



REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 29, 2026 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101497
 (RANDHAWA / 27251 – 30 AVENUE)

REPORT: 26-76
FILE: 13-20-0160

PROPOSAL:

Development Permit application (including variance) for a 3-storey mixed use building containing five apartment units and a 208.3 m² (2,241 ft²) group children's daycare located at 27251 – 30 Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101497 subject to six (6) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Community Commercial C-2 zoning, with the exception of the proposed contiguous age-friendly amenity area variance.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101497 to Sohail and Zeshan Randhawa for property located at 27251 – 30 Avenue subject to the following conditions:

- a. Building and signage plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
- c. 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).
- d. Section 111.5 – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m² (753.4 ft²) to 30.3 m² (326.1 ft²) as indicated in Schedule "A".
- e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
- f. All refuse areas to be located within buildings and/or in enclosures and screened.

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

- a. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township's Subdivision and Development Servicing Bylaw.
- b. Registration of a restrictive covenant requiring Unit 3 to be provided as adaptable housing.
- c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- e. On-site landscaping to be secured by letter of credit at building permit stage.
- f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

Architecture Panel Inc. has applied on behalf of the property owner for a development permit for a 3-storey mixed use building containing five apartment units and a 208.3 m² (2,241 ft²) group children's daycare located at 27251 – 30 Avenue. The development includes a variance to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m² (753.4 ft²) to 30.3 m² (326.1 ft²).

The development proposal is consistent with the Development Permit Area 'D' – Downtown Core Area provisions of the Aldergrove Community Plan and complies with the site's Community Commercial Zone C-2, with the exception of the proposed contiguous age-friendly amenity area variance. Issuance of Development Permit No. 101497 is recommended subject to six (6) conditions, plus six (6) conditions to be applied at the building permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101497.

REFERENCE:

Agent:	Architecture Panel Inc. 206, 1493 Foster Street White Rock, BC V4B 0C4
Owner:	Sohail and Zeshan Randhawa 8699 – 168A Street Surrey, BC V4N 5J4
Legal Description:	Lot 17 Block 2 Section 20 Township 13 New Westminster District Plan 1621
Location:	27251 – 30 Avenue
Area:	737.6 m ² (7,940.0 ft ²)
Existing Zoning:	Community Commercial Zone C-2
Aldergrove Community Plan:	Aldergrove Core Land Use Plan
Aldergrove Core:	Low Density Residential (1.1 FSR)

BACKGROUND/HISTORY:

- The subject site is currently zoned Community Commercial Zone C-2 and is designated Low Density Residential (1.1 FSR) in the Aldergrove Community Plan.
- The subject site is located in Development Permit Area 'D' – Downtown Core Area in the Aldergrove Community Plan.

DISCUSSION/ANALYSIS:

- Architecture Panel Inc. has applied on behalf of the property owner for a development permit for a 3-storey mixed use building containing five apartment units and a 208.3 m² (2,241 ft²) group children's daycare located at 27251 – 30 Avenue.
- The proposed development permit includes a variance to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m² (753.4 ft²) to 30.3 m² (326.1 ft²).
- The proposal is consistent with the Aldergrove Community Plan and is compliant with the site's existing Community Commercial C-2 zoning, with the exception of the proposed contiguous age-friendly amenity area variance.

Adjacent Uses:

	Existing Use:	Aldergrove Community Plan Designation:	Existing Zoning:
North:	A lane, beyond which is a commercial building	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2
South:	30 Avenue, beyond which is a residential apartment building	Medium Density Residential (2.0 FSR)	Multiple Family Residential Zone RM-3
East:	A property with a single family dwelling	Low Density Residential (1.1 FSR)	Community Commercial Zone C-2

West:	A property with a single family dwelling	Low Density Residential (1.1 FSR)	Community Commercial Zone C-2
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Development Permit No. 101497:

- The subject site is designated Development Permit Area 'D' – Aldergrove Core Area in the Aldergrove Community Plan.
- The form and character of the proposed 827.3 m² (8,905 ft²) 3-storey mixed use building is consistent with the Development Permit Area 'D' – Downtown Core Area guidelines.
- Proposed Development Permit No. 101497 is attached to this report (Attachment B).
- The proposed 3-storey building contains five 2-bedroom apartment units above a ground floor group children's daycare that accommodates 12 children and two employees.
- The proposed building fronts 30 Avenue, with vehicular access to the site provided from the rear lane and pedestrian access provided from both 30 Avenue and the rear lane.
- The proposal complies with the site's existing Community Commercial C-2 zoning, with the exception of the proposed contiguous age-friendly amenity area variance.

Proposed Variance:

- Section 111.5 of the Zoning Bylaw states the required minimum contiguous size of each age-friendly amenity area shall be 70 m² (753.4 ft²). The applicant is proposing to permit the required outdoor age-friendly amenity area to be divided into two accessible and functional spaces that are 44.8 m² (482.2 ft²) and 30.3 m² (326.1 ft²) in size.
- Staff have no objections to the proposed variance, as the applicant is providing a total of 145.4 m² of age-friendly amenity area, including 75.1 m² (808.3 ft²) of outdoor space and 70.3 m² (756.7 m²) of indoor space, which exceeds the minimum 70 m² (753.4 ft²) age friendly amenity area requirement for the five apartment units.

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	Total Street Trees Provided	Total Trees Post Development
8	0	6	6	2	8

Policy Considerations:

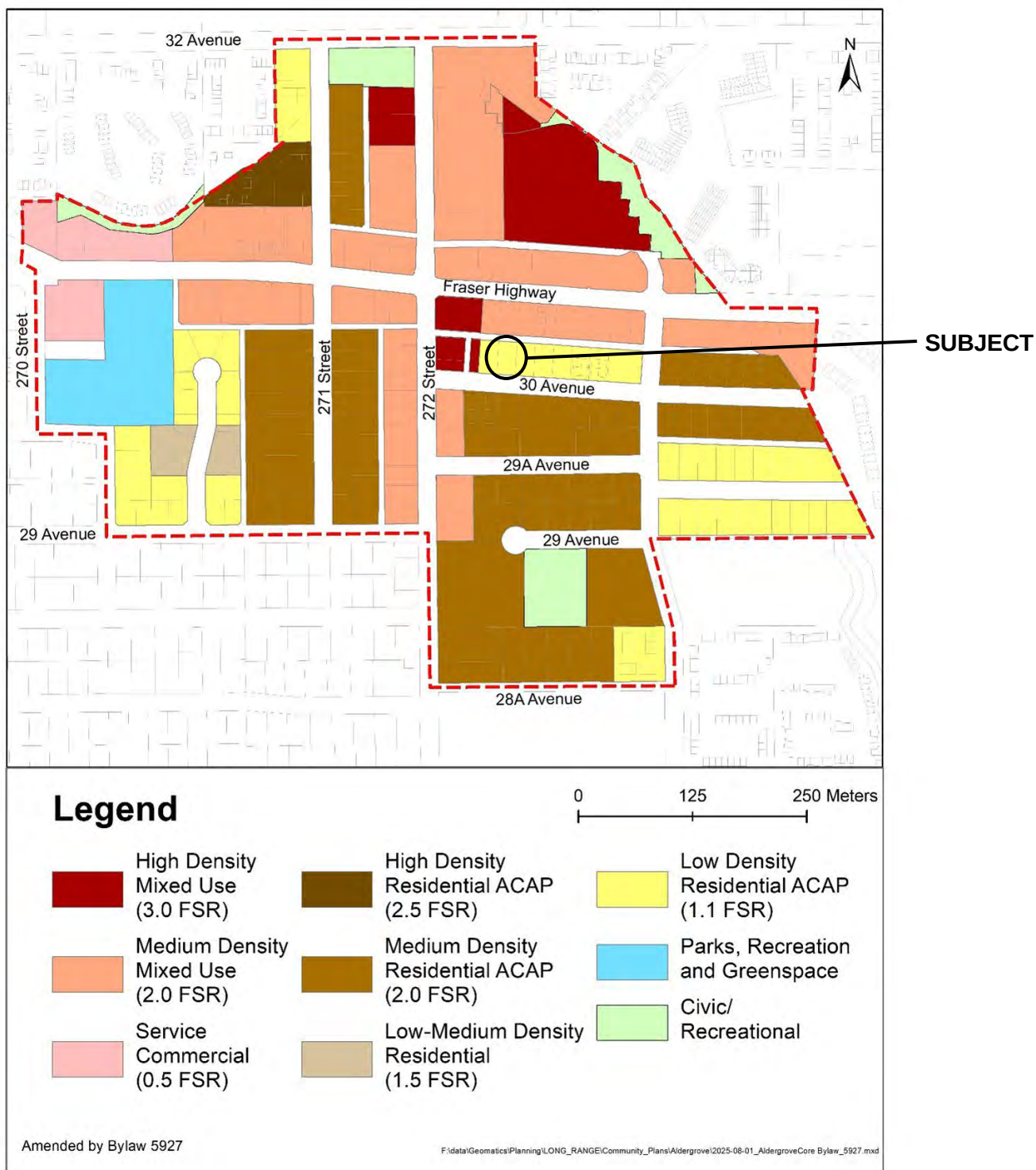
The proposed development complies with Development Permit Area provisions of the Aldergrove Community Plan and with the site's Community Commercial C-2 zoning, with the exception of the proposed age-friendly amenity area variance. Staff recommend that Council give issuance to Development Permit No. 101497 subject to six (6) conditions, plus six (6) conditions to be applied at the building permit stage.

Respectfully submitted,

Alex Rowley
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics
 ATTACHMENT B Development Permit No. 101497

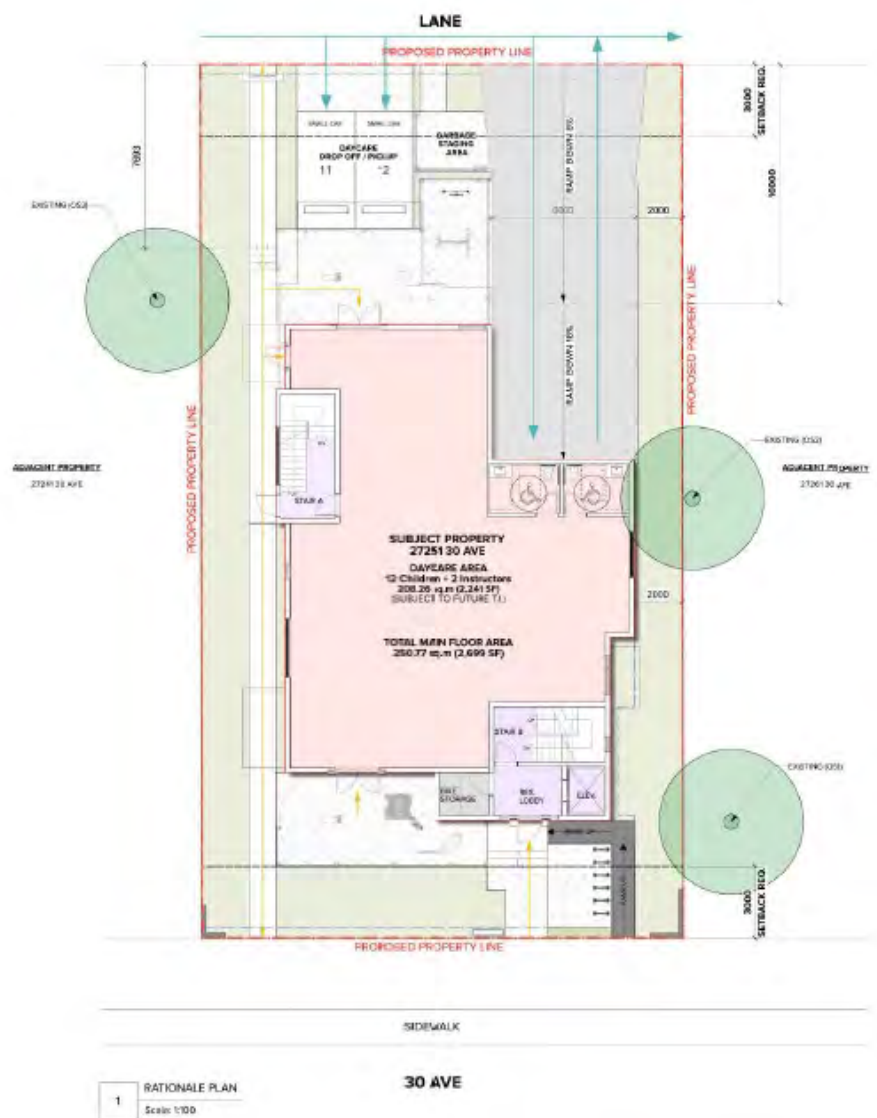




ALDERGROVE COMMUNITY PLAN – CORE AREA



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101497

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

1. Name: Sohail and Zeshan Randhawa

Address: 8699 – 168A Street
Surrey, BC V4N 5J4

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 17 Block 2 Section 20 Township 13 New Westminster
District Plan 1621

CIVIC ADDRESS: 27251 – 30 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

- a. Building and signage plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
- c. 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).
- d. Section 111.5 – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m² (753.4 ft²) to 30.3 m² (326.1 ft²) as indicated in Schedule “A”.
- e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
- f. All refuse areas to be located within buildings and/or in enclosures and screened.

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

- a. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township’s Subdivision and Development Servicing Bylaw.
- b. Registration of a restrictive covenant requiring Unit 3 to be provided as adaptable housing.
- c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- e. On-site landscaping to be secured by letter of credit at building permit stage.

DEVELOPMENT PERMIT NO. 101497

(RANDHAWA / 27251 – 30 AVENUE)

Page 2 . . .

- f. Payment of Development Cost Charges, supplemental development 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.

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

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

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

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

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

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

MIXED-USE DEVELOPMENT DAYCARE & RESIDENTIAL

27251 30 AVE, LANGLEY TWP BC, V4W 3J6

PROPERTY DATA

OWNER ADDRESS	27251 30 AVE, LANGLEY TWP BC V4W 3J6
LEGAL ADDRESS	LOT 16, BLOCK 2, SECTION 20, TOWNSHIP 13, NEW WEST DISTRICT, PLAN N901821
PROPOSED USE	MIXED USE - DAYCARE & RESIDENTIAL UNITS
MAPS OF DESIGN	BURF 2004
PROPOSED ZONING	C-1 COMMUNITY COMMERCIAL

BUILDING DATA

	REQUIRED / ALLOWED	PROPOSED	COMPLIANCE
RESIDENTIAL HEIGHT (STOREYS)	N/A	3	
BUILDING HEIGHT (METERS)	12m (MAX)	11.6	
TOTAL PROPOSED RESIDENTIAL UNITS	N/A	5 UNITS	
LOT AREA (SQUARE METERS)		72185 sq.m (7940 sq.ft)	
LOT COVERAGE (PERCENT)	40%	34.00%	
TOTAL BUILT UP AREA	N/A	82726 sq.m (8,905 sq.ft)	
F.A.R. (RATIO)	N/A	1.32	
DAYCARE PLAYGROUND AREA	6 sq.m PER CHILD (12 CHILDREN) = 72 sq.m	7511 sq.m (80648 sq.ft)	
AGE APPROPRIATE AMENITY AREA	70 sq.m	7030 sq.m (7566 sq.ft)	
RESIDENTIAL OUTDOOR AMENITY	N/A	N/A	
BIKE PARKING (RESIDENTIAL)	6 TEMP. STALLS / LONG TERM STORAGE SPACE PER DU	6 STALL BACK + BIKE RM (LEVEL 1)	
BIKE PARKING (COMMERCIAL)	4 TEMP. STALLS PER CLASSROOM PLUS 0.4 SPACES PER 10 STUDENTS	6 STALL BACK + BIKE RM (LUG PACKAGE)	
RESIDENTIAL PARKING	15 SPACES PER DU = 75	8 SPACES INCLUDING VISITOR	
DAYCARE PLAY (sq)	2 (STRUCTURES) + 2 DROP-OFF SPOT + 4 STALLS	4	
SMALL CAR PARKING	20% OF 12 = 2.4	2 SPACES	
TOTALS	12	12	
STAIRCASES	REQUIRED		
NORTH	3m		
SOUTH	3m		
WEST	2m		
EAST	2m		



ARCHITECTURAL DRAWING INDEX

ARCHITECTURAL	
AG 01	COVER PAGE
AG 02	GENERAL NOTES
AG 03	NOTES TO ARCHITECT
AG 04	SITE CONTEXT
AG 05	EXISTING CONDITIONS
AG 06	DESIGN RATIONALE
AG 07	BASE PLAN
AG 08	LEVEL 1 FLOOR PLAN
AG 09	LEVEL 2 FLOOR PLAN
AG 10	LEVEL 2.3 & ROOF PLANS
AG 11	SECTION PLANS
AG 12	SECTION ENDS

LANDSCAPE DRAWING INDEX

LANDSCAPE	
L01	KEY PLAN
L02	PLANTING / HARDSCAPE PLAN
L03	OS PLANTING / HARDSCAPE PLAN

ARCHITECTURE PANEL INC.

ARCHITECTURE / LANDSCAPE ARCHITECTURE / URBAN DESIGN
LIVE: 201-483-7888 / 1-800-461-4611
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Project Name: MIXED USE DEVELOPMENT
Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner: Zeshan Randhawa

Project Number: 13-20-0160

Project Name: MIXED USE DEVELOPMENT

Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner: Zeshan Randhawa

Total Sheets: 12
Drawn By: SLIMP/BB
Checked By: RD
Reviewed By: RD

Project Name: MIXED USE DEVELOPMENT

Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner: Zeshan Randhawa

North Arrow

Scale

Issue Notes

No

Date

Issue Notes

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Scale

Issue Notes

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Date

Issue Notes

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Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner: Zeshan Randhawa

STREETSCAPE



1 VIEW TO SITE FROM 30 AVE FACING NORTH
Scale: NTS



2 VIEW TO SITE FROM 30 AVE FACING NORTH-WEST
Scale: NTS



3 VIEW TO SITE FROM 30 AVE FACING NORTH-EAST
Scale: NTS

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC
Box 385, 3650 14th Avenue, White Rock, BC

Project Number
13-20-0160
Request Name
MIXED USE DEVELOPMENT
Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner
Zeshan Randhawa

Total Sheets
12
Drawn By
SLIMP/BB
Reviewed By
RD
Checked By
RD
NOTE

Project Name
MIXED USE DEVELOPMENT
Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner
Zeshan Randhawa

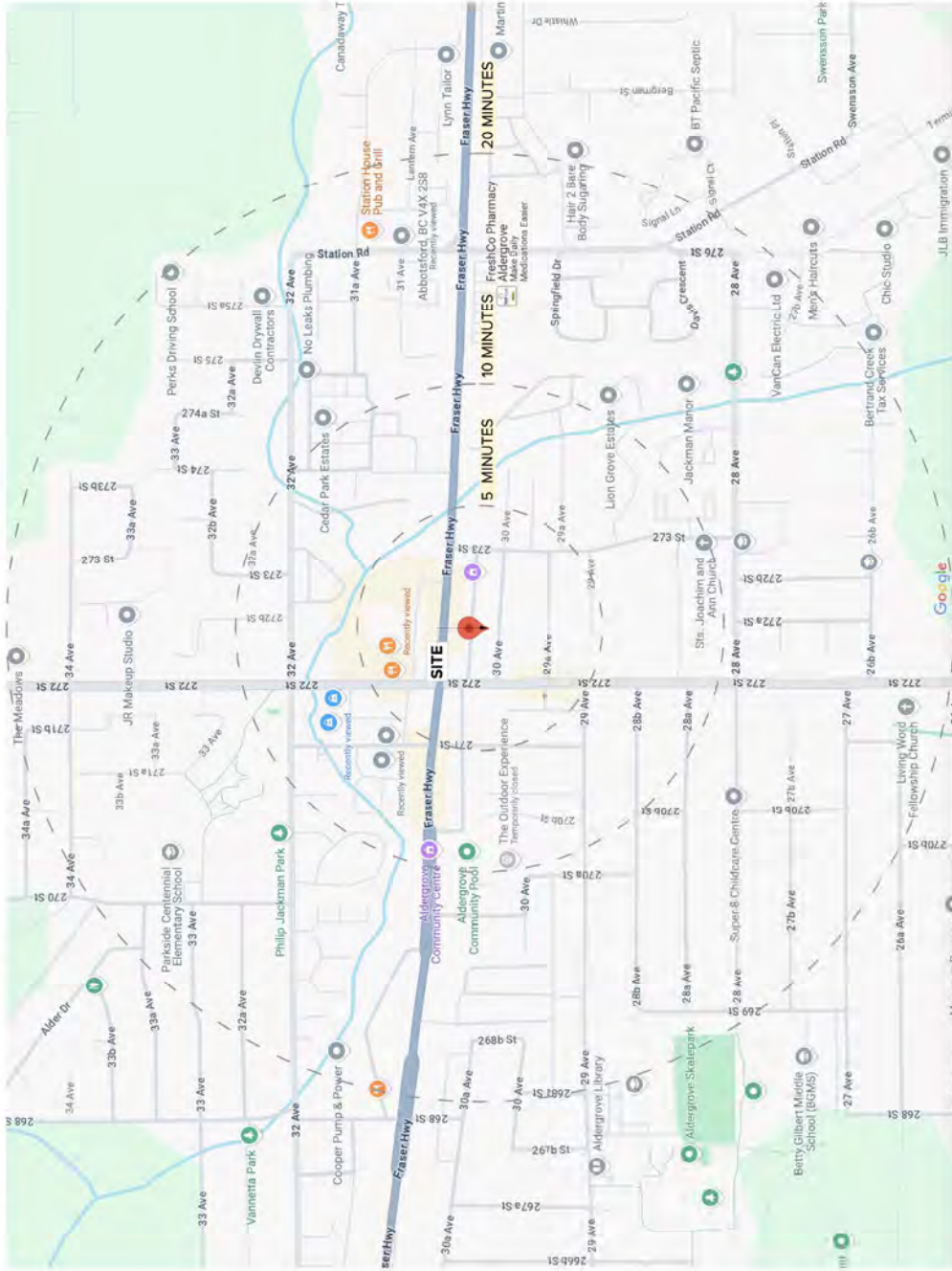


No	Date	Issue Notes
A	2020-03-08	Initial Review
B	2020-03-12	SCHMIDT REVIEW
C	2020-03-26	DP-BLANKSON
D	2020-06-25	DP-BLANKSON
E	2020-12-04	DP-BLANKSON
F	2020-12-04	DP-BLANKSON
G	2020-04-30	DP-BLANKSON
H	2020-02-19	DP-BLANKSON
I	2020-05-11	DP-BLANKSON



Sheet Title
STREETSCAPE
Sheet No.
A0.02
E.5

NEIGHBOURHOOD CONTEXT

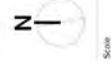


CONTEXT

Located in the heart of downtown Aldergrove, the future mixed-use development at 27251 30 Avenue will be well-served by existing infrastructure and rich in community amenities and public services. The site is within close proximity to a variety of local businesses, cafes, restaurants, and retail shops. Featuring a lively streetscape and strong pedestrian and cyclist connectivity, the future residents and visitors can enjoy the Aldergrove Credit Union Community Centre, which includes a leisure pool, ice arena, fitness facility, and outdoor water park.

The area is also well-served by public transit, with bus stops nearby providing easy access to surrounding communities and greater Langley. Parks such as Philip Jackman Park and Aldergrove Athletic Park offer great space and recreational opportunities for residents and visitors. Nearby schools, including Aldergrove Community Secondary and Shortreed Elementary, make the location ideal for families. With ongoing revitalization in the downtown core, the future development will contribute to the character of Aldergrove and contribute to a thriving, community-oriented future.

Sheet Title
**NEIGHBOURHOOD
CONTEXT**
Sheet No.
A0.03



No	Date	Issue Notes
A	2020-03-08	DP-RES-01-01
B	2020-03-12	DP-RES-01-02
C	2020-03-16	DP-RES-01-03
D	2020-03-20	DP-RES-01-04
E	2020-03-24	DP-RES-01-05
F	2020-03-28	DP-RES-01-06
G	2020-04-01	DP-RES-01-07
H	2020-04-05	DP-RES-01-08
I	2020-04-09	DP-RES-01-09

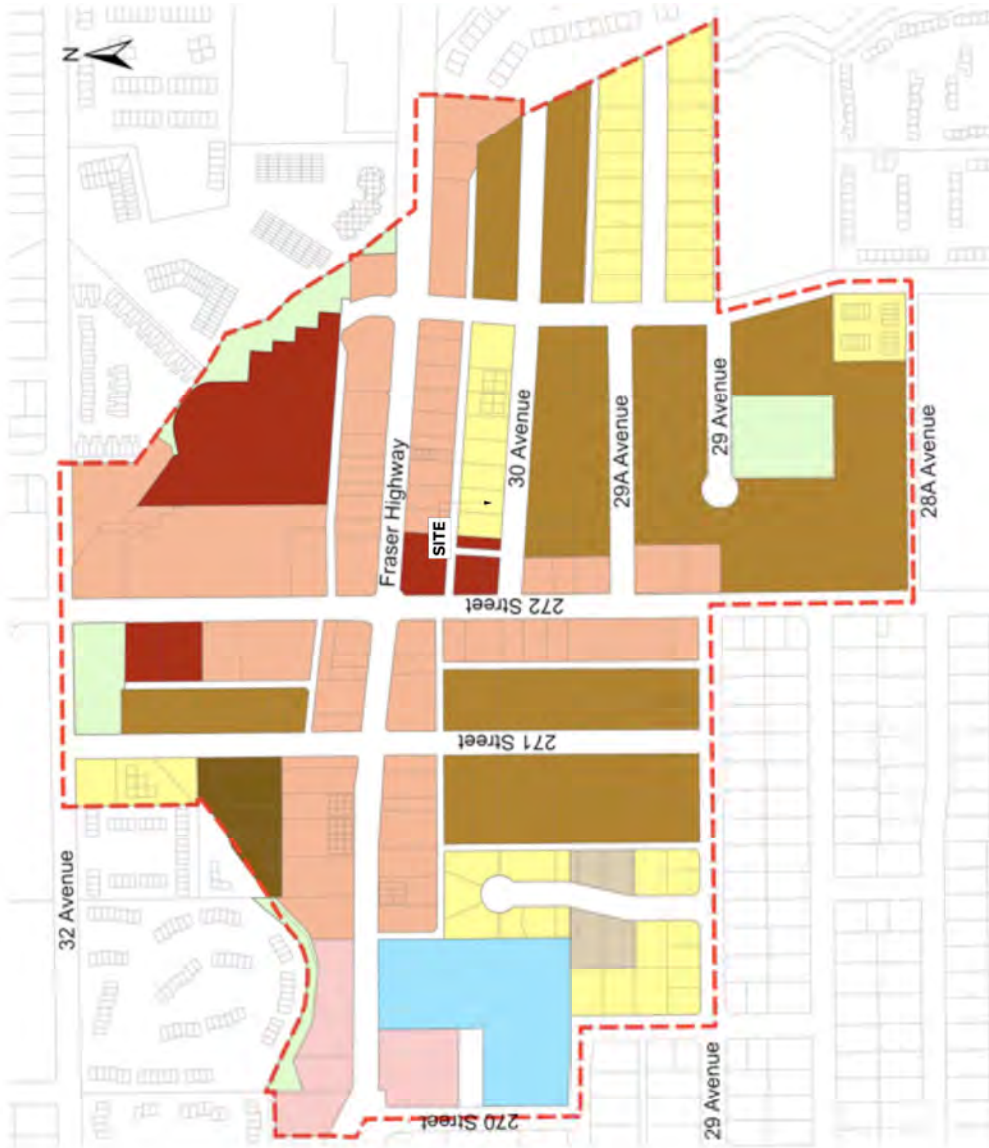
Total Sheets	Drawn By	AMU	TOWNSHIP OF LANGLEY
12	SJMP/BB		
Reviewed By	Checked By	Status	DEVELOPMENT PERMIT
RD	RD		

Project Number	Project Name	Project Address	Owner
13-20-0160	MIXED USE DEVELOPMENT	27251 30 AVE, LANGLEY TWP, BC V4W 3A6	Zeshan Randhawa

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC
Box 385-3600 | 604-885-1111 | architecturepanel.com

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SITE CONTEXT



CONTEXT

Located in the heart of downtown Abbotsford, the future development is situated in a vibrant, walkable neighborhood rich in community amenities and public services. The site is within close proximity to major transit routes, including the SkyTrain, bus routes, and local streets, offering a highly accessible location for residents and visitors alike. The surrounding area is characterized by a mix of residential, commercial, and recreational uses, creating a diverse and dynamic urban environment. The development is well-served by public transit, with bus stops nearby providing easy access to surrounding communities and the greater Langley area. The site is also adjacent to a variety of recreational facilities, including parks, trails, and outdoor water park, offering a high quality of life for residents. The development is well-served by public transit, with bus stops nearby providing easy access to surrounding communities and the greater Langley area. The site is also adjacent to a variety of recreational facilities, including parks, trails, and outdoor water park, offering a high quality of life for residents. The development is well-served by public transit, with bus stops nearby providing easy access to surrounding communities and the greater Langley area. The site is also adjacent to a variety of recreational facilities, including parks, trails, and outdoor water park, offering a high quality of life for residents.

MAP LEGEND



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1492 Fraser Street, White Rock, BC
V4B 3S5 (250) 885-1111 | info@architecturepanel.com

This drawing and the design are intended as a guide only and do not constitute a contract. The client is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

Project Number
13-20-0160

Project Name
MIXED USE DEVELOPMENT

Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner
Zeshan Randhawa

Total Sheets
12

Drawn By
SLIMP/BB

Checked By
RD

NOTE

AMU
TOWNSHIP OF LANGLEY

Status
DEVELOPMENT PERMIT

Revised By
RD

NOTE

No

Date

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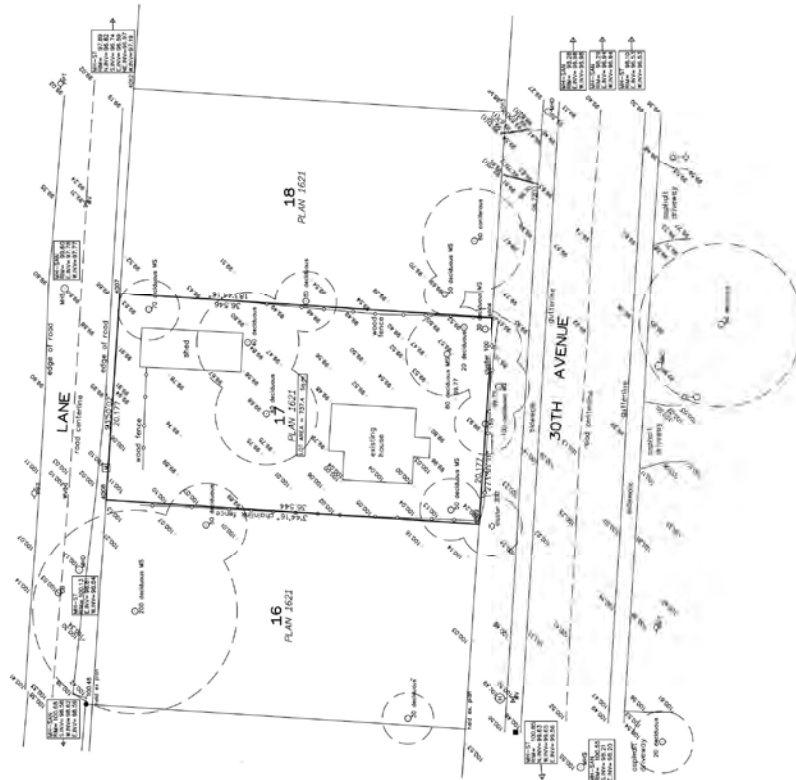
Issue Notes

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CIVIC ADDRESSES:
27251 30 Ave, Township of Langley, BC
P.O. 012-314-9607

[illegible]

SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES

Unit dimensions are derived from Aerial Survey
 Developed are: Quadric: 6/10/08 (190-2018 - IN METERS)
 Derived from Coastal Survey: 9/20/17 located at the
 intersection of 272 Street and 29 Avenue
 Elevation = 103.650m

round situations and efforts at savings from property that are arising from municipal materials and field surveys. Contractor to verify all service locations and events prior to mobilization.

Soil vibrations along curb are taken in gutter. These distances are times of 2 km radius grade and are

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DATE: 27 JUL 2025 BY: 60324/UC/LP

Only use one page max 10.5

1	SITE SURVEY
	Scale: N.T.S.

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Unit 205, 1493 Fortino Street, Walnut Creek, CA

That's the good news, and it's a tremendous achievement, particularly for a company that's been in the business of selling products for over 100 years. And it's a testament to the company's commitment to innovation and to the people who work for it. And it's a testament to the company's commitment to the people who work for it.

Zeshan Randhawa

Project Number
13-20-0160Project Name
MIXED USE DEVELOPMENT

Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner
Zeshan Randhawa

Total Streets	Down Hwy	ADU
12	SJMP/BB	TOWNSHIP OF LANGLEY

Reviewed By	Checked By	Status

RD	RD	DEVELOPMENT PERMIT

NOTE

No	Date	Issue Notes
A	2006-01-01	SCHEMATIC REVISED
B	2006-01-01	SCHEMATIC REVISED

[illegible]

1	2004-02-20	121123.365500
2	2005-04-30	121123.365500
3	2006-06-16	121123.365500

[illegible]

Z-

Sheet Title

Sheet No. _____

A0.05

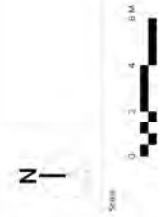
E.5 - Page 15

The proposed development at 2751 30 Avenue, Langley, BC, is a thoughtfully designed 3-story mixed-use building, harmonizing functional community services with high-quality residential living. The development includes a licensed daycare facility on the ground floor and five residential rental units on the upper two levels. The building aims to address growing demand for early childhood education spaces and affordable housing within the Langley area.

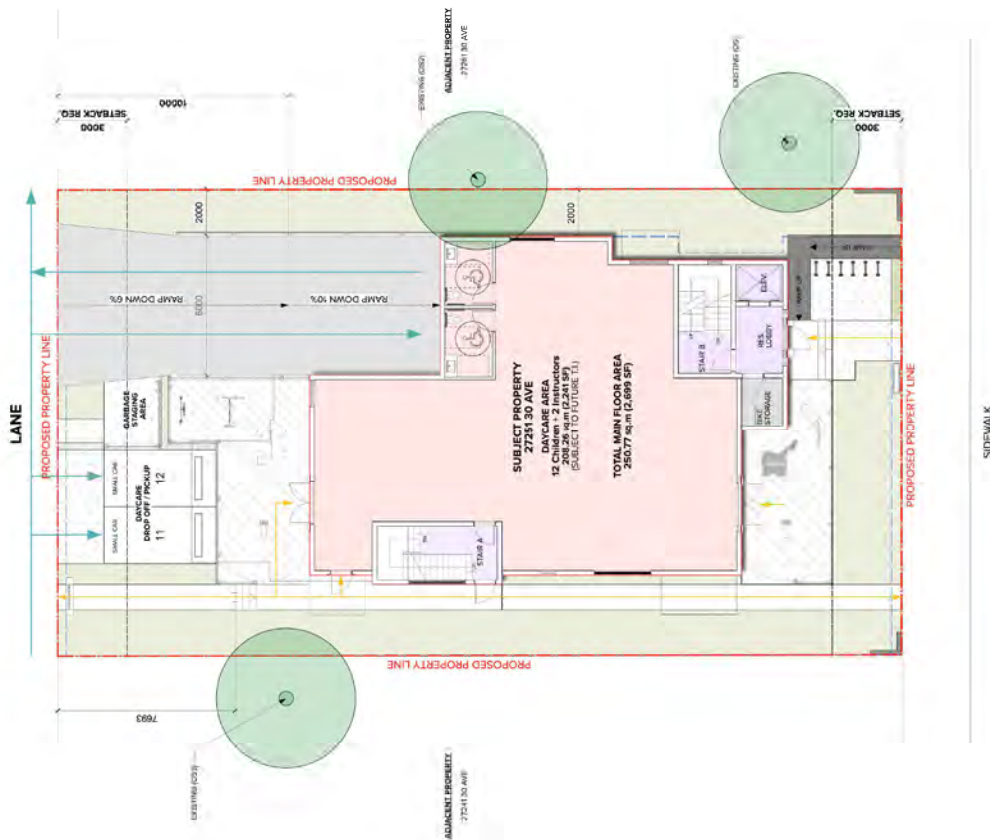
The building draws inspiration from Scandinavian design, favoring clean lines, minimalism, and a simple yet purposeful, with an emphasis on natural materials and light. The building's massing is a functional play of volumes, balancing warmth and modernity through the use of a muted color palette and natural textures. Large windows throughout the residential units invite an abundance of natural light into the interiors, creating bright and comfortable living spaces that enhance well-being and energy efficiency. The use of wood and other natural elements grounds the building in its West Coast environment, reinforcing the strong relationship between built form and nature that is a hallmark of Scandinavian architecture.

The main levels of the building is dedicated to a daycare facility. The daycare has been designed to prioritize safety, accessibility, and functionality. A secure, dedicated drop-off and pick-up area is located along the rear lane, allowing for smooth vehicular flow without interfering with pedestrian movement along 30 Avenue. 2 fenced outdoor children's play areas offer safe, supervised spaces with direct access from the daycare interior. The upper two floors contain five remodeled suites, offering a mix of housing types to support Langley's growing population and demand for diverse rental options. These units have been laid out to maximize privacy, natural light, and efficient use of space. Entrances to the residential component are separate from the daycare, enhancing safety and privacy for both user groups. Residents benefit from dedicated bicycle storage, a landscaped buffer from neighboring properties, and convenient access to underground parking, which is accessed via a ramp at the rear of the property.

The proposed development represents a balanced, thoughtful addition to the Luningway community. It blends a much-needed daycare facility with high-quality housing in a form that is both contextually appropriate and architecturally distinctive.



No	Date	Issue Notes
A	2005-03-10	SCHEDULE VIEW
B	2005-03-12	SCHEDULE VIEW
C	2005-03-20	DISCUSSION
D	2005-03-25	DISCUSSION
E	2005-03-24	DISCUSSION
F	2005-04-01	DISCUSSION
G	2005-04-02	DISCUSSION
H	2005-05-19	DISCUSSION
I	2005-06-11	DISCUSSION



1	RATIONALE PLAN
	Scale: 1:100

Total Sheets	Drawn By	AKJ
12	SUMP/BB	TOWNSHIP OF LANGLEY
Reviewed By	Checked By	Suma
RD	RD	DEVELOPMENT PERMIT
NOTE:		

Project Number
13-20-0160

Project Name
MIXED USE DEVELOPMENT

Project Address
27251 30 AVE, LANGLEY TWP, BC VAW 3J6

Owner
Zeshan Randhawa

[illegible]



1 SOUTH ELEVATION
Scale: 1/80



2 EAST ELEVATION
Scale: 1/80



3 NORTH ELEVATION
Scale: 1/80



4 WEST ELEVATION
Scale: 1/80

- MATERIAL LEGEND**
1. HARDIE PANEL SMOOTH - MOUNTAIN SAGE
 2. HARDIE PANEL SMOOTH - MOUNTAIN SAGE
 3. WOOD GRAIN UNGRAINED - ASH
 4. WOOD GRAIN UNGRAINED - DARK GRAY
 5. HARDIE PANEL SMOOTH - LIGHT GRAY
 6. BRUSHED ALUMINUM PANELS
 7. BRUSHED ALUMINUM PANELS
 8. STANDING SEAM ROOF PANELS - BLACK
 9. N/A

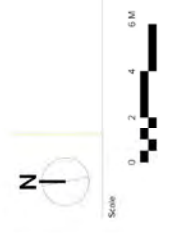
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Box 385, 3650 14th Avenue, White Rock, BC

Project Number
13-20-0160
Project Name
MIXED USE DEVELOPMENT
Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner
Zeshan Randhawa

Total Sheets
12
Drawn By
SLMP/BB
Checked By
RD
Reviewed By
RD
DATE
2024-05-11

Client
TOWNSHIP OF LANGLEY
Site
DEVELOPMENT PERMIT

No	Date	Issue Notes
A	2024-05-11	SCHEMATIC REVIEW
B	2024-05-11	SCHEMATIC REVIEW
C	2024-05-11	SCHEMATIC REVIEW
D	2024-05-11	SCHEMATIC REVIEW
E	2024-05-11	SCHEMATIC REVIEW
F	2024-05-11	SCHEMATIC REVIEW
G	2024-05-11	SCHEMATIC REVIEW
H	2024-05-11	SCHEMATIC REVIEW
I	2024-05-11	SCHEMATIC REVIEW



Sheet Title
ELEVATIONS
Sheet No.
A3.01



1 RENDER VIEW FROM 30TH AVE FACING NORTHWEST
Scale: N.T.S.



2 RENDER VIEW FROM REAR LANE FACING SOUTHEAST
Scale: N.T.S.



3 RENDER VIEW FACING SOUTHWEST
Scale: N.T.S.



4 RENDER VIEW FACING NORTHEAST
Scale: N.T.S.



5 RENDER VIEW FACING SOUTHWEST
Scale: N.T.S.



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Project Number
13-20-0160
Project Name
MIXED USE DEVELOPMENT
Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner
Zeshan Randhawa

Total Sheets	12	Drawn By	SLIMP/BB	AMU	TOWNSHIP OF LANGLEY
Reviewed By	RD	Checked By	RD	Status	DEVELOPMENT PERMIT
NOTE					

No	Date	Issue Notes
A	2020-01-08	SCHEMATIC REVIEW
B	2020-01-12	DP-BLANK REVIEW
C	2020-01-26	DP-BLANK REVIEW
D	2020-02-25	DP-BLANK REVIEW
E	2020-12-04	DP-BLANK REVIEW
F	2020-04-30	DP-BLANK REVIEW
G	2020-04-30	DP-BLANK REVIEW
H	2020-02-19	DP-BLANK REVIEW
I	2020-05-11	DP-BLANK REVIEW



Sheet Title
RENDERINGS
Sheet No.
A4.01
E.5

RECOMMENDED TREES AND SHRUBS



2 EXAMPLES OF SHRUBS PROPOSED

Scale: NTS



3 EXAMPLES OF TREES PROPOSED

Scale: NTS

DESIGN RATIONALE AND SUMMARY

The landscape design for the proposed three-story mixed-use development at 27251 30th Avenue has been thoughtfully crafted to support the dual functions of the building: a daycare facility on the ground level and residential units on the upper floors. The approach emphasizes a balance of safety, functionality, and aesthetics while maintaining and enhancing the site's green character.

At the heart of the ground-level design are two designated children's play areas which are integral to the daycare program. The larger play area is located at the rear (north side) of the site and features a rubber tile surface with adjacent planting beds, a shed, and a seating area. This space is designed to be visually engaging and provide a safe environment for children's play. The second play area is situated near the building's main entrance, offering a grassed landscape surrounded by trees and enclosed with a chain-link fence. These two areas are designed to be secure, visible, and engaging spaces that support outdoor activity and child development in a supervised environment.

Existing trees on site have been preserved wherever possible to retain natural canopy coverage and maintain the ecological value of the property. Mature deciduous specimens, particularly along the south and west boundaries, offer shade and privacy while reducing the heat island effect. The design incorporates a series of planting beds and shrub borders that serve both aesthetic and functional purposes. Shrubs and groundcover plantings have been employed along the building edge and property lines to define boundaries, add texture and color, and ensure privacy for both the daycare and residential components. The design also includes a series of planting beds and shrub borders that serve both aesthetic and functional purposes. The design also includes a series of planting beds and shrub borders that serve both aesthetic and functional purposes.

By preserving existing trees and introducing new layers of greenery, the plan fosters a sense of continuity with the surrounding landscape while promoting sustainability and community well-being. The thoughtful integration of landscaping elements supports both the social and ecological needs of a vibrant mixed-use development.

GENERAL NOTES

All materials and workmanship to Canadian Landscape Standards (CLS), latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS. Container sizes are specified as per "CNRA Standards". Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. The contractor must obtain written approval from the Landscape Architect prior to moving and installing any plant material. Unapproved substitutions will be rejected. Allow for the cost of the plants and delivery to the site to be included in the contract. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified "Disease Free" nursery. Provide certification upon request.

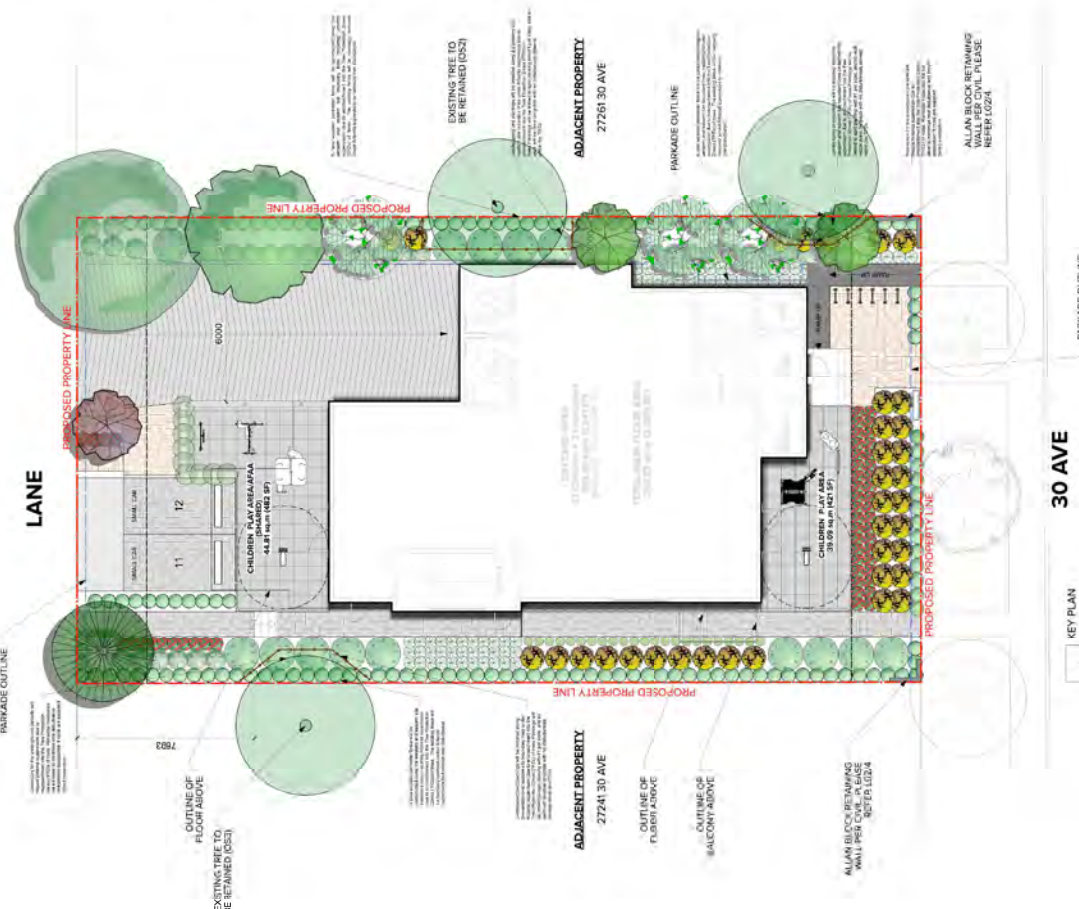
Min. growing medium depths over prepared subgrade shall be:

- Lawn areas: 300mm
- Ground Cover: 450mm
- Shrub Areas: 450mm
- Tree Plots: 750mm (ground root balls)

Growing medium shall have physical and chemical properties as described in the standards for "Ground" areas, except for tree areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done on-site and witnessed by the Landscape Architect. Proposed growing medium shall be tested by a third-party laboratory. The contractor shall provide the test results and the full substance for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, weed including woody plant parts, weed or reproductive seeds, plant pathogens, nematodes, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition at all times. All work shall be completed within the specified time frame and without the approval of the Landscape Architect. All plant material to be warranted for one year from date of substantial completion. All weed fences to be cedar, with one coat of clear penetrating preservative.

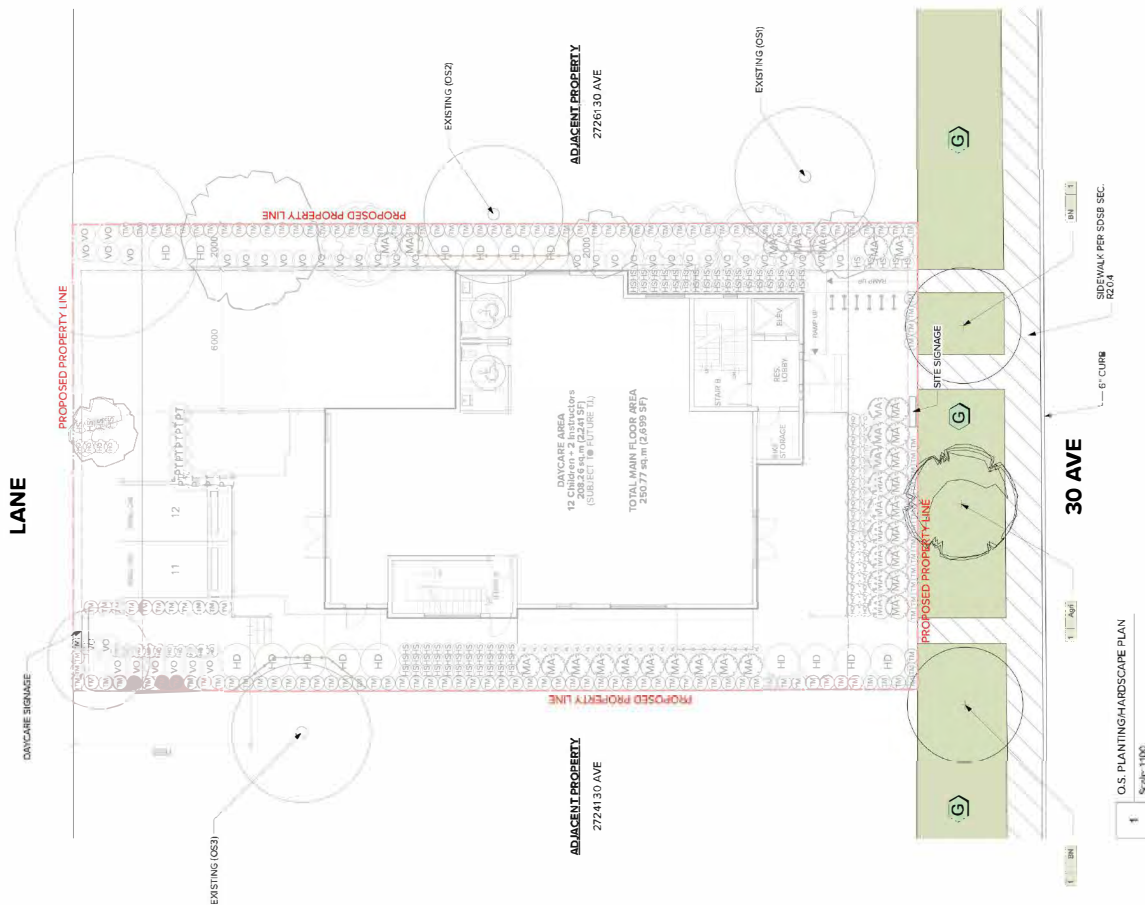


No	Date	Issue Notes
1	2024-12-10	ISSUED FOR PERMIT
2	2024-12-10	ISSUED FOR PERMIT
3	2024-12-10	ISSUED FOR PERMIT
4	2024-12-10	ISSUED FOR PERMIT
5	2024-12-10	ISSUED FOR PERMIT
6	2024-12-10	ISSUED FOR PERMIT
7	2024-12-10	ISSUED FOR PERMIT
8	2024-12-10	ISSUED FOR PERMIT
9	2024-12-10	ISSUED FOR PERMIT
10	2024-12-10	ISSUED FOR PERMIT

Total Sheets	3
Drawn By	AMU
Checked By	AMU
Reviewed By	RD
Scale	1:100
Project Name	MIXED USE DEVELOPMENT - 27251 30 AVE
Project Address	27251 30 AVE, LANGLEY TWP, BC V4W 3A6
Owner	Zeshan Randhawa
Development Permit	DEVELOPMENT PERMIT

Project Number: 13-20-0160
Project Name: MIXED USE DEVELOPMENT - 27251 30 AVE
Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3A6
Owner: Zeshan Randhawa

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PROPOSED OFF-SITE TREES

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
	Agr	1	Acer griseum	Paperbark Maple	3.0m ht.	
	BN	2	Betula Nana "Dwarfsaaf"	River Birch	3.0cm ht.	

NON-NETTED SOD



NO	NAME	SCORE	DATE
1	KOMPAN PONY (F1)	SCORE NTS	
2	KOMPAN PONY (F1)	SCORE NTS	
3	PLAY PANEL 1 MAZE (F2)	SCORE NTS	
4	GREENHOUSE AND FLORIST (F3)	SCORE NTS	
5	VILLA PLAYHOUSE (F4)	SCORE NTS	



Playhouse with Outside Deck

1. Cut out the playhouse and outside deck pieces.

2. Glue the pieces together to form the playhouse.

3. Glue the outside deck to the bottom of the playhouse.

4. Glue the roof to the top of the playhouse.

5. Glue the windows and doors to the playhouse.

6. Glue the furniture to the playhouse.

7. Glue the playhouse to the base.



Playhouse with Outside Deck

1. Cut out the playhouse and outside deck pieces.

2. Glue the pieces together to form the playhouse.

3. Glue the outside deck to the bottom of the playhouse.

4. Glue the roof to the top of the playhouse.

5. Glue the windows and doors to the playhouse.

6. Glue the furniture to the playhouse.

7. Glue the playhouse to the base.



Play Panel 2 Music (F6)

1. Cut out the music panel pieces.

2. Glue the pieces together to form the music panel.

3. Glue the music panel to the base.



Play Panel 2 Music (F6)

1. Cut out the music panel pieces.

2. Glue the pieces together to form the music panel.

3. Glue the music panel to the base.

Project Number

Project Number
13-20-0160

Project Name
MIXED USE DEVELOPMENT - 27251 30 AVE

Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Zeshan Randhawa

ARCHITECTURE **PANEL INC.**

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Drawings. Dimensions given:

Total Sheets
 Drawn By
 A.H.U.
 S.I./BB
 TOWNSHIP OF LANGLEY

Reviewed By	Checked By	Status

RD	RD	DEVELOPMENT PERMIT

NOTE

No	Date	Issue Notes
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Q1	2025-05-05	DP SUBMISSION
Q2	2025-08-25	DP RESUBMISSION
Q3	2026-04-20	DP RESUBMISSION

DATE OF SUBMISSION 2026-05-20
DP RESUBMISSION

2

Scale

Shovel Time

HARDS

Sheet No. _____

307

E.5 - Page 25