

Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

|                   |  |                |            |
|-------------------|--|----------------|------------|
| <b>PRESENTED:</b> | JUNE 23, 2025 – REGULAR MEETING  | <b>REPORT:</b> | 25-90      |
| <b>FROM:</b>      | COMMUNITY DEVELOPMENT DIVISION   | <b>FILE:</b>   | 11-33-0137 |
| <b>SUBJECT:</b>   | REZONING APPLICATION NO. 100786 (FORT LANGLEY PROPERTIES LTD. / 9140, 9148 AND 9166 GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET) |                |            |

### PROPOSAL:

Application to amend Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street.

### RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6134 subject to one (1) development prerequisite being satisfied prior to final reading and to authorize extension (at time of final reading of Bylaw No. 6134) of Heritage Alteration Permit No. 101218.

### RATIONALE:

The proposal is consistent with the provisions of the Commercial designation of the Fort Langley Community Plan.

### RECOMMENDATION:

**That** Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Fort Langley Properties Ltd.) Bylaw No. 6134 amending Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis subject to the following development prerequisite being satisfied to the acceptance of the Township prior to final reading:

1. Compliance with the Community Amenity Contribution Policy.

**That** Council at time of final reading of Rezoning Bylaw No. 6134 authorize a 2-year extension of Heritage Alteration Permit No. 101218.

### EXECUTIVE SUMMARY:

Fort Langley Properties Ltd. has applied to amend the Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for land located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street. The applicant has also applied to extend Heritage Alteration Permit No. 101218. The proposal is consistent with the provisions of the Fort Langley Community Plan. Staff recommend that Council support the rezoning amendment.

### PURPOSE:

This report is to provide information and a recommendation to Council regarding proposed Rezoning Bylaw No. 6134 and extension of Heritage Alteration Permit No. 101218.

REZONING APPLICATION NO. 100786 (FORT LANGLEY  
 PROPERTIES LTD. / 9140, 9148 AND 9166 GLOVER  
 ROAD AND 9100 BLOCK OF CHURCH STREET)  
 Page 2 . . .

#### REFERENCE:

|                                     |  |
|-------------------------------------|--|
| <b>Owner:</b>                       | Fort Langley Properties Ltd.<br>2600, 1090 W Pender Street<br>Vancouver, BC V6E 0E3  |
| <b>Agent:</b>                       | Focus Architecture Inc.<br>310, 1848 McCallum Road<br>Abbotsford, BC V2S 0H9   |
| <b>Legal Description:</b>           | Lots 1 and 4 Block 3 District Lot 19 Group 2 New<br>Westminster District Plan 736<br><br>Lots A District Lot 19 Group 2 New Westminster District<br>Plan EPP104241<br><br>Lot 1 District Lot 19 Group 2 New Westminster District<br>Plan EPP104240 |
| <b>Location:</b>                    | 9140, 9148 and 9166 Glover Road<br>9100 Block of Church Street   |
| <b>Area:</b>                        | 0.65 ha (1.6 ac)   |
| <b>Existing Zoning:</b>             | Community Commercial Zone C-2  |
| <b>Fort Langley Community Plan:</b> | Commercial<br>Fort Langley Heritage Conservation Area  |

#### BACKGROUND/HISTORY:

- The site is designated Commercial and located in the Fort Langley Heritage Conservation Area within the Fort Langley Community Plan.
- On July 24, 2023, Council issued Heritage Alteration Permit (HAP) No. 101218 subject to conditions and incorporating variances for two 3-storey mixed use buildings accommodating 3,390 m<sup>2</sup> (36,485 ft<sup>2</sup>) of commercial space and 47 apartment units (Attachment B).
- HAP No. 101218 includes variances to the Community Commercial C-2 zone to:
  - increase the maximum height from 9.0 m (29.5 ft) to 12.3 m (40.4 ft)
  - increase the maximum number of storeys from 2-storeys to 3-storeys
  - allow rooms above the second storey
  - allow residential uses on the ground floor of the building facing Church Street
  - vary the rear yard setback from 3.0 m (9.8 ft) to 0.7 m (2.3 ft) at the commercial frontage and to 2.5 m (8.2 ft) at the residential frontage on Church Street
- Section 4 of the HAP specifies: "*All developments forming part of this Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration Permit is issued.*" As development has yet to substantially commence on the site, the applicant has requested a 2-year extension to the HAP.

## DISCUSSION/ANALYSIS:

### Rezoning

- The subject application is to amend the Community Commercial C-2 zone to increase the permitted residential density on a site-specific basis.
  - Section 602.3 1) of the Zoning Bylaw specifies residential uses shall have a gross floor area not greater than twice the commercial area. According to the site data provided 1,842 m<sup>2</sup> (19,827 ft<sup>2</sup>) of commercial area is proposed and 8,457 m<sup>2</sup> (91,030 ft<sup>2</sup>) of residential area is proposed (4.59 times greater residential area than commercial).
  - Section 602.3 2) specifies the maximum number of dwelling units shall not exceed one dwelling unit per 135 m<sup>2</sup> (1453 ft<sup>2</sup>) of lot area (74 uph (30 upa)). According to the site data provided, 76 residential units are proposed and the lot is 0.64 ha which results in a density of 117.3 uph (47.5 upa).

- The agent has provided the following rationale (in part) in support of the application:

*“...the owner has determined that the project is not currently financially feasible in its current state. The demand for office space has declined sharply in recent years, and residential construction prices are up. The current residential unit sizes are too large to meet market pricing expectations.*

*To help mitigate the current market conditions, we are proposing to eliminate the office component on levels 2 & 3 of the Glover Road Building and convert this space to residential. In addition to this, we have redistributed some of the existing residential space to better address market conditions. The average unit size is still approximately 1,000 sf, which is larger than typical suites in Langley, and well in excess of zoning minimums.*

*The exterior form and character of the building does not change, nor does lot coverage, floor space ratio, etc. The plan changes are internal only, and do not impact the existing DP....*

*The site is the “Commercial” area of the Fort Langley Plan. The plan refers to current limitations with the C2 zone (74 units per hectare), but does not specifically prohibit higher densities. In our understanding, this would indicate that a Community Plan Amendment would not be required to add residential density. The proposed residential density is now 76 units / 0.648 ha = 117.3 uph (47.5 upa).”*

### Heritage Alteration Permit

- The applicant is not proposing to change the exterior appearance of the building as part of this application. Accordingly, the conditions listed in HAP No. 101218 are proposed to remain the same with the exception of: a) an added condition to comply with the OCP Family Friendly unit provision enacted after issuance of the original permit; and b) extending the expiry date of the permit.

### **Adjacent Uses:**

|                   | Existing Use  | Community Plan Designation  | Existing Zoning  |
|-------------------|---|---|--|
| <b>Northeast:</b> | Mary Avenue beyond which is 1- to 2-storey commercial development, the Fort Langley Post Office and St. | Commercial Institutional<br>Fort Langley Heritage Conservation Area | Community Commercial<br>Zone C-2<br>Post Office Zone P-6 |

|                   |   |  |                               |
|-------------------|---|--|-------------------------------|
|                   | George's Anglican Church at 9160 Church Street (Community Heritage Register)  |  | Civic Institutional Zone P-1  |
| <b>Southeast:</b> | Church Street, beyond which are 1- to 2-storey single family homes including the Morrison / Hadden Residence at 9136 Church Street (Community Heritage Register).   | Residential  | Residential Zone R-1E         |
| <b>Southwest:</b> | 1- to 3-storey commercial and mixed-use development.  | Commercial<br>Fort Langley Heritage Conservation Area                  | Community Commercial Zone C-2 |
| <b>Northwest:</b> | Glover Road, beyond which is 1- to 2-storey commercial development, including Simpsons Brother Store at 9181 Glover Road (heritage inventory), and the Fort Langley Community Hall at 9167 Glover Road (Heritage Designation and Community Heritage Register) | Commercial<br>Institutional<br>Fort Langley Heritage Conservation Area | Community Commercial Zone C-2 |

#### Zoning Amendment:

- Bylaw No. 6134 proposes on a site-specific basis to:
  - Increase the permitted residential floor area from two times, to 4.59 times, the residential floor area relative to commercial area.
  - Increase the density from 74 uph (30 upa) to 117.3 units per hectare (47.5 upa).
- The proposal is consistent with the proposed Community Commercial C-2 zone amendments and the variances granted by Council in HAP No. 101218.

#### Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

|              | Units                                       | Rate            | Total            |
|--------------|---|-----------------|------------------|
| Apartment    | 28 (76 units proposed – 48 units permitted) | \$11,000 / unit | \$308,000        |
| <b>Total</b> |   |                 | <b>\$308,000</b> |



REZONING APPLICATION NO. 100786 (FORT LANGLEY  
PROPERTIES LTD. / 9140, 9148 AND 9166 GLOVER  
ROAD AND 9100 BLOCK OF CHURCH STREET)  
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**Policy Considerations:**

The proposed zoning amendment to increase the permitted residential density on a site-specific basis is consistent with the provisions of the Fort Langley Community Plan. Accordingly, staff recommend that Council give first, second and third reading to Rezoning Bylaw No. 6134 (subject to one (1) development prerequisite) and authorize extension (at time of final reading of Bylaw No. 6134) of HAP No. 101218.

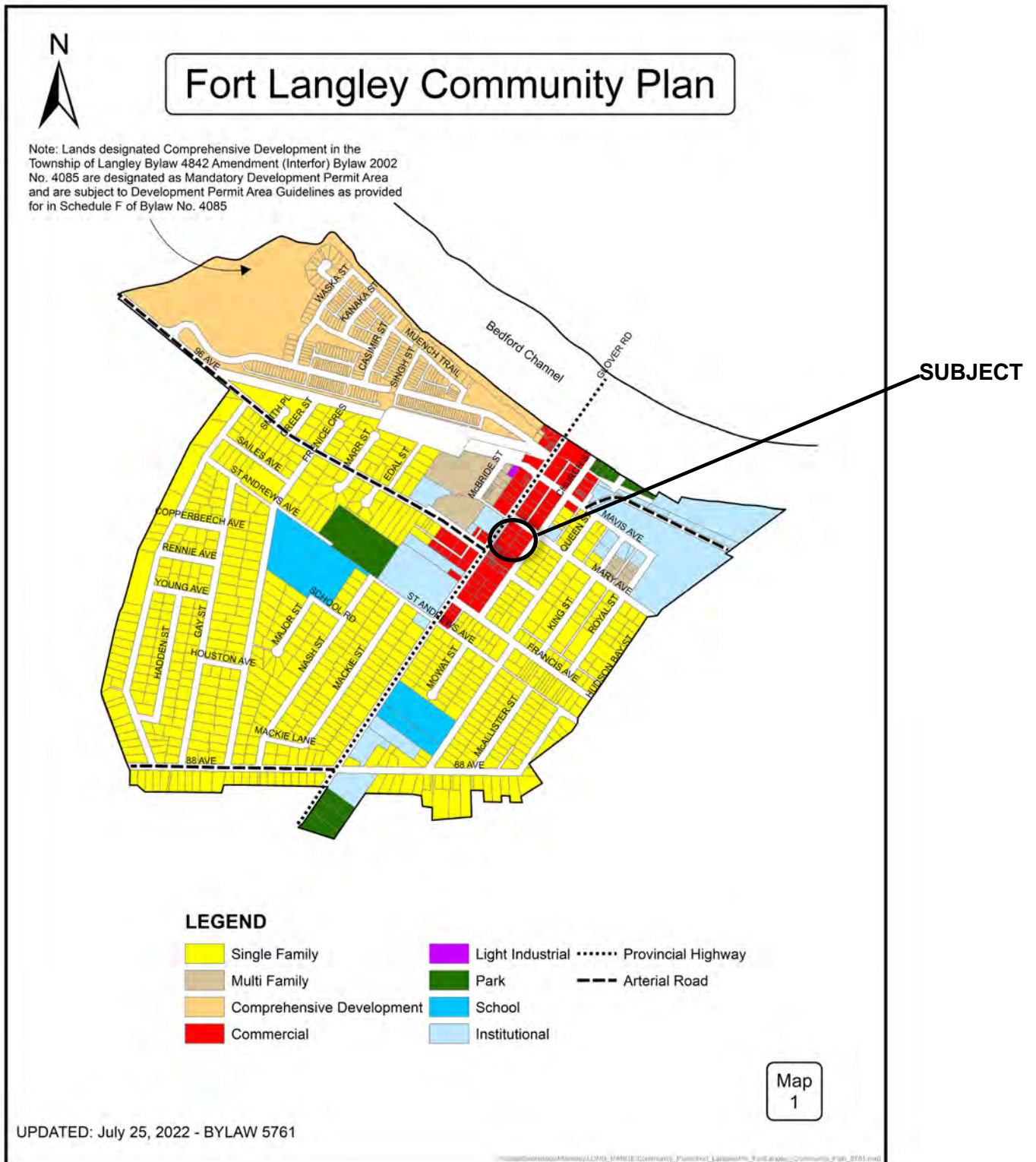
Respectfully submitted,

Colin Moore  
SENIOR PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

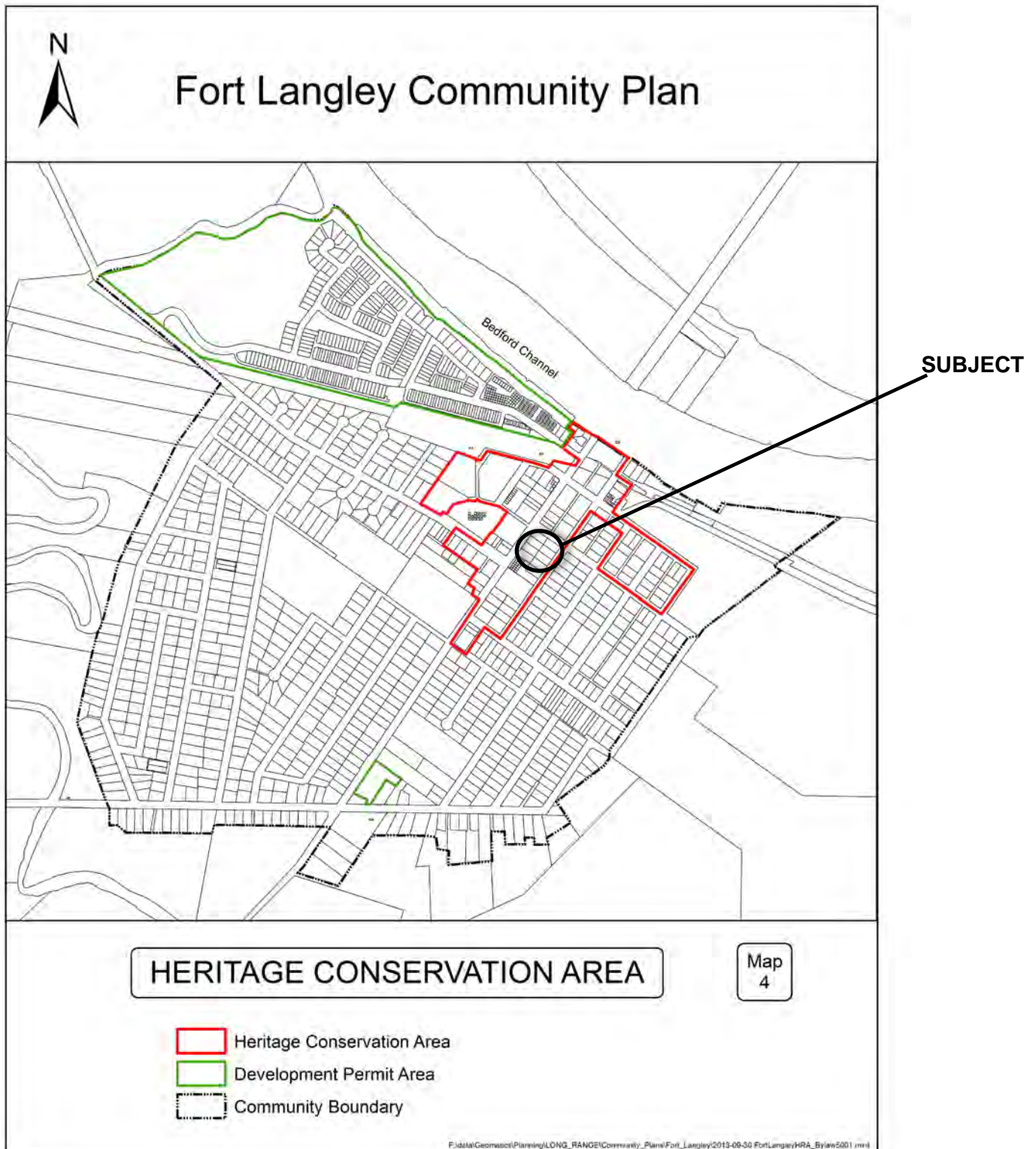
|              |   |
|--------------|---|
| ATTACHMENT A | Maps and Graphics                         |
| ATTACHMENT B | Report to Council 23-145 (HAP No. 101218) |

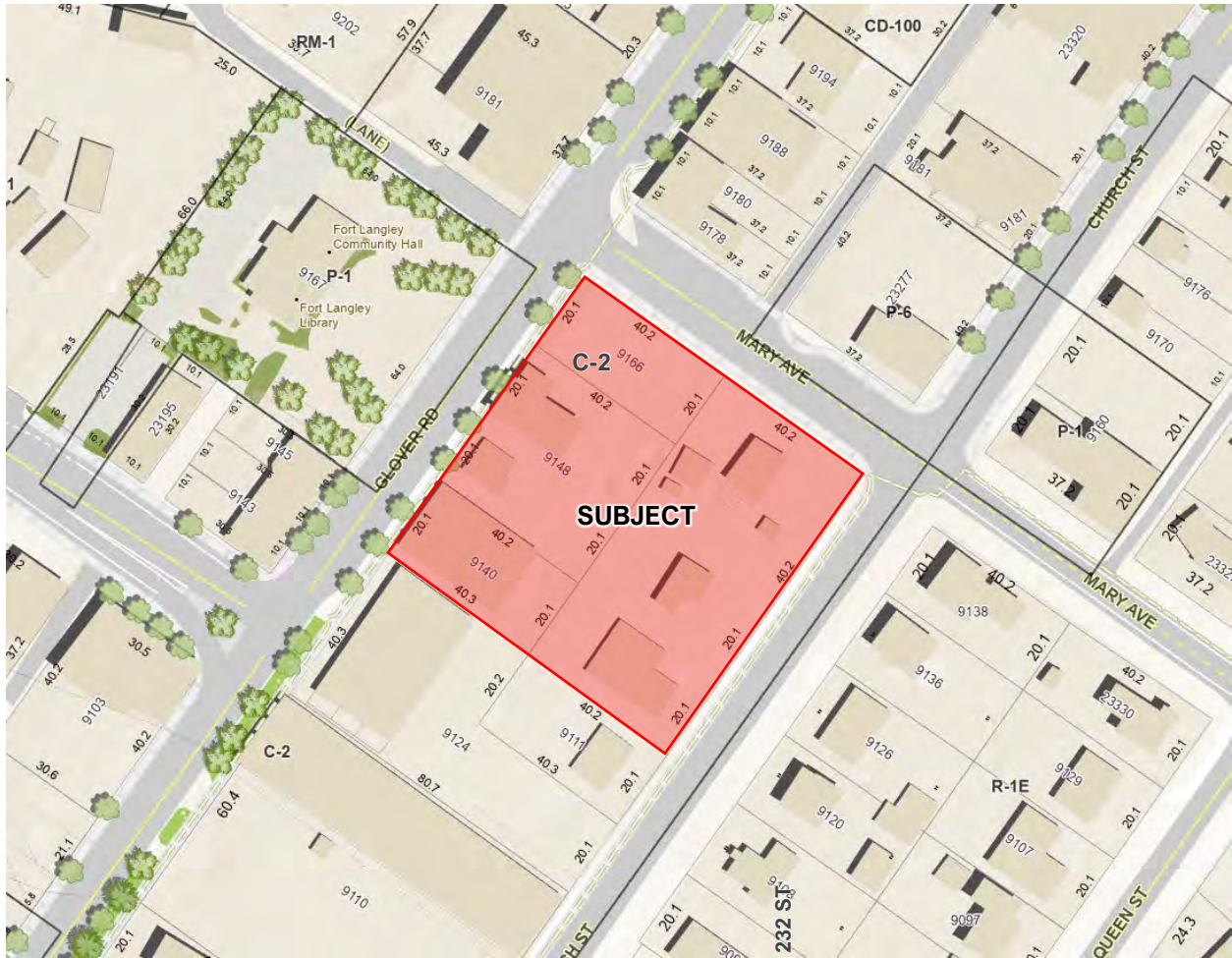


## AERIAL CONTEXT MAP









**ZONING BYLAW NO. 2500**





SITE PLAN – SUBMITTED BY APPLICANT



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE



CHURCH STREET





GLOVER ROAD



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



SITE ENTRY ON MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE

## RENDERINGS – SUBMITTED BY APPLICANT





## REPORT TO MAYOR AND COUNCIL

|                   |  |                |            |
|-------------------|--|----------------|------------|
| <b>PRESENTED:</b> | JULY 24, 2023 – REGULAR MEETING  | <b>REPORT:</b> | 23-145     |
| <b>FROM:</b>      | COMMUNITY DEVELOPMENT DIVISION   | <b>FILE:</b>   | 11-33-0137 |
| <b>SUBJECT:</b>   | HERITAGE ALTERATION PERMIT APPLICATION NO. 101218<br>(FORT LANGLEY PROPERTIES LTD. / 9140, 9148 AND 9166<br>GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET) |                |            |

### PROPOSAL:

Heritage Alteration Permit application (incorporating variances) for two 3-storey mixed use buildings accommodating 3,390 m<sup>2</sup> (36,485 ft<sup>2</sup>) of commercial space and 47 apartment units.

### RECOMMENDATION SUMMARY:

That Council consider issuance of Heritage Alteration Permit No. 101218 (incorporating variances) (Attachment G) subject to 15 conditions.

### RATIONALE:

The proposed development is located in the Fort Langley Heritage Conservation Area, subject to the applicable guidelines, and complies with the Community Commercial C-2 Zone with the exception of requested variances to provisions pertaining to height, location of use and siting.

### RECOMMENDATION:

**That** Council consider issuance of Heritage Alteration Permit No. 101218 (incorporating variances) to Fort Langley Properties Ltd. for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street subject to the following conditions:

- a. Section 104.5.2 of the Zoning Bylaw being varied to increase the maximum height permitted from 9 metres to 12.3 metres as shown in Schedule "A"
- b. Section 104.5.2 of the Zoning Bylaw being varied to allow the proposed height to be increased from 2 storeys to 3 storeys as shown in Schedule "A"
- c. Section 104.5.2 of the Zoning Bylaw being varied to allow rooms above the second storey as shown in Schedule "A"
- d. Section 602.3.1 of the Zoning Bylaw being varied to allow residential uses to be located on the ground floor of the Church Street frontage of Building 2 as shown in Schedule "A"
- e. Section 602.5 (b) of the Zoning Bylaw being varied to reduce the rear yard setback from the Church Street lot line to Building 2 from 3.0 metres to 0.7 metres at the commercial frontage and to 2.5 metres at the residential frontage as shown in Schedule "A"
- f. Demolition of buildings and structures as shown in Schedule "A"
- g. Building plans being in substantial compliance with Schedule "A"
- h. Landscape plans being finalized and then secured in substantial compliance with Schedule "B" and in compliance with the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area Requirements
- i. All signage being in substantial compliance with Schedule "A", the Township's Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines
- j. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)

HERITAGE ALTERATION PERMIT APPLICATION NO. 101218  
 (FORT LANGLEY PROPERTIES LTD. / 9140, 9148 AND 9166  
 GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET)  
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- k. Registration of a right-of-way across 9110 Glover Road providing a lane connection from the southwest property line to Church Street
- l. Discharge of easement AB106847
- m. Registration of a restrictive covenant identifying the minimum 10% of apartment units to be provided in accordance with Schedule 2: Adaptable Housing Requirements of the Official Community Plan
- n. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments
- o. All refuse areas to be located within buildings and/or enclosures and screened

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

- a. A Servicing Agreement being entered into with the Township to secure required road utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw including intersection and alignment improvements at Glover Road and Mary Avenue
- b. Registration of a right-of-way for 5.0 m by 5.0 m corner cuts at the corners of Glover Road with Mary Avenue and Mary Avenue with Church Street including any revisions to remove encroachments from the right-of-way area
- 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
- d. Register restrictive covenants, pursuant to the Land Title Act regarding:
  - i. stormwater detention facility
  - ii. on-site infiltration systems
  - iii. building below the minimum building elevation (MBE)
- e. Consolidation of the subject properties into one lot
- f. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage
- g. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees
- h. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place
- i. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy
- j. Payment of development cost charges, supplemental heritage alteration permit application fees, and building permit administration fees

#### **EXECUTIVE SUMMARY:**

Focus Architecture Inc. has applied, on behalf of Fort Langley Properties Ltd., for a Heritage Alteration Permit (incorporating variances) for two 3-storey mixed use buildings accommodating 3,390 m<sup>2</sup> (36,485 ft<sup>2</sup>) of commercial space and 47 apartment units. The application incorporates variances to Zoning Bylaw provisions pertaining to height, siting and locations of use. Staff recommend Council consider issuance of the Heritage Alteration Permit subject to 15 conditions.

#### **PURPOSE:**

The purpose of this report is to provide information and recommendations to Council with respect to Heritage Alteration Permit No. 101218.

HERITAGE ALTERATION PERMIT APPLICATION NO. 101218  
 (FORT LANGLEY PROPERTIES LTD. / 9140, 9148 AND 9166  
 GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET)  
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**REFERENCE:**

|                                     |   |
|-------------------------------------|---|
| <b>Owner:</b>                       | Fort Langley Properties Ltd.<br>205, 1231 Pacific Boulevard<br>Vancouver, BC V6Z 0E2  |
| <b>Agent:</b>                       | Focus Architecture Inc.<br>310, 1848 McCallum Road<br>Abbotsford, BC V2S 0H9  |
| <b>Legal Description:</b>           | Lots 1 and 4 Block 3 District Lot 19 Group 2 New Westminster<br>District Plan 736<br><br>Lot A District Lot 19 Group 2 New Westminster District Plan<br>EPP104241<br><br>Lot 1 District Lot 19 Group 2 New Westminster District Plan<br>EPP104240 |
| <b>Location:</b>                    | 9140, 9148 and 9166 Glover Road<br>9100 Block of Church Street  |
| <b>Area:</b>                        | 0.65 ha (1.6 ac)  |
| <b>Existing Zoning:</b>             | Community Commercial Zone C-2   |
| <b>Fort Langley Community Plan:</b> | Commercial<br>Fort Langley Heritage Conservation Area   |

**BACKGROUND/HISTORY:**

- The subject site (Attachment A) is zoned Community Commercial Zone C-2 (Attachment D) and designated for commercial uses in the Fort Langley Community Plan (Attachment B).
- The site is located in the Fort Langley Heritage Conservation Area (Attachment C). The Fort Langley Community Plan states that “the purpose of the heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area.”
- Heritage Alteration Permit No. 100668 was issued by Council December 12, 2011 for demolition of the building at 9166 Glover Road and included a restoration plan for ongoing maintenance of the site.
- Heritage Alteration Permit No. 101082B was issued by Council March 9, 2020 for demolition of the buildings at 9123 and 9135 Church Street, 23272 Mary Avenue, and 9148 and 9150 Glover Road, and included a restoration plan for ongoing maintenance of the site.
- Heritage Alteration Permit No. 101182 was issued by Council July 27, 2020 for demolition of the buildings at 9121 Church Street and included a restoration plan for ongoing maintenance of the site.
- Council considered Heritage Alteration Permit No. 101265 for a new restaurant building at 9148 Glover Road July 25, 2022. Council referred the application to staff to work with the applicant to respond to comments from Council.

#### DISCUSSION/ANALYSIS:

- Focus Architecture Inc. has applied on behalf of Fort Langley Properties Ltd. for a Heritage Alteration Permit (incorporating variances) for two 3-storey mixed use buildings over a common parkade accommodating 3,390 m<sup>2</sup> (36,485 ft<sup>2</sup>) of commercial space and 47 apartment units in the Fort Langley Heritage Conservation Area. Building 1, fronting Glover Road and Mary Avenue, accommodates commercial uses with ground floor retail and two floors of offices above. Building 2, fronting Church Street and Mary Avenue, is primarily residential fronting Church Street with a ground floor commercial component and fronting Mary Avenue wrapping the corner to Church Street (Attachment E – G).
- Access to the underground parkade is proposed via a driveway from Mary Avenue.
- The area between the two buildings contains loading, access to the underground parkade, age friendly amenity area and frontage for the commercial units that front a courtyard.
- A pedestrian walkway connects Church Street to Glover Road along the southwestern property line.
- One existing building remains on the site at 9140 Glover Road. The site has been programmed and maintained as an open space with lawn, seating and play equipment consistent with prior issued Heritage Alteration Permits. Heritage Alteration Permit No. 101218 (Attachment G) includes authorization to remove the remaining building.
- Security of an off-site right-of-way on 9110 Glover Road for the extension of access from the southwestern property line to Church Street as per the applicant's proposal is included as a condition of Heritage Alteration Permit No. 101218.

#### Adjacent Uses:

|                   | Existing Use   | Community Plan Designation   | Existing Zoning   |
|-------------------|--|--|---|
| <b>Northeast:</b> | Mary Avenue beyond which is 1- to 2-storey commercial development, the Fort Langley Post Office and St. George's Anglican Church at 9160 Church Street (Community Heritage Register) | Commercial<br>Institutional<br>Fort Langley Heritage Conservation Area | Community Commercial Zone C-2<br>Post Office Zone P-6<br>Civic Institutional Zone P-1 |
| <b>Southeast:</b> | Church Street, beyond which are 1- to 2-storey single family homes including the Morrison / Hadden Residence at 9136 Church Street (Community Heritage Register).                    | Residential  | Residential Zone R-1E   |
| <b>Southwest:</b> | 1- to 3-storey commercial and mixed-use development.   | Commercial<br>Fort Langley Heritage Conservation Area                  | Community Commercial Zone C-2   |
| <b>Northwest:</b> | Glover Road, beyond which is 1- to 2-storey commercial development, including Simpsons Brother Store at  | Commercial<br>Institutional  | Community Commercial Zone C-2   |

|  | Existing Use  | Community Plan Designation              | Existing Zoning              |
|--|---|---|------------------------------|
|  | 9181 Glover Road (heritage inventory), and the Fort Langley Community Hall at 9167 Glover Road (Heritage Designation and Community Heritage Register) | Fort Langley Heritage Conservation Area | Civic Institutional Zone P-1 |

#### Heritage Alteration Permit:

- The site is located in the Fort Langley Heritage Conservation Area. The following general guidelines from the Fort Langley Community Plan are applicable to the proposed development:
  - 5.1.b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape*
  - 5.1.c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided*
- The subject proposal was reviewed by the Heritage Review Panel with the comments subsequently endorsed by the Heritage Advisory Committee on June 7, 2023. The attached minutes from the Heritage Advisory Committee meeting (Attachment H) were provided to the applicant. The applicant's subsequent response from June 23, 2023 is attached to this report (Attachment I).
- The site is zoned Community Commercial Zone C-2. The applicant has requested the following variances, incorporated into Heritage Alteration Permit No. 101218:
  - Zoning Bylaw Section 104.5.2 – to vary the maximum height permitted from 9.0 metres to 12.3 metres, to allow the proposed height to be increased from 2 to 3 storeys and to allow rooms above the second storey
  - Zoning Bylaw Section 602.3.1 – to allow residential uses on the ground floor of the Church Street frontage. This variance is sympathetic to residential uses across Church Street and consistent with a similar variance granted to ToL Project No. 11-33-0119
  - Zoning Bylaw Section 602.5 (b) – to vary the rear yard setback from 3.0 metres to 0.7 metres at the commercial frontage and to 2.5 metres at the residential frontage on Church Street. This variance is a technical item resulting from the proposed consolidation of the subject lands into one lot. This variance achieves a 'front yard' setback to Church Street and is consistent with a similar variance granted to ToL Project No. 11-33-0119
- Proposed Heritage Alteration Permit No. 101218 (incorporating variances) (Attachment G) includes renderings, site plans, building elevations and tree and landscaping plans.

#### Tree Protection/Replacement:

- The applicant has submitted tree management plans indicating the following:

| Significant Trees on Site | Replacement Trees Required | Replacement Trees Provided | Street Trees Provided | Total Trees Post Development |
|---------------------------|----------------------------|----------------------------|-----------------------|------------------------------|
| 0                         | 48                         | 48                         | 14                    | 62                           |

HERITAGE ALTERATION PERMIT APPLICATION NO. 101218  
(FORT LANGLEY PROPERTIES LTD. / 9140, 9148 AND 9166  
GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET)  
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- The southwest corner of Building 1 is designed to support retention of an existing Big Leaf Maple tree located south of the subject site at the northwest corner of 9124 Glover Road.

**Policy Considerations:**

The proposed Heritage Alteration Permit (incorporating variances) accommodates development of two 3-storey mixed use buildings accommodating a total of 3,390 m<sup>2</sup> (36,485 ft<sup>2</sup>) of commercial space and 47 apartment units. The application includes variances to Zoning Bylaw provisions pertaining to height, siting and location of use.

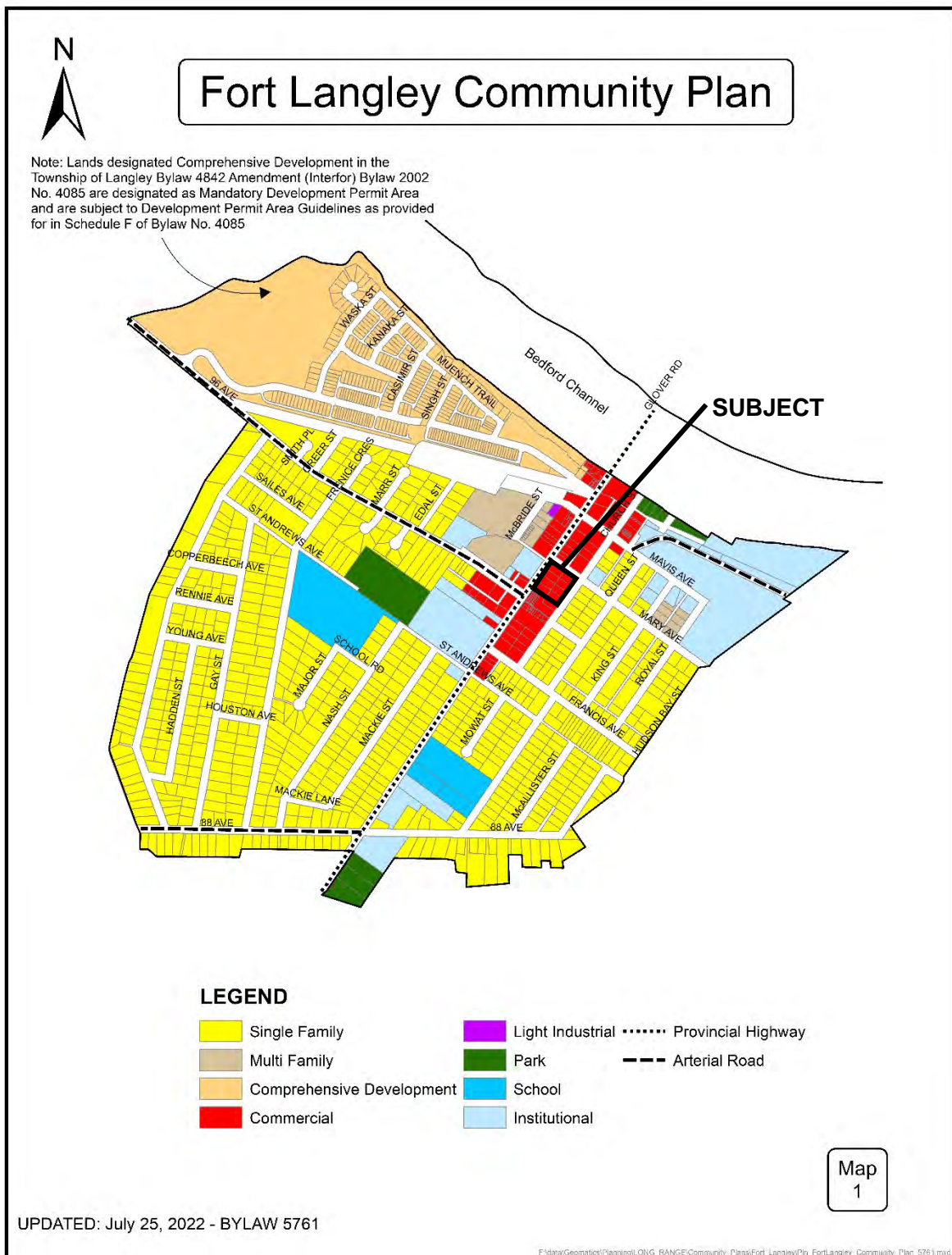
Respectfully submitted,

Teresa Hanson  
SENIOR PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

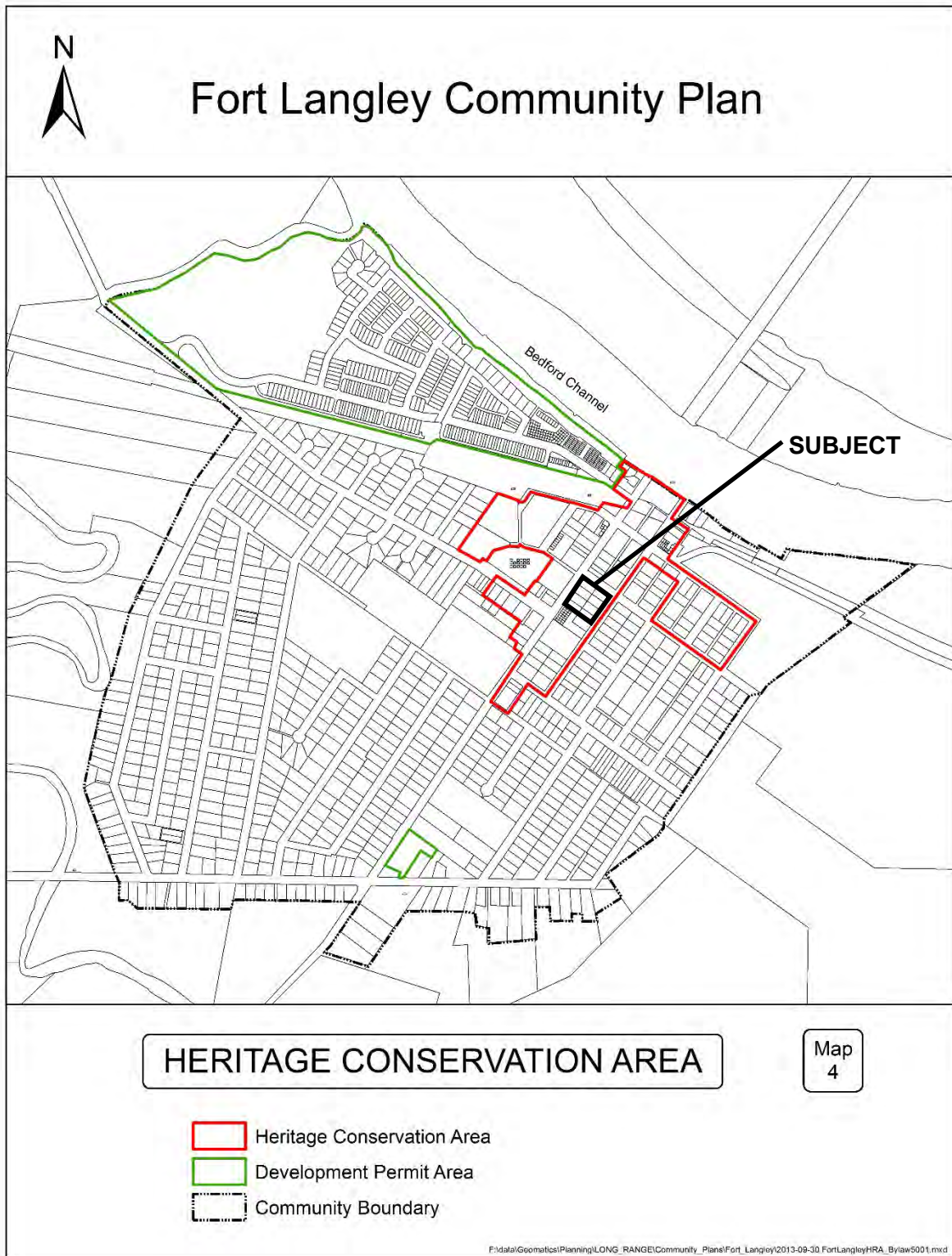
|              |   |
|--------------|---|
| ATTACHMENT A | Aerial Context Map  |
| ATTACHMENT B | Fort Langley Community Plan Map   |
| ATTACHMENT C | Fort Langley Heritage Conservation Area Map   |
| ATTACHMENT D | Zoning Bylaw No. 2500 Map   |
| ATTACHMENT E | Renderings Submitted by Applicant   |
| ATTACHMENT F | Site Plan Submitted by Applicant  |
| ATTACHMENT G | Heritage Alteration Permit No. 101218   |
| ATTACHMENT H | Excerpt from Heritage Advisory Committee June 7, 2023 Meeting Minutes                             |
| ATTACHMENT I | Response to Heritage Review Panel and Heritage Advisory Committee Comments Submitted by Applicant |













ZONING BYLAW NO. 2500 MAP





VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE



CHURCH STREET



GLOVER ROAD



VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



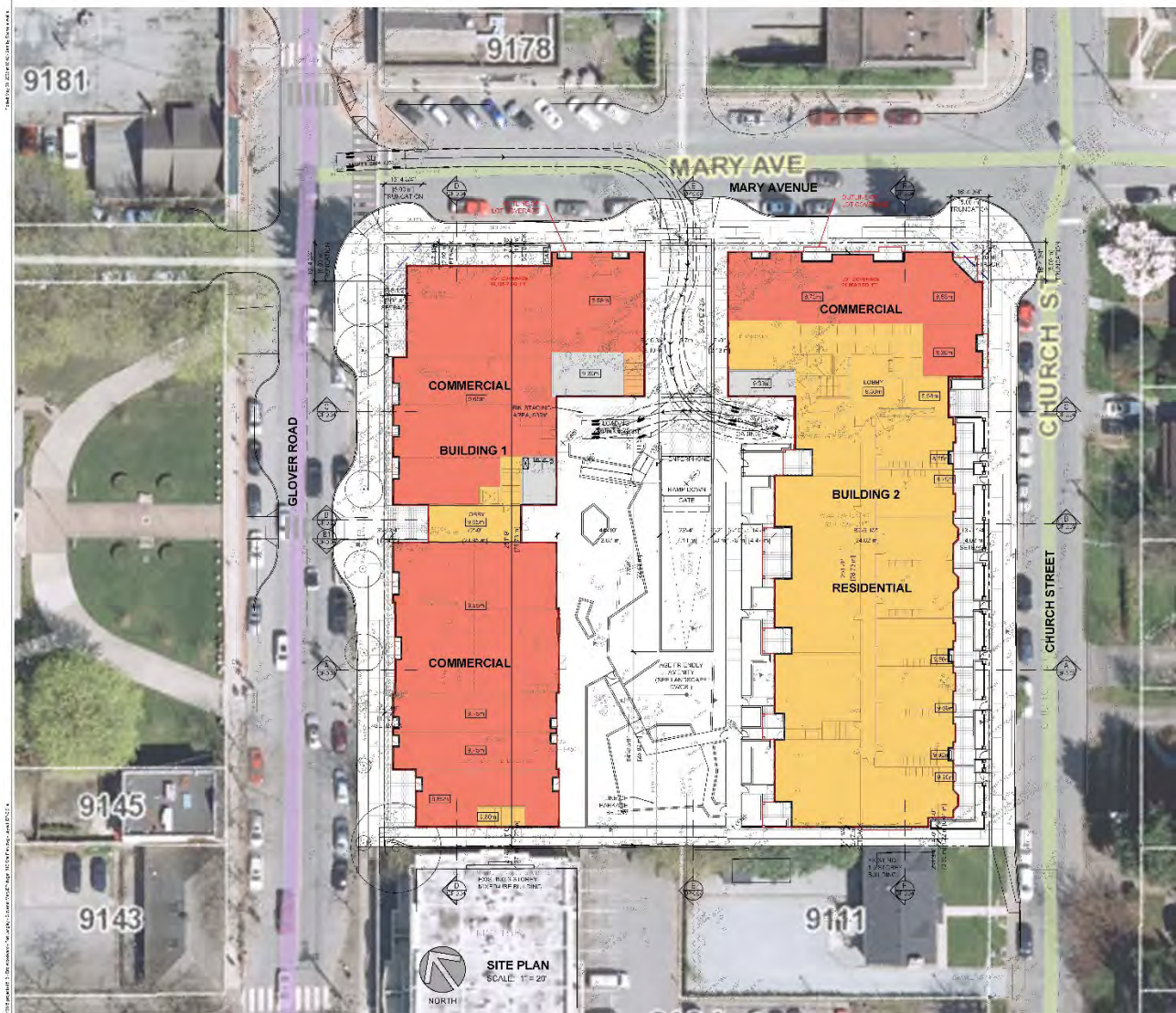
SITE ENTRY ON MARY AVENUE



VIEW FROM CORNER OF CHURCH STREET AND MD MARY AVENUE

**RENDERINGS – SUBMITTED BY APPLICANT**



**SITE PLAN – SUBMITTED BY APPLICANT**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ~~ATTACHMENT G~~

Heritage Alteration Permit No. 101218

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2023 to:

1. Name: Fort Langley Properties Ltd.

Address: 205, 1231 Pacific Boulevard  
Vancouver, BC V6Z 0E2

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 1 and 4 Block 3 District Lot 19 Group 2 New Westminster District Plan 736

Lots A District Lot 19 Group 2 New Westminster District Plan EPP104241

Lot 1 District Lot 19 Group 2 New Westminster District Plan EPP104240

CIVIC ADDRESS: 9140, 9148 and 9166 Glover Road  
9100 Block of Church 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 and subject to the following conditions being satisfied to the acceptance of the Township:

- a. Section 104.5.2 of the Zoning Bylaw being varied to increase the maximum height permitted from 9 metres to 12.3 metres as shown in Schedule "A"
- b. Section 104.5.2 of the Zoning Bylaw being varied to allow the proposed height to be increased from 2 storeys to 3 storeys as shown in Schedule "A"
- c. Section 104.5.2 of the Zoning Bylaw being varied to allow rooms above the second storey as shown in Schedule "A"
- d. Section 602.3.1 of the Zoning Bylaw being varied to allow residential uses to be located on the ground floor of the Church Street frontage of Building 2 as shown in Schedule "A"
- e. Section 602.5 (b) of the Zoning Bylaw being varied to reduce the rear yard setback from the Church Street lot line to Building 2 from 3.0 metres to 0.7 metres at the commercial frontage and to 2.5 metres at the residential frontage as shown in Schedule "A"
- f. Demolition of buildings and structures as shown in Schedule "A"
- g. Building plans being in substantial compliance with Schedule "A"
- h. Landscape plans being finalized and then secured in substantial compliance with Schedule "B" and in compliance with the Township's Street Trees and Boulevard Plantings Policy, and Age Friendly Amenity Area Requirements
- i. All signage being in substantial compliance with Schedule "A", the Township's Sign Bylaw and Section 4: Signage of the Fort Langley Building Façade Design Guidelines

HERITAGE ALTERATION PERMIT NO. 101218  
 (FORT LANGLEY PROPERTIES LTD. / 9140, 9148  
 AND 9166 GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET)  
 Page 2 . . .

- j. Provision of a final tree management plan incorporating tree retention, replacement, and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
- k. Registration of a right-of-way across 9110 Glover Road providing a lane connection from the southwest property line to Church Street
- l. Discharge of easement AB106847
- m. Registration of a restrictive covenant identifying the minimum 10% of apartment units to be provided in accordance with Schedule 2: Adaptable Housing Requirements of the Official Community Plan
- n. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments
- o. All refuse areas to be located within buildings and/or enclosures and screened.

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

- a. A Servicing Agreement being entered into with the Township to secure required road utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw including intersection and alignment improvements at Glover Road and Mary Avenue
  - b. Registration of a right-of-way for 5.0 m by 5.0 m corner cuts at the corners of Glover Road with Mary Avenue and Mary Avenue with Church Street including any revisions to remove encroachments from the right-of-way area
  - 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
  - d. Register restrictive covenants, pursuant to the Land Title Act regarding:
    - i. stormwater detention facility
    - ii. on-site infiltration systems
    - iii. building below the minimum building elevation (MBE)
  - e. Consolidation of the subject properties into one lot
  - f. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage
  - g. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees
  - h. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place
  - i. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy
  - j. Payment of development cost charges, supplemental heritage alteration permit application fees, 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.

HERITAGE ALTERATION PERMIT NO. 101218  
(FORT LANGLEY PROPERTIES LTD. / 9140, 9148  
AND 9166 GLOVER ROAD AND 9100 BLOCK OF CHURCH STREET)  
Page 3 . . .

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Attachments:

|            |                        |
|------------|------------------------|
| SCHEDULE A | Architectural Drawings |
| SCHEDULE B | Landscape Drawings     |





VIEW FROM CORNER OF GLOVER ROAD AND MARY AVENUE



MARY AVENUE

|            |                    |
|------------|--------------------|
| 2022.05.20 | PLANNING RESPONSES |
| 2020.09.30 | PLANNING RESPONSES |
| 2020.01.28 | OWNER REVISIONS    |
| 2019.12.20 | OWNER REVISIONS    |
| 2019.08.12 | DP APPLICATION     |
| REVISIONS  |                    |
| CONSULTANT |                    |

CLIENT  
**FORT LANGLEY  
PROPERTIES LTD.**

PROJECT  
GLOVER MARY CHURCH  
MIXED USE  
DEVELOPMENT  
GLOVER ROAD AT MARY AVENUE  
FORT LANGLEY, BC

DRAWING TITLE

### 3D VIEWS

|      |            |          |
|------|------------|----------|
| DATE | 2022.03.07 | FILE NO. |
| DWN. | RW         | 1513     |
| CHK. | CH         |          |

SEAL  
SHEET NO. **G.2**  
**DP-0.00**

## ~~SCHEDULE A~~



CLIENT  
FORT LANGLEY  
PROPERTIES LTD.

PROJECT  
GLOVER MARY CHURCH  
MIXED USE  
DEVELOPMENT  
GLOVER ROAD AT MARY AVENUE  
FORT LANGLEY, BC

---

DRAWING TITLE

### 3D VIEWS

|      |            |          |
|------|------------|----------|
| DATE | 2022.03.07 | FILE NO. |
| DWN. | RW         | 1513     |
| CHK. | CH         |          |

**G.2**  
SEAL SHEET NO.  
**DP-0.00a**



|            |                    |
|------------|--------------------|
| 2022.08.20 | PLANNING RESPONSES |
| 2020.09.30 | PLANNING RESPONSES |
| 2020.01.28 | OWNER REVISIONS    |
| 2019.12.20 | OWNER REVISIONS    |
| 2019.08.12 | DP APPLICATION     |
| REVISIONS  |                    |
| CONSULTANT |                    |

**CLIENT**  
**FORT LANGLEY**  
**PROPERTIES LTD.**

**PROJECT**  
**GLOVER MARY CHURCH**  
**MIXED USE**  
**DEVELOPMENT**  
GLOVER ROAD AT MARY AVENUE  
FORT LANGLEY, BC

DRAWING TITLE

### 3D VIEWS

|      |            |          |
|------|------------|----------|
| DATE | 2022.03.07 | FILE NO. |
| DWN. | RW         | 1513     |
| CHK. | CH         |          |

SEAL  
SHEET NO. **G.2 DP-0.00b**



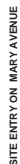
**COURTYARD**



**GLOVER ROAD**







CLIENT  
FORT LANGLEY  
PROPERTIES LTD.

PROJECT  
GLOVER MARY CHURCH  
MIXED USE  
DEVELOPMENT  
GLOVER ROAD AT MARY AVENUE  
FORT LANGLEY, BC

DRAWING TITLE

3D VIEWS

|      |            |          |
|------|------------|----------|
| DATE | 2022.03.07 | FILE NO. |
| DWN. | RW         | 1513     |
| CHK. | CH         |          |

VIEW FROM CORNER OF CHURCH STREET AND MARY AVENUE

SEAL  
SHEET NO. **G.2 DP-0.00d**







|          |            |                    |
|----------|------------|--------------------|
| <b>A</b> | 2022.05.20 | PLANNING RESPONSES |
| <b>A</b> | 2020.09.30 | PLANNING RESPONSES |
| <b>A</b> | 2020.07.28 | OWNER REVISIONS    |
| <b>A</b> | 2019.12.20 | OWNER REVISIONS    |
|          | 2019.08.12 | DP APPLICATION     |
|          |            | REVISIONS          |
|          |            | CONSULTANT         |

**CLIENT**  
**FORT LANGLEY**  
**PROPERTIES LTD.**

PROJECT  
GLOVER MARY CHURCH  
MIXED USE  
DEVELOPMENT  
GLOVER ROAD AT MARY AVENUE  
FORT LANGLEY, BC

DRAWING TITLE

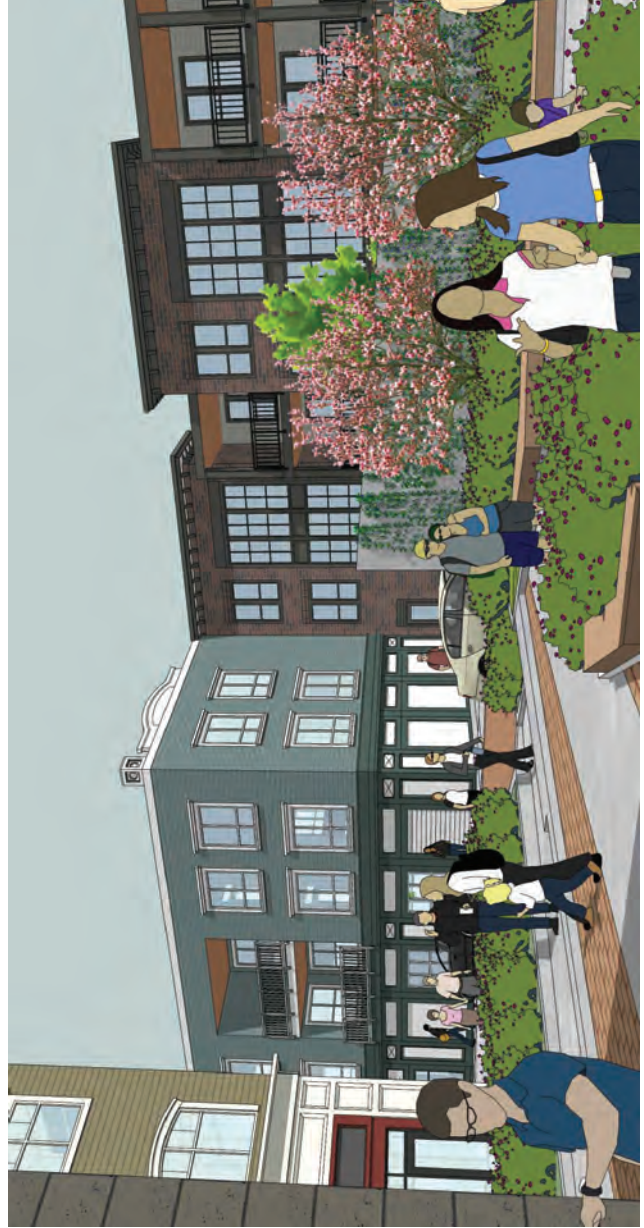
### 3D VIEWS

|      |            |          |
|------|------------|----------|
| DATE | 2022.03.07 | FILE NO. |
| DWN. | RW         | 1513     |
| CHK. | CH         |          |

SEAL  
SHEET NO. **G.2**  
**DP-0.00f**



**COURTYARD**



**COURTYARD**







## COLOUR SCHEME: CHURCH STREET

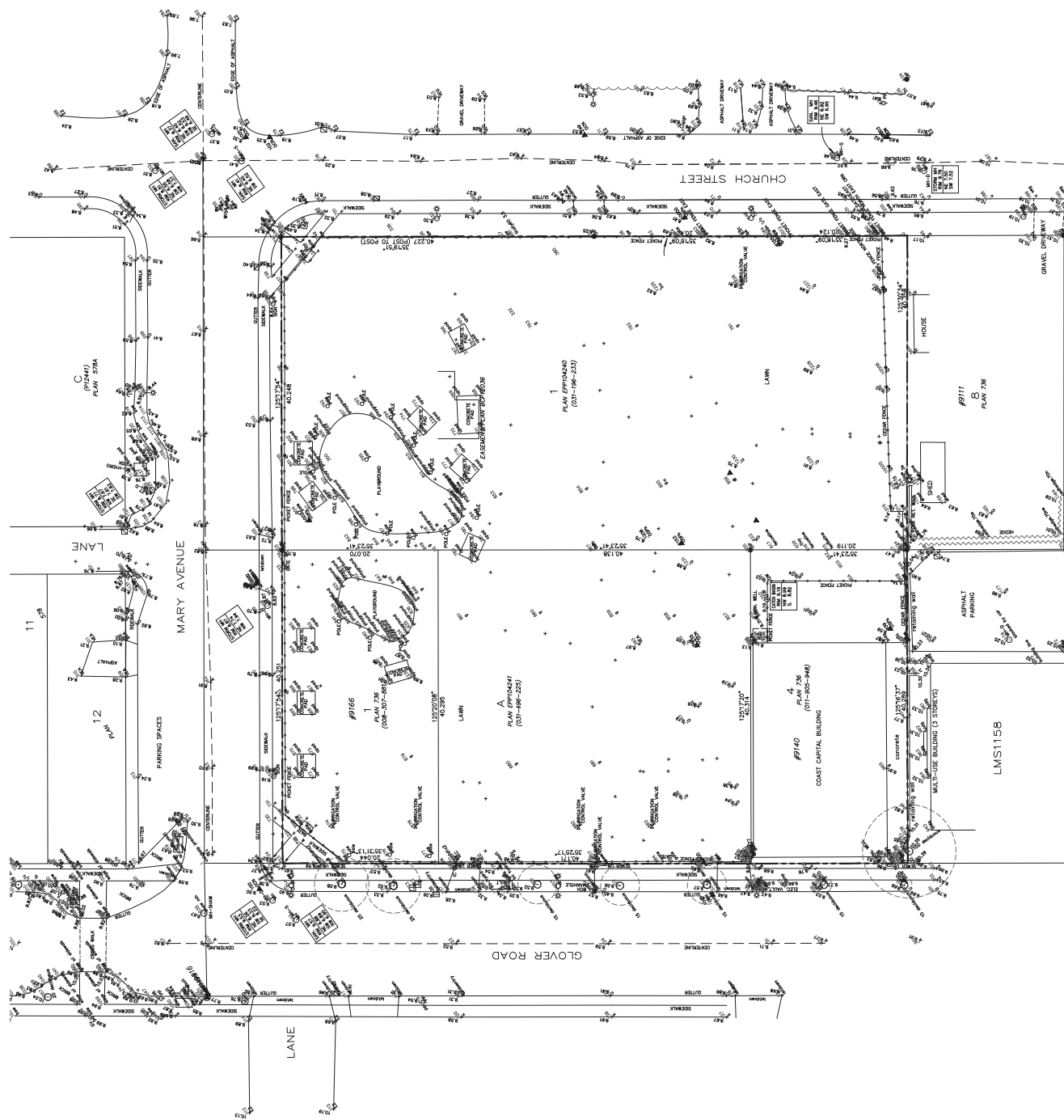
















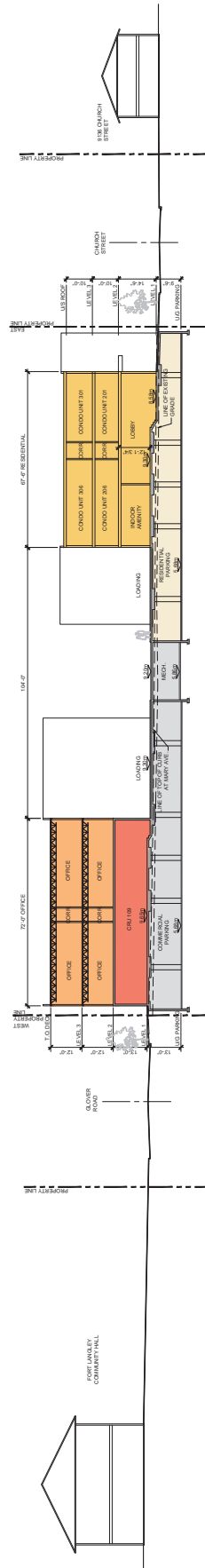
|      |            |          |
|------|------------|----------|
| DATE | 2022.03.07 | FILE NO. |
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| CHK. | CH         |          |

**G.2.03**  
TNO.  
**DP-0.03**

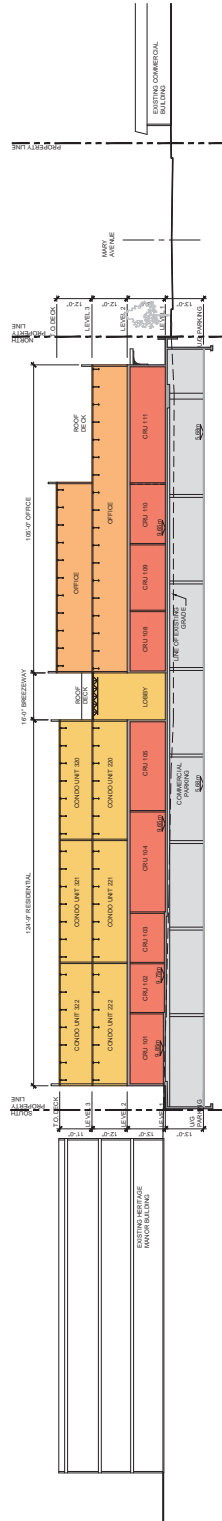
DRAWING TITLE

## SITE SECTIONS

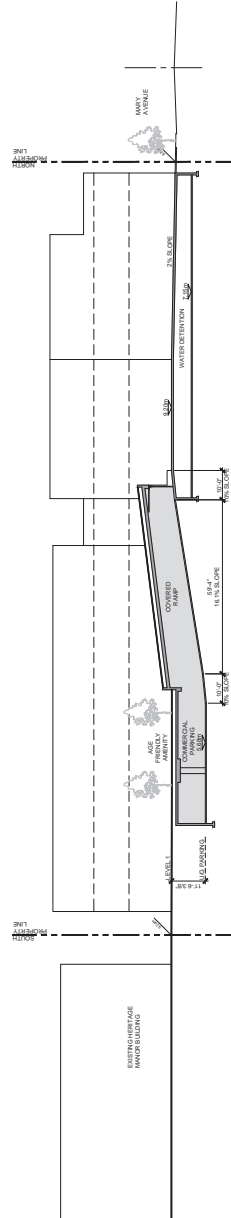
G.2 - Page 42



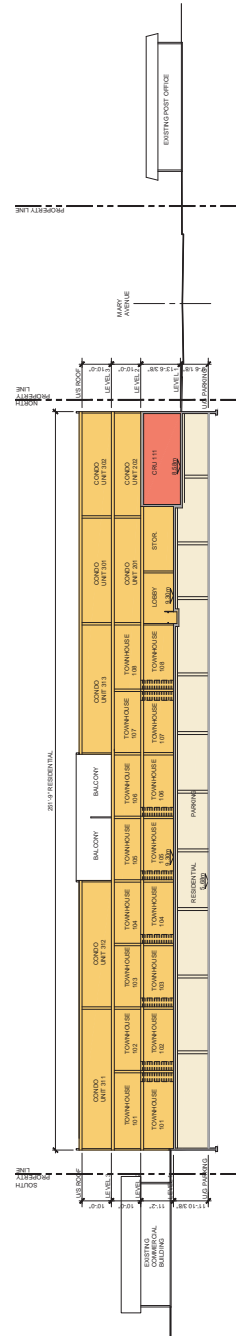
**C** **SITE SECTION**  
SCALE: 1" = 20'-0"



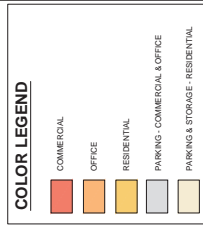
**D** **SITE SECTION**  
SCALE: 1" = 20'-0"



**E** **SITE SECTION**  
SCALE: 1" = 20'-0"



**F** **SITE SECTION**  
SCALE: 1" = 20'-0"



## SITE SECTIONS

|      |            |          |      |
|------|------------|----------|------|
| DATE | 2022.03.07 | FILE NO. | 1513 |
| AN.  | RW         |          |      |
| IK.  | CH         |          |      |

**G.2.0**  
SHEET NO.  
**DP-0.0**











**G.2**

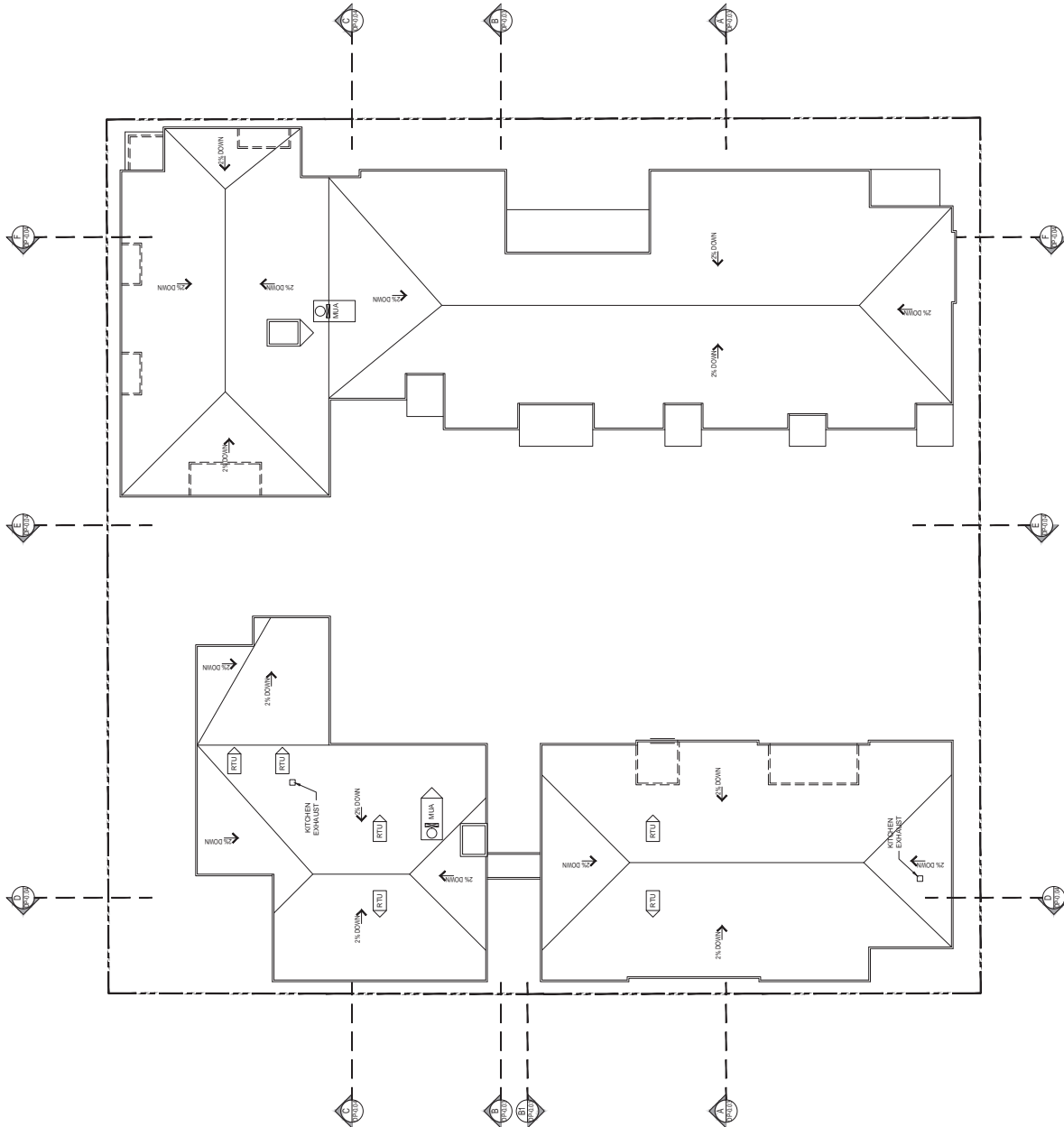
|            |                    |
|------------|--------------------|
| 2022.08.20 | PLANNING RESPONSES |
| 2020.09.30 | PLANNING RESPONSES |
| 2020.01.28 | OWNER REVISIONS    |
| 2019.12.20 | OWNER REVISIONS    |
| 2019.08.12 | DP APPLICATION     |
|            | VISIONS            |
|            | CONSULTANT         |

AGENT  
**BART LANGLEY  
 PROPERTIES LTD.**

**SUBJECT**  
**OVER MARY CHURCH**  
**EXPOSED USE**  
**DEVELOPMENT**  
**OVER ROAD AT MARY AVENUE**  
**PORTLAND, BC**

### THIRD FLOOR

|    |            |          |
|----|------------|----------|
| TE | 2022.03.07 | FILE NO. |
| N. | RW         | 1513     |
| K. | CH         |          |



**ROOF PLAN**  
SCALE: 1/16" = 1'-0"

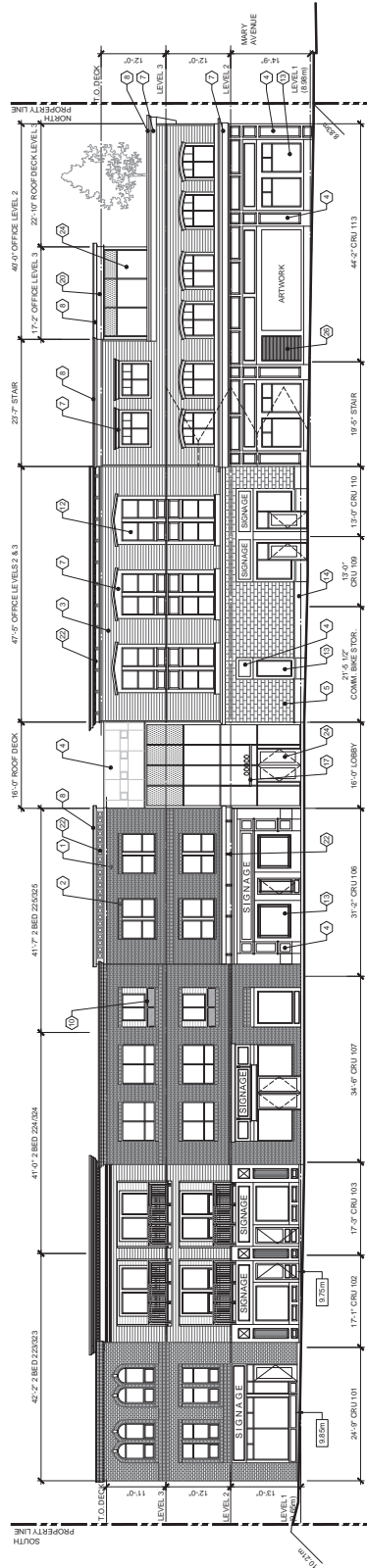




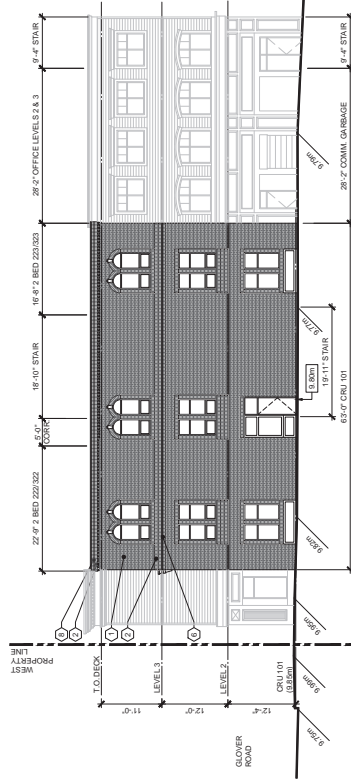


ELEVATION LEGEND

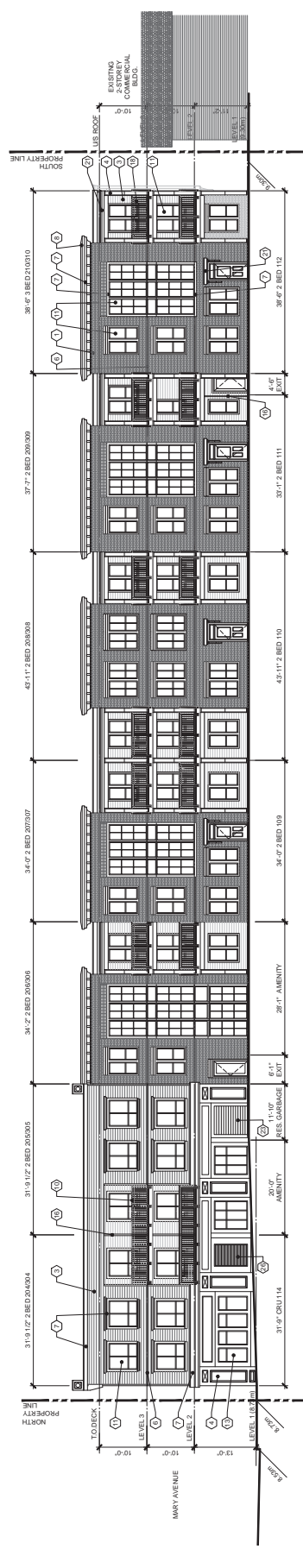
- 1 BRICK VENEER
- 2 PAINTED MARBLE PLANK Siding
- 3 PAINTED MARBLE PANEL Siding
- 4 STONE VENEER
- 5 METAL THROUGH-WALL FLASHING
- 6 PAINTED MARBLE TRIM
- 7 METAL FLASHING
- 8 METAL PANEL ROOF
- 9 4" HIGH METAL RAILING
- 10 SEALED DOUBLE GLAZED ENTRY WINDOW
- 11 SEALED DOUBLE GLAZED ENTRY OR GLAZING
- 12 DOOR
- 13 FIBERGLASS DOOR WINDOW SYSTEM
- 14 PAINTED CONCRETE
- 15 FABRIC CANOPY
- 16 METAL AND GLASS PRIVACY SCREEN
- 17 STEEL AND GLASS CANOPY
- 18 METAL PRISM PANELING
- 19 METAL PRISM PANELING
- 20 PAINTED STEEL CANOPY
- 21 WOOD CANOPY
- 22 G.F.R.G. DECORATIVE TRIM
- 23 OVERHEAD DOOR
- 24 ALUMINUM STOREFRONT SYSTEM
- 25 BRACKET
- 26 PRE-FINISHED ALUMINUM LOUVERS



BUILDING 1 EAST ELEVATION  
 SCALE: 3/32" = 1"

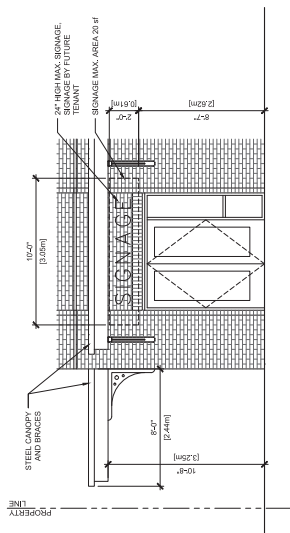


SOUTH ELEVATION  
 SCALE: 3/32" = 1"

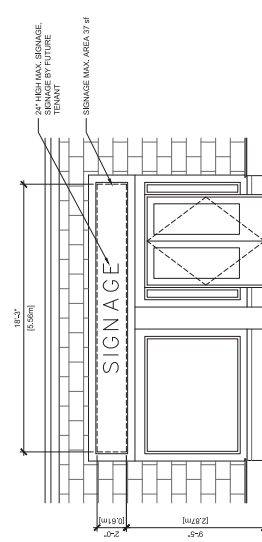


BUILDING 2 WEST ELEVATION  
 SCALE: 3/32" = 1"

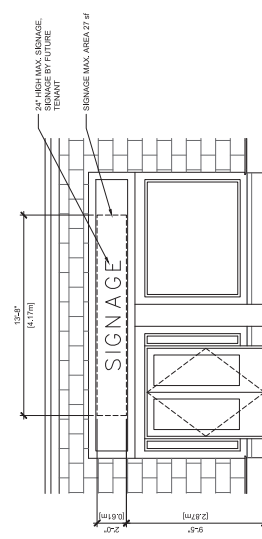
|               |  |
|---------------|--|
| CLIENT        | PORT LANGLEY PROPERTIES LTD.                 |
| PROJECT       | GLOVER MARY CHURCH DEVELOPMENT               |
| LOCATION      | GLOVER ROAD AT MARY AVENUE, FORT LANGLEY, BC |
| DRAWING TITLE | ELEVATIONS                                   |
| DATE          | 2022.08.17                                   |
| FILE NO.      | 1513   |
| DRAWN BY      | CH   |
| CHECKED BY    | CH   |
| SCALE         | 3/32" = 1"                                   |
| SHEET NO.     | 2  |
| PROJECT NO.   | DP-1.07                                      |



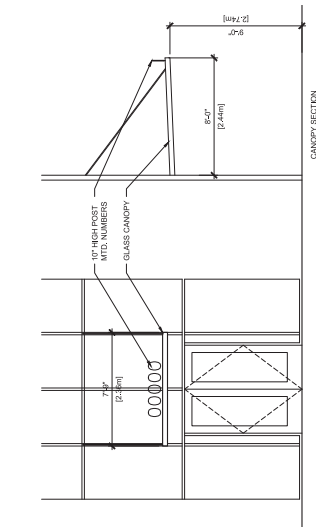
**1 CRU 106 (NORTH & WEST SIDES)**  
SCALE: 1/4" = 1'-0"



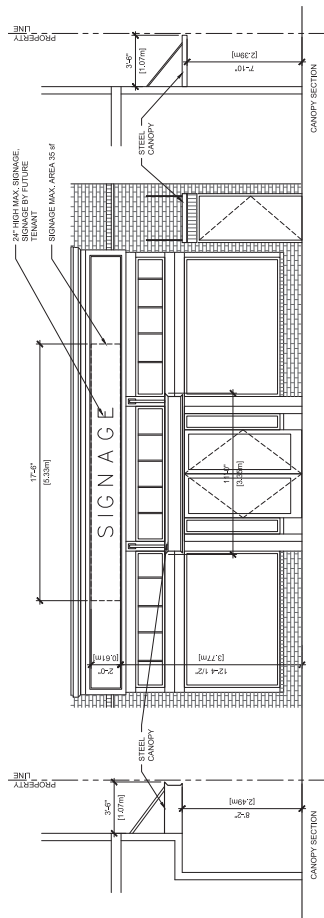
**2 CRU 105 (FRONT AND BACK)**  
SCALE: 1/4" = 1'-0"



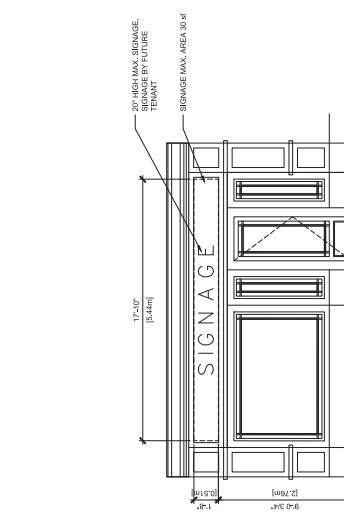
**3** **CRU 104 (FRONT AND BACK)**  
SCALE: 1/4" = 1'-0"



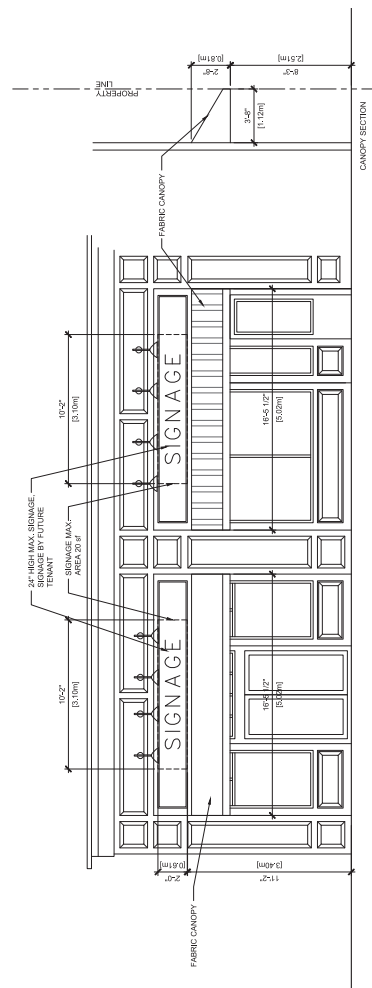
**4 GLOVER ROAD LOBBY (FRONT AND BACK)**  
SCALE: 1/4" = 1'-0"



**5** **CRU 101 (FRONT AND BACK)**  
SCALE: 1/4" = 1'-0"



6 **CRU102**  
SCALE: 1/4" = 1'-0"

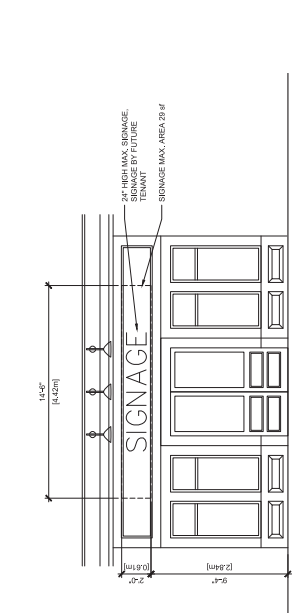


7 CRU'S 108 & 107  
SCALE: 1/4" = 1'-0"

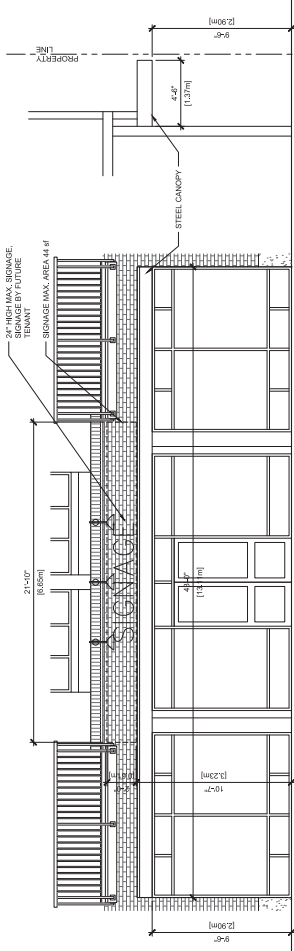
**NOTES:**

1. ALL SIGNAGE IS TO COMPLY WITH SECTION 4.4 OF THE FORT LANGLEY BUILDING FACADE DESIGN GUIDELINES.

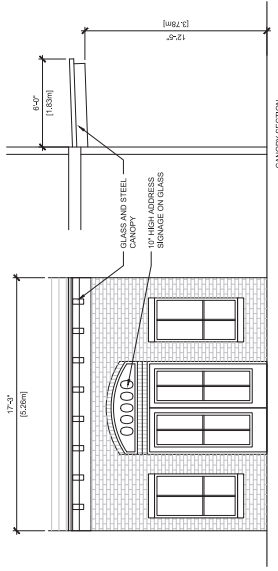
2. EACH COMMERCIAL BUSINESS TO HAVE 1 PROJECTING SIGN IN ADDITION TO THE FLAT FIXED SIGNAGE. ALL SIGNAGE WILL BE DESIGNED AND SUBMITTED FOR APPROVAL BY FUTURE TENANTS.



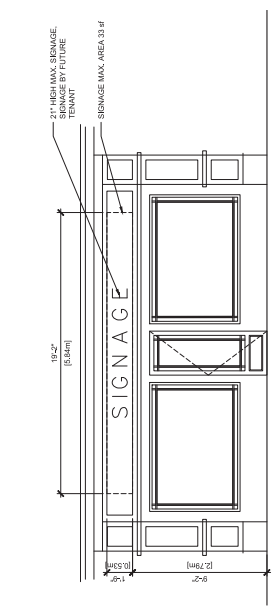
2 CRU 109  
SCALE: 1/4" = 1'-0"



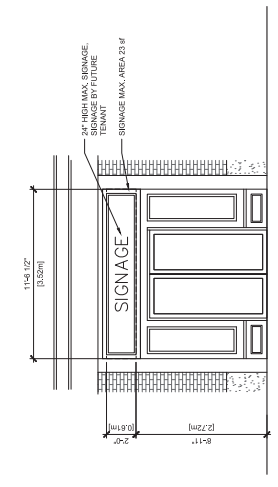
1 CRU 110  
SCALE: 1/4" = 1'-0"



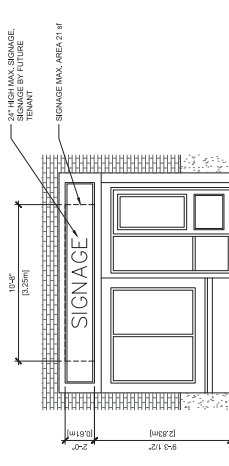
5 RESIDENTIAL LOBBY  
SCALE: 1/4" = 1'-0"



4 CRU 103  
SCALE: 1/4" = 1'-0"



3 CRU 111  
SCALE: 1/4" = 1'-0"



6 CRU 112  
SCALE: 1/4" = 1'-0"

NOTES:  
1. ALL SIGNAGE IS TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE DESIGN GUIDELINES.  
2. EACH COMMERCIAL BUSINESS TO HAVE 1 PROJECTING SIGN IN ADDITION TO THE FLAT FIXED SIGNAGE. ALL SIGNAGE WILL BE DESIGNED AND SUBMITTED FOR APPROVAL BY FUTURE TENANTS.

|               |   |          |      |
|---------------|---|----------|------|
| DATE          | 2022.03.27  | FILE NO. | 1513 |
| DRAWN         | RW  | CN       |      |
| CHECKED       |   |          |      |
| PROJECT       | GLOVER MARY CHURCH<br>REDEVELOPMENT<br>GLOVER ROAD AT MARY AVENUE<br>FORT LANGLEY, BC |          |      |
| CLIENT        | FORT LANGLEY<br>PROPERTIES LTD.   |          |      |
| DRAWING TITLE | SIGNAGE &<br>CANOPIES   |          |      |



# GMC (Glover Mary Church) Mixed Use Development

Issued for Development Permit



Location Map (NTS)

| Sheet Number | Sheet Title                           |
|--------------|---------------------------------------|
| L-01         | COVER SHEET                           |
| L-02         | TREE MANAGEMENT PLAN                  |
| L-03         | OVERALL SITE PLAN                     |
| L-04         | FENCING AND GRADING PLAN              |
| L-05         | PLANTING PLAN - GROUND FLOOR          |
| L-06         | LANDSCAPE AND PLANTING PLAN - LEVEL 3 |
| LD-01        | DETAILS                               |
| LD-02        | DETAILS                               |
| LD-03        | DETAILS                               |
| LD-04        | DETAILS                               |

Contact Information  
VDZ+A  
Project Landscape Architecture  
Fort Langley Studio  
145-14611 Church Street  
Fort Langley, British Columbia, V3M 1A0  
Mount Pleasant Studio  
\*102-3535 Kingsway  
Vancouver, British Columbia V5T 3J1

Primary project contact:  
Phuoc Tran  
p.tran@vdz.ca  
604-546-0827  
Alternate contacts (in case away):  
Mark van der Zant  
Principal Landscape Architect  
mark@vdz.ca  
604-546-0820

Contact Information  
Fort Langley Properties Ltd  
Project Owner  
205, 1231 Pacific Blvd  
Vancouver, BC  
V6Z 0E2

Focus Architecture Inc.  
Project Building Architecture  
Suite 109 - 1528 McCallum Road  
Abbotsford BC V5S 6A3  
604-855-5222

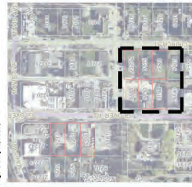
Project:  
Owner: Mary Glover  
Project: Glover Mary Church  
Location:  
Glover Rd at Mary Ave  
Fort Langley, BC

Project Name: Glover Mary Church  
Project Location: Glover Rd at Mary Ave  
Fort Langley, BC  
Project Number: 2023-001  
Project Date: 2023-01-10  
Project Status: Issued for Development Permit

| No. | By    | Description                   | Date       |
|-----|-------|-------------------------------|------------|
| 1   | VDZ+A | Issued for Development Permit | 2023-01-10 |
| 2   | VDZ+A | Issued for Development Permit | 2023-01-10 |
| 3   | VDZ+A | Issued for Development Permit | 2023-01-10 |
| 4   | VDZ+A | Issued for Development Permit | 2023-01-10 |

| No. | By    | Description                   | Date       |
|-----|-------|-------------------------------|------------|
| 1   | VDZ+A | Issued for Development Permit | 2023-01-10 |
| 2   | VDZ+A | Issued for Development Permit | 2023-01-10 |
| 3   | VDZ+A | Issued for Development Permit | 2023-01-10 |
| 4   | VDZ+A | Issued for Development Permit | 2023-01-10 |

Key Map (N.T.S.)



| No. | By | Description                  | Date         |
|-----|----|------------------------------|--------------|
| 1   | PC | For Approval Report Revision | Oct 13, 2020 |

REVISIONS TABLE FOR SHEET

Project:

Glenn Mary Church  
Mixed Use Development

Location:

Glenn Mary at 32nd Ave  
Langley, BC

Scale:

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

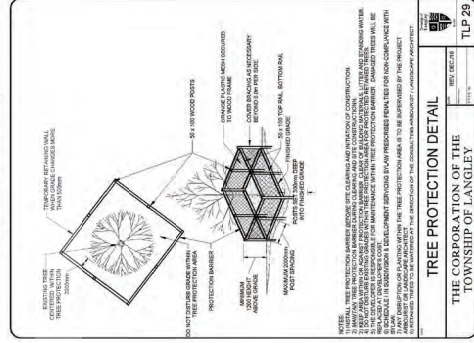
1" = 100'

1" = 100'

1" = 100'

1" = 100'

TLP 29 - TREE PROTECTION DETAIL



TREE PROTECTION DETAIL

THE CORPORATION OF THE  
TOWNSHIP OF LANGLEY

TLP 29

1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'

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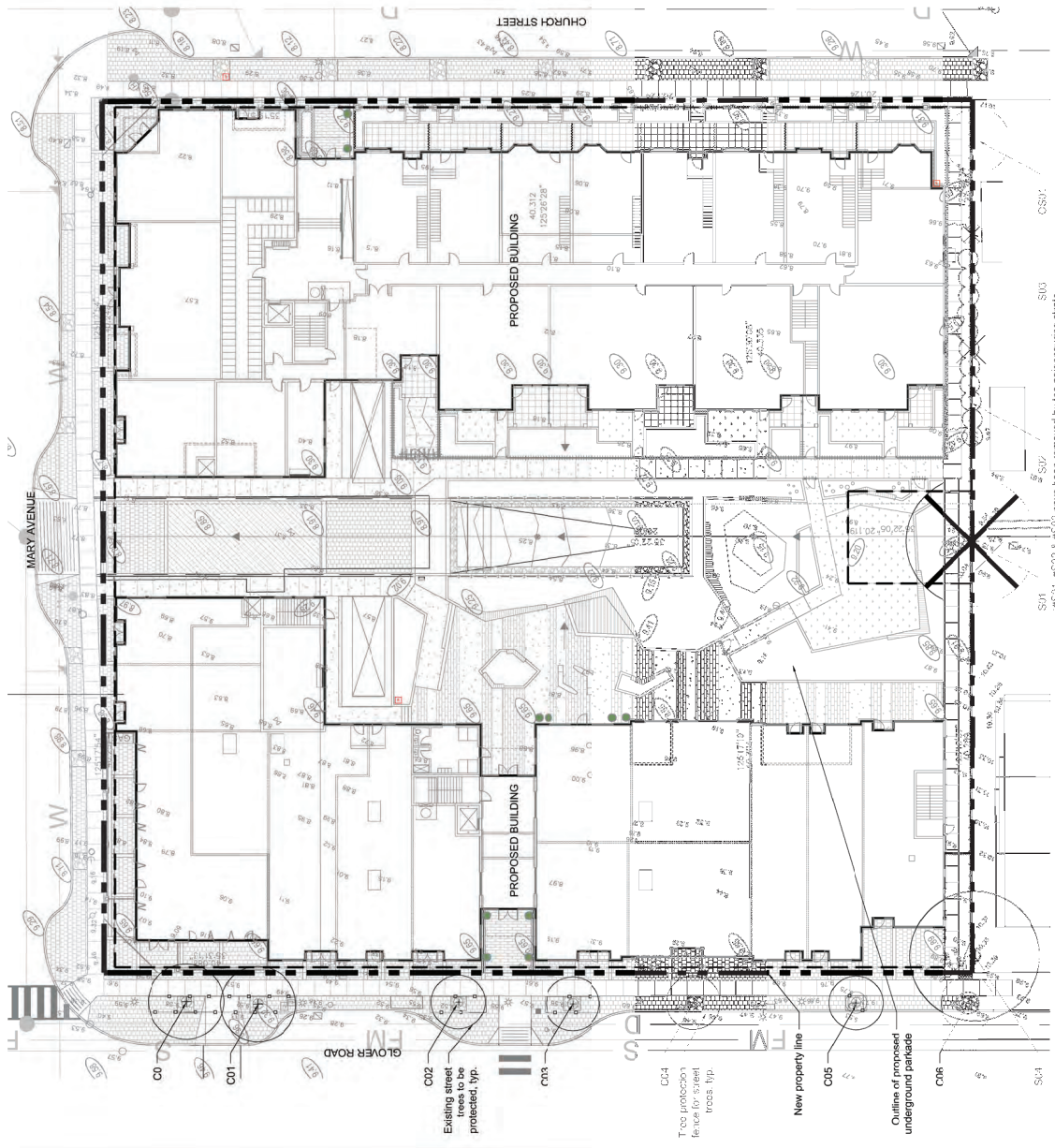
1" = 100'

1" = 100'

1" = 100'

1" = 100'

1" = 100'







1 TREE MANAGEMENT PLAN



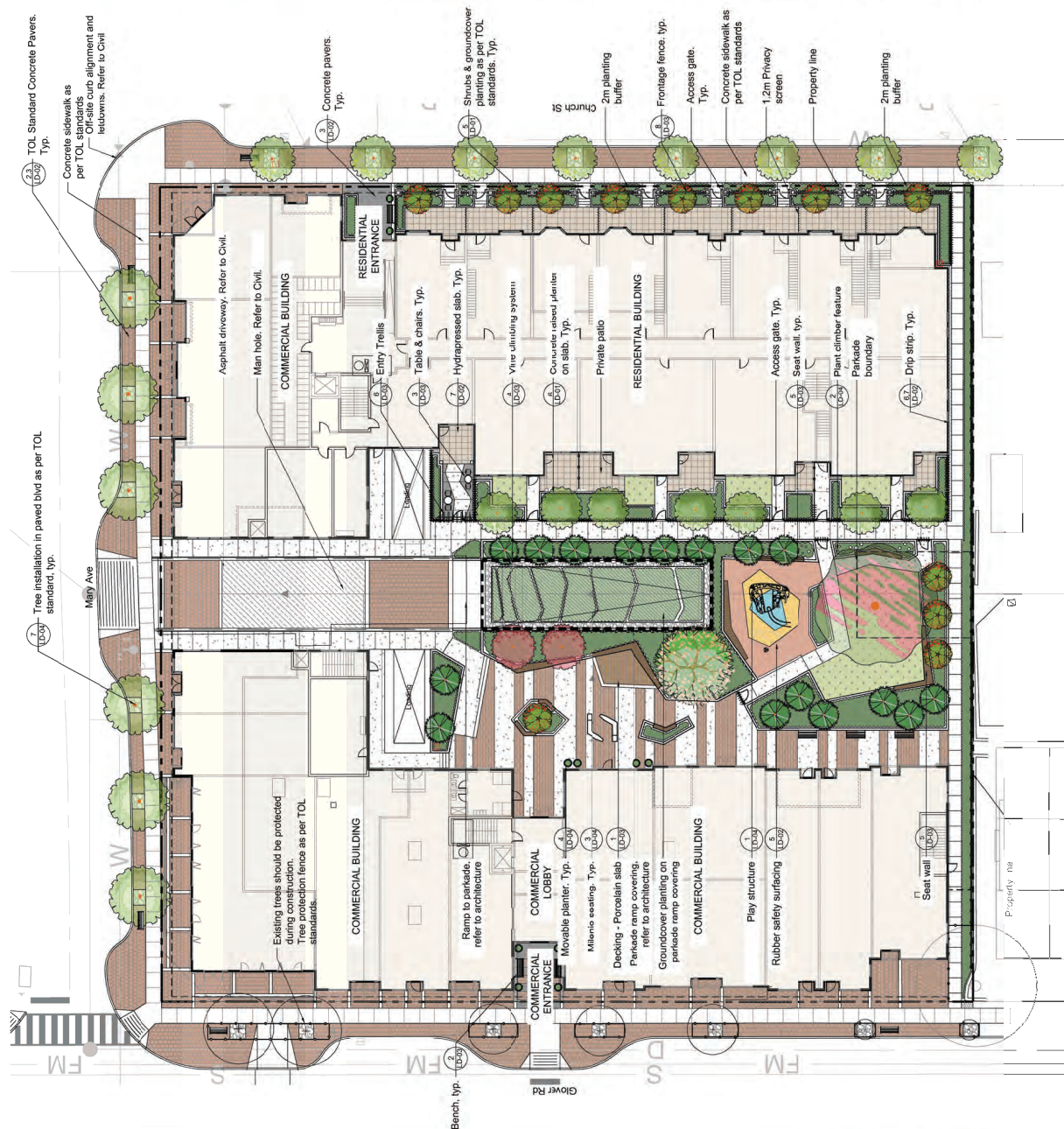
## MATERIALS LEGEND

| KEY | REF.          | DESCRIPTION   |
|-----|---------------|---|
|     | 4<br>LD-02    | TOL STANDARD CONCRETE PAVERS<br>Mold: Metal Materials, 10' Long<br>Colors: Gray, Tan, Brown, Green, Blue, and Rectangles<br>Concrete: Solid Block |
|     | 4<br>LD-02    | CONCRETE PAVERS<br>Mold: Molded Concrete<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block  |
|     | 8<br>LD-02    | HYDRO-PRESSED SLAB<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                               |
|     | 8<br>LD-02    | HYDRO-PRESSED SLAB<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                               |
|     | 12<br>LD-02   | CONCRETE PATH<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                                    |
|     | 5<br>LD-02    | CONCRETE PATH<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                                    |
|     | 1<br>LD-03    | POLYURETHANE FLOOR<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                               |
|     | 5<br>LD-03    | POLYURETHANE FLOOR<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                               |
|     | 5<br>LD-03    | SEAL WALL<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block  |
|     | 6.7<br>LD-02  | SEAL WALL<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block  |
|     | 5<br>LD-01    | CRUSHED GRANITE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                                  |
|     | 5<br>LD-01    | CRUSHED GRANITE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                                  |
|     | 5<br>LD-01    | SOD<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block  |
|     | 5<br>LD-01    | SOD<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block  |
|     | 5<br>LD-01    | PERENNIAL AND SHRUB PLANTING<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                     |
|     | 5<br>LD-01    | PERENNIAL AND SHRUB PLANTING<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                     |
|     | 5<br>LD-01    | PLANTING TREE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                                    |
|     | 5<br>LD-01    | PLANTING TREE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                                    |
|     | 12.3<br>LD-01 | PINE/SOFTWOOD TREE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                               |
|     | 12.3<br>LD-01 | PINE/SOFTWOOD TREE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                               |
|     | 8<br>LD-03    | 1.5M TALL METAL SPIGOT FENCE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                     |
|     | 8<br>LD-03    | 1.5M TALL METAL SPIGOT FENCE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                     |
|     | 7<br>LD-03    | 1.8M TALL CEDAR WOOD FENCE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                       |
|     | 7<br>LD-03    | 1.8M TALL CEDAR WOOD FENCE<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                       |
|     | 4<br>LD-03    | VINE CLIMBING SYSTEM<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                             |
|     | 4<br>LD-03    | VINE CLIMBING SYSTEM<br>Mold: Metal Materials, 10' Long<br>Colors: Concrete, Red/Brown, Blue<br>Concrete: Solid Block                             |

## SITE FURNISHINGS

| KEY   | REF.       | DESCRIPTION   |
|---|------------|---|
|  | 3<br>LD-03 | TALL FANT CHAIRS<br>Covers floor<br>Manufacture: Vinton or approved equal |
|  | 2<br>LD-03 | BENCH<br>Covers floor<br>Manufacture: Park Bench Mfg (B)                  |
|  | 4<br>LD-04 | MOVABLE PLANTER/ROOT<br>Sloped, landscape forms or approved equal         |
|  |            | BENCH-OFF SITE<br>Covers floor<br>Manufacture: Phoenix Avenue             |

**Note:**  
Coordinate off-site street improvements to civil drawings for crosswalk, leftdowns and street infrastructure.

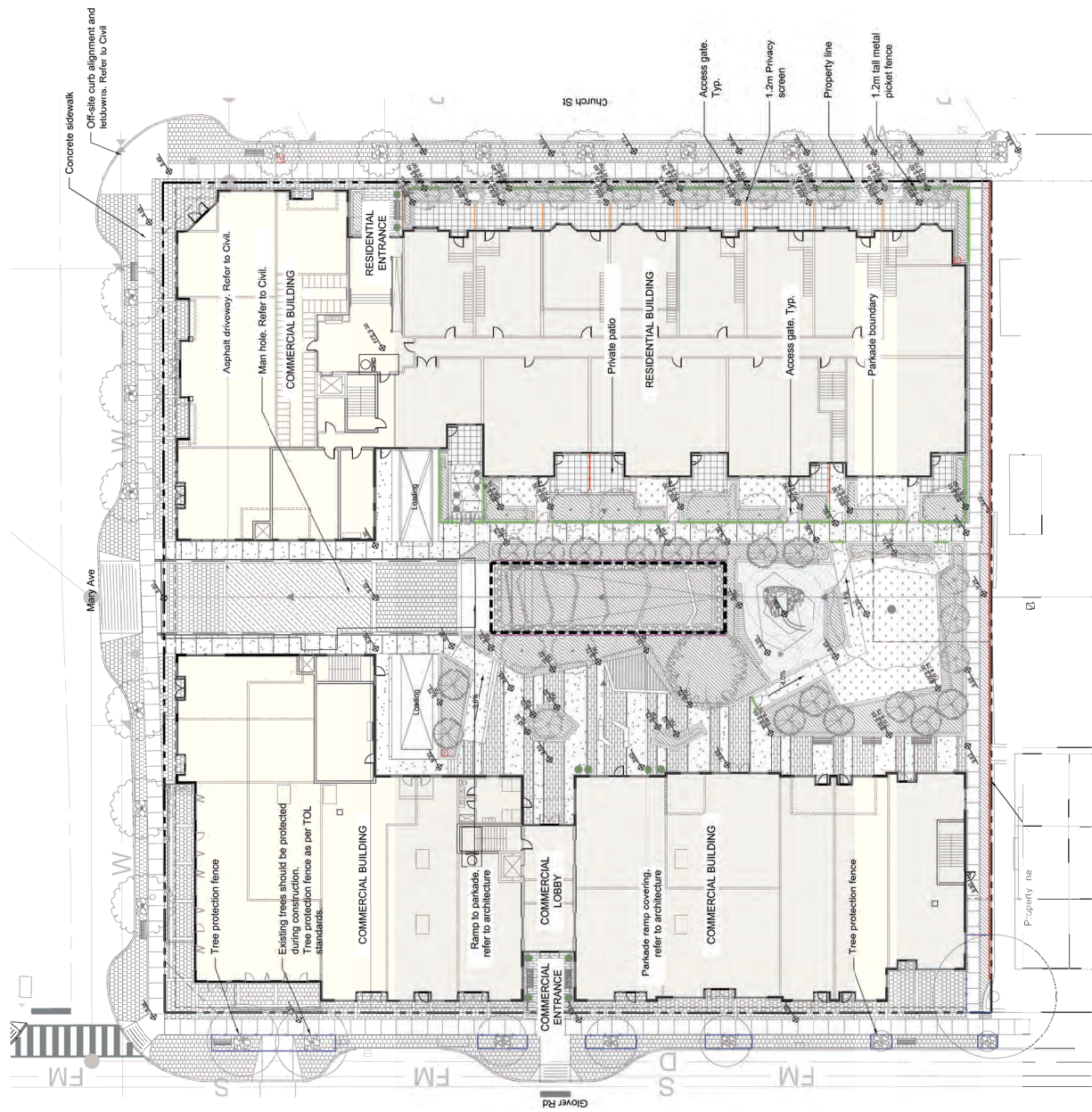


OVERALL SITE PLAN



**FENCING LEGEND**

| KEY | REF.       | DESCRIPTION   |
|-----|------------|---|
|     | 8<br>LD-03 | 1.2M TALL METAL PICKET FENCE<br>Black Powder Coated Aluminum<br>Frame and Posts |
|     | 7<br>LD-03 | 1.8M TALL CEDAR WOOD FENCE  |
|     | 4<br>LD-03 | VINE CLIMBING SYSTEM  |
|     |            | PRIVACY SCREEN  |
|     |            | TREE PROTECTION FENCE   |



Note:  
 Coordinate off-site street improvements to civil  
 drawings for crosswalk, leftdowns and street  
 infrastructure.

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Rev. Issued for DP   | May 20, 2022    |
| 2   | PC | Issued for DP        | Aug 14, 2020    |
| 3   | PC | Issued for DP Review | Dec 12, 2019    |
| 4   | PC | Issued for DP Review | August 12, 2019 |

**REVISIONS TABLE FOR DRAWINGS**  
 VZ2019-12 may not be representative of used for other projects

**Project:**  
 Glover Mary Church  
 Mixed Use Development

**Location:**  
 Glover Rd at Mary Ave.  
 Fort Langley, BC

**Drawn:**  
 FW

**Checked:**  
 FW

**Stamp:**

**IRILL SCHEDULE - ON SITE**

| IRILL | IRILL | IRILL | IRILL | IRILL | IRILL |
|-------|-------|-------|-------|-------|-------|
| 1     | 2     | 3     | 4     | 5     | 6     |
| 7     | 8     | 9     | 10    | 11    | 12    |
| 13    | 14    | 15    | 16    | 17    | 18    |

**TREE SCHEDULE - OFF SITE**

| TREES | TREES | TREES | TREES | TREES | TREES |
|-------|-------|-------|-------|-------|-------|
| 1     | 2     | 3     | 4     | 5     | 6     |
| 7     | 8     | 9     | 10    | 11    | 12    |
| 13    | 14    | 15    | 16    | 17    | 18    |

**PLANT SCHEDULE - ON SITE**

| PLANT | PLANT | PLANT | PLANT | PLANT | PLANT |
|-------|-------|-------|-------|-------|-------|
| 1     | 2     | 3     | 4     | 5     | 6     |
| 7     | 8     | 9     | 10    | 11    | 12    |
| 13    | 14    | 15    | 16    | 17    | 18    |

**PLANT SCHEDULE - OFF SITE**

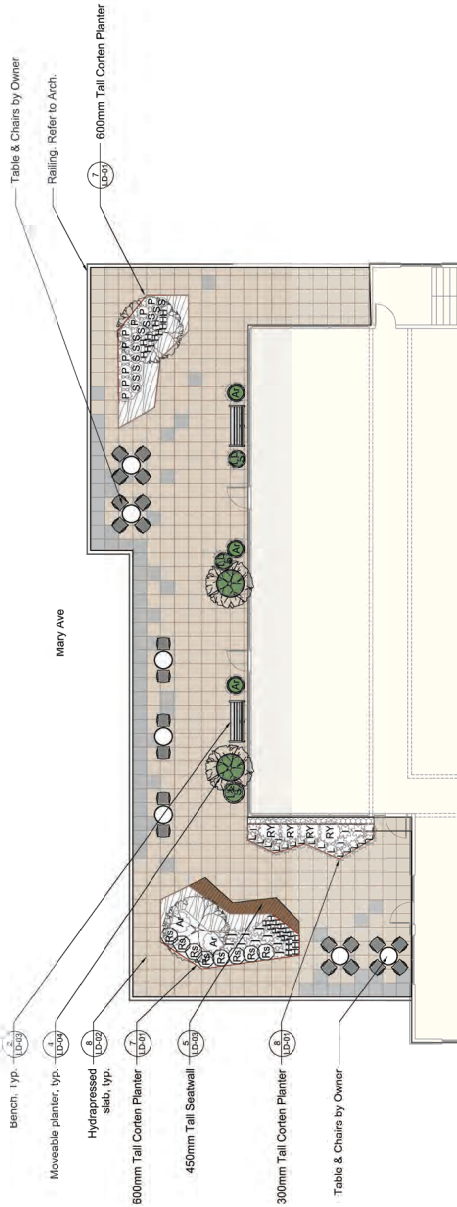
| PLANT | PLANT | PLANT | PLANT | PLANT | PLANT |
|-------|-------|-------|-------|-------|-------|
| 1     | 2     | 3     | 4     | 5     | 6     |
| 7     | 8     | 9     | 10    | 11    | 12    |
| 13    | 14    | 15    | 16    | 17    | 18    |

IRRIGATION NOTE:  
AREAS TO BE IRRIGATED. IRRIGATION SYSTEM TO MEET  
OR EXCEED IABC STANDARDS. LANDSCAPE ARCHITECT TO REVIEW  
IRRIGATION PLANS.

**IRRIGATION**

| KEY | DESCRIPTION  |
|-----|--|
| IR  | 2" DOWN MAINS 8" POLYETHYLENE GLASS FIBRE REINFORCED PLASTIC (GFRP) TO BE COORDINATED WITH MECHANICAL. REFER TO GENERAL NOTES. CONTRACTOR TO PROVIDE BATTERY OPERATED 1800 PSI COMPRESSOR. |





1 LANDSCAPE AND TREE PLAN  
 Scale 1/100

MATERIALS LEGEND

| KEY | REF.         | DESCRIPTION   |
|-----|--------------|---|
|     | 8<br>LD-02   | HYDRATED SLAB<br>Model: Absorbent Concrete Tiles<br>Manufacturer: Wabicon or approved equal |
|     | 5<br>LD-01   | PERENNIAL AND SHRUB<br>PLANTING   |
|     | 1<br>LD-03   | PROPOSED TREE   |
|     | 6.7<br>LD-02 | DRIP STRIP  |

SITE FURNISHINGS

| KEY | REF.       | DESCRIPTION   |
|-----|------------|---|
|     | 3<br>LD-03 | TABLE AND CHAIRS<br>Model: Simple Pool Table (P100-03)<br>Manufacturer: Wabicon or approved equal |
|     | 2<br>LD-03 | MOVEABLE PLANTER<br>Model: Modern Park Bench Mod (B)<br>Manufacturer: Wabicon or approved equal   |
|     | 4<br>LD-04 | MOVEABLE PLANTER<br>Model: Quartz Stone<br>Supplier: Landscape Stone or approved equal            |

TREE SCHEDULE - ROOF

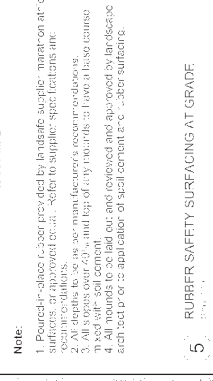
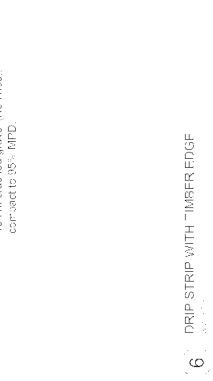
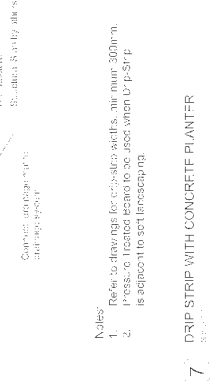
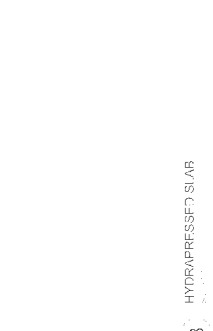
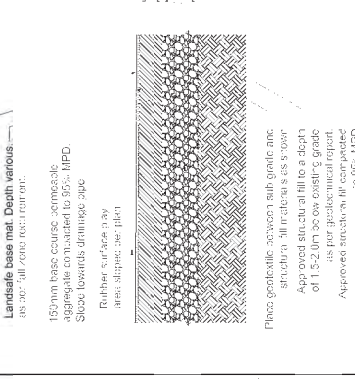
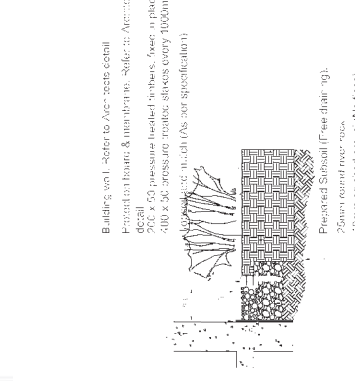
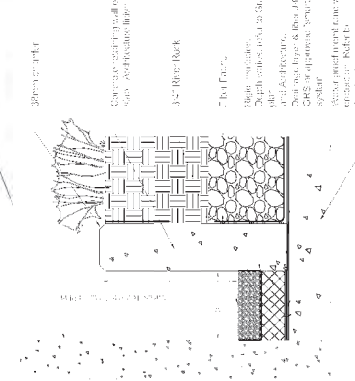
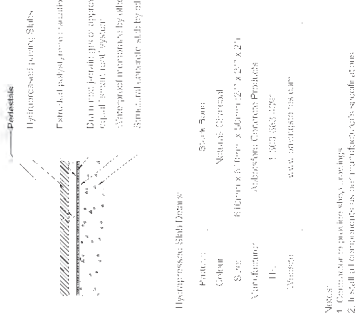
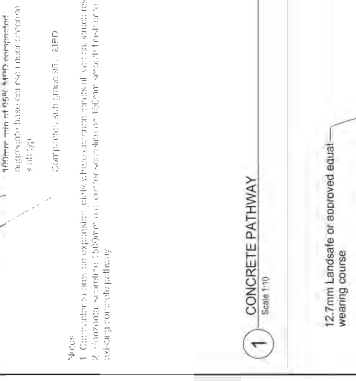
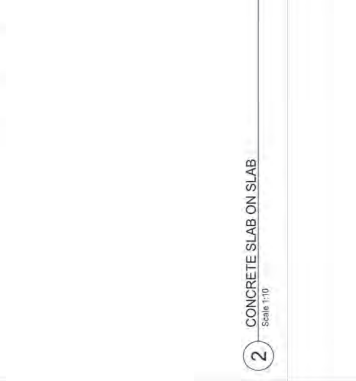
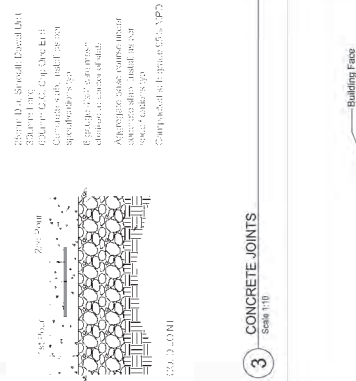
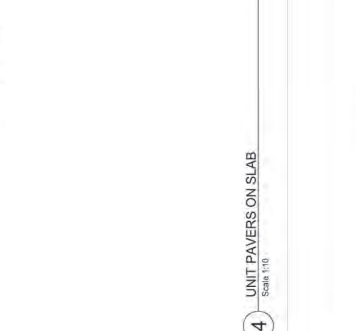
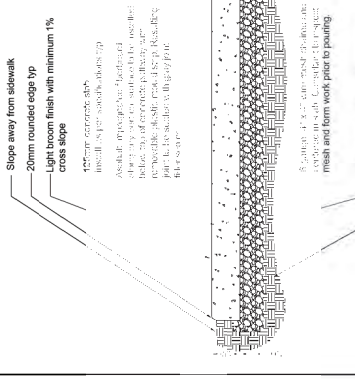
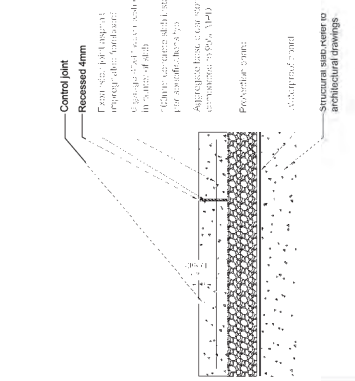
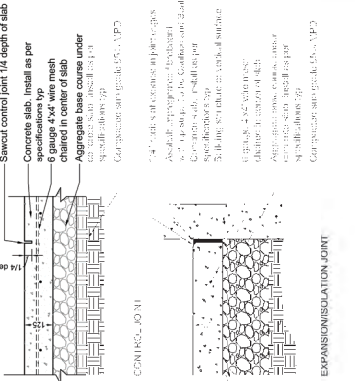
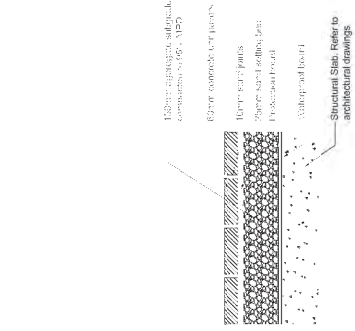
| ITEM | DESCRIPTION               | QTY | UNIT | PRICE |
|------|---------------------------|-----|------|-------|
| 1    | 100mm Tall Corten Planter | 540 | each | 4     |
| 2    | 450mm Tall Seawall        | 540 | each | 4     |

PLANT SCHEDULE - ROOF

| ITEM | DESCRIPTION               | QTY | UNIT | PRICE |
|------|---------------------------|-----|------|-------|
| 1    | 100mm Tall Corten Planter | 540 | each | 4     |
| 2    | 450mm Tall Seawall        | 540 | each | 4     |
| 3    | 300mm Tall Corten Planter | 540 | each | 4     |
| 4    | 600mm Tall Corten Planter | 540 | each | 4     |
| 5    | 450mm Tall Seawall        | 540 | each | 4     |
| 6    | 300mm Tall Corten Planter | 540 | each | 4     |
| 7    | 600mm Tall Corten Planter | 540 | each | 4     |
| 8    | 450mm Tall Seawall        | 540 | each | 4     |
| 9    | 300mm Tall Corten Planter | 540 | each | 4     |
| 10   | 600mm Tall Corten Planter | 540 | each | 4     |
| 11   | 450mm Tall Seawall        | 540 | each | 4     |
| 12   | 300mm Tall Corten Planter | 540 | each | 4     |
| 13   | 600mm Tall Corten Planter | 540 | each | 4     |
| 14   | 450mm Tall Seawall        | 540 | each | 4     |
| 15   | 300mm Tall Corten Planter | 540 | each | 4     |
| 16   | 600mm Tall Corten Planter | 540 | each | 4     |
| 17   | 450mm Tall Seawall        | 540 | each | 4     |
| 18   | 300mm Tall Corten Planter | 540 | each | 4     |
| 19   | 600mm Tall Corten Planter | 540 | each | 4     |
| 20   | 450mm Tall Seawall        | 540 | each | 4     |
| 21   | 300mm Tall Corten Planter | 540 | each | 4     |
| 22   | 600mm Tall Corten Planter | 540 | each | 4     |
| 23   | 450mm Tall Seawall        | 540 | each | 4     |
| 24   | 300mm Tall Corten Planter | 540 | each | 4     |
| 25   | 600mm Tall Corten Planter | 540 | each | 4     |
| 26   | 450mm Tall Seawall        | 540 | each | 4     |
| 27   | 300mm Tall Corten Planter | 540 | each | 4     |
| 28   | 600mm Tall Corten Planter | 540 | each | 4     |
| 29   | 450mm Tall Seawall        | 540 | each | 4     |
| 30   | 300mm Tall Corten Planter | 540 | each | 4     |
| 31   | 600mm Tall Corten Planter | 540 | each | 4     |
| 32   | 450mm Tall Seawall        | 540 | each | 4     |
| 33   | 300mm Tall Corten Planter | 540 | each | 4     |
| 34   | 600mm Tall Corten Planter | 540 | each | 4     |
| 35   | 450mm Tall Seawall        | 540 | each | 4     |
| 36   | 300mm Tall Corten Planter | 540 | each | 4     |
| 37   | 600mm Tall Corten Planter | 540 | each | 4     |
| 38   | 450mm Tall Seawall        | 540 | each | 4     |
| 39   | 300mm Tall Corten Planter | 540 | each | 4     |
| 40   | 600mm Tall Corten Planter | 540 | each | 4     |
| 41   | 450mm Tall Seawall        | 540 | each | 4     |
| 42   | 300mm Tall Corten Planter | 540 | each | 4     |
| 43   | 600mm Tall Corten Planter | 540 | each | 4     |
| 44   | 450mm Tall Seawall        | 540 | each | 4     |
| 45   | 300mm Tall Corten Planter | 540 | each | 4     |
| 46   | 600mm Tall Corten Planter | 540 | each | 4     |
| 47   | 450mm Tall Seawall        | 540 | each | 4     |
| 48   | 300mm Tall Corten Planter | 540 | each | 4     |
| 49   | 600mm Tall Corten Planter | 540 | each | 4     |
| 50   | 450mm Tall Seawall        | 540 | each | 4     |
| 51   | 300mm Tall Corten Planter | 540 | each | 4     |
| 52   | 600mm Tall Corten Planter | 540 | each | 4     |
| 53   | 450mm Tall Seawall        | 540 | each | 4     |
| 54   | 300mm Tall Corten Planter | 540 | each | 4     |
| 55   | 600mm Tall Corten Planter | 540 | each | 4     |
| 56   | 450mm Tall Seawall        | 540 | each | 4     |
| 57   | 300mm Tall Corten Planter | 540 | each | 4     |
| 58   | 600mm Tall Corten Planter | 540 | each | 4     |
| 59   | 450mm Tall Seawall        | 540 | each | 4     |
| 60   | 300mm Tall Corten Planter | 540 | each | 4     |
| 61   | 600mm Tall Corten Planter | 540 | each | 4     |
| 62   | 450mm Tall Seawall        | 540 | each | 4     |
| 63   | 300mm Tall Corten Planter | 540 | each | 4     |
| 64   | 600mm Tall Corten Planter | 540 | each | 4     |
| 65   | 450mm Tall Seawall        | 540 | each | 4     |
| 66   | 300mm Tall Corten Planter | 540 | each | 4     |
| 67   | 600mm Tall Corten Planter | 540 | each | 4     |
| 68   | 450mm Tall Seawall        | 540 | each | 4     |
| 69   | 300mm Tall Corten Planter | 540 | each | 4     |
| 70   | 600mm Tall Corten Planter | 540 | each | 4     |
| 71   | 450mm Tall Seawall        | 540 | each | 4     |
| 72   | 300mm Tall Corten Planter | 540 | each | 4     |
| 73   | 600mm Tall Corten Planter | 540 | each | 4     |
| 74   | 450mm Tall Seawall        | 540 | each | 4     |
| 75   | 300mm Tall Corten Planter | 540 | each | 4     |
| 76   | 600mm Tall Corten Planter | 540 | each | 4     |
| 77   | 450mm Tall Seawall        | 540 | each | 4     |
| 78   | 300mm Tall Corten Planter | 540 | each | 4     |
| 79   | 600mm Tall Corten Planter | 540 | each | 4     |
| 80   | 450mm Tall Seawall        | 540 | each | 4     |
| 81   | 300mm Tall Corten Planter | 540 | each | 4     |
| 82   | 600mm Tall Corten Planter | 540 | each | 4     |
| 83   | 450mm Tall Seawall        | 540 | each | 4     |
| 84   | 300mm Tall Corten Planter | 540 | each | 4     |
| 85   | 600mm Tall Corten Planter | 540 | each | 4     |
| 86   | 450mm Tall Seawall        | 540 | each | 4     |
| 87   | 300mm Tall Corten Planter | 540 | each | 4     |
| 88   | 600mm Tall Corten Planter | 540 | each | 4     |
| 89   | 450mm Tall Seawall        | 540 | each | 4     |
| 90   | 300mm Tall Corten Planter | 540 | each | 4     |
| 91   | 600mm Tall Corten Planter | 540 | each | 4     |
| 92   | 450mm Tall Seawall        | 540 | each | 4     |
| 93   | 300mm Tall Corten Planter | 540 | each | 4     |
| 94   | 600mm Tall Corten Planter | 540 | each | 4     |
| 95   | 450mm Tall Seawall        | 540 | each | 4     |
| 96   | 300mm Tall Corten Planter | 540 | each | 4     |
| 97   | 600mm Tall Corten Planter | 540 | each | 4     |
| 98   | 450mm Tall Seawall        | 540 | each | 4     |
| 99   | 300mm Tall Corten Planter | 540 | each | 4     |
| 100  | 600mm Tall Corten Planter | 540 | each | 4     |











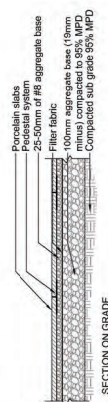
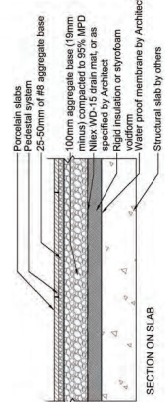
**TABLE**  
 Model # FORTISSO FORD SQUARE TABLE SERIES  
 Colour: Silver 14 matte finish

**CHAIR**  
 Model # FORTISSO FORD CHAIR SERIES  
 Colour: Silver 14 matte finish

Manufacturer: Magin  
 www.magin.com  
 1-800-716-5506  
 Or approved equal

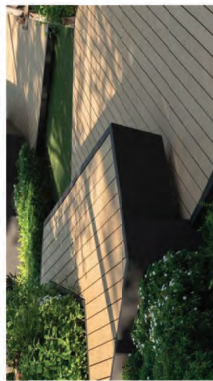


**BENCH**  
 Model # Modena Park Bench M4 (R)  
 Colour: Silver 14 matte finish  
 Manufacturer: Welborne  
 1-800-535-0476  
 Or approved equal



**Notes:**  
 1. Refer to Landscape Drawings for Paver Type locations  
 2. Contractor to provide submittals  
 3. Install all components as per manufacturer's specifications

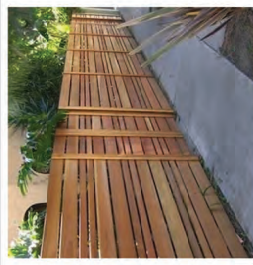
**1 PORCELAIN SLAB DECKING**  
 Scale 1/10



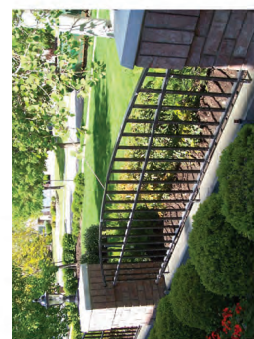
**2 BENCH**  
 Scale NTS



**3 TABLE AND CHAIRS**  
 Scale NTS

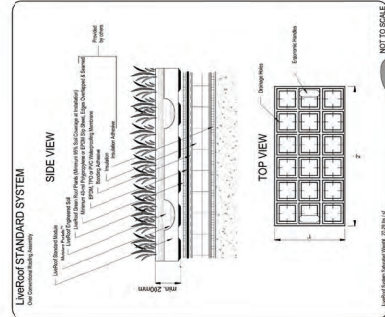


**7 PRIVACY FENCE**  
 Scale NTS



**12m Tall Metal Picket Fence**

**4 VINE CLIMBING SYSTEM**  
 Scale NTS



**LiveRoof**  
 100-11111 100th Ave. S.W.  
 Richmond, BC V6V 2G9  
 Tel: 604.273.1237  
 www.liveroof.com

**Notes:**  
 1. Sedum trays to be grown to show pattern on the Landscape Site Plan  
 2. Sedum trays to be grown to show pattern on the Landscape Site Plan  
 3. Sedum choice to be reviewed and approved by Landscape Architect prior to growing  
 4. The product is grown to order. Coordinate with Nave Nursery 12 months prior to expected installation.

**5 SEAT WALL**  
 Scale NTS

**6 ENTRY TRELLIS**  
 Scale NTS

**7 PRIVACY FENCE**  
 Scale NTS

**8 FENCE**  
 Scale NTS

**9 LIVE ROOF- SLUDUM MAT SYSTEM**  
 Scale NTS



5. TOI TREE PLANTING NOTE

**TOI TREE PLANTING NOTE**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 22

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
| 2   | PC | Issued for DP        | Aug 14, 2020    |
| 3   | PC | Issued for DP Review | Dec 12, 2019    |
| 4   | PC | Issued for DP Review | August 12, 2019 |

**REVISIONS TABLE FOR DRAWINGS**

VDZ and any other project for the replacement of one for the other project

**PROJECT:**

Glover Mary Church  
Mixed Use Development

**LOCATION:**

Glover Rd at Mary Ave.  
Fort Langley, BC

**Stamp:**

Drawn: FVW  
Checked: PC  
Approved: [Signature]

Original Sheet Size: 4' x 8' 1/2"

6. TOI SHRUB & GROUND COVER PLANTING

**TOI SHRUB & GROUND COVER PLANTING**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 21

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
| 2   | PC | Issued for DP        | Aug 14, 2020    |
| 3   | PC | Issued for DP Review | Dec 12, 2019    |
| 4   | PC | Issued for DP Review | August 12, 2019 |

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Original Sheet Size: 4' x 8' 1/2"

7. TOI TREE INSTALLATION

**TOI TREE INSTALLATION**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 24

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
| 2   | PC | Issued for DP        | Aug 14, 2020    |
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Checked: PC  
Approved: [Signature]

Original Sheet Size: 4' x 8' 1/2"

8. TOI WATER SERVICES FOR BOULEVARD LANDSCAPING

**TOI WATER SERVICES FOR BOULEVARD LANDSCAPING**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 15

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
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Approved: [Signature]

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1. PLAY STRUCTURE

**PLAY STRUCTURE**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 23

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
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Checked: PC  
Approved: [Signature]

Original Sheet Size: 4' x 8' 1/2"

2. PLANT CLIMBER FEATURE

**PLANT CLIMBER FEATURE**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 25

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
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Fort Langley, BC

**Stamp:**

Drawn: FVW  
Checked: PC  
Approved: [Signature]

Original Sheet Size: 4' x 8' 1/2"

3. Milenio seating

**Milenio seating**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 26

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
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Glover Mary Church  
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**LOCATION:**

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Fort Langley, BC

**Stamp:**

Drawn: FVW  
Checked: PC  
Approved: [Signature]

Original Sheet Size: 4' x 8' 1/2"

4. MOVEABLE PLANTER

**MOVEABLE PLANTER**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE: 11/11/2019

SCALE: 1/8"

TLP 16

**REVISIONS**

| No. | By | Description          | Date            |
|-----|----|----------------------|-----------------|
| 1   | PC | Revised for DP       | May 20, 2022    |
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Approved: [Signature]

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**D. REPORTS**

- The design of the gas station and canopy should be more reflective of and sympathetic to the heritage building – noting successful examples in Cloverdale on 176 Street at 60 and 64 Avenues.
- Recommendation: The Heritage Review Panel is generally supportive of the proposed development and provides its comments for further consideration by the applicant and staff.

**Gymnasium addition to Murrayville Academy (21488 Old Yale Road) – in Murrayville Conservation Area**

The panel reviewed this Heritage Alteration Permit application for proposed changes to non-scheduled property (mid-century house being repurposed for school use) and new construction (gymnasium addition) in the Murrayville Heritage Conservation Area. The Panel provided the following comments:

- Variations to the front elevation of the proposed gymnasium and entry/circulation element so that it does not read as a continual flat surface, and elimination of flat roof overhang above the entry to read as a more vertical (distinct) element;
- Concern over lack of weather protection for students moving from classrooms to gymnasium;
- Suggested improvements to the parking and landscape areas.
- Recommendation: The Heritage Review Panel is generally supportive of the proposed development and provides its comments for further consideration by the applicant and staff.

**Mixed Commercial-Residential Development (Glover/Mary/Church) – in Fort Langley Heritage Conservation Area**

The panel reviewed a Heritage Alteration Permit application for a new commercial-residential mixed-use building on an assembled site in the Fort Langley Heritage Conservation Area. The proposal includes requested Zoning Bylaw variances related to building height, setbacks, and residential use at grade along Church Street. The Panel provided the following comments:

**Building Scale and Massing:**

- Should lighten up the scale and massing of the project to better fit with the more modest built form context of Fort Langley;
- Less masonry and more horizontal siding and a lighter colour scheme;
- Varied building heights and setbacks;
- Set back upper floors to reduce apparent building height;
- Carefully study floor to floor heights to see where they can be reduced and possibly stepping the floor slab, at least at grade.

**Architectural Design:**

- Simpler building forms with less embellishments;
- The Panel felt that the more successful local design precedents provided by the applicant were those with predominantly two-storey elements,

**D. REPORTS**

third storeys built into sloping roofs, and/or varied setbacks and building punctuation.

**Public and Outdoor Space:**

- Consider opportunities to add more tree planting areas;
- Look to program the open space with street furnishings and spaces for gathering.

Recommendation: The Heritage Review Panel believes that this is a significant project for Fort Langley, and that there are some very good elements – including the interior courtyard, new commercial space, and the introduction of more residential uses. The Panel does not support the project as presented, because it feels more design refinement is needed. The Panel recommends:

- That the applicant continues to work with staff to address outstanding concerns related to the overall massing of the project, architectural elements that appear out of context in Fort Langley, and opportunities to further enhance the public realm; and
- That revised plans be referred to the Heritage Review Panel for further review and comment.

**MOTION**

Moved by T. Quiring,

Seconded by R. Ardron,

That the Heritage Advisory Committee receive and endorse the recommendations of the Heritage Review Panel regarding the Berry General Store, Murrayville Academy Gymnasium Addition, and the Glover/Mary/Church Mixed Commercial-Residential Development in the Fort Langley.

**CARRIED**

**COUNCIL**

Moved by R. Genberg,

Seconded by M. De Little,

That the Heritage Advisory Committee recommend that Council consider a Public Input Opportunity be provided for the Glover/Mary/Church Mixed Commercial-Residential Development in Fort Langley.

**CARRIED**

**5. Douglas Day 2023 Planning Committee Report**

No report.

**6. Museum Advisory Group Report**

F. Pepin reported that the Museum is in the process of hiring staff and that an opening date has not yet been determined.

**E. CORRESPONDENCE**



June 23, 2023

Township of Langley  
20338 – 65 Avenue  
Langley, BC V2Y 3J1  
Attn: Teresa Hanson, Senior Development Planner

Colin A. Hogan  
Architect AIBC

Jarmie J. Kauppila  
Architect AIBC, MRAIC

Dave Boswell  
AScT

RE: Third File Review for HAP No. 101218 (Project 11-33-0137)

Dear Teresa,

Thank for you facilitating our virtual meeting on June 21, 2023. As discussed in our meeting, the Foundation would like to proceed to Council with the design as submitted to staff on 2022.05.20, and as recently presented to HRP and HAC. Over the past seven years, we have worked with staff to address Township comments, while simultaneously working to achieve the goals of the Foundation. Over that time, we have reduced the massing of the project, reduced building height, increased setbacks, solved the issue of lane continuity, and improved the form and character of the project. The Foundation feels that the project as currently designed will make a positive contribution to the community of Fort Langley and wishes to put it in front of council for their consideration on July 24, 2023.

The majority of the design comments from staff, HRP, and HAC are centered around reducing the scale of the project and making it align more closely with the Fort Langley Building Façade Design Guidelines. As outlined in the design rationale that we prepared for HRP and HAC, we've seen significant changes in Fort Langley over the past two decades. We share the Foundation's belief that the design of this project is very compatible with the current Fort Langley context.

The HAC recommended that council consider a Public Input Opportunity for this project. It's important to note that the owner conducted extensive public consultation in the early stages of the project, including four large community meetings and a series of small scale focus groups. In addition, the project has been posted on the [www.fortlangleyproject.com](http://www.fortlangleyproject.com) website for several years now. As such, the Foundation does not believe that further public consultation is warranted, or would be productive.

We would like to address a few specific comments from the "Third File Review" letter dated December 16, 2022:

Variances:

The application is for a Heritage Alteration Permit (with Variances), not a Development Variance Permit (DVP). We were of the understanding the HAP fee would include variances. Does the DVP fee schedule still apply?

Comments:

2. The rollover curbs are required to allow garbage truck access to the garbage rooms on either side of the drive aisle. We will consider using barrier curbs at the sidewalk areas beside buildings and transition to rollover near the garbage areas.
5. The site design complies with the sight triangle requirements at each corner. Cutting back the upper floors of the building would not assist in providing more visibility at the ground floor.
7. The parkade is not intended to provide access to lands beyond. It was designed this way before the "Coast Capital" site was added to the application.
11. We note that while landscape drawings are no longer required for council, we would like to have them included in the drawing package for council as they are important to understand the character of the courtyard. The AFAA Calculation Worksheet is attached; 188m<sup>2</sup> is required and 426m<sup>2</sup> is provided.
- 11.c The landscape drawings clearly indicate the separation of public to private spaces in the courtyard. The AFAA space is secured for resident use and is separated from public use. The landscape design allows for multiple uses in the public areas, like café seating, displaying of products, etc.. All areas of the courtyard will be well lit to ensure safety for residents, commercial users, and visitors.
13. On a site with three street frontages, we try to avoid placing parkade exhaust on public streets. Similarly, we try to avoid the central courtyard or AFAA spaces for exhausts. With these constraints, we feel that the current locations of the exhaust vents are in the appropriate location. Retail storefronts will be ventilated through the façade, typically behind canopies. Restaurants will have grease exhaust shafts extend up to the roof to avoid odours at street level.

We sincerely appreciate staff's input on the project over the past seven years. We now look forward to seeing the project proceed to council for their consideration.

Should you have any questions or require any additional information please do not hesitate to call our office.

Yours very truly,

FOCUS Architecture Incorporated



Colin A. Hogan, Architect AIBC  
Principal

File: 1513

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (FORT LANGLEY PROPERTIES LTD.) BYLAW NO. 6134**

**EXPLANATORY NOTE**

Bylaw No. 6134 amends Community Commercial Zone C-2 to increase the permitted residential density on a site-specific basis for property located at 9140, 9148 and 9166 Glover Road and 9100 Block of Church Street.



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (FORT LANGLEY PROPERTIES LTD.) BYLAW NO. 6134

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 (Fort Langley Properties Ltd.) Bylaw No. 6134”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by adding the following as Section 602.3 3):
  - 3) notwithstanding the above, on Lots 1 and 4 Block 3 District Lot 19 Group 2 New Westminster District Plan 736, Lots A District Lot 19 Group 2 New Westminster District Plan EPP104241, and Lot 1 District Lot 19 Group 2 New Westminster District Plan EPP104240, the maximum residential *gross floor area* may be up to 8,460m<sup>2</sup> and 117.3 units per hectare.

|                           |    |        |      |        |
|---------------------------|----|--------|------|--------|
| NOTICE WAS ADVERTISED the | 16 | day of | June | , 2025 |
| READ A FIRST TIME the     |    | day of |      | , 2025 |
| READ A SECOND TIME the    |    | day of |      | , 2025 |
| READ A THIRD TIME the     |    | day of |      | , 2025 |
| ADOPTED the               |    | day of |      | , 2025 |

|       |       |       |                |
|-------|-------|-------|----------------|
| _____ | Mayor | _____ | Township Clerk |
|-------|-------|-------|----------------|