



REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2026 - REGULAR MEETING	REPORT:	26-65
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-01-0112
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101502 (PRO EDGE DEVELOPMENTS / 21528 OLD YALE ROAD)		

PROPOSAL:

Heritage Alteration Permit application to facilitate construction of a small-scale multi-unit housing development consisting of two dwelling units at 21528 Old Yale Road.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101502 subject to six (6) conditions.

RATIONALE:

The proposal complies with the Murrayville Heritage Conservation Area policies and requirements, as outlined in the Murrayville Community Plan.

RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101502 for the property located at 21528 Old Yale Road to facilitate construction of a small-scale multi-unit housing development consisting of two dwelling units, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A" including demolition of existing single family home.
- b. On-site landscape plans and tree management plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy.
- c. Section 301.5 (1)(a) Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback from the front lot line in Suburban Residential Zone SR-1 from 9.75 m (32.0 ft) to 6.6 m (21.7 ft), as shown in Schedule "A".
- d. Section 104.4(1) Siting Exceptions of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the siting exception for eaves from 0.6 m to 0.8 m, as shown on Schedule "A".
- e. Section 301.5 (1)(c) Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback from the interior side lot line in Suburban Residential Zone SR-1 from 3.0 m (9.8 ft) to 1.9 m (6.2 ft), as shown on Schedule "A".
- f. Section 301.4 (1) Lot Coverage of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from increase the lot coverage from 33% of the lot area to 36.3% in Suburban Residential Zone SR-1.

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. Issuance of a demolition permit for the existing single family home.
- b. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township's Subdivision and Development Servicing Bylaw.
- c. 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.
- d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
- e. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- f. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees.
- g. Payment of applicable Development Cost Charges and building permit administration fees.
- h. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw.
- i. Registration of a statutory right-of-way over the 3.0 m x 3.0 m corner cut at the intersection of the two lanes.
- j. Registration of a restrictive covenant, pursuant to Section 219 of the *Land Title Act*, to require individual on-site infiltration systems.
- k. Registration of rights-of-ways / easements / restrictive covenants as required resulting from design review.

EXECUTIVE SUMMARY:

Pro Edge Developments has applied for a Heritage Alteration Permit to facilitate the demolition of the existing single family home and construction of a two dwelling unit small-scale multi-unit housing development at 21528 Old Yale Road. As the subject property is located within the Murrayville Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required.

The applicant is requesting variances to the Suburban Residential Zone SR-1 to reduce the minimum setback from the front lot line from 9.75 m (32.0 ft) to 6.6 m (21.7 ft), to reduce the minimum setback from the interior side lot line from 3.0 m (9.8 ft) to 1.9 m (6.2 ft) and increase the lot coverage from 33% of the lot area to 36.3%. The applicant is also requesting a variance to increase the siting exception for the eaves from 0.6 m to 0.8 m. Staff recommend Council authorize issuance of Heritage Alteration Permit No.101502 subject to six (6) conditions, noting the eleven (11) conditions to be completed prior to issuance of a Building Permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101502 in Murrayville.

REFERENCE:

Owner:	Pro Edge Developments Ltd. 2613 Klassen Court Coquitlam, BC V3C 5Z2
Agent:	Christophe Vaissade Designs Inc. 1933 Yukon Avenue Port Coquitlam, BC V3C 0G5
Legal Description:	Lot 1 Section 1 Township 8 New Westminster District Plan 10655
Civic Address:	21528 Old Yale Road
Area:	629 m ² (6,771 ft ²)
Murrayville Community Plan:	Single Family Two Murrayville Heritage Conservation Area
Existing Zoning:	Suburban Residential Zone SR-1

BACKGROUND/HISTORY:

- The subject site is zoned Suburban Residential Zone SR-1, designated Single Family Two in the Murrayville Community Plan (Attachment B) and located in the Murrayville Heritage Conservation Area.
- On November 18, 2024, the Township of Langley Zoning Bylaw 1987 No. 2500 was amended to permit the small-scale multi-unit housing (SSMUH) development use in eligible zones, including the Suburban Residential Zone SR-1, subject to conditions incorporated into the definition under Section 102. The proposed two dwelling unit SSMUH development meets the conditions.
- On April 27, 2026, the Township-wide SSMUH Development Permit Area was adopted by Council to establish objectives and guidelines for form and character of SSMUH on eligible lots. Consistent with the Murrayville Heritage Conservation Area requirements, the applicant has reviewed the SSMUH DP guidelines and confirms the proposal is in substantial compliance.

DISCUSSION/ANALYSIS:

- Pro Edge Development Ltd. has applied for a Heritage Alteration Permit to facilitate demolition of the existing single family home and construction of a two dwelling unit small-scale multi-unit housing development in the Murrayville Heritage Conservation Area.

Adjacent Uses:

	Existing Use	Murrayville Community Plan Designation	Existing Zoning
North:	Old Yale Road, a protected road on the scheduled heritage appendix in the Murrayville Community Plan, beyond which are residential	Single Family Two	Residential Zone R-1D

	properties in the Heritage Conservation Area		
South:	A lane, beyond which are residential properties in the Heritage Conservation Area	Single Family Two	Suburban Residential Zone SR-1
East:	A lane, beyond which is the Sharon Presbyterian Church, a protected scheduled heritage property in the Murrayville Community Plan	Institutional	Civic Institutional Zone P-1
West:	A residential property in the Heritage Conservation Area	Single Family Two	Suburban Residential Zone SR-1

Heritage Alteration Permit:

- The site is located in the Murrayville Heritage Conservation Area. The Murrayville Heritage Conservation Area Design Guidelines provide guidance for new construction to respect the heritage character of the area.
- The proponent has proposed vehicular access via a rear lane to be constructed as noted in Attachment A.
- The subject proposal was reviewed by the Heritage Review Panel (HRP) on March 25, 2026, with the comments endorsed by the Heritage Advisory Committee (HAC) on April 1, 2026.
- The proponent has responded to the recommendations of the HAC by increasing the overhang on the east and north gables, adjusting the position and scale of the east gable and windows on the second storey to align with the porch below, increasing the size of the porch posts, adding lighting to the front entrances and replacing the windows on the north facing gable with a centralized window aligned with the door below.
- To facilitate the Heritage Alteration Permit, the applicant is requesting variances to the Suburban Residential Zone SR-1 to reduce the minimum setback from the front lot line from 9.75 m (32.0 ft) to 6.6 m (21.7 ft), reduce the minimum setback from the interior side lot line in the zone from 3.0 m (9.8 ft) to 1.9 m (6.2 ft) and increase the lot coverage of the zone from 33% of the lot area to 36.3%. The applicant is also requesting a variance to increase the siting exception for the eaves from 0.6 m to 0.8 m.
- The applicant has provided a rationale for the proposed variances to support site planning and building design in alignment with the surrounding streetscape and Heritage Conservation Area design guidelines on the irregularly shaped lot (Attachments A and C).
- Heritage Alteration Permit No. 101502 (Attachment A) includes a rendering, site plans, building elevations and landscaping plans.

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Proposed	Total Trees Post Development
0	0	5	5	2	7

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- The landscape plans propose plantings of trees, shrubs and groundcovers within the site. Finalization of landscaping details has been included as a condition of the Heritage Alteration Permit.

Policy Considerations:

The proposed Heritage Alteration Permit facilitates demolition of the existing single family home and construction of a two dwelling unit small-scale multi-unit housing development. As the site is located in the Murrayville Heritage Conservation Area, issuance of a Heritage Alteration Permit is required and is included as Attachment A.

The proposal includes siting and lot coverage variances to facilitate site planning and building design in alignment with the surrounding streetscape and Heritage Conservation Area design guidelines on the irregularly shaped lot.

Respectfully submitted,

Lindsay Roberts
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Heritage Alteration Permit No. 101502

ATTACHMENT B Maps and Graphics

ATTACHMENT C Letter of Rationale

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101502

This Permit is issued this _____ day of _____, 2026 to:

1. NAME: Pro Edge Developments Ltd.

ADDRESS: 2613 Klassen Court
Port Coquitlam, BC V3C 5Z2

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 1 Section 1 Township 8 New Westminster District Plan 10655

CIVIC ADDRESS: 21528 Old Yale Road
Langley, BC V3A 4M8

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. Building plans being in substantial compliance with Schedule "A" including demolition of existing single family home.
- b. On-site landscape plans and tree management plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy.
- c. Section 301.5 (1)(a) Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback from the front lot line in Suburban Residential Zone SR-1 from 9.75 m (32.0 ft) to 6.6 m (21.7 ft), as shown in Schedule "A".
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 - d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
 - e. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
 - f. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees.
 - g. Payment of applicable Development Cost Charges and building permit administration fees.
 - h. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw.
 - i. Registration of a statutory right-of-way over the 3.0 m x 3.0 m corner cut at the intersection of the two lanes.
 - j. Registration of a restrictive covenant, pursuant to Section 219 of the *Land Title Act*, to require individual on-site infiltration systems.
 - k. Registration of rights-of-ways / easements / restrictive covenants as required resulting from design review.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this 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.

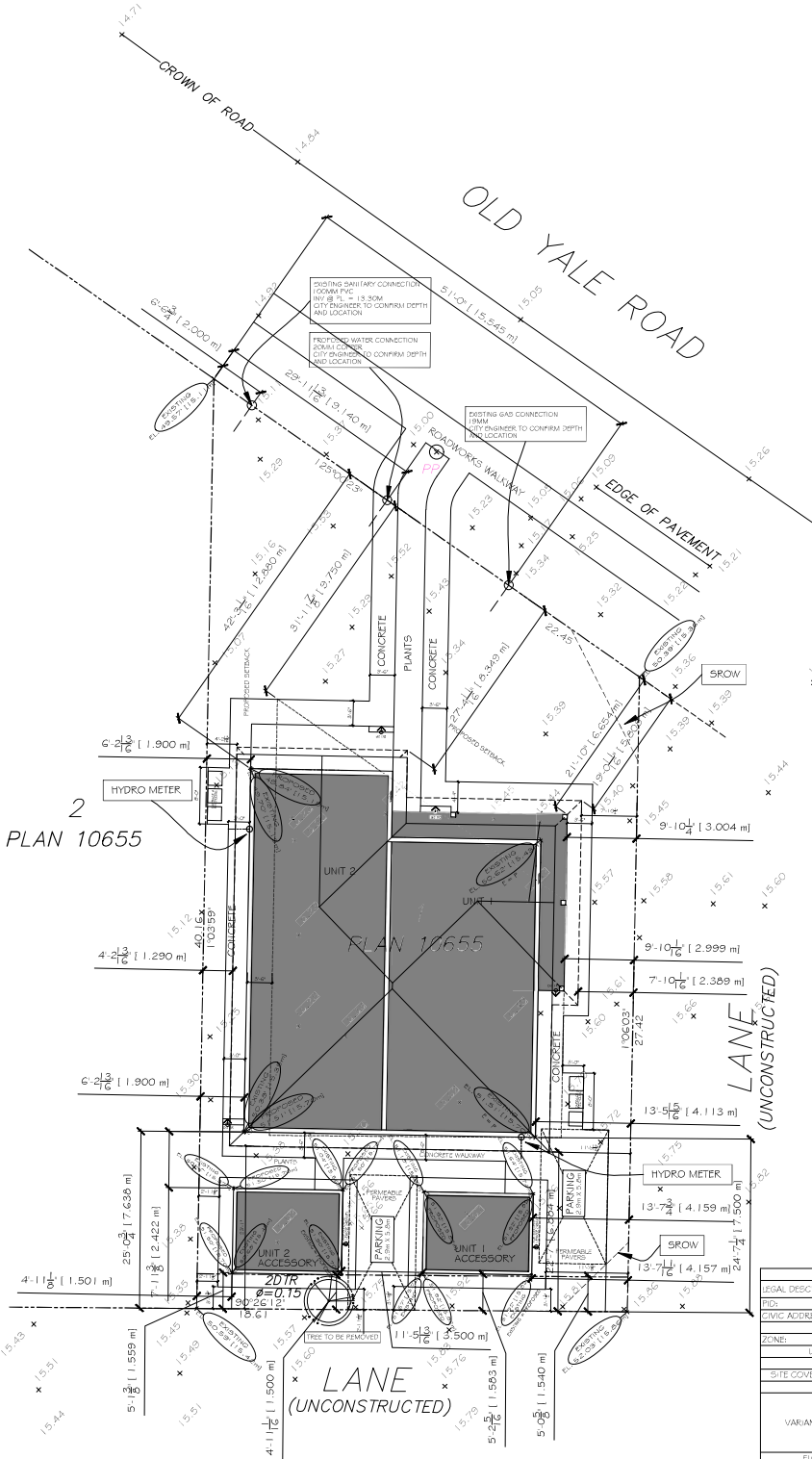
AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

GENERAL NOTES

1. THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2024.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.
3. ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE (2024) AND ALL LOCAL MUNICIPAL CODES AND BY-LAWS.
4. CONTRACTOR OF BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION.
5. SLOPE FINISHED GRADE AWAY FROM THE BUILDING MINIMUM 1/4" TO 1" TO PROVIDE ADEQUATE DRAINAGE.
6. CONCRETE STRENGTH SHALL CONFORM TO 3.3.1.6. B.C. BUILDING CODE 2024 CONFORM WITH STRUCTURAL ENGINEER.
7. ARCHITECTURAL CONCRETE TO BE WELL VENTILATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH EVEN TEXTURED FINISH.
8. CONCRETE SLABS TO BE DEALED IN ACCORDANCE WITH SUBSECTION 9.1.3.4.7 OF THE B.C. BUILDING CODE (2024 EDITION).
9. ROOF TRUSS MANUFACTURE TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.
10. ROOF VENTING SHALL BE 1/300 OF INSULATED CEILING SPACE. VENTS SHALL BE UNIFORMLY DISTRIBUTED.
11. WALL PLATES SHALL BE #2 OR BETTER KD SPRUCE. ALL INU REASERS SHALL BE #2 OR BETTER KD SPRUCE. STUDS SHALL CONFORM TO RESIDENTIAL STANDARDS OF THE CURRENT B.C.B.C. CONFORM WITH STRUCTURAL ENGINEER.
12. FRAMING TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM OR ANCHOR STRAPS @ 4'-0" O.C. BOLTS TO BE ANCHORED WITH METAL POSTS FOR ANCHORS CONFORM WITH STRUCTURAL ENGINEER.
13. DIMENSIONS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING.
14. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS. PLACE JOISTS TO SUIT PLUMBING, HEATING, ETC.
15. UNITS TO BE 2" - 2" X 10" WITH DOUBLE PLATE ON TOP UNLESS NOTED OTHERWISE.
16. ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROOFED WITH 50# BUILDING FELT.
17. FASTEN ALL GYPSUM WALL BOARD (G.W.B.) IN CONFORMANCE WITH SUB SECTION 9.2.3.5 OF THE B.C. BUILDING CODE (2024 EDITION).
18. 9.2.3.5.8 (1) - B.C.B.C. 2024 - FOR SINGLE LAYER GYPSUM BOARD AFFECTION, NAILS SHALL BE SPACED NOT MORE THAN 180 mm O.C. ON CEILING SUPPORTS AND NOT MORE THAN 200 mm APART ALONG VERTICAL SURFACES. THE SCREWS SHALL BE SPACED NOT MORE THAN 300 mm O.C. ALONG SUPPORTS, EXCEPT ON VERTICAL SURFACES THE SCREWS MAY BE SPACED NOT MORE THAN 400 mm O.C. WHERE THE SUPPORTS ARE NOT MORE THAN 400 mm O.C.
19. 9.2.3.5.9 B.C.B.C. 2024 - WHERE SINGLE LAYER GYPSUM BOARD IS APPLIED WITH DRYWALL SCREWS, THE SCREWS SHALL BE SPACED NOT MORE THAN 300 mm O.C. ALONG SUPPORTS, EXCEPT ON VERTICAL SURFACES THE SCREWS MAY BE SPACED NOT MORE THAN 400 mm O.C. WHERE THE SUPPORTS ARE NOT MORE THAN 400 mm O.C.
20. PRE-PAR. GAS FIREPLACE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO THE REQUIREMENTS OF THE CANADIAN GAS ASSOCIATION. INSTALL NON-COMBUSTIBLE HEARTH TO MEET THE REQUIREMENTS OF SUBSECTION 9.2.2.5 OF THE B.C. BUILDING CODE (2024 EDITION). FINISH MATERIALS AS PER OTHERS SPECIFICATIONS.
21. PROVIDE ATTIC ACCESS HATCHES AS PER ARTICLE 9.19.2 OF THE B.C. BUILDING CODE (2024 EDITION). ALL HATCHES TO BE MINIMUM 21" x 23" (545 mm x 590 mm).
22. ELECTRICAL, PLUMBING AND VENTILATION MUST COMPLY WITH ALL RELEVANT CODES AND REGULATIONS IN ALL RESPECTS.
23. EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES. HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST AND THEREFORE THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME THE RESPONSIBILITY FOR ALL. BY USING THE PLANS THE CONTRACTOR ACCEPTS THIS RESPONSIBILITY.
24. THE SCOPE OF THIS HOME DESIGN DOES NOT ALLOW FOR SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE RESIDENCE. IT IS HIGHLY ADVISED THAT THE CONTRACTOR AND/OR OWNER ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSESS THE ABILITY OF THE STRUCTURE TO HANDLE ALL THE LOADS TO WHICH IT MAY COME IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL ABILITY OR THE RESPONSIBILITY TO COUNSEL THE OWNER IN THIS REGARD.



SITE INFO			
LEGAL DESCRIPTION:	LOT 1, SECTION 1, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP10655 PART SE 1/4, 4.		
PID:	008-378-219		
CIVIC ADDRESS:	21528 OLD YALE ROAD, LANGLEY BC		
ZONE:	SR-1		
LOT AREA	4771 S.F. (623m ²)	PROPOSED	2456 S.F.
SITE COVERAGE AREA (33%)	PERMITTED	PROPOSED	2456 S.F.
*VARIANCE MAXIMUM SITE COVERAGE = 2456 S.F. = 36.3%			
VARIANCE RATIONALE	The additional coverage is necessary to accommodate the duplex building form, including the wrap-around porch, while maintaining appropriate interior space and heritage aligned massing. The increase in lot coverage is modest and does not adversely affect neighbouring properties or the overall streetscape.		
FLOOR AREA	N/A	3662 S.F.	
MAIN FLOOR AREA		1931 S.F.	
UPPER FLOOR AREA		1931 S.F.	
BUILDING HEIGHT	29.53' (9.0m)	27.18' (8.28m)	
DUPLEX SETBACKS	MINIMUM	PROPOSED	ROOF PROJECTION
FRONT SETBACK (NORTH)	31.39' (9.7m)	21.83' (6.65m)	19.05' (5.81m)
LEFT SETBACK (EAST)	9.64' (3.0m)	9.64' (3.0m)	7.83' (2.39m)
RIGHT SETBACK (WEST)	9.64' (3.0m)	6.23' (1.90m) *VARIANCE	4.23' (1.29m)
REAR SETBACK (SOUTH)	24.61' (7.5m)	24.61' (7.5m)	22.55' (6.88m)
EXISTING GRADE	50.58' (15.41m)		
FINISHED GRADE	50.67' (15.51m)		
ACCESSORY SETBACKS	MINIMUM	PROPOSED	ROOF PROJECTION
FRONT SETBACK (NORTH)	31.39' (9.7m)	N/A	N/A
LEFT SETBACK (EAST)	4.92' (1.5m)	4.92' (1.5m)	11.63' (3.54m)
RIGHT SETBACK (WEST)	4.92' (1.5m)	4.92' (1.5m)	2.93' (0.89m)
REAR SETBACK (SOUTH)	4.92' (1.5m)	14.16m	2.92' (0.89m)

SITE PLAN - 21528 OLD YALE ROAD, LANGLEY BC

DATE:	MAR 2025
SCALE:	1/8" = 1'-0"
PROJECT NO.:	
SHEET NO. / REVISION:	A / 1.3

CLIENT:	
PROJECT:	21528 OLD YALE ROAD, LANGLEY BC
CONTENT:	SITE PLAN

REV.	DATE	REMARKS
CC	MAR 03 2024	ISSUED FOR PERMIT
CC	FEB 16 2024	REVISIONS
CC	MAR 23 2024	REVISIONS
CC	MAR 14 2024	REVISIONS

THESE DRAWINGS AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

21528
OLD YALE ROAD
LANGLEY, BC

CHRISTOPHER MASSARO
REGISTERED ARCHITECT
B.C. REG. NO. 12345
WWW.CHRISTOPHERMASSARO.COM

① ASPHALT SHINGLES MINIMUM 30 YEAR
② PREFINISHED ALUMINUM FASCIA GUTTER
2 X 10 FASCIA + GABLE BARGE BOARD

COLOUR PALETTE

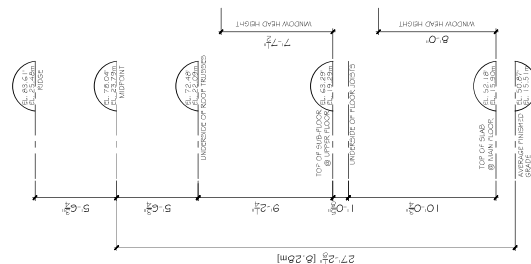
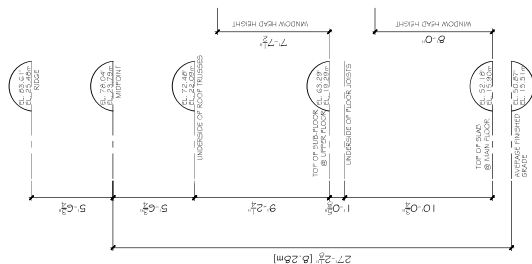
BODY: VC-15 HADDINGTON GREY
 TRIM: VC-1 OXFORD IVORY
 SASH: VC-35 GLOSS BLACK
 DOOR: VC-35 GLOSS BLACK

COLOUR PALETTE



LEFT ELEVATION - EAST

NOTE: SPATIAL SEPERATION NOT REQUIRED
NOTE: COMPLIANT WITH AERONAUTICTS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT



RIGHT ELEVATION - WEST

NOTE: COMPLIANT WITH AERONAUTICS ACT
NOTE: BUILDING IS SPRINKLERED THROUGHOUT

LIMITING DISTANCE		
1.5m	1.90m	2.0m
7	7.60	8

SPATIAL SEPARATION CALCULATIONS - WEST

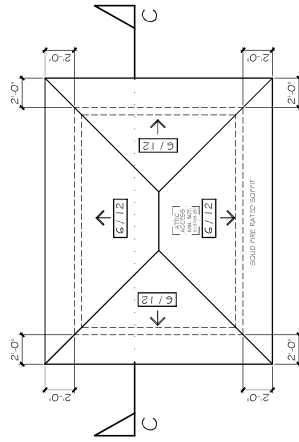
EXPOSING BUILDING FACE: 1.137 S.F. (105.6 SQ.M.)
UNITING DISTANCE: 6'2 13/16" (1.90 m)
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS: 7.50% (85.29 S.F.)
BUILDING IS SPRINKLERED: AREA OF UNPROTECTED OPENINGS MULTIPLIED BY 2
ALLOWABLE AGGREGATE AREA OF UNPROTECTED OPENINGS: 15.00% (177.37 S.F.)
PROPOSED AGGREGATE AREA OF UNPROTECTED OPENINGS: 9.39% (106.55 S.F.)

COLOUR PALETTE

VC-16
Indium Gray

VC-1
Oxford Ivory

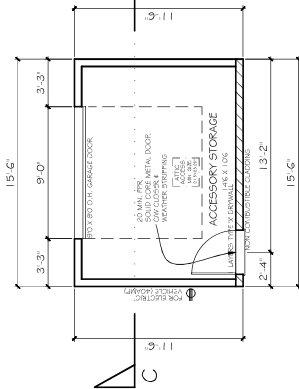
VC-35
Gloss Black**



REFER TO TRUSS LAYOUT AS PER STRUCT. ENGINEER DWGS.

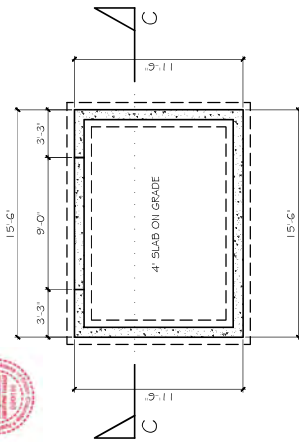
NOTE: SOLAR PRE-PIPE: ENGINEER TRUSSES

NOTE: SOLAR PRE-PIPE, ENGINEER TRUSSES FOR SOLAR PANELS



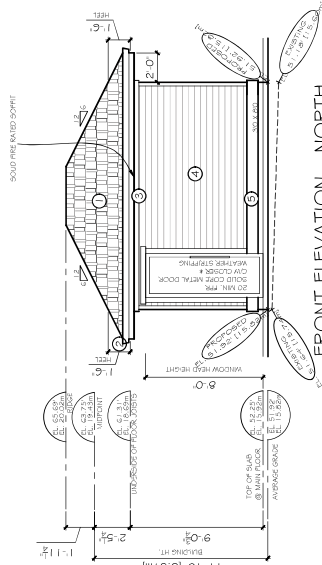
MAIN FLOOR AREA 17825 SF

MAIN FLOOR AREA 178.25 S.F.

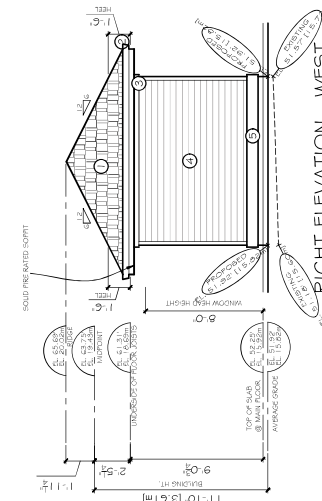


NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING

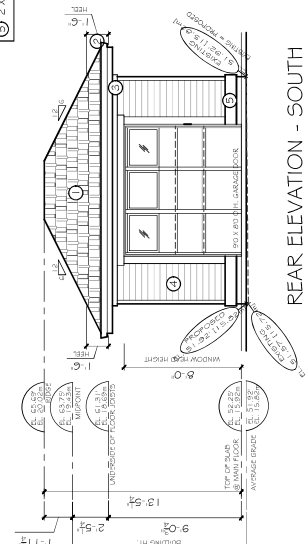
NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING SIZES AND PLACEMENT.



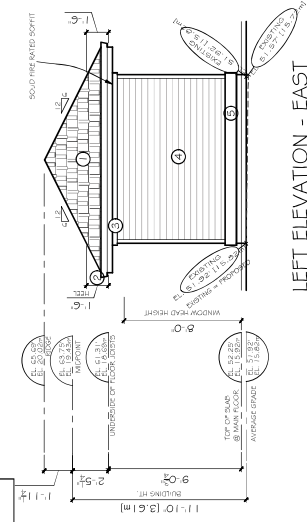
NOTE: SPATIAL SEPERATION NOT REQUIRED



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SCHEDULE OF FINISHES

①	ASPHALT SHINGLES MINIMUM 30 YEAR
②	PREFINISHED ALUMINUM FASCIA GUTTER 2 X 10 FASCIA & CABLE BARGE BOARD
③	PIETZE BOARD
④	HARDIE HORIZONTAL SIDING
⑤	2 X 10 BASE TRIM

4 TRUSS ROOF CONSTRUCTION
OVER GARAGE/EXTERIOR SPACE
 UNLIMITED PREFERRED SPACING (SPACING)
 1/2" PLYWOOD OR 1/4" CDX SHEATHING JOISTS
 2" X 10" OR 2" X 12" JOISTS OR 2" X 10" OR 2" X 12" JOISTS
 3" X 10" OR 3" X 12" JOISTS OR 3" X 10" OR 3" X 12" JOISTS
 4" X 10" OR 4" X 12" JOISTS OR 4" X 10" OR 4" X 12" JOISTS

5 ROOF CONSTRUCTION AT EAVES
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EXTERIOR WALL CONSTRUCTION

- HORIZONTAL, 1x4x8 BOARD SILING
- 1/2" PLYWOOD STRIPS VERTICALLY APPLIED OVER SILING
- INTERIOR SIDING - 6" WIDE SHEDDED WEATHER OVER SHEATHING
- ONTO
- 2 LAYERS SOXIM, BUILDING PAPER
- 1/2" GYP BOARD
- PAINT AT FULL THICKNESS OF 1/2" MINIMUM AT ALL PLACES OTHER THAN CORNERS
- 1/2" O.D. WALL BRACKETS
- 1/2" O.D. WALL BRACKETS
- 1/2" STYRENE FOAM INSULATION
- 1/2" STYRENE BOARD

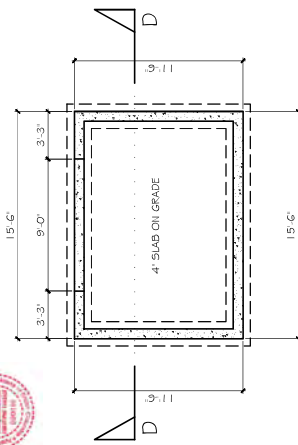
REV	DATE	REMARKS
CC	JAN-16-2026	FEEDBACKS
CC	FEB-18-2026	FEEDBACKS
CC	MAR-23-2026	FEEDBACKS
CC	APR-14-2026	FEEDBACKS

CLIENT :	
PROJECT :	21528 OLD YALE ROAD, LANGLEY BC
CONTENT :	ACCESSORY BUILDING

DATE : MAR, 2024	SCALE : 1/8" =	PROJECT No. E.9	SHEET No. : A - 5. I	REVISION :
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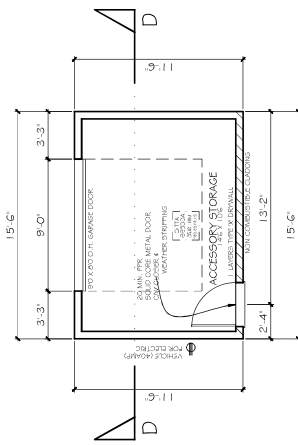


UNIT 2 ACCESSORY



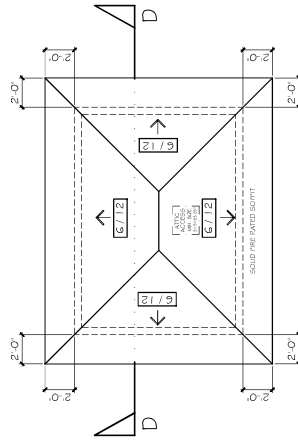
FOUNDATION PLAN

NOTE: REFER TO STRUCTURAL DRAWINGS FOOTING SIZES AND PLACEMENT.



MAIN FLOOR PLAN

MAIN FLOOR AREA	178.25 S.F.
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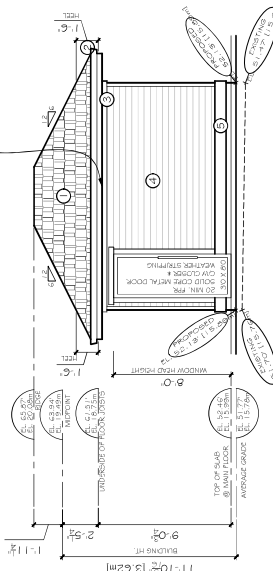


ROOF PLAN

REFER TO TRUSS LAYOUT AS PER STRUCT. ENGINEER DWGS.

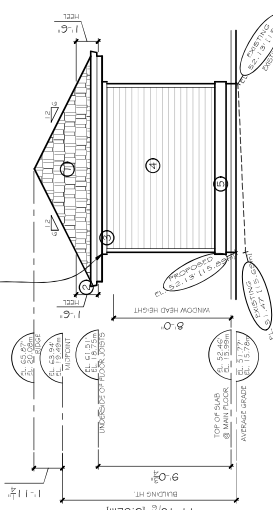
/ 12 DENOTES EXTERIOR ROOF PITCH

NOTE: SOLAR PRE-PIPE, ENGINEER TRUSSES FOR SOLAR PANELS



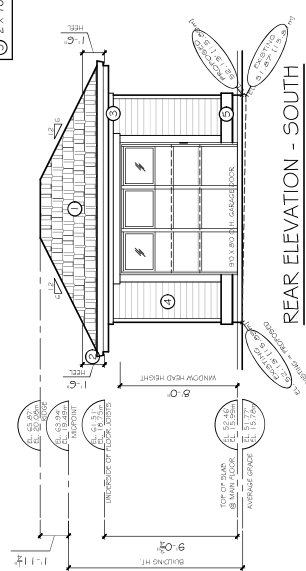
FRONT ELEVATION - NORTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



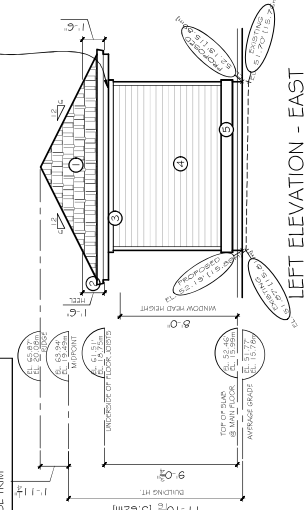
RIGHT ELEVATION - WEST

NOTE: SPATIAL SEPERATION NOT REQUIRED



REAR ELEVATION - SOUTH

NOTE: SPATIAL SEPERATION NOT REQUIRED



LEFT FIFVATION - FAST

NOTE: SPATIAL SEPERATION NOT REQUIRED

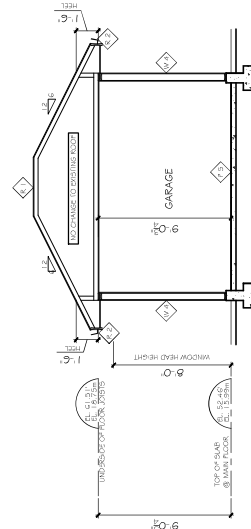
SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES MINIMUM 30 YEAR
- ② PREFINISHED ALUMINUM FASCIA GUTTER
2 X 10 FASCIA + GABLE DARGE BOARD
- ③ FRIEZE BOARD
- ④ HARDIE HORIZONTAL SIDING
- ⑤ 2 X 10 BASE TRIM

CONSTRUCTION ASSEMBLIES

[illegible]

SECTION D - D



REV	DATE	REMARKS
CC	JAN-10-2026	REVISIONS
CC	FEB-18-2026	REVISIONS
CC	MAR-23-2026	REVISIONS
CC	APR-14-2026	REVISIONS

CLIENT :	
PROJECT :	21526 OLD VALE ROAD, LANGLEY BC
CONTENT :	ACCESSORY BUILDING

DATE : MAR. 2024	E.9	REVISION :
SCALE : 1/8" =		SHEET No. : A - 5.1
PROJECT No.		



NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

DUPLEX DEVELOPMENT

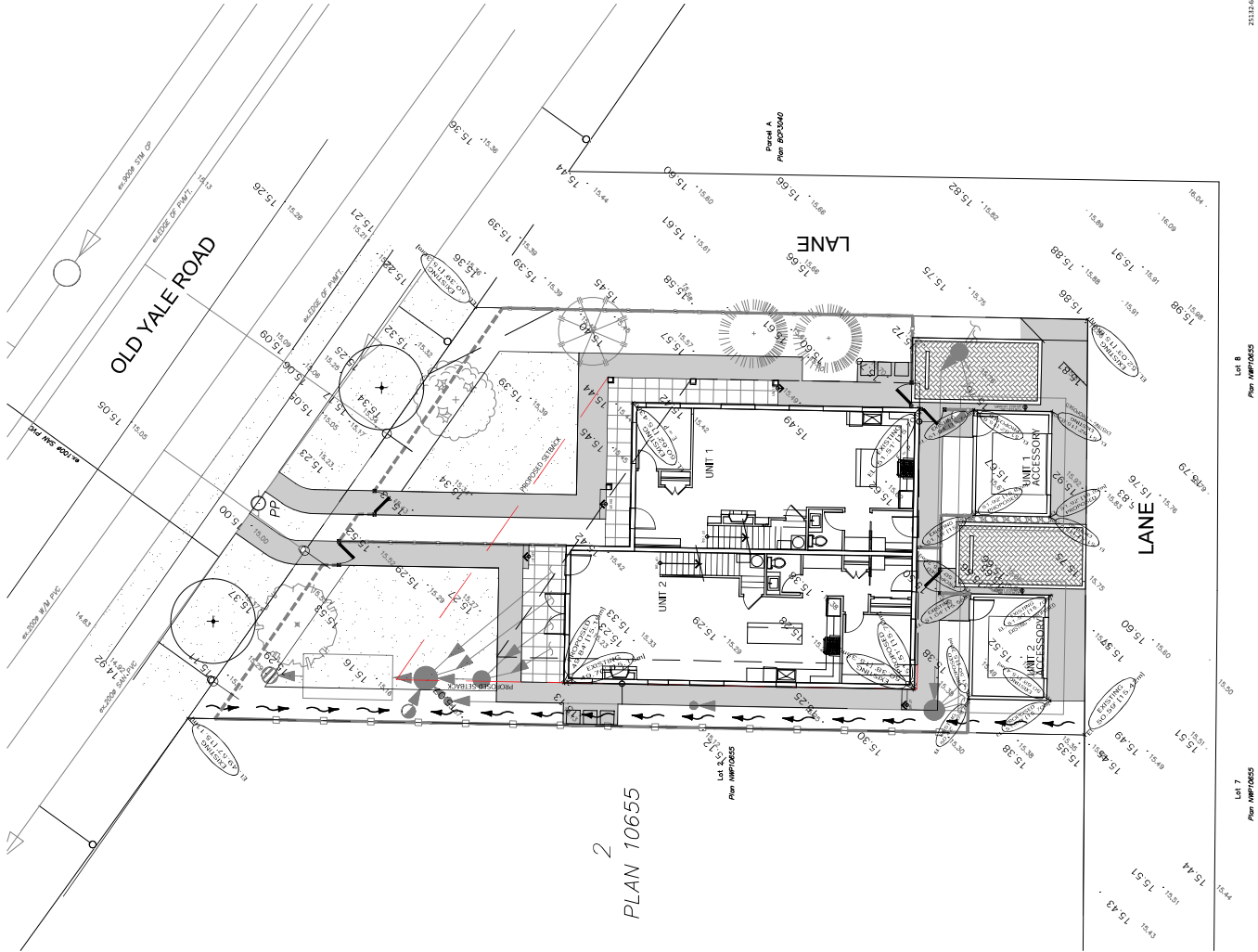
21528 OLD YALE ROAD
LANGLEY, BC

DRAWING TITLE:
**GRADING
PLAN**

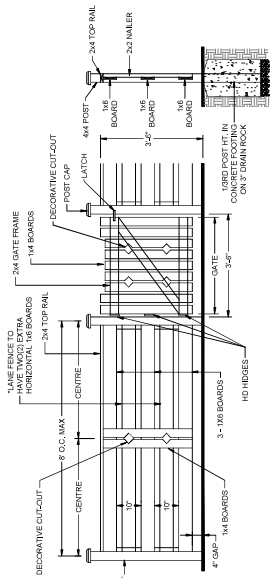
DATE: 21 JUN 21
SCALE: 1/8"=1'-0"
DRAWN: JR
DESIGN: JR
CHKD: BA



PMG PROJECT NUMBER: 25-132

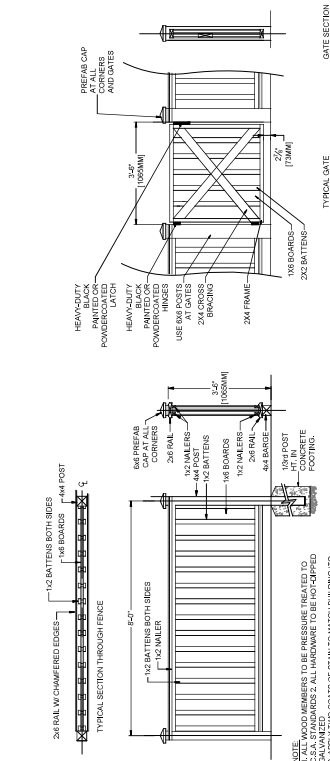


SEAL



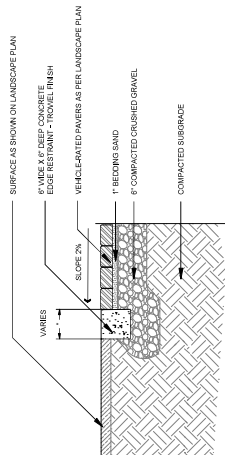
- NOTES**
1. ALL SETS PRESSURE TREATED TO CMA STANDARD AND END CUTS
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM)
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. ALL FINISHES TO BE SAME. CHANGES IN GRADE TO BE IN 12" X 4" STEPS (MAX).
 6. GAPS TO GRANT TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

1 42' HT. STREET FRONTAGE FENCE
1/2" = 1'-0"



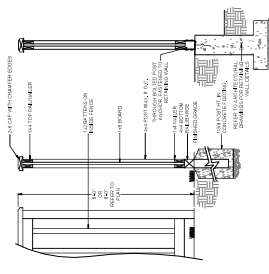
- NOTES**
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO CMA STANDARD 2. ALL HARDWARE TO BE HOT-DIPPED
 3. APPLY 2 COATS OF STAIN TO MATCH BUILDING (TO MANUFACTURERS SPECIFICATION)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

2 42' HT. PERIMETER WOOD FENCE
1/2" = 1'-0"



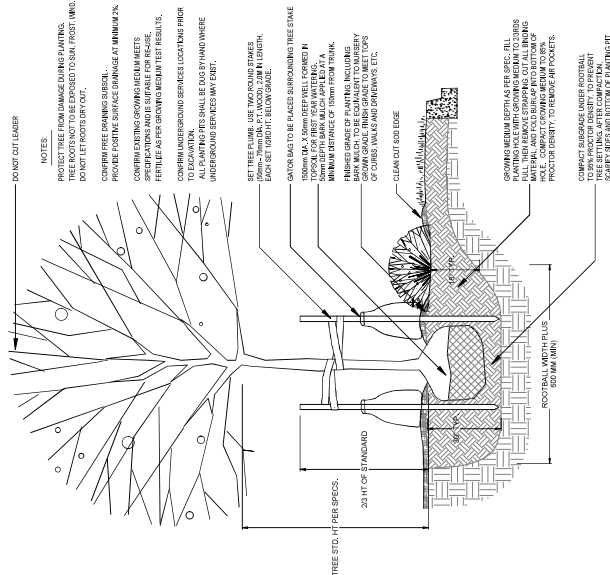
- NOTES**
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 3. APPLY 2 COATS OF STAIN TO MATCH BUILDING (TO MANUFACTURERS SPECIFICATION)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

4 PAVER PARKING STALL
1/2" = 1'-0"



- NOTES**
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO CMA STANDARD 2. ALL HARDWARE TO BE HOT-DIPPED
 3. APPLY 2 COATS OF STAIN TO MATCH BUILDING (TO MANUFACTURERS SPECIFICATION)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

5 6' HT. PERIMETER WOOD FENCE
1/2" = 1'-0"



- NOTES**
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO CMA STANDARD 2. ALL HARDWARE TO BE HOT-DIPPED
 3. APPLY 2 COATS OF STAIN TO MATCH BUILDING (TO MANUFACTURERS SPECIFICATION)
 4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

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

NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	DR.
1	21 JUN 21	ISSUED FOR CONSTRUCTION	DR.
2	21 JUN 21	ISSUED FOR CONSTRUCTION	DR.
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PROJECT
DUPLEX DEVELOPMENT

21528 OLD YALE ROAD
LANGLEY, BC

DRAWING TITLE
LANDSCAPE DETAILS

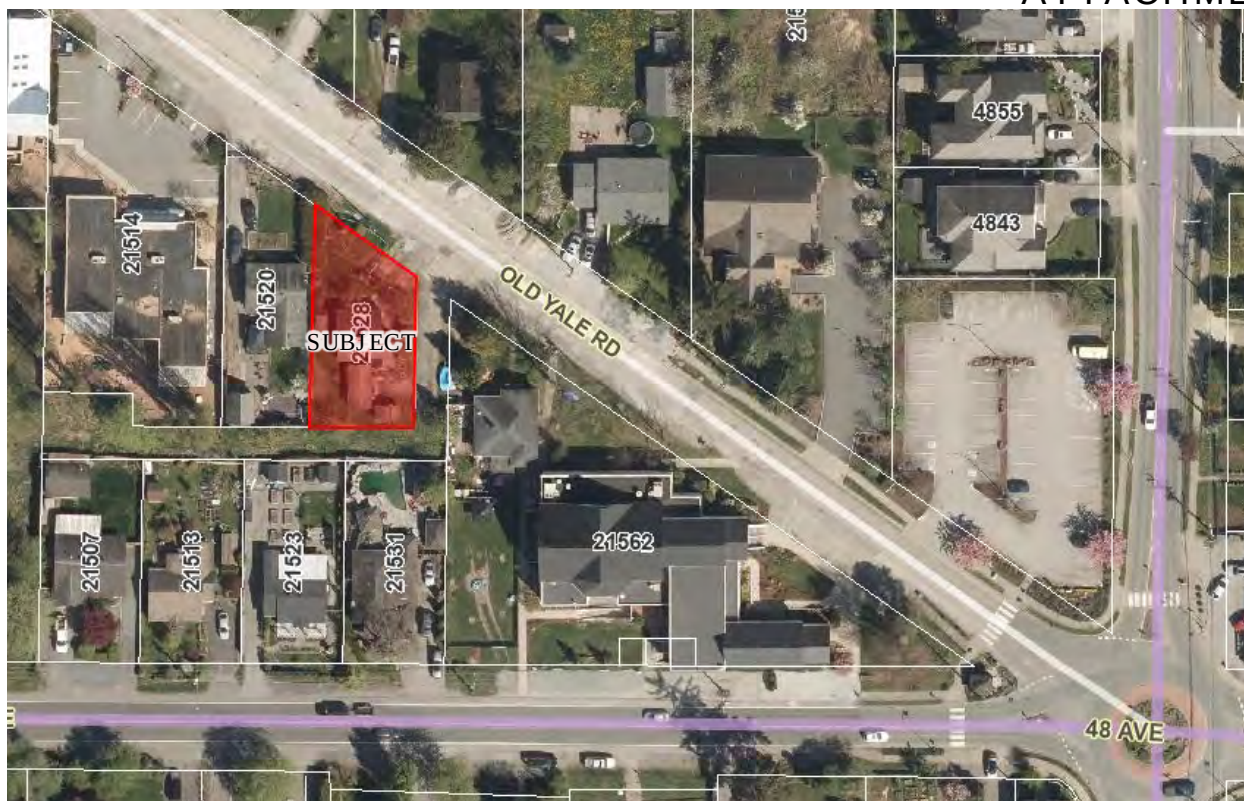
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SCALE	AS NOTED		
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DESIGN	JR		
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OF 4

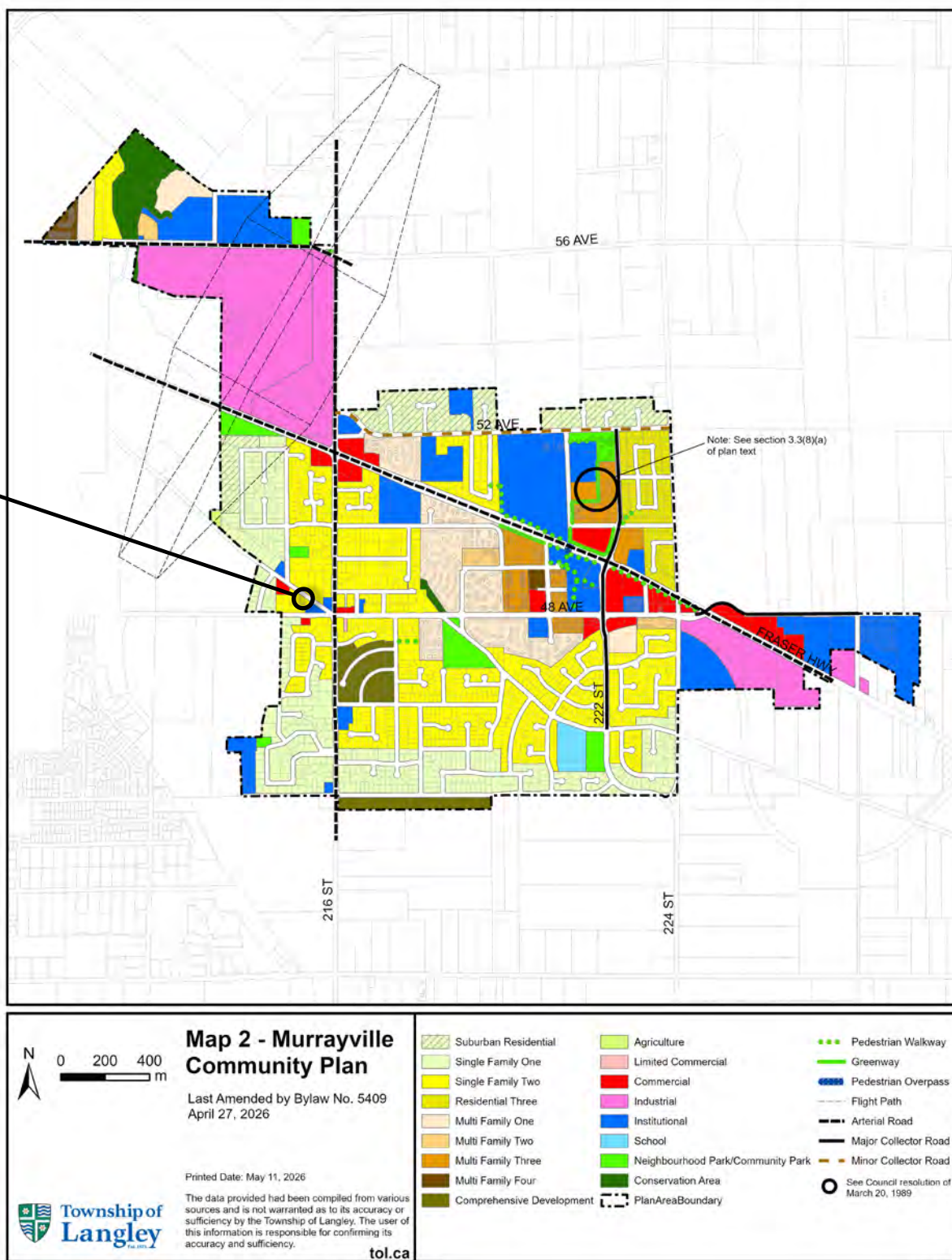
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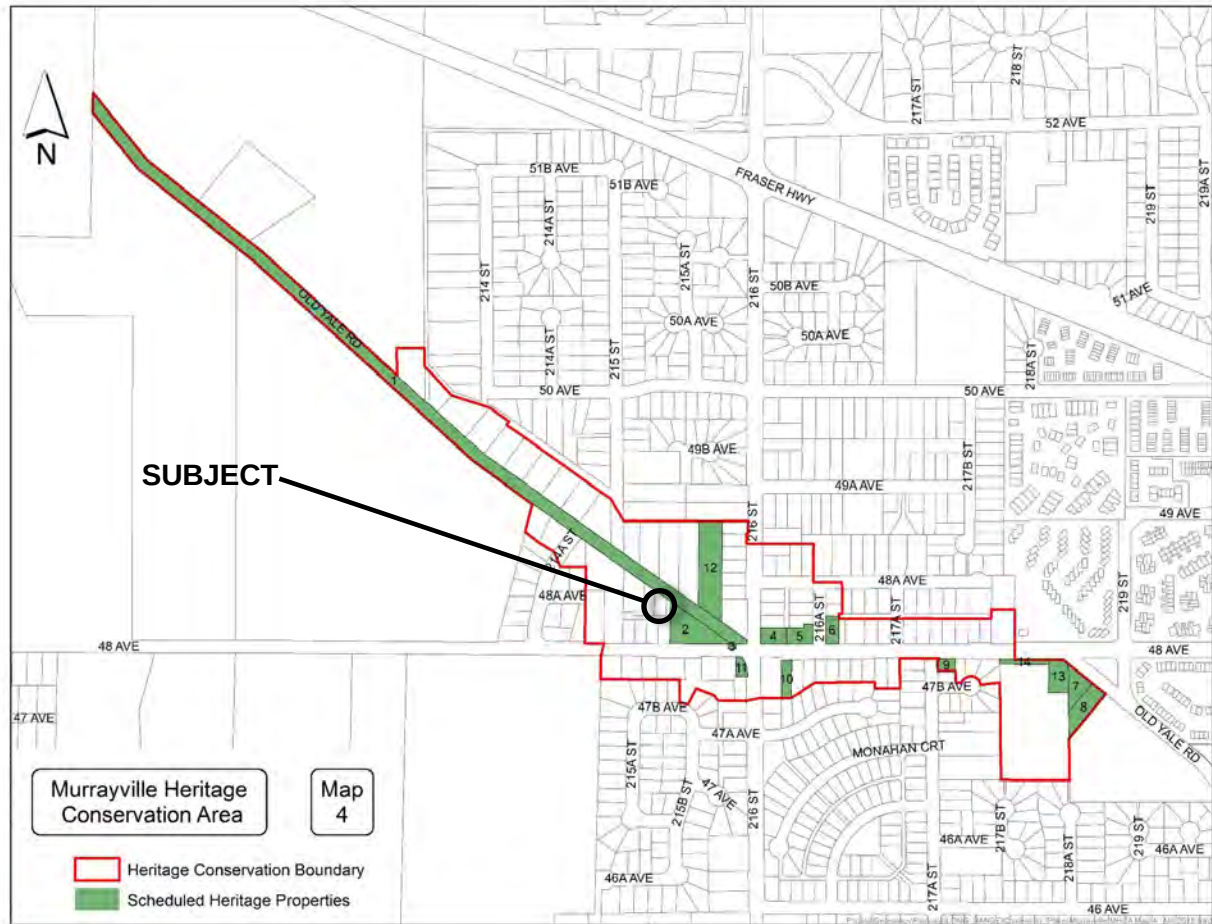
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AERIAL CONTEXT MAP

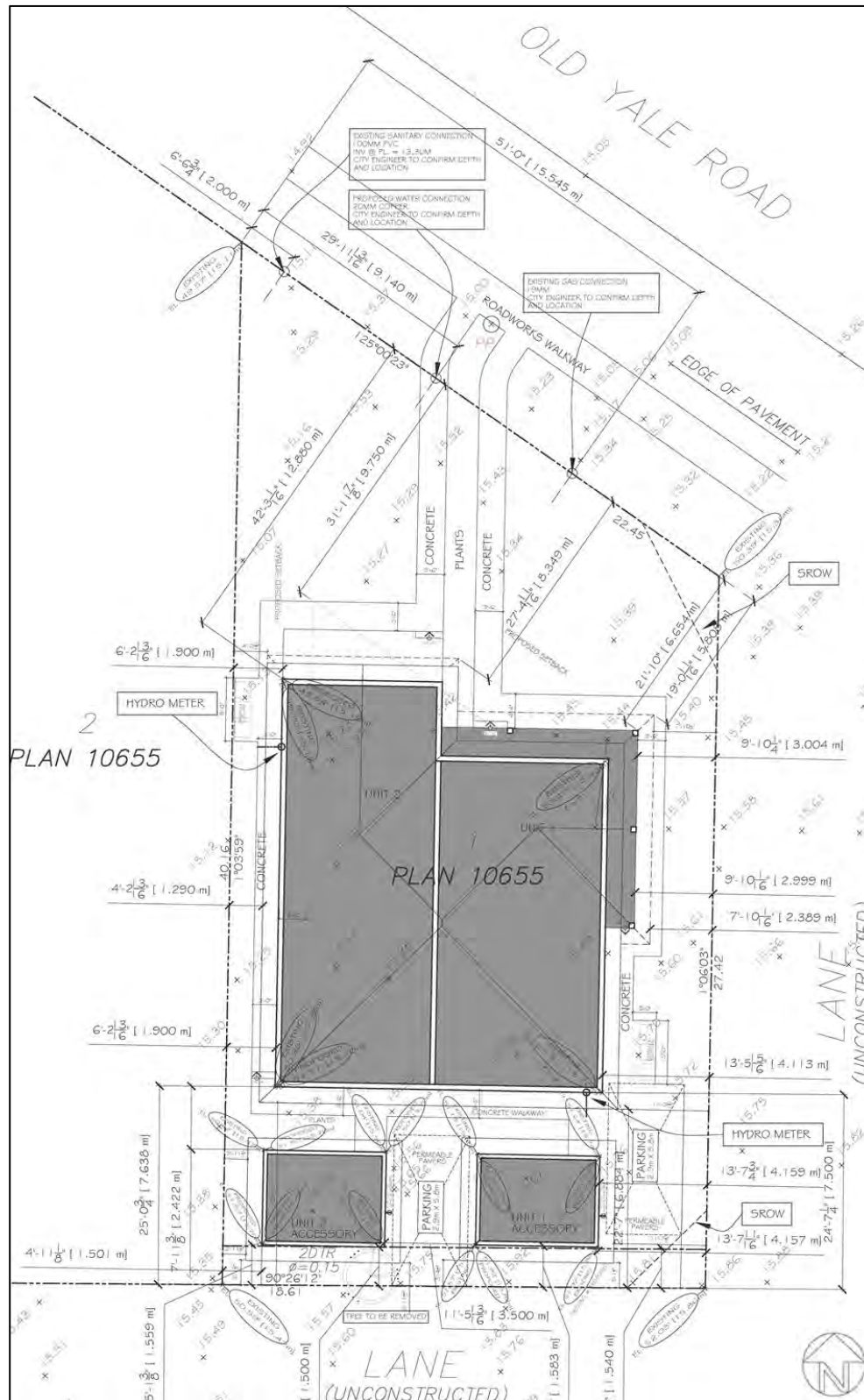
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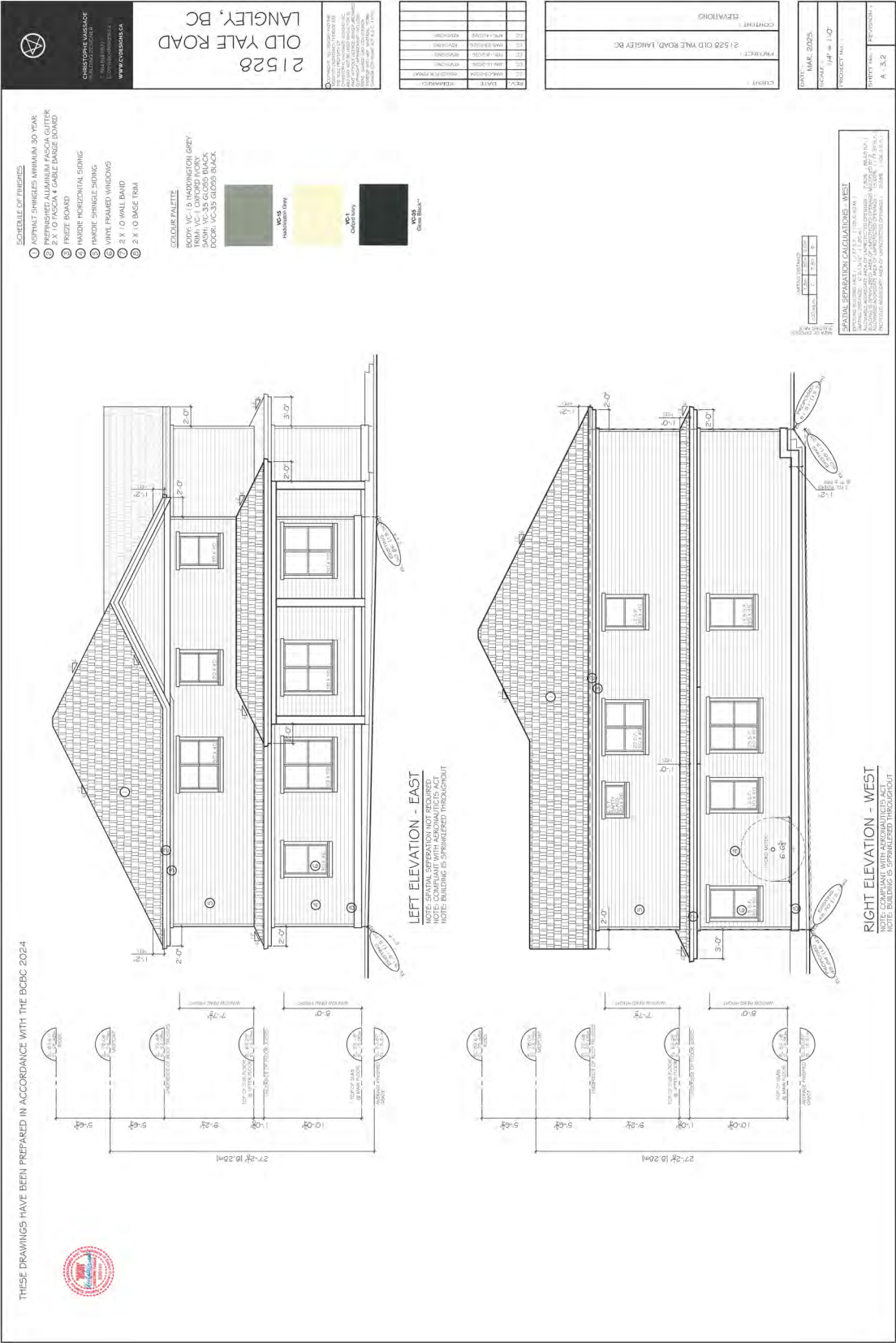
ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



C H R I S T O P H E
V A I S S A D E
D E S I G N S

1933 Yukon Ave,
Port Coquitlam, BC V3C 0G5

ATTACHMENT C

Phone: (604) 614-6627

Email: chris@cvdesigns.ca

Website: www.cvdesigns.ca

Jun 3, 2026
Township of Langley Development Department
20338 65 Ave
Langley, BC V2Y 3J1

Re: Variance Letter

Subject Site - 21528 Old Yale Road, Langley

Subject Zone - SR-1

On behalf of Christophe Vassalde Designs Inc., we are submitting this variance letter to be read in conjunction with the new and revised documents.

We are requesting variances to the required North (front) and West (right) setbacks for the proposed duplex development. We are also requesting a variance to the maximum lot coverage.

The SR-1 zone requires a 9.75 m front yard setback. We are requesting a reduced front setback of 6.65 m, representing a relaxation of 3.10 m. The subject property is uniquely affected by its location along Old Yale Road, where properties directly across the street are zoned R1-D and require front setbacks between 6.0 m and 7.5 m. This zoning interface creates a site-specific hardship, as strict compliance with the SR-1 requirement would result in a building significantly recessed relative to the prevailing streetscape. The proposed setback reduction restores visual continuity along the street and enables the inclusion of a covered porch along the North and east façade, which was requested as part of the application to better reflect the surrounding heritage architecture within the Murrayville Heritage Conservation Area.

The SR-1 zone also requires a 3.0 m interior side yard setback. We are requesting a reduction to 1.90 m, a relaxation of 1.10 m. This setback reduction is necessary to accommodate heritage-consistent building massing and the continuation of the covered porch along the east façade, which increases the building's effective width while maintaining a simplified roofline and overall heritage-appropriate form. Without the requested side yard relaxation, the porch element and associated heritage detailing could not be incorporated in a functional and proportionate manner. The proposed side yard maintains adequate separation from neighbouring buildings and avoids adverse impacts to access.

In addition, the SR-1 zone permits a maximum lot coverage of 33% (2,234 sq. ft.). We are proposing a lot coverage of 2,456 sq. ft., requiring a relaxation of 222 sq. ft. The additional coverage is necessary to accommodate the duplex building form, including the wrap-around porch, while maintaining appropriate interior space and heritage-aligned massing. The increase in lot coverage is modest and does not adversely affect neighbouring properties or the overall streetscape.

The requested variances arise from site-specific conditions, including the zoning interface across Old Yale Road and the heritage design requirements of the Murrayville Heritage Conservation Area. The proposed relaxations maintain compatibility with surrounding properties and are necessary to achieve a context-sensitive, heritage-appropriate design. We respectfully request approval



Christophe Vaissade
President of Christophe Vaissade Designs Inc.
Residential Building Designer, ASTTBC

