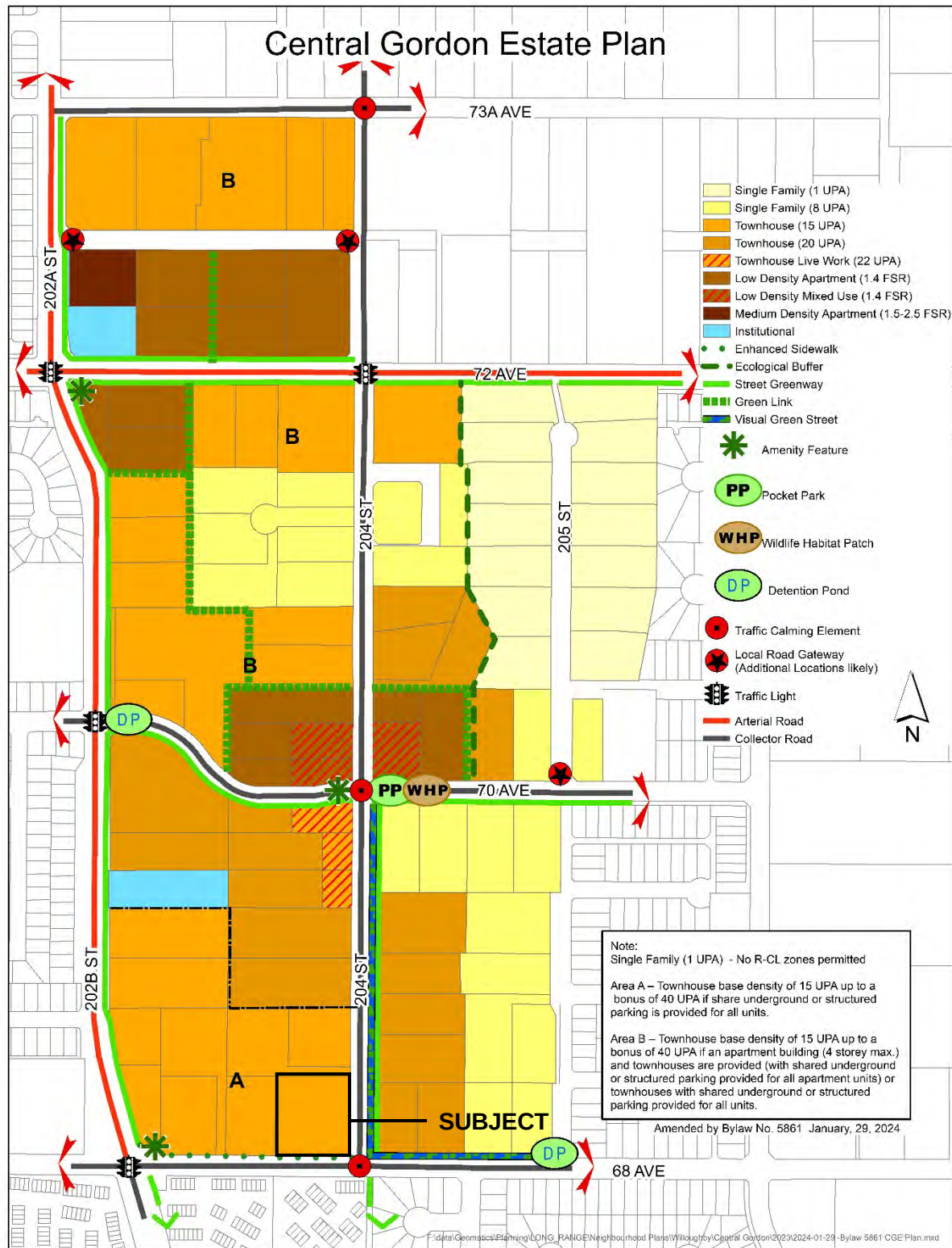
Maps and Graphics
 Development Permit No.101270

ATTACHMENT A



AERIAL PHOTO







ZONING BYLAW NO. 2500



① PERSPECTIVE VIEW
ALONG 204 STREET



① PERSPECTIVE VIEW
ALONG 68 AVENUE

RENDERINGS – SUBMITTED BY APPLICANT



① PERSPECTIVE VIEW
ALONG 66 AVENUE & 204 STREET

RENDERINGS – SUBMITTED BY APPLICANT



1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101270

This Permit is issued this _____ day of _____, 2025 to:

1. Name: 1342692 BC Ltd.

Address: 5330 – 160 Street
Surrey, BC V3S 2J7

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

LEGAL DESCRIPTION: Lot 2 Section 14 Township 8 New Westminster District Plan
69173

CIVIC ADDRESS: 6815 – 204 Street

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 Schedule "A."
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. 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.

DEVELOPMENT PERMIT APPLICATION NO. 101270
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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 _____, 2025.

DRAWING LIST

- COVER SHEET
- A-0.1
- LOCATION MAP & TEAM
- A-0.2
- PROGRAM SUMMARY
- A-0.3
- BASE PLAN
- A-0.4
- REGIONAL CONTEXT PLAN
- A-0.5
- CONTEXT PLAN
- A-0.6
- SITE PLAN
- A-1.0
- FLOOR PLANS
- A-2.0 TO A-2.6
- PERSPECTIVES
- A-3.0 TO A-3.5
- ELEVATIONS
- A-3.8 TO A-3.11
- SECTIONS
- A-4.0 TO A-4.4

LOCATION



Note:
This drawing is an intended of record, it is the responsibility of the client to ensure that the information provided is accurate and that the information is used for the intended purpose. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for ensuring that the information is used for the intended purpose and that the information is not used for any other purpose without the written consent of the client.

2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Primary Application
2024-04-22	Schematic Sketch
Date	Description
Issue / Revision	
Staff	

PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.

308 - 9639 - 137A Street
Surrey, BC V3T 0M1
(604) 508-0161
info@paramorph.com

CIVIL - COASTLAND ENGINEERING & SURVEYING LTD.

19292 60 Avenue
Surrey, BC V3S 3M2
(604) 532-9700
hel@coastland.bc.ca

LANDSCAPE - PMG LANDSCAPE ARCHITECTS

C100 4185 Creek Drive
Burnaby, BC V5C 6G9
(604) 294-0011
rebecca@pmglandscape.com

SURVEYOR - CAMERON LAND SURVEYING LTD.

#234 18525 53 Avenue
Surrey, BC V3S 7A4
(604) 597-3777
admin@camerolandsurveying.com

ARBORIST - COASTLAND ENGINEERING & SURVEYING LTD.

19292 60 Avenue
Surrey, BC V3S 3M2
(604) 532-9700
hel@coastland.bc.ca

GEOTECH - BRAUN GEOTECHNICAL LTD.

102 - 19040 95A Avenue
Surrey, BC V4N 4P3
(604) 513-4190
taranveer@braungeo.com

Project Title	APARTMENT DEVELOPMENT
Project Address	6815 204 STREET V3L BRT SH COLUMBIA
Drawn By	Date
Checked By	2024-04-22
Project ID	Project ID
Project Title	Project Title
LOCATION MAP & TEAM	
Scale	
Sheet No.	

F.2
A-0.2

SCHEDULE A

Program Summary

LOT INFO	ADDRESS	6815 204 STREET, TOWNSHIP OF LANGLEY				
	LEGAL DESCRIPTION	LOT 12, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NW1601173 PART NW1/4				
	SITE AREA	(Sqft)	(SqM)	(Acres)	(Ha)	
	GROSS AREA	66,379	6,167	1.52	0.62	
ZONING	ROAD DEDICATION	1,279	121	0.03	0.01	
	NET DEVELOPABLE AREA (AFTER DEDICATION)	65,099	6,046	1.49	0.60	
	CURRENT ZONE	SR-2				
	PROPOSED ZONE	CD				
ZONING	FSR	FORMATTED				
	FSR BASED ON NET AREA	FORMATTED				
	TOTAL FLOOR AREA(Sqft)	104,665				
	PROPOSED FLOOR AREA(Sqft)	104,665				
ZONING	SETBACKS	FORMATTED				
	NORTH/ALONG NEIGHBOURING LOT	4.00m				
	SOUTH/ALONG 68TH AVENUE	4.00m				
	EAST/ALONG 204 STREET	5.00m				
ZONING	WEST/ALONG NEIGHBOURING LOT	10.20m				
	BUILDING HEIGHT	FORMATTED				
	TOTAL UNITS	143				
	TOTAL ADAPTABLE UNITS	16 (11% OF TOTAL UNITS)				
PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (ON NET AREA)	(Sqft)	(SqM)	(Acre)	(Hectare)	
	PROPOSED	31,365	2,914	0.72	0.29	
	PERCENTAGE (ON NET AREA)	48.13%				
	REMARKS					
PROPOSED FLOOR AREA SUMMARY	PSR CALCULATION (ON NET AREA) - BUILDING #1					
	RESIDENTIAL (EXCLUDING PARKING)	(Sqft)	(SqM)	RESIDENTIAL CIRCULATION (SqM)	AMENITY (SqM)	BUILDABLE (SqM)
	LOWER FLOOR LVL	4,130	2,871	0	0	6,071
	UPPER FLOOR LVL	13,865	1,767	0	0	15,612
	SECOND FLOOR LVL	14,005	1,551	0	0	15,586
	THIRD FLOOR LVL	13,546	1,548	0	0	15,094
	TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)	56,515				
	PSR CALCULATION (ON NET AREA) - BUILDING #2					
	RESIDENTIAL (EXCLUDING PARKING)	(Sqft)	(SqM)	RESIDENTIAL CIRCULATION (SqM)	AMENITY (SqM)	BUILDABLE (SqM)
	UPPER FLOOR LVL (INDOOR AMENITY)	3,115	1,062	0	0	4,227
	SECOND FLOOR LVL	11,215	2,401	1,531	1,531	15,658
	THIRD FLOOR LVL	14,005	1,461	0	0	15,488
FOURTH FLOOR LVL	11,517	1,463	0	0	14,590	
TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)	50,283					
TOTAL FLOOR AREA (EXCLUDING INDOOR & OUTDOOR AMENITY)						
TOTAL						
PROPOSED FLOOR AREA SUMMARY	UNIT COUNT					
	TYPE	NO. OF BIL.	AREA	TOTAL UNITS	TOTAL	
	UNIT-A	18H-HEN	638.00	55	55	
	UNIT-A1 (ADAPTABLE)	18H-HEN	638.00	16	16	
	UNIT-B	18H	561.00	17	17	
	UNIT-C	18H	768.00	17	17	
	UNIT-D	18H-HEN	768.00	2	2	
	UNIT-C2	2-2BR	720.00	3	3	
	UNIT-D	STUDIO	448.00	8	8	
	UNIT-E	18H-HEN	672.00	4	4	
	UNIT-F	18H	567.00	4	4	
	UNIT-G	18H	550.00	2	2	
UNIT-G1	STUDIO	477.00	1	1		
UNIT-H	STUDIO	470.00	2	2		
UNIT-I	18H-HEN	715.00	2	2		
UNIT-F	18H-HEN	642.00	4	4		
UNIT-A1	18H-HEN	599.00	1	1		
UNIT-L	18H	533.00	1	1		
UNIT-M	18H	524.00	3	3		
UNIT-N	18H	467.00	1	1		
TOTAL			143	143		

F.2 - Pa



2024-10-02	Revised Comments
2024-11-15	Revised Comments
2024-12-01	Revised Comments
2024-12-01	DP Application
2024-12-01	Primary Application
2024-12-01	Setback Search
Date	Description
Include / Exclude	
Sheet	

Project Title
APARTMENT DEVELOPMENT

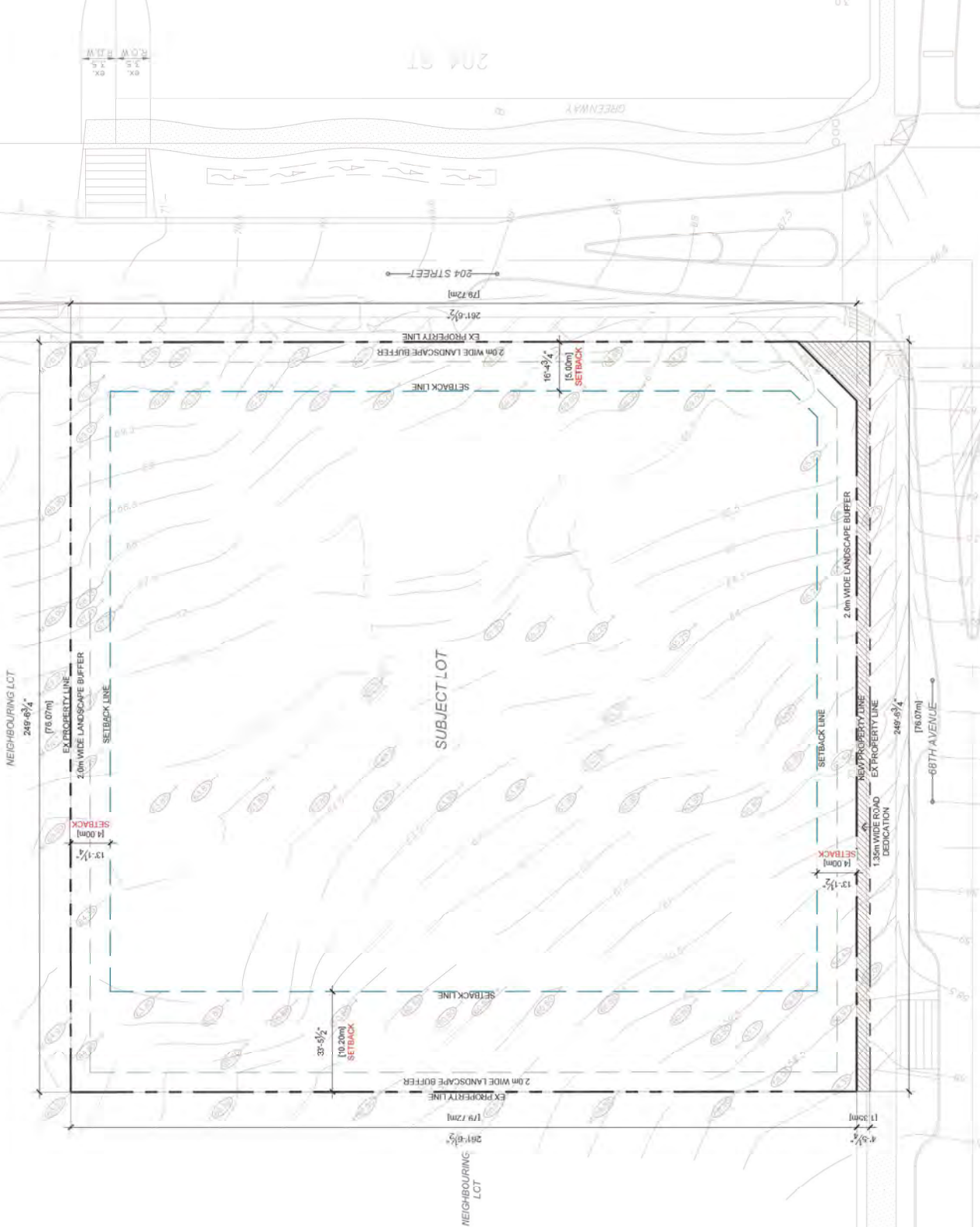
Project Address
**6815 204 STREET
VLC
BRITISH COLUMBIA**

Drawn By	SDA/04-22
Checked By	Project ID
Project No.	1417-204
Sheet Title	

BASE PLAN

Scale
1/32" = 1'-0"

F.2
A-0.4



Note:
This drawing is an abstract of reality. It is the responsibility of the client to ensure that the information provided is accurate and that the project is feasible. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the project is completed in accordance with the relevant regulations and standards.



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-01-05	DP Application
2024-01-08	Primary Application
2024-04-02	Schematic Sketch
Date	Description
Issue / Revision	
Staff	

Project Title
APARTMENT DEVELOPMENT

Project Address
**6815 204 STREET
DOL
BRT SH COLUMBIA**

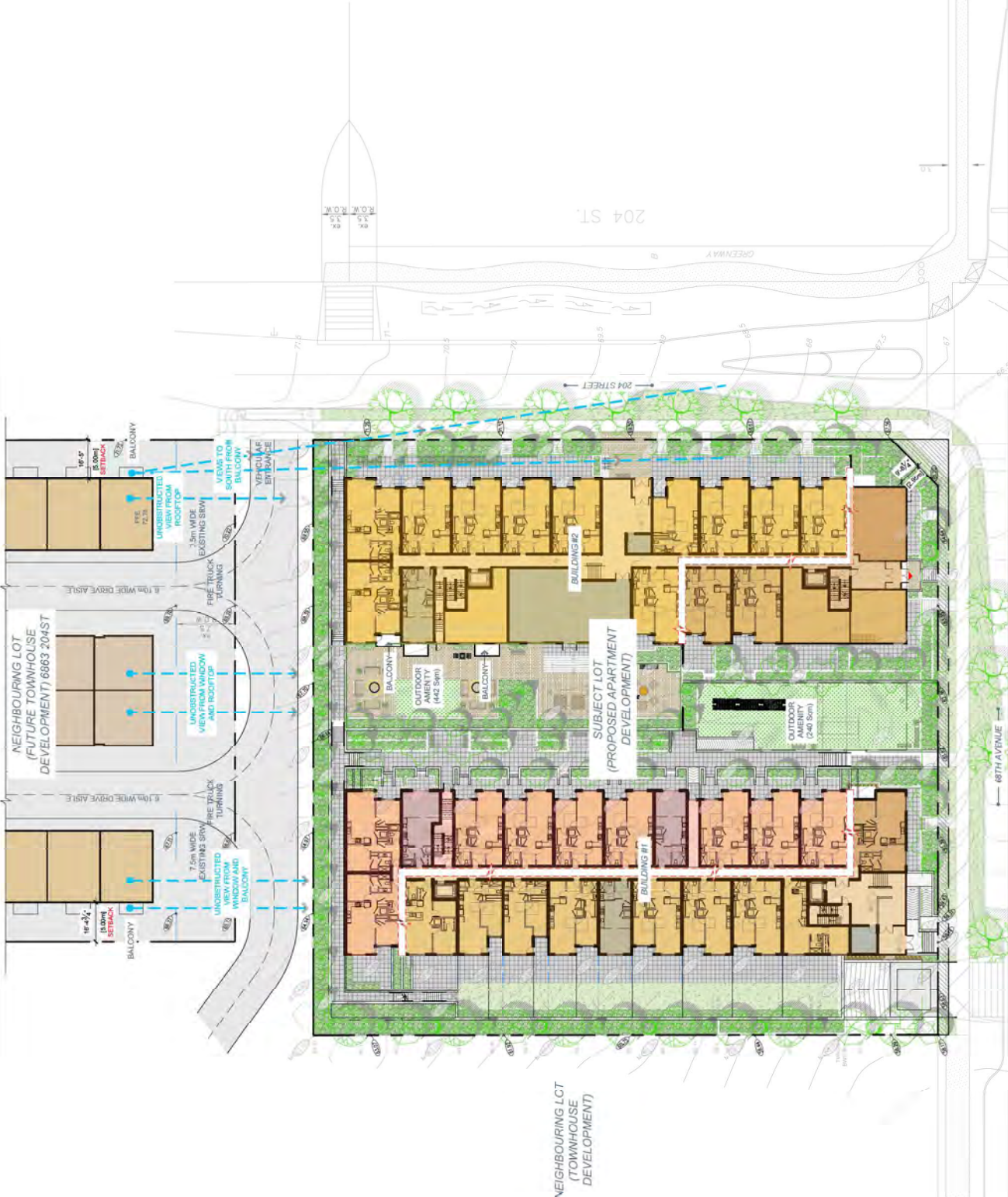
Drawn By	Date
Checked By	2024-04-22
Project ID	1401_2024
Sheet Title	

REGIONAL CONTEXT PLAN

Scale
1/32" = 1'-0"

Sheet No.
A-0.5.T.2







2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-03-05	DP Application
2024-01-08	Primary Application
2024-04-02	Schematic Sketch
Date	Description
Issue / Revision	
Staff	

Project Title
APARTMENT DEVELOPMENT

Project Address
**6815 204 STREET
DOLBRIEN COLUMBIA**

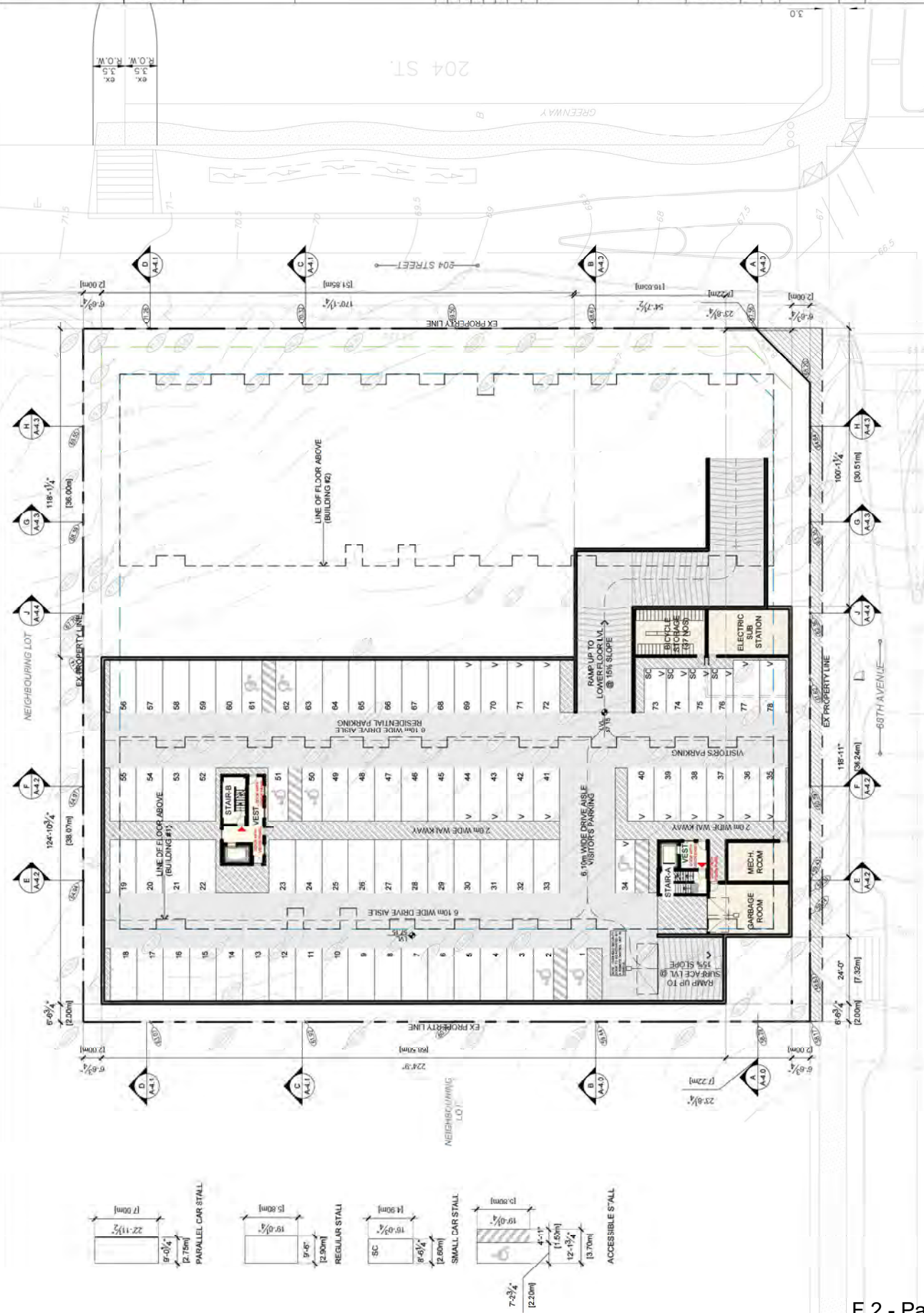
Drawn By
Date
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Project ID
Sheet Title

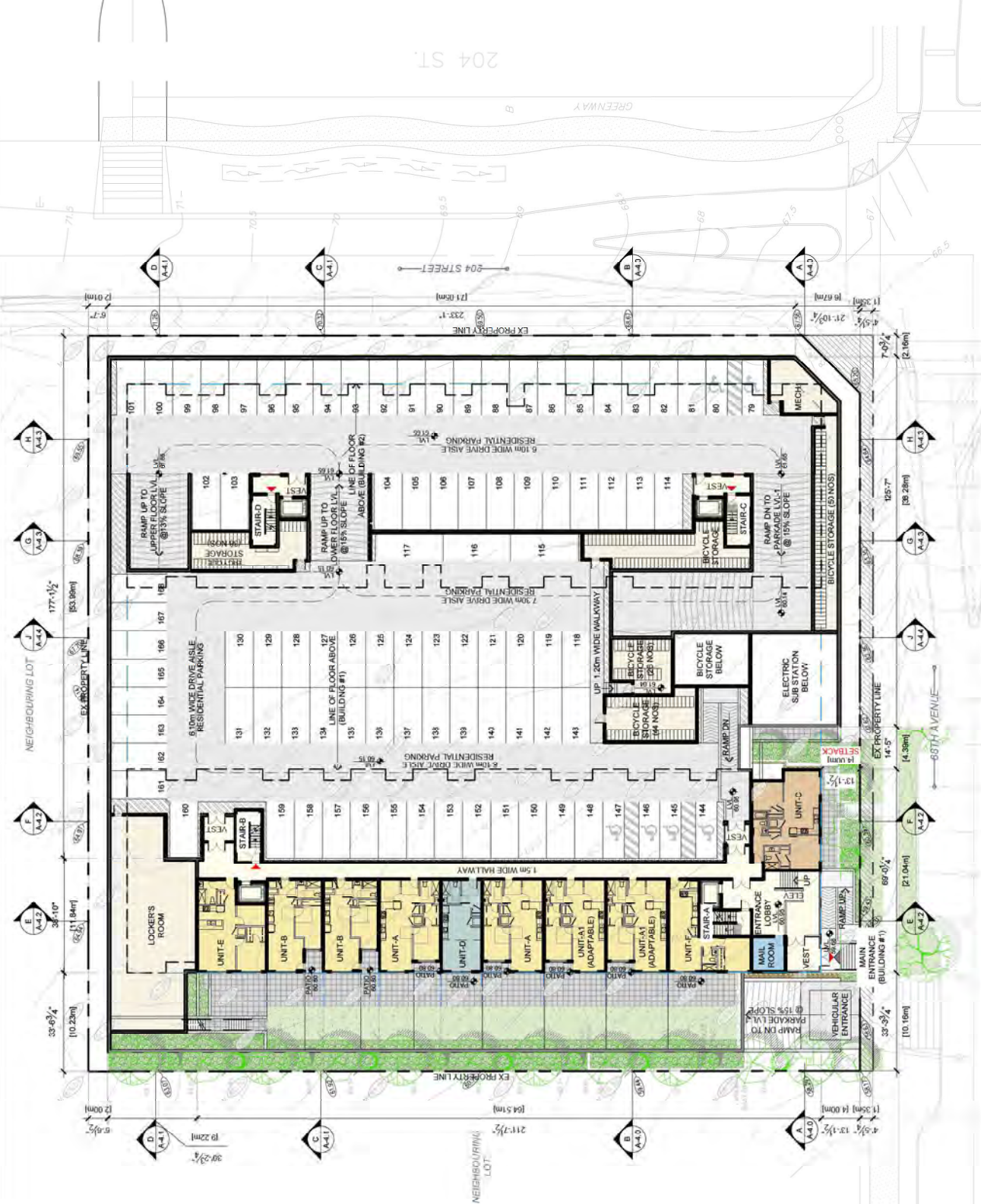
SITE PLAN

Scale
1:27 = 1' 0"
Sheet No.

A-1.0.F.2











2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Preiminary Application
2024-04-22	Schematic Sketch
Issues / Revisions	
Staff	

Project Title
APARTMENT DEVELOPMENT

Project Address
**6815 204 STREET
VLC
BRI SH COLUMBIA**

Drawn By
Date
2024-04-22
Checked By
Project ID
LAC 2024

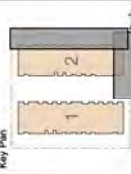
Sheet Title
MEZZANINE FLOOR LVL

Scale
1/32" = 1'-0"
Sheet No.

A-2.3.2



Note:
This drawing is an intended of record. It is the responsibility of the client to ensure that the information provided is accurate and that the project is in compliance with all applicable laws and regulations. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the project is completed in accordance with the approved plans and specifications.



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Preiminary Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Staff	

Project Title	APARTMENT DEVELOPMENT
Project Address	6815 204 STREET CALGARY, ALBERTA T2C 0A4
Drawn By	2024-04-02
Checked By	2024-04-02
Project ID	14017_004
Sheet Title	

Scale	N.T.S.
Sheet No.	

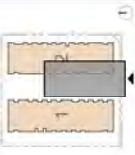
A-3.0
2



① PERSPECTIVE VIEW
ALONG 68 AVENUE & 204 STREET

Note:
This drawing is an artistic rendering of the proposed development. It is not a site plan or a technical drawing. It is intended to provide a visual representation of the proposed development and is not to be used for any other purpose. The actual development may vary from this rendering.

Key Plan



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Primary Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Staff	

Project Title
APARTMENT
DEVELOPMENT

Project Address
6812 204 STREET
DOL
BRT SH COLUMBIA

Drawn By	Date
Checked By	2024-04-22
Project ID	1001_2024
Sheet Title	

PERSPECTIVES

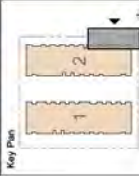
Scale	N.T.S.
Sheet No.	

A-3.1 F.2



① PERSPECTIVE VIEW
ALONG 68 AVENUE

This drawing is an intended of record, it is not a contract. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the construction of the project. The client is responsible for the construction of the project. The architect is not responsible for the construction of the project.



Key Plan

2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-11-09	Revised Comments
2024-08-05	DP Application
2024-01-08	Primary Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Staff	

Project Title
**APARTMENT
DEVELOPMENT**

Project Address
**6815 204 STREET
V6C
BRITISH COLUMBIA**

Drawn By	Date
Checked By	2024-04-22
Project ID	
Project Name	1801_204
Sheet Title	

PERSPECTIVES

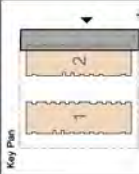
Scale	N.T.S.
Sheet No.	

A-3.2
2



① PERSPECTIVE VIEW
ALONG 204 STREET

Note:
This drawing is an intended of record. It is the responsibility of the client to ensure that the information provided in this drawing is accurate and that the information is used for the intended purpose. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for ensuring that the information is used for the intended purpose and that the information is not used for any other purpose without the written consent of the architect.



① PERSPECTIVE VIEW
ALONG 204 STREET

2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Permit Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Staff	

Project Title
**APARTMENT
DEVELOPMENT**

Project Address
**6815 204 STREET
VLC
BRITISH COLUMBIA**

Drawn By	Date
Checked By	2024-04-02
Project ID	181-4610-1111
Sheet Title	181-4610-1111

PERSPECTIVES

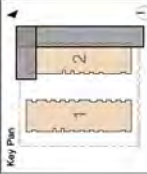
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Sheet No.	

A-3.3.1
2



① / PERSPECTIVE VIEW
ALONG 204 STREET

Note
This drawing is an abstract of reality. It is not intended to be a final design. It is a conceptual drawing and should not be used for construction without the approval of the relevant authorities. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Primary Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Scale	

Project Title
APARTMENT
DEVELOPMENT

Project Address
6815 204 STREET
CALGARY
ALTA
T2H 3K1

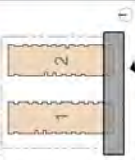
Drawn By	Date
EV	2024-04-02
Checked By	Project ID
EV	181_204
Sheet Title	

PERSPECTIVES

Scale	Sheet No.
N.T.S.	

Note
This drawing is an abstract of reality. It is not intended to be a final design. It is a conceptual drawing and should not be used for construction without the approval of the relevant authorities. The client is responsible for obtaining all necessary permits and approvals for the project. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

Key Plan



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Preiminary Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Scale	

Project Title
**APARTMENT
DEVELOPMENT**

Project Address
**6815 204 STREET
DOL
BRT SH COLUMBIA**

Drawn By	Date
Checked By	Project ID
Project Title	Project Name

PERSPECTIVES

Scale	N.T.S
Sheet No.	

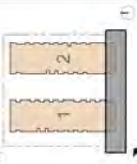
A-3.5T₂



① PERSPECTIVE VIEW
ALONG 68 AVENUE

Note
This drawing is an abstracted of reality. It is not intended to be a final construction document. It is intended to be a conceptual drawing and should not be used for construction without the approval of the client. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the drawing is used for the intended purpose and is not misused or altered in any way. The client is also responsible for ensuring that the drawing is used for the intended purpose and is not misused or altered in any way.

Key Plan



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Primary Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Scale	

Project Title
APARTMENT
DEVELOPMENT

Project Address
6815 204 STREET
DOL
BRITISH COLUMBIA

Drawn By	Date
Checked By	2024-04-22
Project ID	181-004
Sheet Title	181-004

PERSPECTIVES

Scale	N.T.S.
Sheet No.	

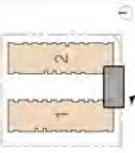
A-3.6T₂



① PERSPECTIVE VIEW
ALONG 68 AVENUE

Note:
This drawing is an artistic rendering of the proposed development. It is not intended to be used for construction purposes. The design is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The design is based on the information provided by the client and is not intended to be used for construction purposes. The design is based on the information provided by the client and is not intended to be used for construction purposes.

Key Plan



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Preiminary Application
2024-04-02	Schematic Sketch
Date	Description
Issues / Revisions	
Staff	

Project Title
**APARTMENT
DEVELOPMENT**

Project Address
**6815 204 STREET
CALGARY
T2C 1C4**

Drawn By	Date
Checked By	2024-04-02
Project ID	101_204
Sheet Title	101_204

PERSPECTIVES

Scale	N.T.S.
Sheet No.	

A-3.7.F.2



① PERSPECTIVE VIEW
ALONG 68 AVENUE

Note:
This drawing is an intended of record. It is the responsibility of the client to ensure that the information provided is accurate and that the project is in compliance with the applicable laws and regulations. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.



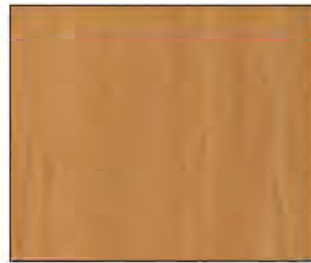
1- Fiber Cement Paneling with Reveal
Color to Match: Benjamin Moore
BURNT RUSSET 042



2- Fiber Cement Paneling with Reveal
Color to Match: Benjamin Moore
White 2126-70 Chalk White



3- Fiber Cement Paneling with Reveal
Color to Match: Benjamin Moore
Graphite 1603



4- Aluminum Composite Paneling:
Color: Longboard Architectural
Products - Hemlock (lux)



5- Face Brick
Reference Name: Interstate Brick
Pewter.



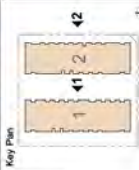
6- Double Glazed Windows
Color to Match: Benjamin Moore Black
Ink 2127-20
Glass: Clear



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-01	Revised Comments
2024-06-05	DP Application
2024-01-08	Primary Application
2024-04-22	Schematic Sketch
Date	Description
Issues / Revisions	
Staff	

Project Title	
APARTMENT DEVELOPMENT	
Project Address	
6815 204 STREET	
VLC	
BRT SH COLUMBIA	
Drawn By	Date
2024-04-22	
Checked By	Project ID
1427_204	
Sheet Title	
MATERIAL BOARD	
Scale	N.T.S.
Sheet No.	

Note:
This drawing is an abstract of reality. It is not intended to be a final design. It is a conceptual drawing and should not be used for construction without the approval of the relevant authorities. The client is responsible for obtaining all necessary permits and approvals for the project. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by the relevant authorities.



1 EAST ELEVATION (BUILDING-1)
N.T.S



2 EAST ELEVATION (BUILDING-2)
ALONG 68 AVENUE & 204 STREET

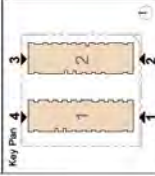


1 WEST ELEVATION (BUILDING-1)
N.T.S.



2 WEST ELEVATION (BUILDING-2)
N.T.S.

Note: This drawing is an intended of record, it is the responsibility of the client to ensure that the information provided is accurate and that the information is used for the intended purpose. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The client is also responsible for ensuring that the information is used for the intended purpose and that it is not used for any other purpose without the written permission of the Architect.



2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Primary Application
2024-04-22	Schematic Sketch
Date	Description
Issues / Revisions	
Scale	

Project Title	APARTMENT DEVELOPMENT
Project Address	6815 204 STREET DOLAN COLUMBIA BRI SH COLUMBIA
Drawn By	2024-04-22
Checked By	Project ID
Sheet Title	LAC 204

ELEVATION

Scale: N.T.S.
Sheet No.

A-3.11 F.2



2 SOUTH ELEVATION (BUILDING-2)
N.T.S.



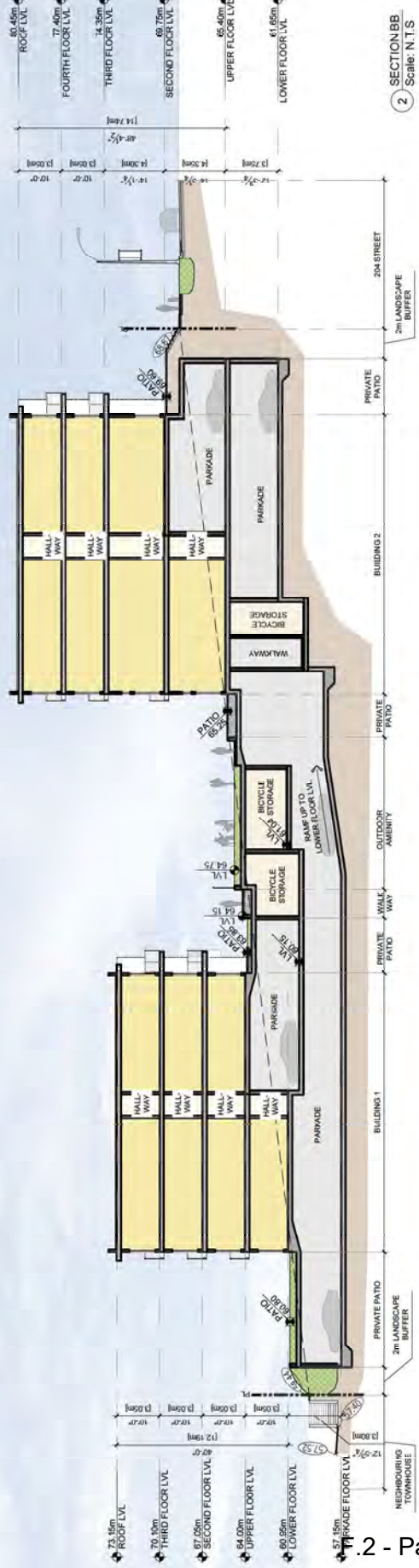
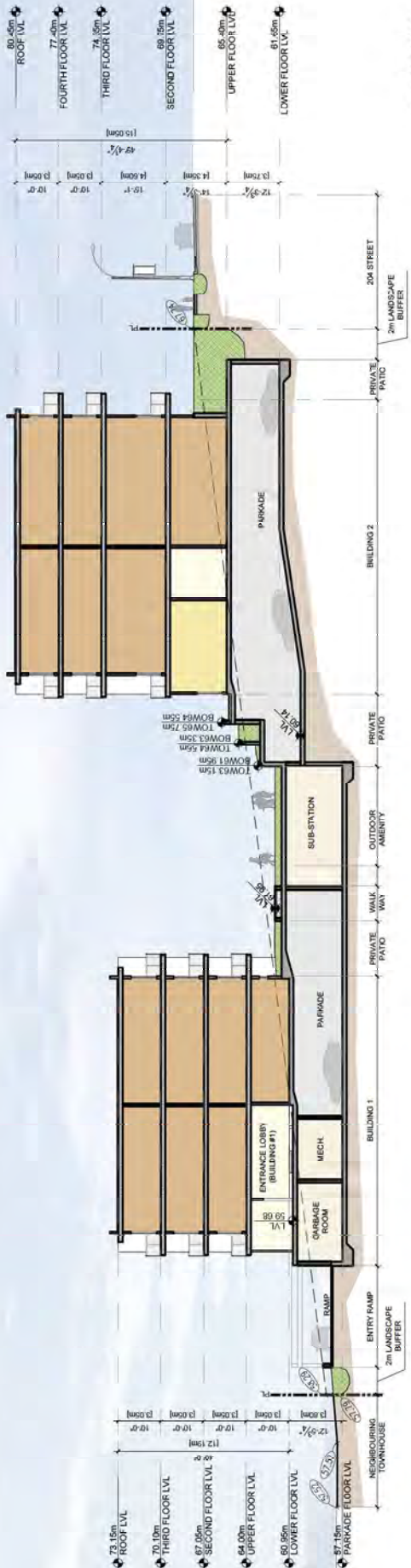
4 NORTH ELEVATION (BUILDING-1)
N.T.S.



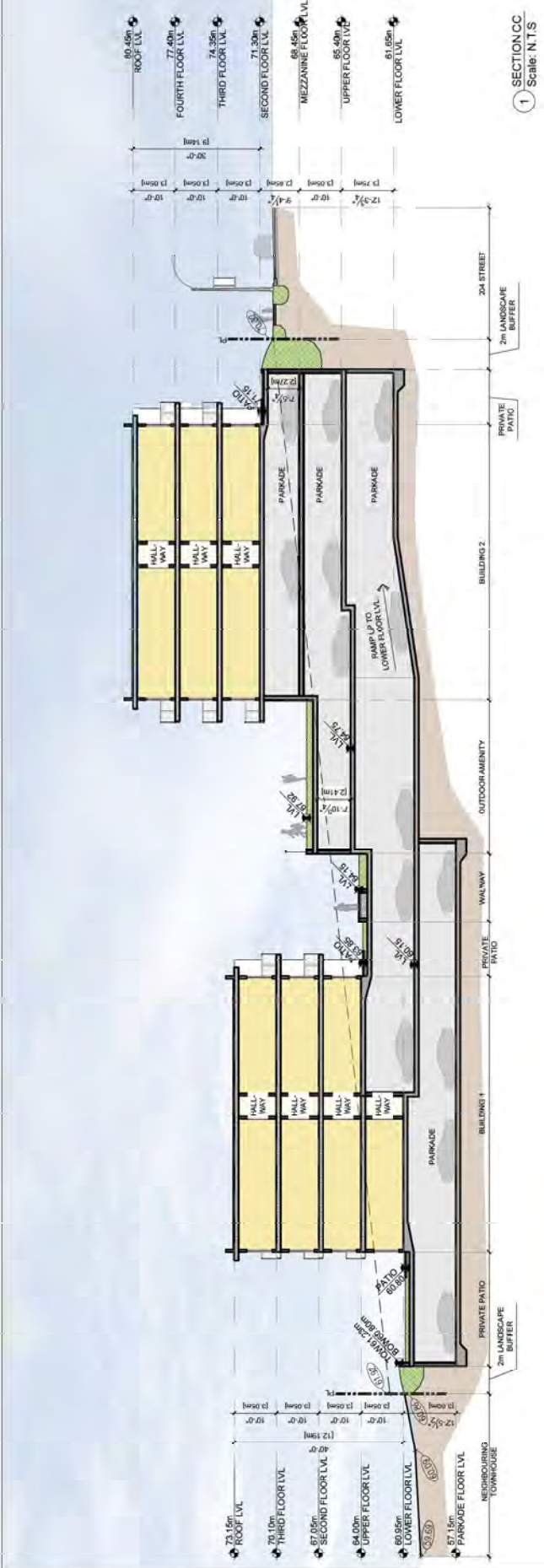
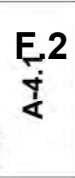
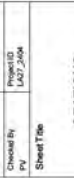
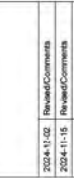
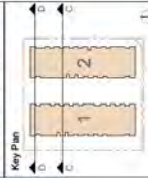
1 SOUTH ELEVATION (BUILDING-1)
N.T.S.

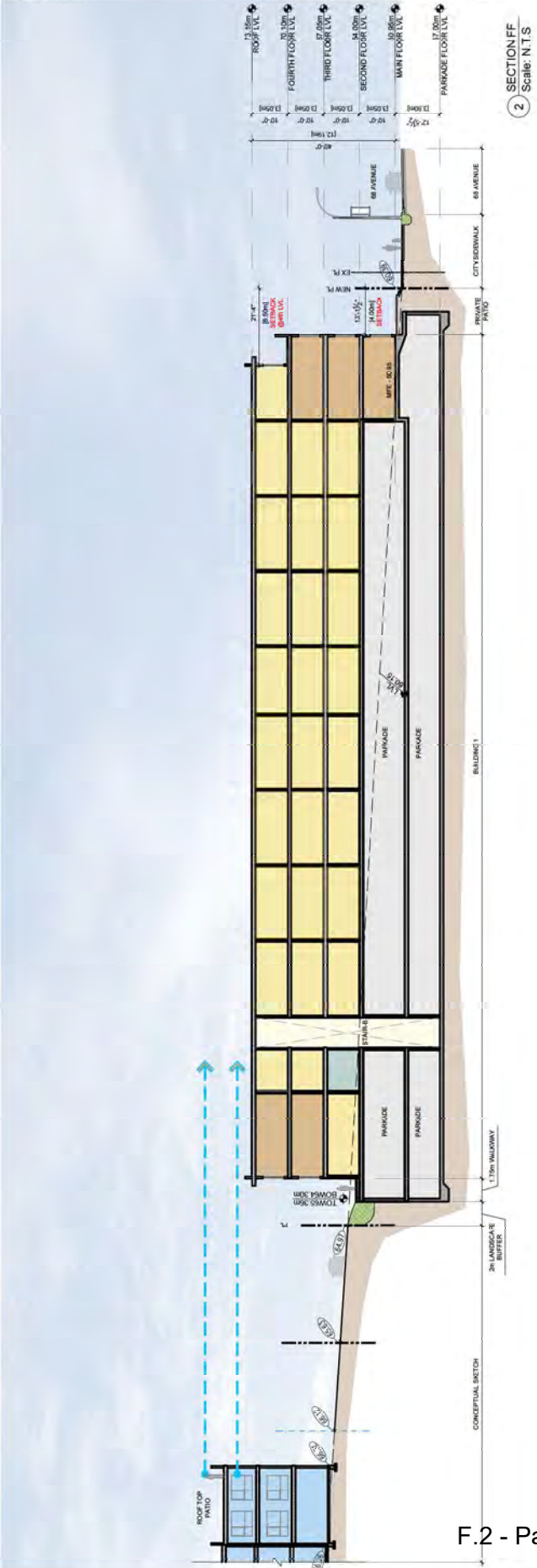
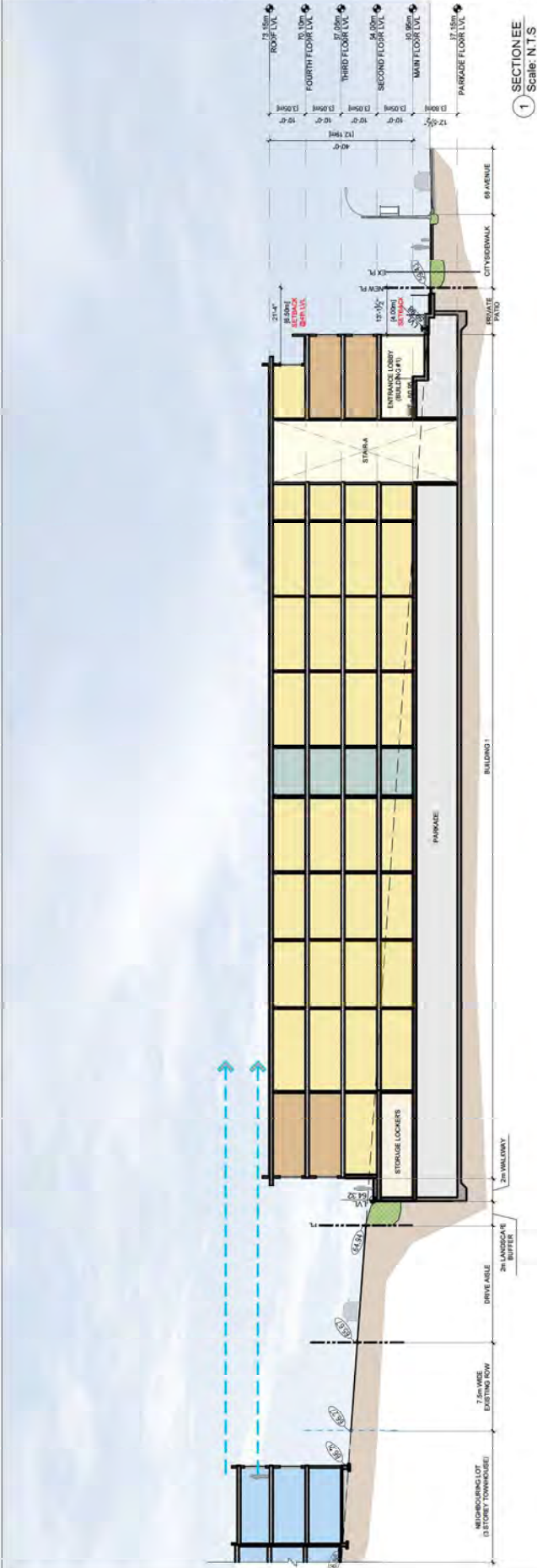


3 NORTH ELEVATION (BUILDING-2)
N.T.S.

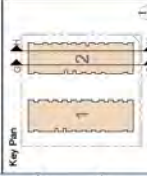


Note: This drawing is an abstract of the site plan and is not to be used for construction purposes without the approval of the relevant authorities. The site plan is subject to change without notice and the client is responsible for ensuring that the site plan is up to date and reflects the current status of the site.



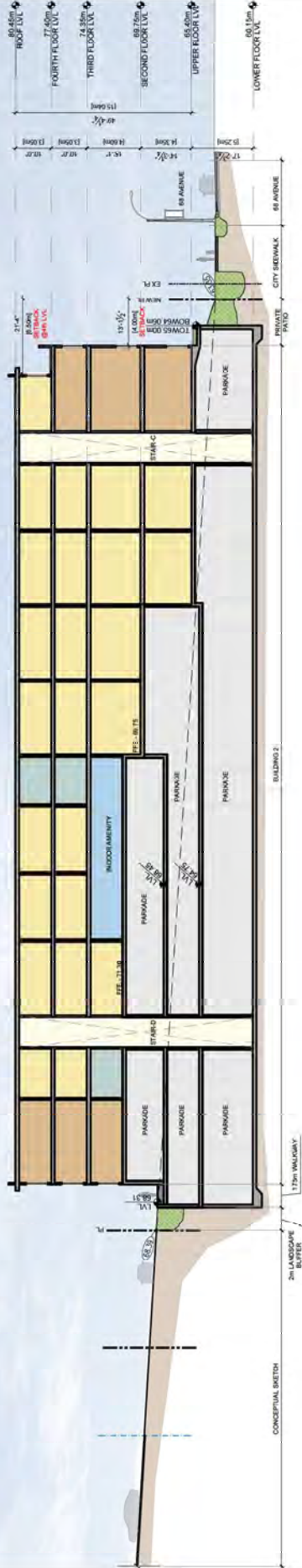


Note: This drawing is an intended to be used in conjunction with the approved site plan and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising from its use. The user of this drawing shall be responsible for its proper use and for obtaining all necessary permits and approvals from the appropriate authorities.



1 SECTION EE

Scale: N.T.S.



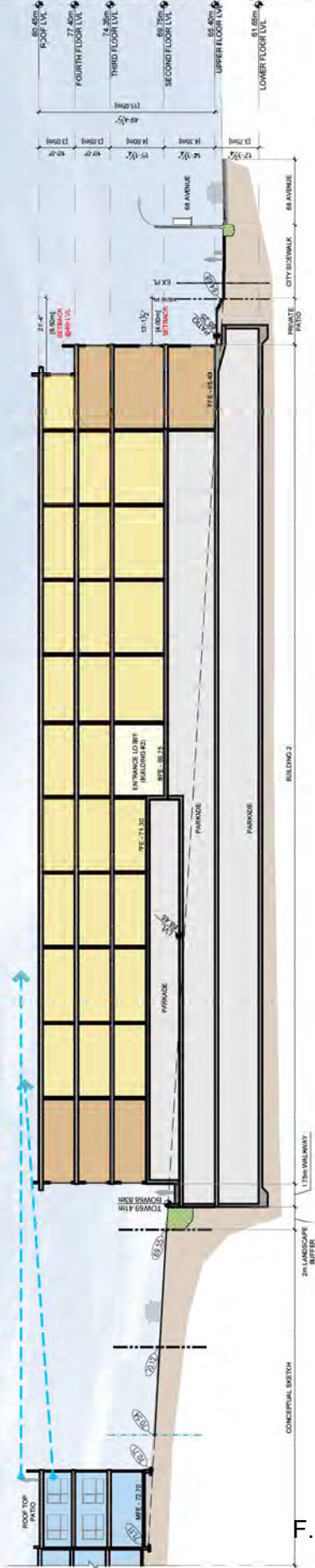
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2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-05-05	DP Application
2024-05-05	Primary Application
2024-04-22	Schematic Sketch
Date	Description
Issues / Revisions	
Scale	

Project Title	APARTMENT DEVELOPMENT
Project Address	6612 204 STREET VICTORIA BRITISH COLUMBIA
Date	2024-04-22
Drawn By	PMIA
Checked By	PMIA
Project ID	LAC_204
Sheet Title	

Scale	
Sheet No.	

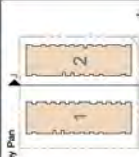
2 SECTION HH

Scale: N.T.S.



A-4.3.2

Note:
This drawing is an intended of record, it is the responsibility of the client to ensure that the information provided is accurate and that the information is used for the intended purpose. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for ensuring that the information is used for the intended purpose and that the information is not used for any other purpose without the written consent of the architect.



1 SECTION JJ
Scale: N.T.S.

2024-11-02	Revised Comments
2024-11-15	Revised Comments
2024-12-09	Revised Comments
2024-06-05	DP Application
2024-01-08	Primary Application
2024-04-22	Schematic Sketch
Date	Description
Issues / Revisions	
Staff	

Project Title	APARTMENT DEVELOPMENT
Project Address	6815 204 STREET VANCOUVER BRITISH COLUMBIA
Drawn By	2024-04-22
Checked By	Project ID
Project ID	UAT_2024
Sheet Title	
Scale	
Sheet No.	

F.2



pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR
3	24 NOV 13	UPDATE PER ARCH PLAN	MS
4	24 OCT 07	NEW SITE PLAN, COMMENTS	MS
5			MR

CLIENT:

PROJECT:

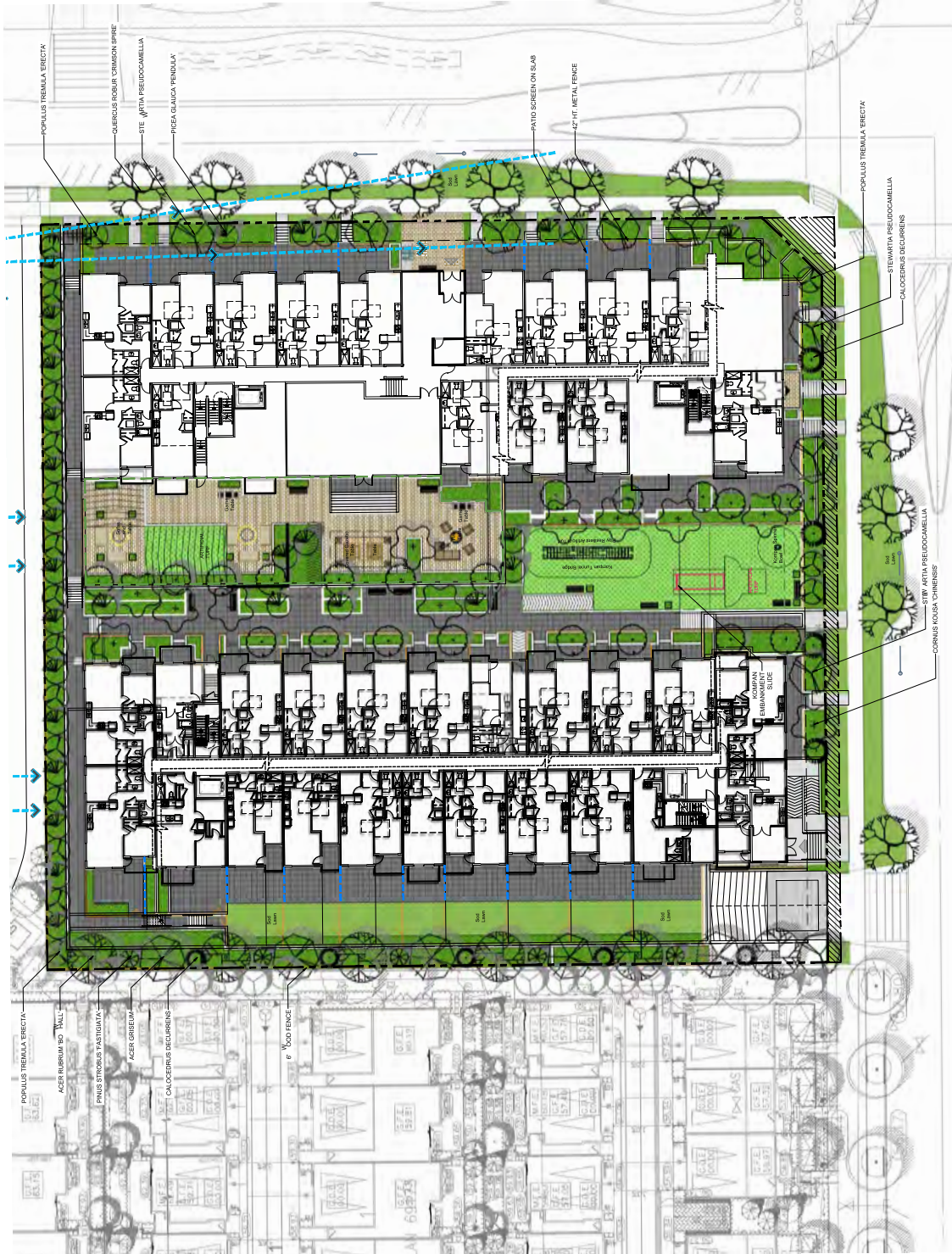
CONDO DEVELOPMENT

6815 204th Street
Langley, BC

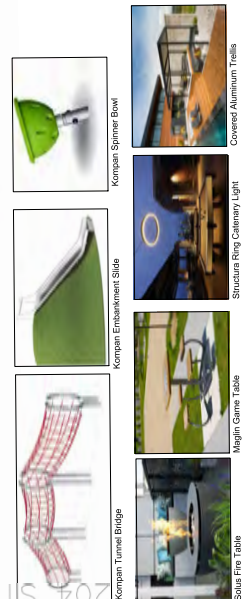
SC **LANDSCAPE**
DRAWING TITLE: **PLANS**

DRAWING NUMBER:
1.2 OF 5

24056-2 ZIP PROJECT NUMBER: 24-056



PLANT SCHEDULE			PLANT		PLANT PRODUCT NUMBER - 2450
1	997	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
2	998	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
3	999	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
4	1000	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
5	1001	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
6	1002	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
7	1003	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
8	1004	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
9	1005	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
10	1006	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
11	1007	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
12	1008	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
13	1009	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
14	1010	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
15	1011	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
16	1012	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
17	1013	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
18	1014	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
19	1015	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
20	1016	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
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22	1018	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
23	1019	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
24	1020	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
25	1021	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
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204	1200	ACER RUBRA	RED BARK MAPLE	604 CAL. 138 LTD. BAB	
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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 2G5
P: 604.294-0011 F: 604.294-0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.05.13	ISSUED FOR PERMIT	AK
2	24.05.20	ISSUED FOR PERMIT	AK
1	24.05.27	NEW SITE PLAN COMMENTS	MM
2	24.05.27	NEW SITE PLAN COMMENTS	MM

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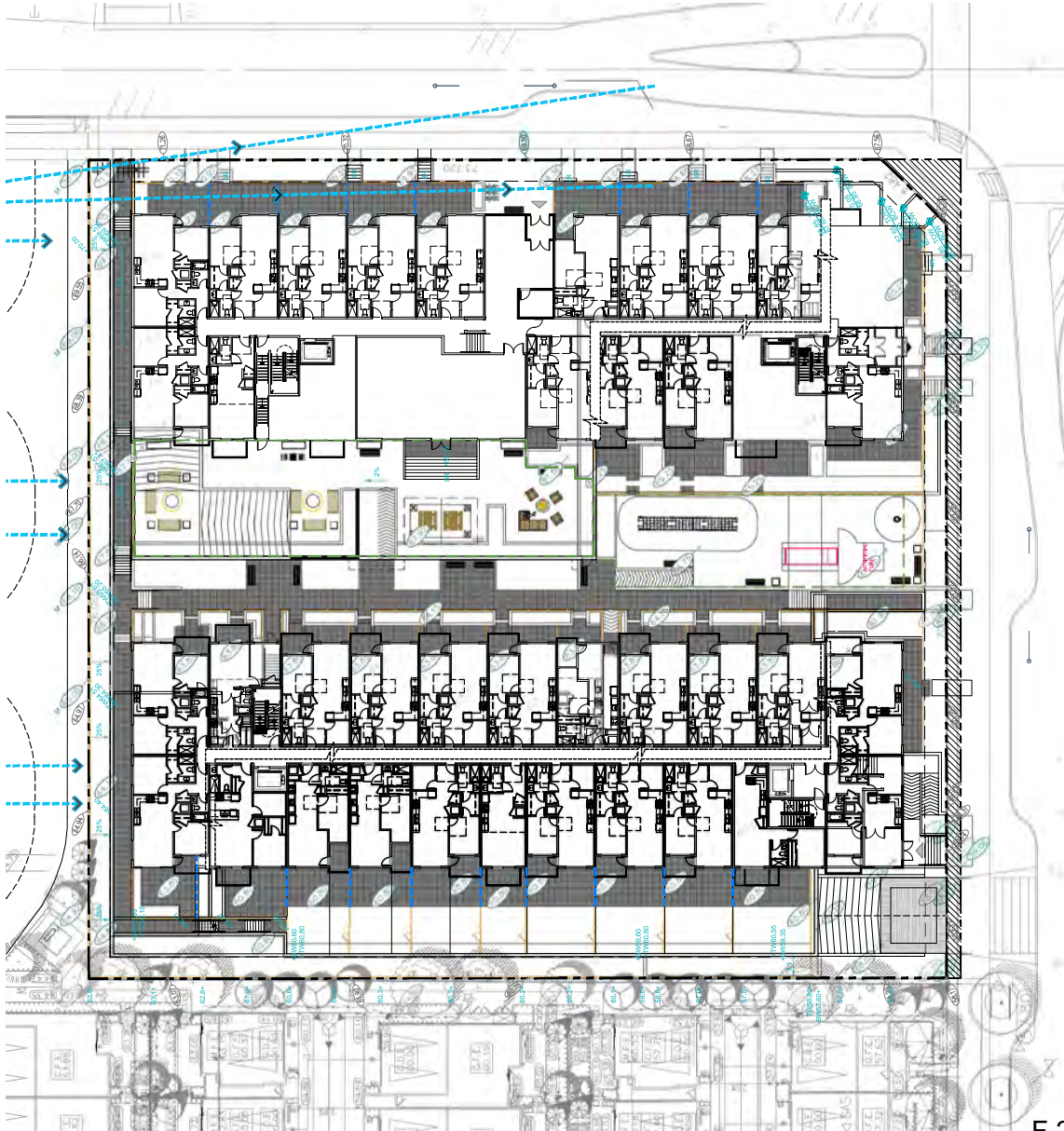
PROJECT:

CONDO DEVELOPMENT
6815 204th Street
Langley, BC

DRAWING TITLE:
**GRADING
PLAN**

DATE: 23 DEC 12
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: BA
PMG PROJECT NUMBER: 24-056

L2
OF 5



SEAL:

[illegible]

NO.	DATE	REVISION DESCRIPTION	DR.
1	24JUL17	NEW SITE PLAN, COMMENTS	MM
2	24OCT17	ENLARGED LOT 20	MM
3	24OCT17	UPDATE PER ASH PLAN	MM
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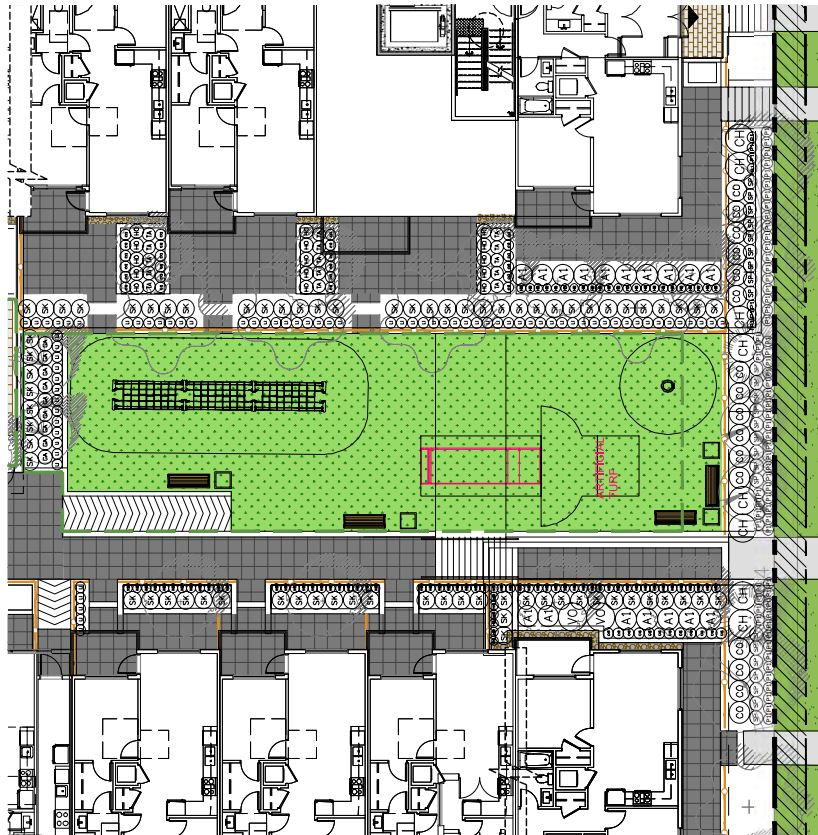
CONDO DEVELOPMENT
6815 204th Street
Langley, BC

DRAWING TITLE:

**SHRUB
ENLARGEMENT**

DATE: 24.06.06
SCALE: 1:200
DRAWN: RK
DESIGN: RK
CHKD: BA

24056-2 DP



NO.	DATE	REVISION DESCRIPTION	DR.
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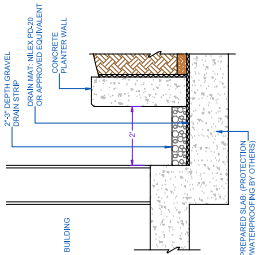
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6815 204th Street
Langley, BC

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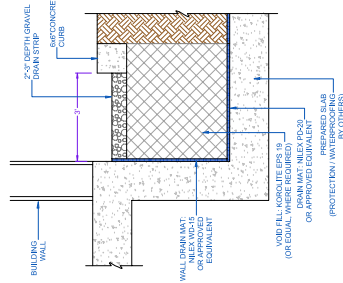
**LANDSCAPE
DETAILS**

DATE: 23 DEC 13
SCALE: AS NOTED
DRAWN: RK
DESIGN: RK
CHKD: BA
PMG PROJECT NUMBER: 24-056

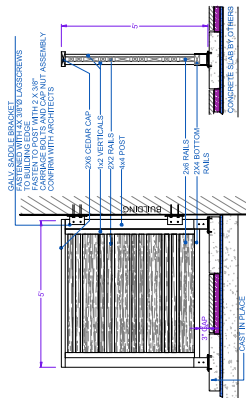
24-056-2.29



3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"

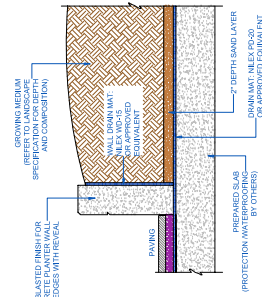


5 DRAIN STRIP AT BUILDING AT SLAB DROP
1/2" = 1'-0"

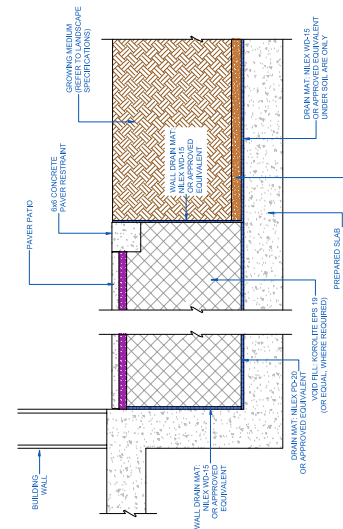


1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEMEX #2 CONSTRUCTION GRADE MINIMUM.
3. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 1/4".

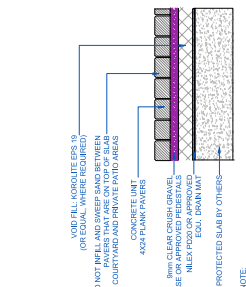
8 PATIO SCREEN ON SLAB
1/2" = 1'-0"



2 PLANTER WALL ON SLAB
1/2" = 1'-0"



4 PATIO/LANDSCAPE AT SLAB DROP
1/2" = 1'-0"



1. ALL POSTS PRESURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEMEX #2 CONSTRUCTION GRADE MINIMUM.
3. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 1/4".

6 CONCRETE PAVER ON SLAB
1/2" = 1'-0"

VOID FILL KOROLITE EPS 19
(OR EQUAL, WHERE REQUIRED)
DO NOT INSTALL KOROLITE EPS 19
UNDER PATIO AREAS
IE. COURTYARD AND PRIVATE PATIO AREAS

CONCRETE UNIT
4004 PLANK PAVERS
BENT CLEAR CRUSH GRAVEL
BASE OR APPROVED PERESTALS
NEX PC-20
EOL. DRAIN MAT
PROTECTED SLAB BY OTHERS

NOTE:
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ONLY PAVERS OFF SLAB ARE TO BE FILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

NOTE:
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ONLY PAVERS OFF SLAB ARE TO BE FILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

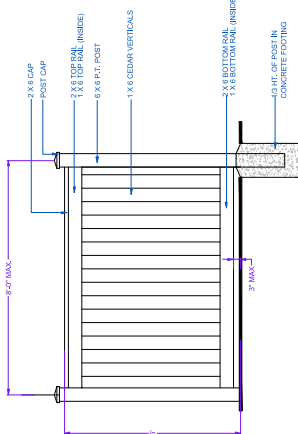
7 PAVERS OVER SLAB
1/2" = 1'-0"

6 CONCRETE PAVER ON SLAB
1/2" = 1'-0"

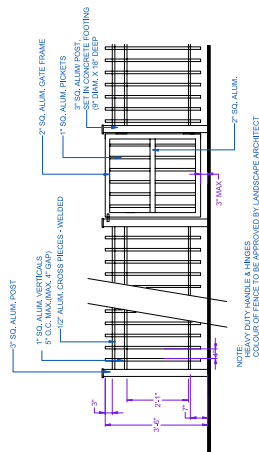
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LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Langley, BC V4A 4H1
P: 604.264-0011 F: 604.264-0022

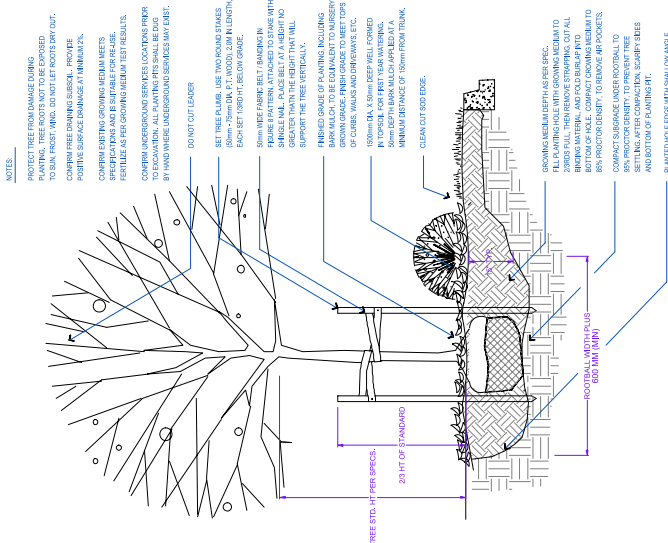
SEAL



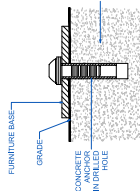
1 6' HT. WOOD FENCE
1/2" = 1'-0"



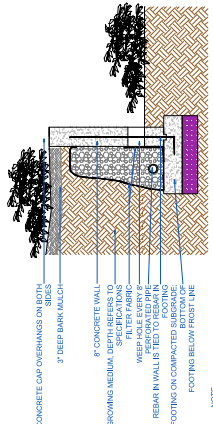
2 42" HT. METAL PICKET FENCE
1/2" = 1'-0"



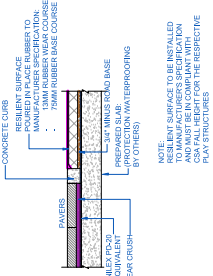
5 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"



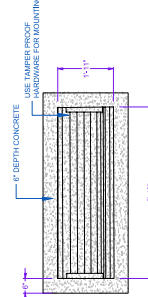
3 SITE FURNITURE MOUNTING
1/2" = 1'-0"



6 CONCRETE RETAINING WALL ON GRADE
1/2" = 1'-0"



4 POURED PLAY SURFACE EDGE
1/2" = 1'-0"



8 BENCH ON CONCRETE PAD
1/2" = 1'-0"

PROJECT:
CONDO DEVELOPMENT
6815 204th Street
Langley, BC

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 24.06.06
SCALE: AS NOTED
DRAWN: RK
DESIGN: RK
CHKD: BA
PMG PROJECT NUMBER: 24-056
24-056-2.29

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842****AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800****AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012****NO. 4924****AMENDMENT (1342692 BC LTD.) BYLAW NO. 6093****EXPLANATORY NOTE**

Bylaw No. 6093 amends the Central Gordon Neighbourhood Plan for 0.6 ha (1.5 ac) of land located at 6815 – 204 Street to 'Medium Density Apartment (1.5 – 2.5 FSR)' designation. The amendment is required to facilitate the development of two apartment buildings comprised of 143 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

**AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924**

AMENDMENT (1342692 BC LTD.) BYLAW NO. 6093

A Bylaw to amend Central Gordon Estate Neighbourhood Plan No. 4924

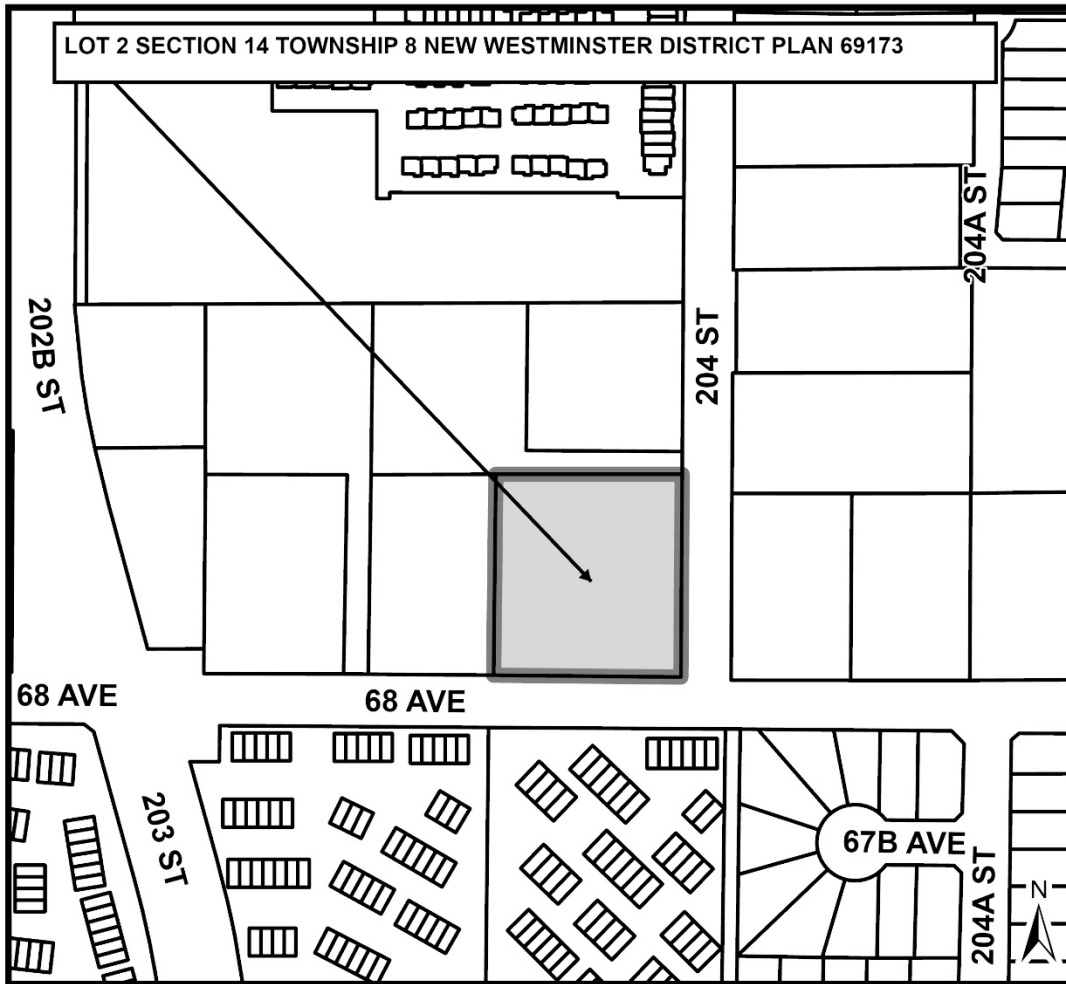
The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1342692 BC Ltd.) Bylaw No. 6093”.
2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 Amendment No. 3800 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:
 - a. Amending Map 1 to redesignated lands shown in Schedule “A” to Medium Density Apartment (1.5 – 2.5 FSR).

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6093



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (1342692 BC LTD.) BYLAW NO. 6094****EXPLANATORY NOTE**

Bylaw No. 6094 rezones 0.6 ha (1.5 ac) of land located at 6815 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-212 to accommodate the development of 143 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1342692 BC LTD.) BYLAW NO. 6094

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 (1342692 BC Ltd.) Bylaw No. 6094".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-212" after the words "Comprehensive Development Zone CD-211"
 - b. Adding to Section 110.1 after the words "CD-211" the words "CD-212 – 0.4 ha"
 - c. Adding after Section 1111 "Comprehensive Development Zone CD-212" the following as Section 1112 "Comprehensive Development Zone CD-211"

1112 **COMPREHENSIVE DEVELOPMENT ZONE CD-212**

Uses Permitted

- 1112.1 In the CD-212 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *apartments*

Density

- 1112.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-212 shall not exceed 1.62 FSR.

Lot Coverage

- 1112.3 *Buildings and structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

- 1112.4 Siting of *buildings and structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1112.5 The *height of buildings and structures* shall not exceed four *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

- 1112.6 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

- 1112.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1112.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the provisions of a Development Permit.

Age-Friendly Amenity

- 1112.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1112.10 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:

Lot 2 Section 14 Township 8 New Westminster District Plan 69173

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-212.

READ A FIRST TIME the	day of	, 2025.
READ A SECOND TIME the	day of	, 2025.
PUBLIC HEARING HELD the	day of	, 2025.
READ A THIRD TIME the	day of	, 2025.
ADOPTED the	day of	, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6094

