

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 11, 2023 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100709 AND
DEVELOPMENT PERMIT APPLICATION NO. 101344
(1345477 BC LTD. / ARCHITECTURE PANEL INC. /
19886 - 76 AVENUE AND 7588 - 198B STREET)

REPORT: 23-167
FILE: 08-22-0111

PROPOSAL:

Application to rezone approximately 0.74 ha (1.84 ac) of land located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 and issue a Development Permit to facilitate development of a mixed-use development consisting of 185 apartment units and 1,975 m² (21,258 ft²) of ground floor commercial space and 300 m² (3,229 ft²) of day care space.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5923 subject to 12 development prerequisites being satisfied prior to final reading; and authorize issuance (at time of final reading of Bylaw No. 5923) of Development Permit No. 101344;

RATIONALE:

The proposed development complies with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1345477 BC Ltd.) Bylaw No. 5923 rezoning 0.74 ha (1.84 ac) of land located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 to facilitate the development of 185 apartment units and 1,975 m² (21,258 ft²) of ground floor commercial space and 300 m² (3,229 ft²) of day care space, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the south half of 76 Avenue and the east half of 198B Street (including greenway), in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 198B Street.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

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5. Compliance with Age Friendly Amenity Area requirements.
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Registration of a restrictive covenant acceptable to the Township:
 - a. Identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Registration of a statutory right-of-way for public art to be located at the corner of 76 Avenue and 198B Street.
9. Consolidation of the two properties into one.
10. Updating of Development Permit No. 101344 to finalize architectural and landscape drawings.
11. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Zoning Policy, and 5% Neighbourhood Park Land Acquisition Policy.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges; and

That Council at time of final reading of Rezoning Bylaw No. 5923 authorize issuance of Development Permit No. 101344 subject to the following conditions:

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

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

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

EXECUTIVE SUMMARY:

1345477 BC Ltd. has applied to rezone a 0.74 ha (1.84 ac) site located at 19886 – 76 Avenue and 7588 – 198B Street to Comprehensive Development Zone CD-191 to facilitate development of a mixed-use development consisting of 185 apartment units, 1,975 m² (21,258 ft²) of ground floor commercial space and 300 m² (3,229 ft²) of day care space.

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

As the proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan, staff recommend that Council consider the application subject to the completion of 12 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5923) of Development Permit No. 101344.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5923 and Development Permit No. 101344.

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REFERENCE:

Owner:	1345477 BC Ltd. 8193 – 149 Street Surrey, BC V3S 8N9
Agent:	Architecture Panel Inc. 103, 15505 Marine Way White Rock, BC V4B 1C9
Legal Description:	Lots 1 & 2 Section 22 Township 8 New Westminster District Plan 75404
Location:	19886 – 76 Avenue and 7588 – 198B Street
Area:	0.74 ha (1.84 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-191
Latimer Neighbourhood Plan:	High Density Mixed Use (2.5 FSR)

BACKGROUND/HISTORY:

The site is designated High Density Mixed Use (2.5 FSR) in the Latimer Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- Section 5.2.5 (High Density Mixed Use (2.5 FSR)) of the Latimer Neighbourhood Plan permits a density range between 1.5 and 2.5 FSR.
- The designation permits ground floor commercial uses with residential uses on the upper floors and building heights between 4- and 6-storeys.
- The proposed development of 185 apartment units, 1,975 m² (21,258 ft²) ground floor commercial and 300 m² (3,229 ft²) of day care space, in two 6-storey tall buildings with a floor space ratio of 2.4 is consistent with the above policy context in the Latimer Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	76 Avenue, beyond which is a project currently under construction (ToL Project No. 08-22-0073) for a mixed-use development	High Density Mixed Use (2.5 FSR)	Suburban Residential Zone SR-2
South:	An existing townhouse development	Rowhouse / Townhouse (22 UPA)	Comprehensive Development Zone CD-131

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East:	A property, currently under application (ToL Project No. 08-22-0093) for a mixed-use development	High Density Mixed Use (2.5 FSR)	Suburban Residential Zone SR-2
West:	198B Street beyond which is a property currently under application (ToL Project No. 08-22-0089) for live-work townhouses and single family lots	Live-Work Townhouse (22 UPA) and Single Family (8 UPA)	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5923 proposes to rezone the site to Comprehensive Development Zone CD-191 to facilitate development of 185 apartment units, 1,975 m² (21,258 ft²) ground floor commercial space and 300 m² (3,229 ft²) of day care space within two 6-storey buildings.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-191 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

The subject property is located in Development Permit Area "D" Mixed Use in the Willoughby Community Plan. Proposed conceptual Development Permit No. 101344 is attached to this report (Attachment B) and includes conceptual renderings, site plans, building elevations, and tree and landscaping plans. As a condition of final reading the applicant is to finalize architectural and landscaping details.

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:

	Count	Rate	Total
Low Rise Apartments (6-storeys or less)	185	\$11,000 / unit	\$2,035,000
Total			\$2,035,000

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
9	52	53	9	62

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

Policy Considerations:

The proposed rezoning and development permit application facilitates the proposal for a mixed-use development consisting of two six-storey building of 185 apartment units, 1,975 m² (21,258 ft²) ground floor commercial and 300 m² (3,229 ft²) of day care space.

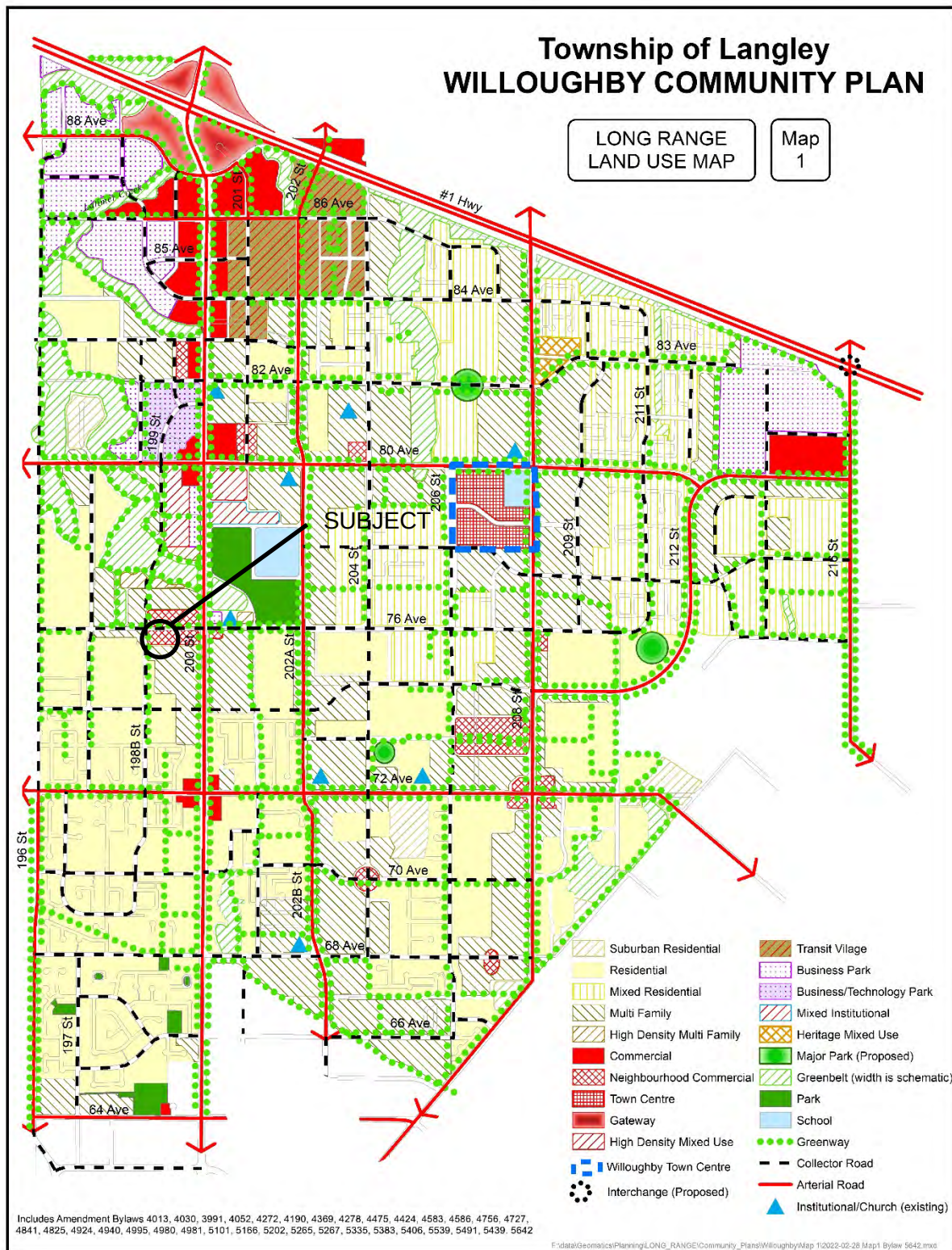
The proposal is consistent with the Willoughby Community Plan and Latimer Neighbourhood Plan. Staff recommend that Council give first, second and third reading to Bylaw No. 5923 (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5923) of accompanying Development Permit No. 101344.

Respectfully submitted,

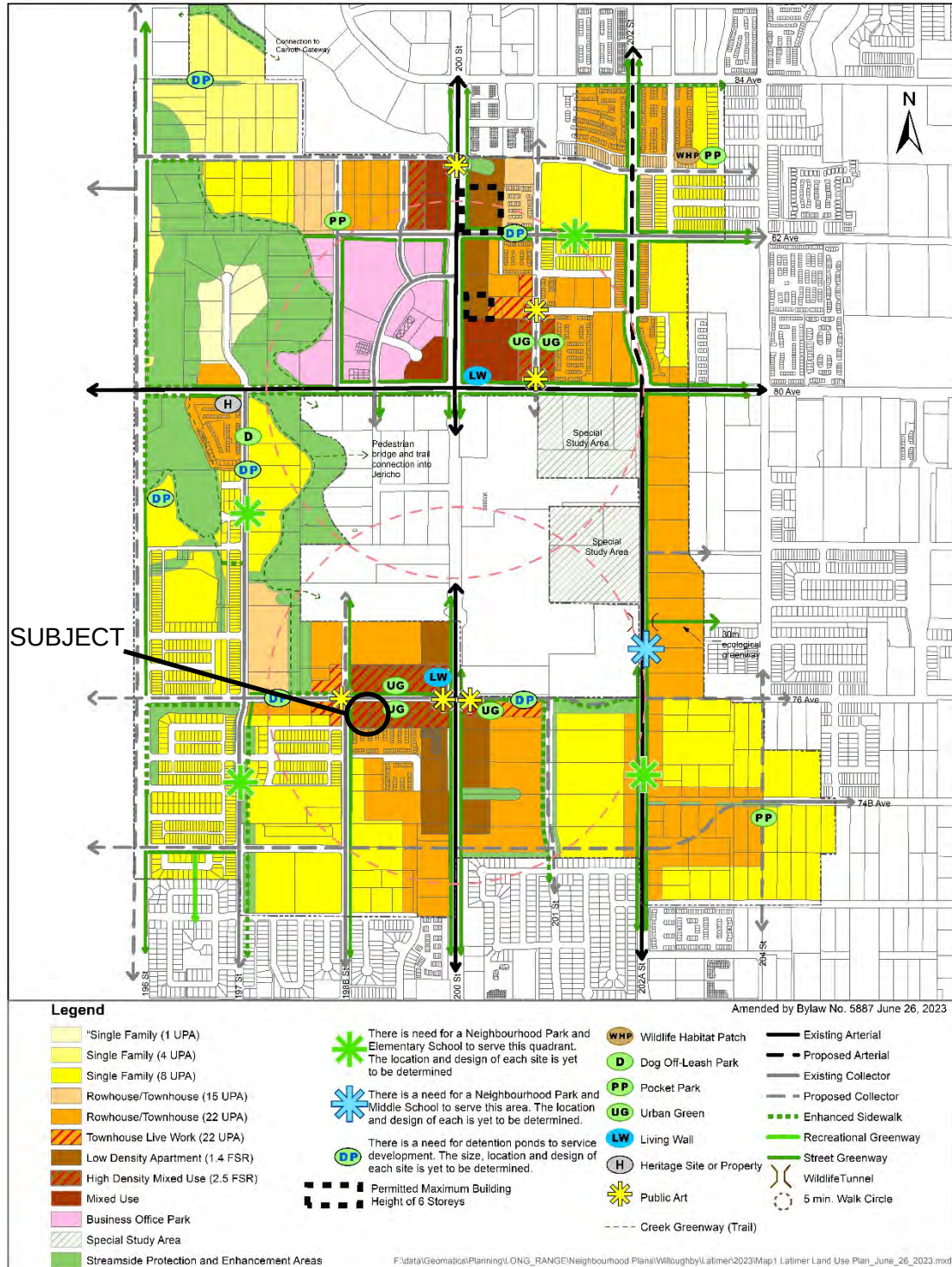
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

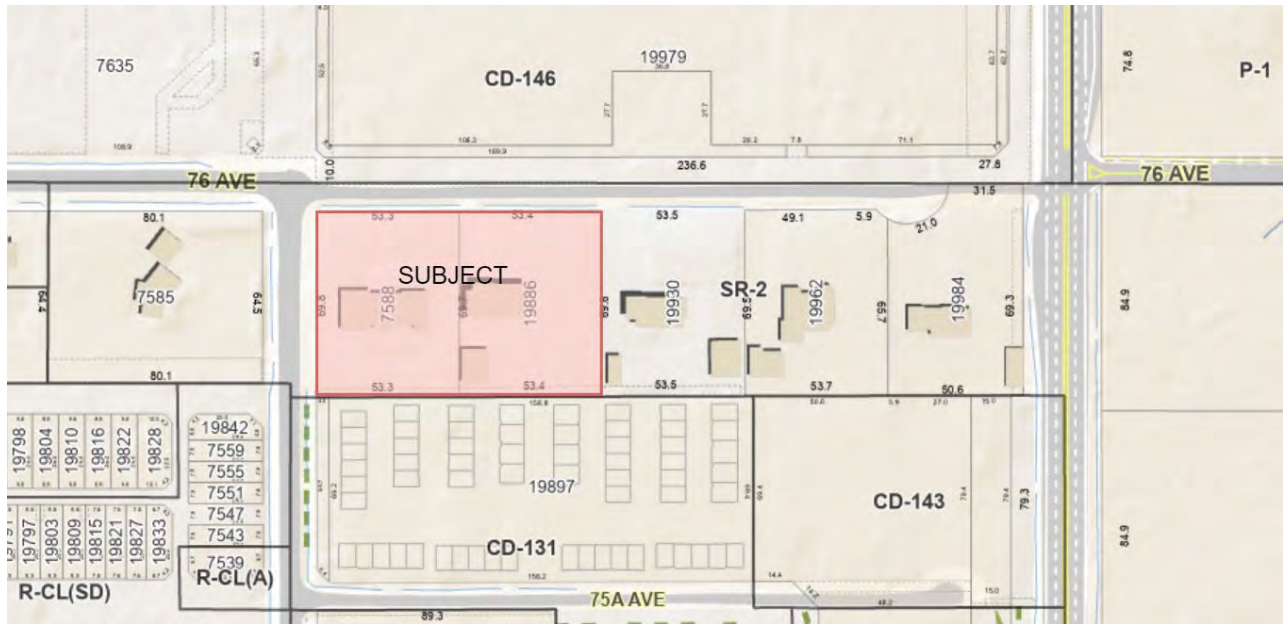
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No. 101344





Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500



1 VIEW FROM NW
Scale: NTS



2 VIEW FROM NORTH EAST
Scale: NTS

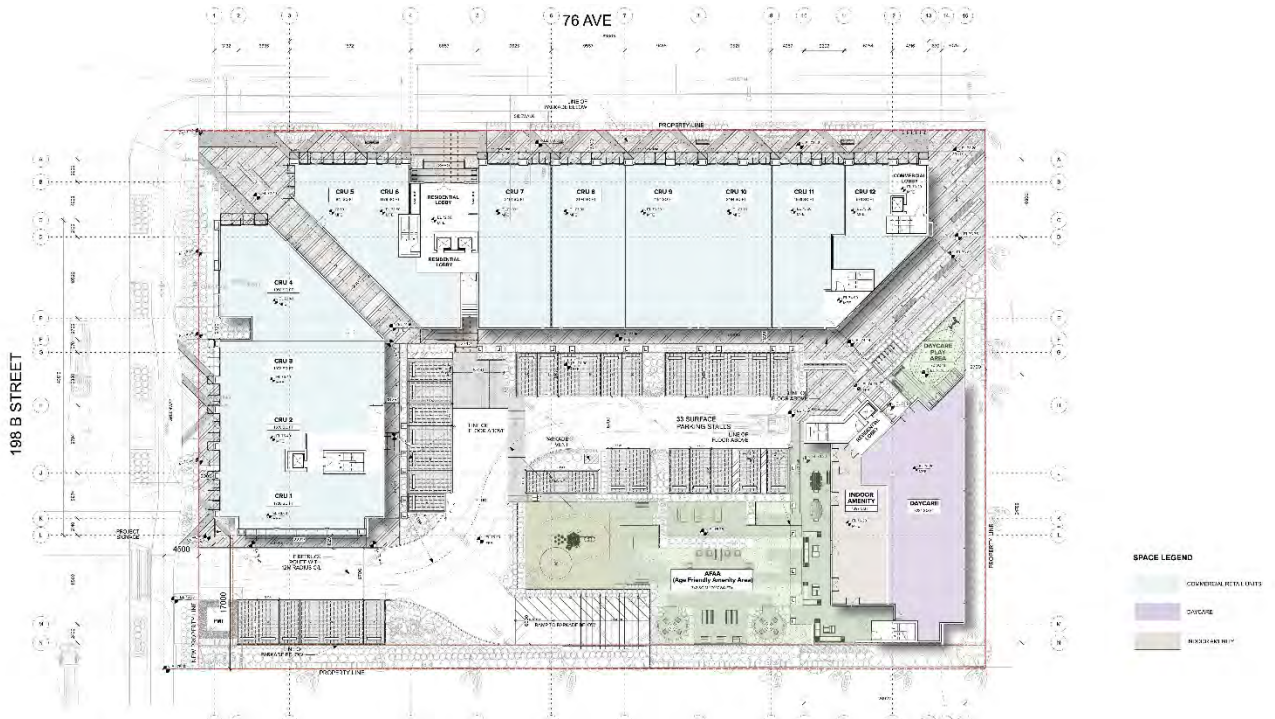


4 VIEW FROM NE
Scale: NTS



5 VIEW OF SITE ENTRANCE ON THE SOUTH WEST CORNER
Scale: NTS

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

ATTACHMENT B

Development Permit No. 101344

This Permit is issued this _____ day of _____, 2023 to:

1. NAME: 1345477 BC Ltd.

ADDRESS: 8193 – 149 Street
Surrey BC, V3Z 8N9

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 & 2 Section 22 Township 8 New Westminster District
Plan 75404

CIVIC ADDRESS: 19886 – 76 Avenue and 7588 – 198B Street

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

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

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
 - b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
 - c. On-site landscaping to be secured by letter of credit at building permit stage.
 - d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
 - e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

This permit is not a building permit.

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

DEVELOPMENT PERMIT NO. 101344
1345477 BC LTD. / 19886 – 76 AVENUE AND 7588 – 198B STREET
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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.

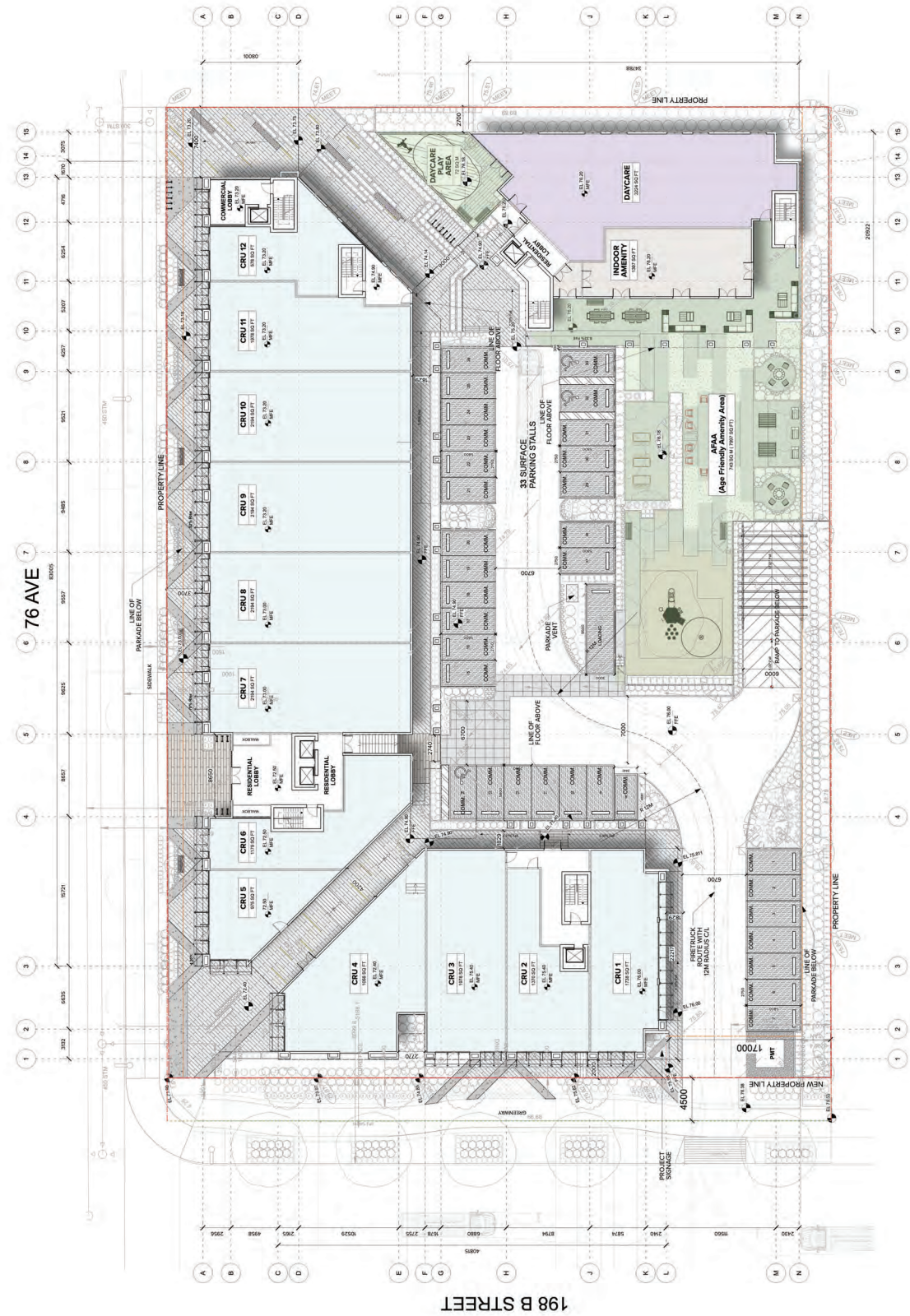
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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 Landscaping Drawings



SPACE LEGEND

COMMERCIAL RETAIL UNITS
DAYCARE
INDOOR AMENITY

SCHEDULE A



No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

Consultants	Architecture Panel Inc.
Documents	

Contractors	AHJ TOWNSHIP OF LANGLEY
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Sheet No.	A2.01
Checked By	RD
Status	DP Application

Total Sheets	35
Drawn By	SO/BF
Reviewed By	RD

Project	7588 198B ST, 1988B 76 AVE LANGLEY BC
Owner	VICTORIA WANG/ 7588 198B INVESTMENT LTD.
Sheet Title	SITE PLAN

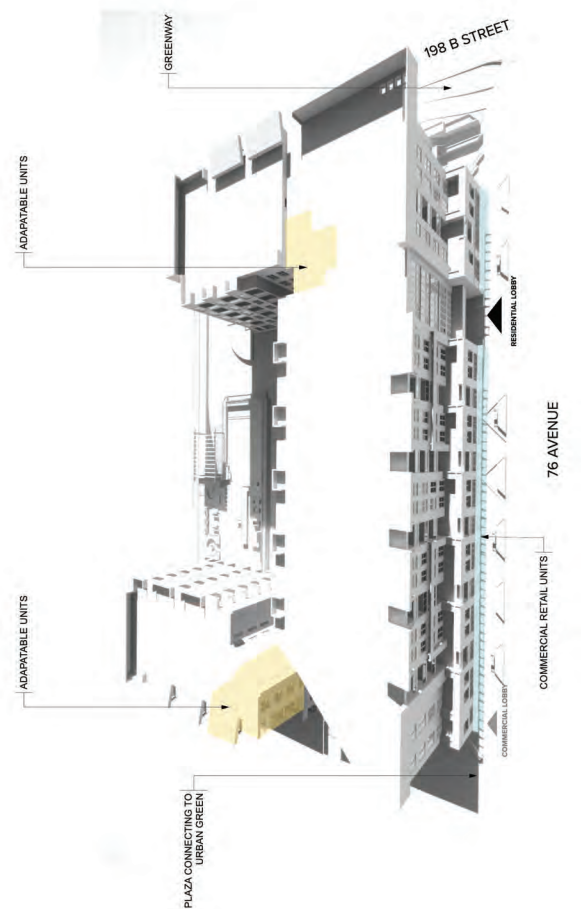
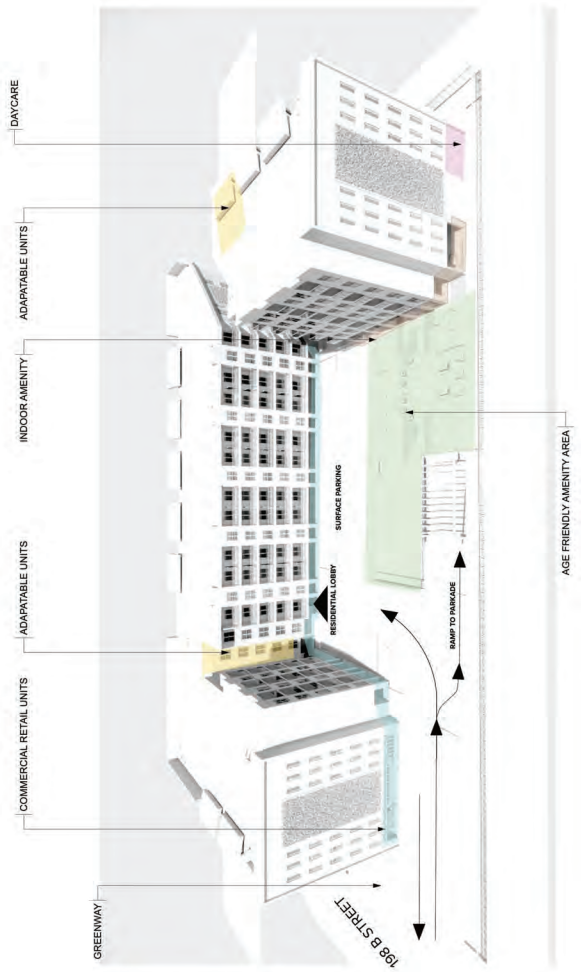
ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15025 Marine Drive, White Rock, BC V4B 3V5

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.

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DESIGN RATIONALE

The Willoughby Community Plan provides the overarching land use policy framework for Latimer and surrounding areas. Adopted in 1998, the Plan identifies Willoughby as one of the Township's primary growth areas. The latimer area within the Township of Langley is undergoing many developments which will create numerous opportunities to create a vibrant community of family oriented housing and retail and commercial spaces. It will further attract more people from other areas looking for family friendly and urban aesthetics in their neighbourhoods.

The proposed development extends and mirrors the development approved on the north side of 76 Ave to create a synergy in built forms and overall urban spaces. The north west node of the development has a small plaza as a resting point with a breeze way at the start of the greenway to the west. It provides an entry point for the commercial retail units on the west and direct pedestrian access to the site. The NE diagonal plaza between Building 1 and Building 2 creates a visual break from the street level and provides opportunities for community engagement and a spot to relax. This NE plaza also offers a critical pedestrian and visual connection to the Urban Green located immediately to the East of our development.

This development ties to follow the principles of the Apartment - Mixed Use Plan with the following points for consideration.

- The buildings are 6 story high and are sited towards the streets.
- The development achieves 2.49 FSR
- Apart from some surface parking for commercial uses sited at the back of the development, residential parking is provided in 2 levels of underground parking.
- As per the Latimer Neighbourhood Plan, the retail units are on Level 1 with great exposure from the streets to the North and West.
- Level 2 consists of residential units, directly over the retail units, with 'eyes on the street'.
- Residential units have access through lobbies for each building with residential parking provided in 2 levels of underground parking.
- Level 3 to Level 6 is set Back 5m to decrease the tunnel effect on the streets and also to look more aesthetically pleasing from the street. This provides great patio areas
- The overall theme of this development is contemporary with a nod to warm traditional elements like wood tones and bricks. This is in keeping with the other developments proposed in the area.



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Unit 103, 15025 Marine Drive, Whiterock, BC | 6047831950 |
ruchi@architecturepanel.com

Project
7588 198B ST, 19886 76 AVE
LANGLEY BC

Owner
VICTORIA WANG/ 7588
198B INVESTMENT LTD.

Sheet Title
DESIGN RATIONALE

Total Sheets
35

Sheet No.
A0.05

Contractors
AHJ
TOWNSHIP OF
LANGLEY

Drawn By
SD/BF

Checked By
RD

Reviewed By
RD

Status
DP Application

Consultants
Architecture Panel Inc.

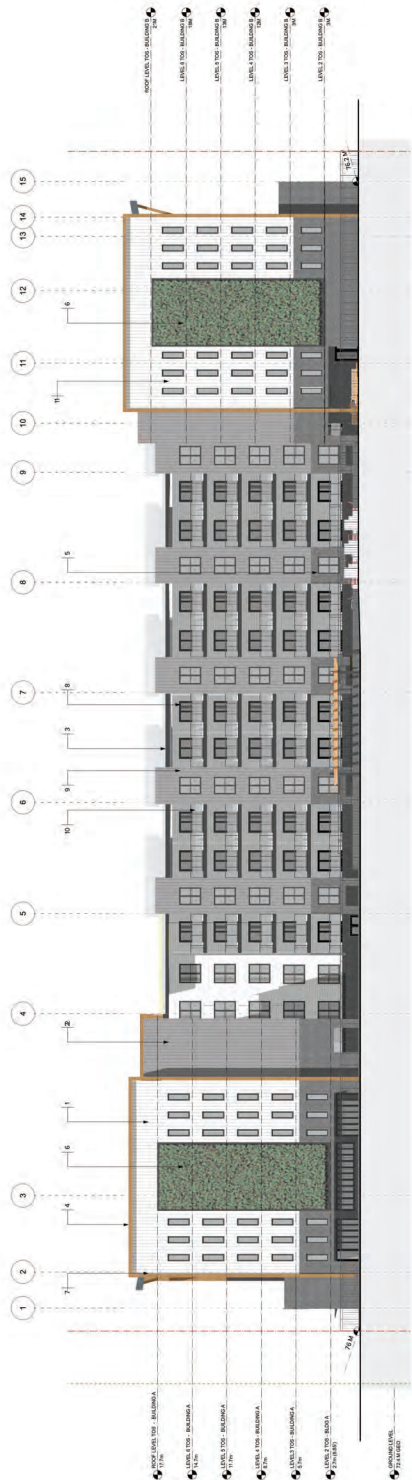
Documents

No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-17	DP Re-submission
C	2023-07-05	DP Re-submission

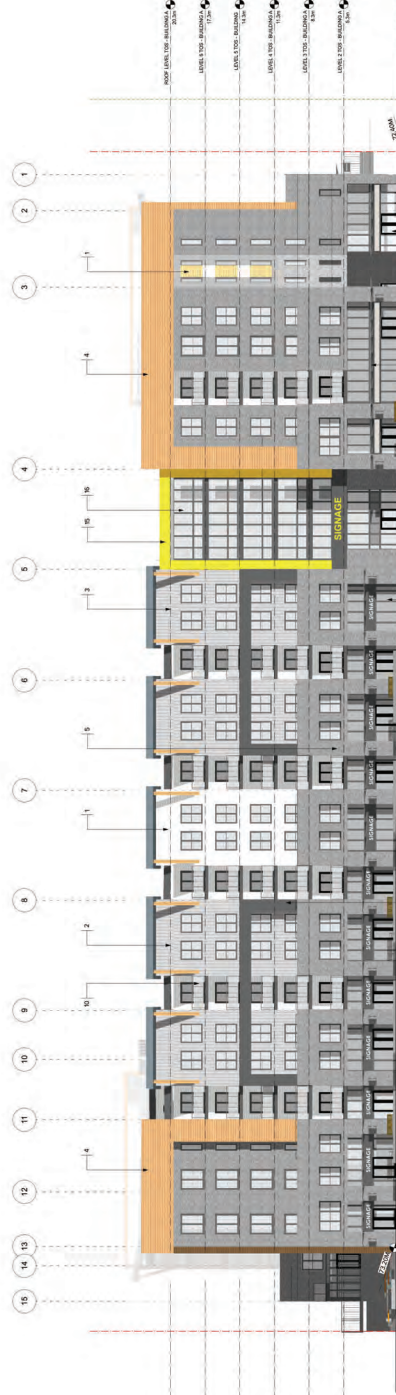
Scale

G.1 - Page 15

G.1



1 SOUTH ELEVATION
Scale: 1:200



2 NORTH ELEVATION
Scale: 1:200



17. ACM
- DARK GRAY



1. HARDIE VERTICAL SIDING
ARCTIC WHITE



5. ENDICOTT FACE BRICK
DARK GREY

4. DARK CHERRY
WOOD GRAIN LONGBOARD



6. ARCHITEX GREEN WALL SYSTEM

EXTERIOR FINISHES LEGEND

1. HARDIE VERTICAL SIDING - ARCTIC WHITE
2. HARDIE VERTICAL SIDING - GRAY SLATE
3. PRIMED FASCA PANEL - CHARCOAL
4. CHERRY WOOD GRAIN LONGBOARD
5. ENDICOTT FACE BRICK - DARK GREY
6. ARCHITEX GREEN WALL SYSTEM
7. DARK CHERRY WOOD POSTS
8. THERMAL BROKEN ALUMINUM SLIDING DOORS
9. THERMAL BROKEN ALUMINUM WINDOW WITH PANELS
10. GLASS AND METAL GUARD
11. THERMAL BROKEN ALUMINUM WINDOW NARROW
12. STORE FRONT DOORS
13. GLASS AND METAL CANOPY
14. STOREFRONT WINDOW SYSTEM
15. ACM PANEL - YELLOW
16. THERMAL BROKEN CURTAIN WALL SYSTEM - CHARCOAL
17. ACM PANEL - DARK GRAY

No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

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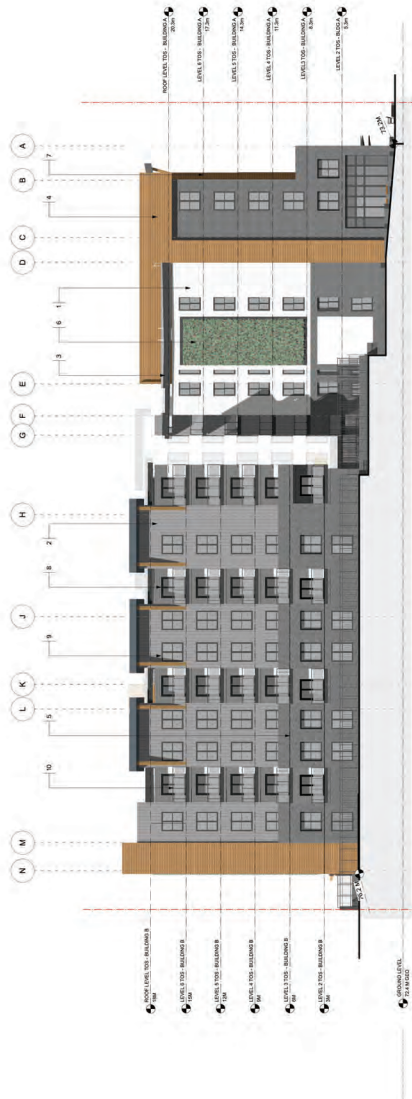
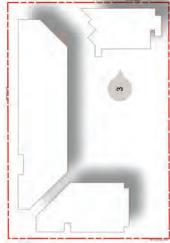
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C	2023-07-05	DP Resubmission

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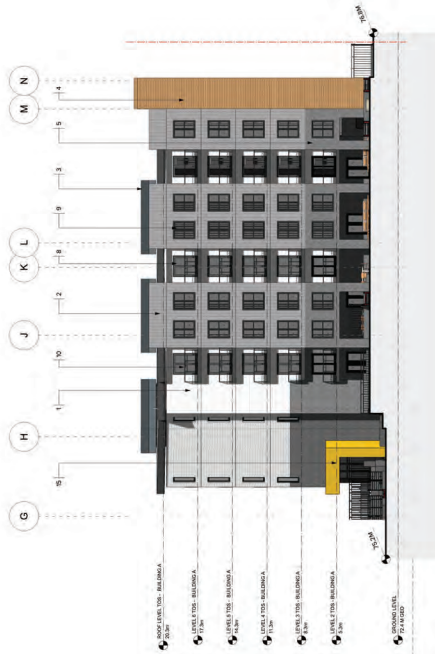
- ### EXTERIOR FINISHES LEGEND
- 1 HARDIE VERTICAL SIDING - GRAY WHITE
 - 2 HARDIE VERTICAL SIDING - ARCTIC SLATE
 - 3 PRIMED FASCIA PANEL - CHARCOAL
 - 4 CHERRY WOOD GRAIN LONGBOARD
 - 5 ENDICOTT FACE BRICK - DARK GREY
 - 6 ARCHITECT GREEN WALL SYSTEM
 - 7 DARK CHERRY WOOD POSTS
 - 8 THERMAL BROKEN ALUMINUM SLIDING DOORS
 - 9 THERMAL BROKEN ALUMINUM WINDOW WITH PANELS
 - 10 GLASS AND METAL GUARD
 - 11 THERMAL BROKEN ALUMINUM WINDOW NARROW
 - 12 STORE FRONT DOORS
 - 13 GLASS AND METAL CANOPY
 - 14 STOREFRONT WINDOW SYSTEM
 - 15 ACM PANEL - YELLOW
 - 16 THERMAL BROKEN CLIFTAN WALL SYSTEM - CHARCOAL
 - 17 ACM PANEL - DARK GRAY



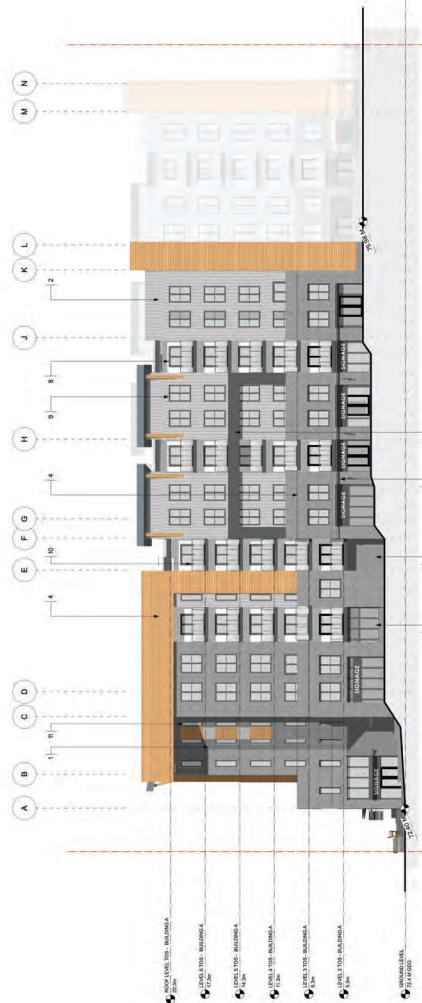
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EAST ELEVATION

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3	WEST ELEVATION - BUILDING B
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2 WEST ELEVATION (198B ST)
Scale: 1:200

No	Date	Issue Notes
A	2022-06-09	D ¹ Submission
B	2023-03-17	D ¹ Resubmission
C	2023-07-05	D ¹ Resubmission

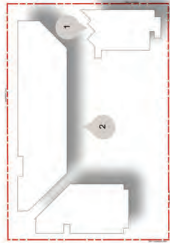
Project 7588 198B ST, 1988B 76 AVE LANGLEY BC	Total Sheets 35	Sheet No. A4.02	Contractors Architecture Panel Inc.
Owner VICTORIA WANG/ 7588 198B INVESTMENT LTD.	Drawn By SD/BF	Checked By RD	Documents ARIJ TOWNSHIP OF LANGLEY
Sheet Title ELEVATIONS?	Reviewed By RD	Status DP Application	

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC | 604783M50 |
ruchi@architecturepanel.com

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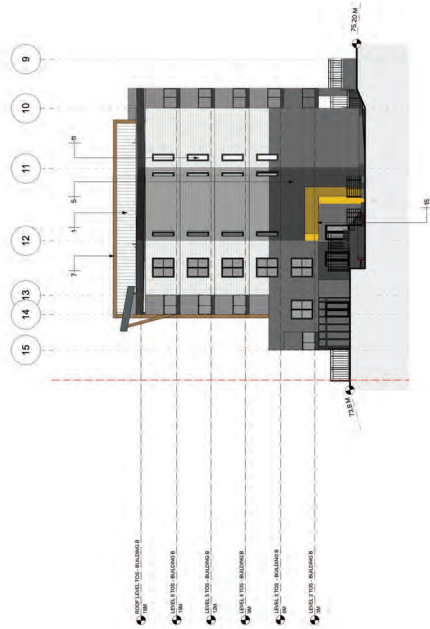
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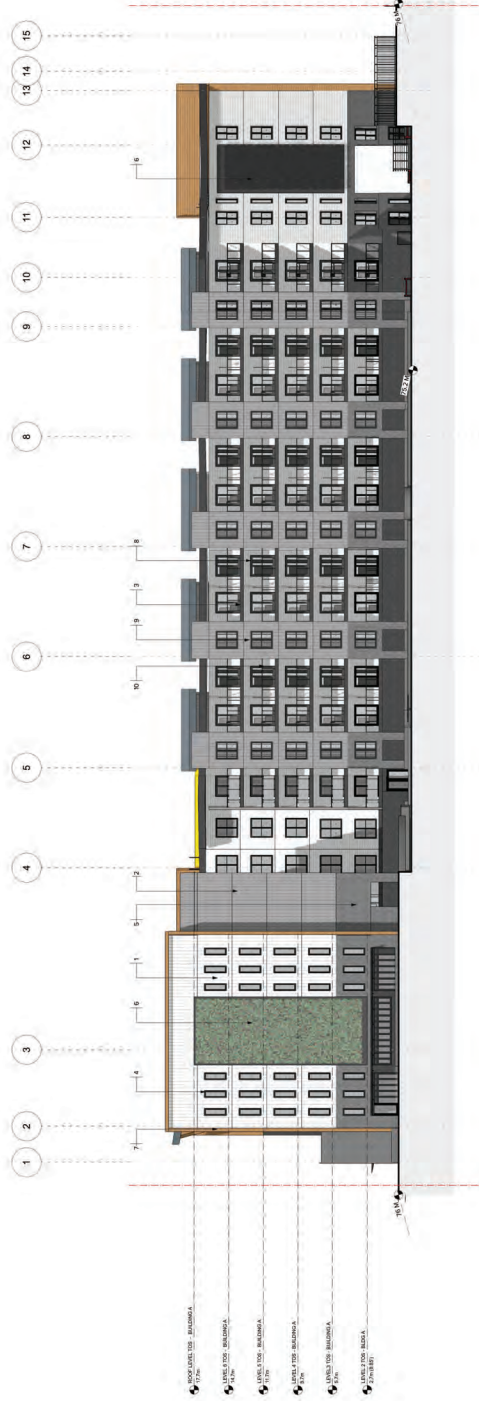


EXTERIOR FINISHES LEGEND

- 1 HARDIE VERTICAL SIDING - ARCTIC WHITE
- 2 PRIMED FASCIA PANEL - GRAY SLATE
- 3 CHERRY WOOD GRAIN LONGBOARD
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- 15 ACM PANEL - YELLOW
- 16 THERMAL BROKEN CURTAIN WALL SYSTEM - CHARCOAL
- 17 ACM PANEL - DARK GRAY



1 NORTH ELEVATION - BUILDING B
Scale: 1:200



2 SOUTH ELEVATION - BUILDING A
Scale: 1:200

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 1505 Marine Drive, White Rock, BC V6W 3H5

rchit@architecturepanel.com

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Project

7588 1988 ST, 19886 76 AVE
LANGLEY BC

Owner

VICTORIA WANG / 7588
1988 INVESTMENT LTD.

Sheet Title

ELEVATIONS3

Total Sheets

35

Sheet No.

A4.03

Contractors

A4-J
TOWNSHIP OF
LANGLEY

Consultants

Architecture Panel Inc.
Documents

Checked By

RD

Status

DP Application

No

A

Date

2022-06-09

Issue Notes

DP Submission

DP Resubmission

DP Resubmission

Scale

0 5 10 15 M

G



1 VIEW FROM NW
Scale: NTS



2 VIEW FROM NORTH
Scale: NTS



4 VIEW FROM NE
Scale: NTS



5 VIEW OF SITE ENTRANCE ON THE SOUTH WEST CORNER
Scale: NTS

ARCHITECTURE PANEL INC.
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Unit 103, 15205 Marine Drive, White Rock, BC V6B 3H5
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Project
7588 1988 ST, 19886 76 AVE
LANGLEY BC

Owner
VICTORIA WANG / 7588
1988 INVESTMENT LTD.

Sheet Title
PERSPECTIVE VIEWS

Total Sheets	35	Sheet No.	A6.01	Contractors	AI-J TOWNSHIP OF LANGLEY	Consultants	Architecture Panel Inc.
Drawn By	SD/BF	Checked By	RD	Status	DP Application	Documents	
Reviewed By	RD						

No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission

Scale	
-------	--



1
VIEW OF FROM NORTH WEST
Scale: NTS



4
VIEW OF CRU AND PLAZA
Scale: NTS

VIRTUAL PERSPECTIVE VIEWS



SCAN QR CODE WITH YOUR COMPATIBLE DEVICE
(SMART PHONE/TABLET) CAMERA FOR VIRTUAL VIEWING
OF THE PROPOSED DEVELOPMENT



View from NE corner



View from NW plaza



View from SW site entry



View around amenity

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Unit 103, 15005 Marine Drive, Whiterock, BC V6A7B3V950 |
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Project
7588 1988 ST, 19886 76 AVE
LANGLEY BC

Owner
VICTORIA WANG/ 7588
1988 INVESTMENT LTD.

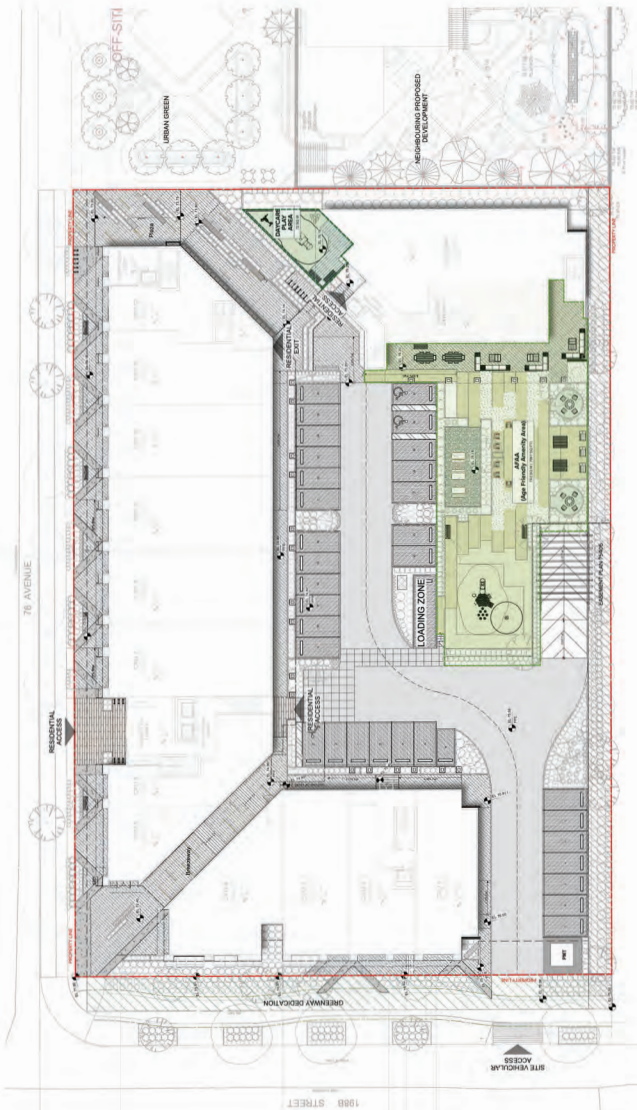
Sheet Title
PERSPECTIVE VIEWS

Total Sheets		35
Sheet No.		A6.03
Contractors		AI-J TOWNSHIP OF LANGLEY
Consultants		Architecture Panel Inc.
Documents		Documents
Drawn By		SD/BF
Checked By		RD
Reviewed By		RD
Status		DP Application

No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-17	DP Resubmission
C	2023-07-05	DP Resubmission



G.1



1 KEY PLAN
Scale: 1:300

DESIGN RATIONALE AND SUMMARY

This mixed use project is located in the Langer Plan of the Township of Langley at the intersection of 1908 Street and 76 Ave with a 4.5 m wide sidewalk. The project is situated on a triangular lot with a 4.5 m wide sidewalk. The project is situated on a triangular lot with a 4.5 m wide sidewalk. The project is situated on a triangular lot with a 4.5 m wide sidewalk.

The plant selection used in the gateway consisted of a variety of vibrant shrubs and ornamental grasses such as Ligularia, Echinacea, and Hemerocallis, along with the Liquidambar and Acer Platanus trees that add character to the site. The proposed planting list follows the site plan provides an interesting walking opportunity along the gateway.

On the NW corner of the site, a plaza is proposed with a dynamic paving pattern, incorporating the pedestrian movement through to the central courtyard. Similarly the NE plaza double up as dynamic breezeway with elements such as the planters, seating, gathering spaces and lighting. These are used to functionally and visually connect the Urban Green to the project with a direct, pleasant and easy movement. Similarly, the dynamically structured paving pattern is developed on the Northern edge connecting this sidewalk to the CRU's and creating cultural gathering and retail space by also including seating areas surrounded by a variety of planting on the site.

For an enhanced experience for residents and retail units owners/users, a few heavily planted landscape areas have been provided through the parking lot, the main one being next to the entrance of building A from the parking lot and other smaller ones near the edges of building A. Those landscape areas include planting that are visually appealing such as Rhododendrons and Hydrangea Macrophylla.

The project also provides multiple outdoor experiences for residents to enjoy, which includes seats around the fire-pits and a community garden with raised planters. These amenity spaces, along with the daycare play area are surrounded by shrubbery and trees that provide a pleasant ambience. Both the community garden and fire-pit spaces are separated from the parking lot and defined by dense shrubbery for a more quiet atmosphere.

In addition, there are other outdoor spaces proposed for more active uses, which includes the children's playground with an adjacent outdoor seating and dining area, providing a great opportunity for family outdoor activities and a gathering space.

GENERAL NOTES

All materials and workmanship to CLE Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

The installer is 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. Substitutions must obtain written approval from the Landscape Architect prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the latest edition of the BC Landscape Standard. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BC Landscape Standard.

Min. growing medium depths over prepared subgrade shall be:

Shrub Areas 300mm

Tree Areas 450mm

Grass Areas 100mm

Ground cover Areas 100mm

Ground cover Areas 100mm

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Lemon yellow daylily



Liliput muscadi



Liliput muscadi



Chrysanthemum



Rhododendron Gumbo pink



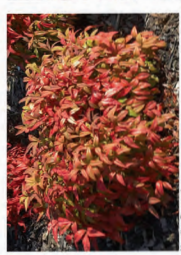
Polyalthia Nurella



Hydrangea macrophylla Makino blue



Hosta Plantation



Nandina domestica

2 SOME PROPOSED SHRUBS
NTS



3 SOME PROPOSED TREES
NTS



Magnolia grandifolia



Some proposed trees

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Project

7588 1908 ST, 19088 76 AVE
LANGLEY BC

Owner

VICTORIA WANG / 7588
1908 INVESTMENT LTD.

Sheet Title

KEY PLAN

Consultants

Architecture Panel Inc.

Sheet No.

L01

Total Sheets

10

Drawn By

SD/B

Checked By

RD

Status

DP Application

Revised By

RD

Drawn By

SD/B

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RD

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DP Application

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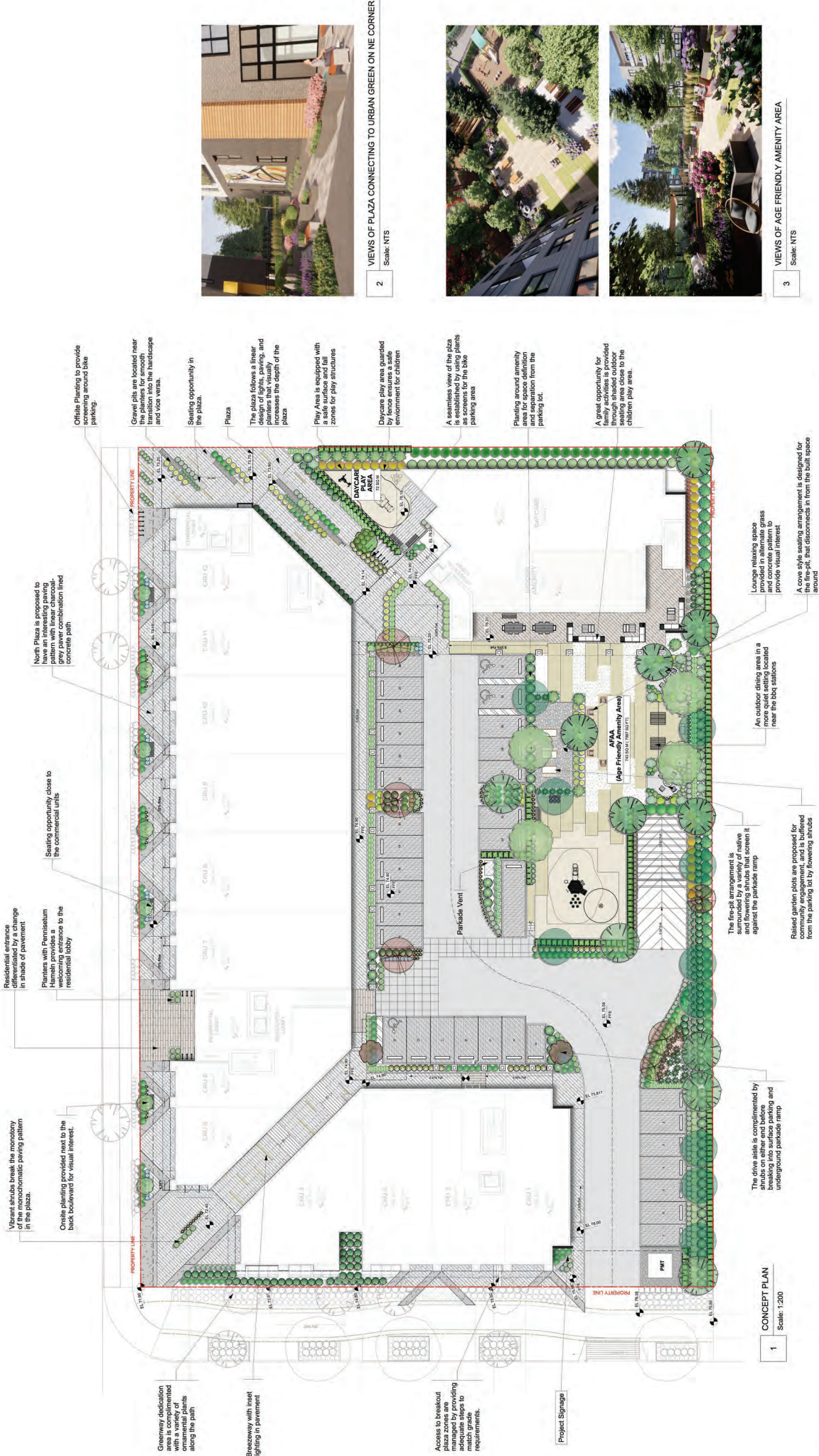
RD

Status

DP Application

Revised By

RD



No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-16	DP Resubmission
C	2023-08-15	DP Resubmission

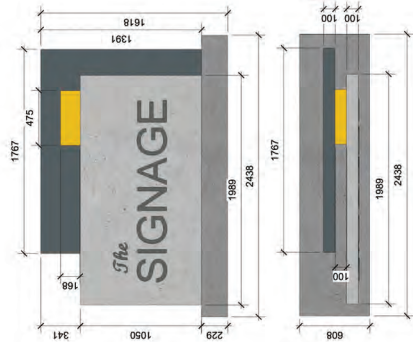
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No	Date	Issue Notes
A	2022-06-09	DP Submission
B	2023-03-16	DP Resubmission
C	2023-08-15	DP Resubmission

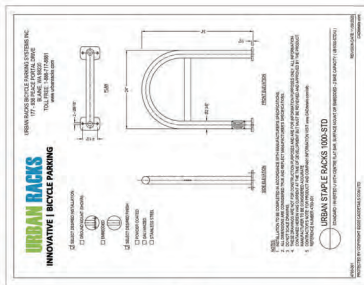
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A	2022-06-09	DP Submission
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C	2023-08-15	DP Resubmission

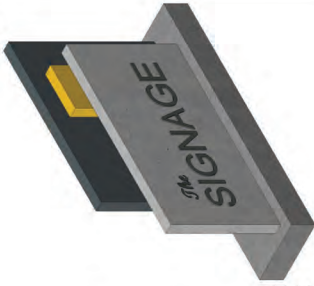
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1 Project Signage Design
Scale: NTS



2 Bicycle Rack (F13)
Scale: NTS



6 Classic Standard Panels (F1)
Scale: NTS



5 Belgard Moduline Series Planks (P2) & (P4)
Scale: NTS



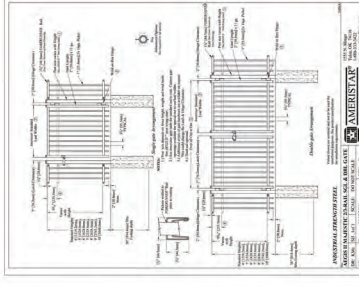
6 Classic Standard Panels (F1)
Scale: NTS



7 CIP concrete with Integral Color By CCI (P5,P6)
Scale: NTS



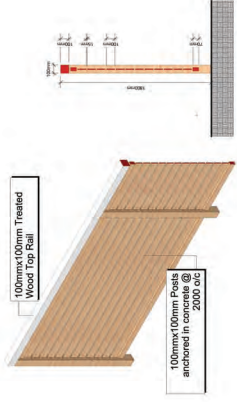
8 Montigo Freipit (F4)
Scale: NTS



10 Ameristar Gate (F16)
Scale: NTS

PANEL	ITEM NUMBER	WEIGHT	STACKING
3"	18-020346	43 lbs	○
3.5"	18-020465	47 lbs	○
4"	18-020465	50 lbs	○
5"	18-020465	57 lbs	○
6"	18-020716	64 lbs	○

4 Ameristar Fence 4" (F15)
Scale: NTS



9 6" High Cedar Fence Detail (F14)
Scale: NTS



3 Example of Outdoor Furniture By Cabana Coast (F17)
Scale: NTS

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1345477 BC LTD.) BYLAW NO. 5923

EXPLANATORY NOTE

Bylaw No. 5923 rezones 0.74 ha (1.84 ac) of land located at from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-191 to accommodate the development of 185 apartment units, 1,975 m² (21,258 ft²) of commercial space and 300 m² (3,229 ft²) of day care space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1345477 BC LTD.) BYLAW NO. 5923

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 (1345477 BC Ltd.) Bylaw No. 5923”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-191” after the words “Comprehensive Development Zone CD-190”
 - b. Adding to Section 110.1 after the words “CD-190” the words “CD-191 – 0.4 ha”
 - c. Adding after Section 1090 “Comprehensive Development Zone CD-190” the following as Section 1091 “Comprehensive Development Zone CD-191”

1091 **COMPREHENSIVE DEVELOPMENT ZONE CD-191**

Uses Permitted

- 1091.1 In the CD-191 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *apartments*
 - 4) *commercial uses* subject to Section 1091.3
 - 5) *group children’s day care*

Density

- 1091.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-191 shall not exceed 2.5 FSR.

Commercial Uses

- 1091.3 *Commercial uses* and *group children’s day care* uses are only permitted on the ground floor in mixed-use buildings to a maximum of gross floor area as per the applicable Neighbourhood Plan.

Lot Coverage

- 1091.4 *Buildings and structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

1091.5 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1091.6 The *height* of *buildings* and *structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1091.7 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1091.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1091.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1091.10 Age friendly amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1091.11 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lots 1 and 2 Section 22 Township 8 New Westminster District Plan 75404

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-191.

NOTICE WAS ADVERTISED the	31, 7	day of	August, September	, 2023
READ A FIRST TIME the		day of		, 2023
READ A SECOND TIME the		day of		, 2023.
READ A THIRD TIME the		day of		, 2023.
ADOPTED the		day of		, 2023.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'

BYLAW NO. 5923

