Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 12, 2023 – REGULAR MEETING	**REPORT:**	23-106
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-27-0081
SUBJECT:	REZONING APPLICATION NO. 100478 AND DEVELOPMENT PERMIT APPLICATION NO. 100896 (1135881 BC LTD. / KASIAN ARCHITECTURE / 3321 – 200 STREET AND 19882 AND 19944 – 33A AVENUE)		

PROPOSAL:

Application to rezone approximately 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 and issue a Development Permit to facilitate development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial space.

RECOMMENDATION SUMMARY:

That Council consider the rezoning application and select one of the following:

a) Defer consideration of Bylaw No. 5874 pending adoption of the draft Booth Neighbourhood Plan; or
b) That Council give first, second, and third reading to Bylaw No. 5874 subject to 10 development prerequisites being satisfied prior to final reading; and authorize issuance (at time of final reading of Bylaw No. 5874) of Development Permit No. 100896.

RATIONALE:

The proposed development complies with the overall objectives of the 1987 Brookswood / Fernridge Community Plan and prior Council direction provided at the May 8, 2017 Regular Meeting.

RECOMMENDATIONS:

That Council consider the rezoning application and select one of the following:

a) Defer consideration of Bylaw No. 5874 pending adoption of the draft Booth Neighbourhood Plan; or
b) Council give first, second, and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1135881 BC Ltd.) Bylaw No. 5874 rezoning 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 to facilitate the development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial 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 33A Avenue and the west half of 200 Street (including 4.5 m greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the 1987 Brookswood Community Plan;
3. Dedication and construction of a 4.5 m wide greenway on the west side of 200 Street;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
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. Subdivision of the properties into two lots separating the Community Commercial Zone C-2 lot from the Comprehensive Development Zone CD-182 lot;
8. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
    c. Identifying a minimum of 5% of townhouse units and 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
    d. Registration of a reciprocal access easement;
    e. Prohibiting vehicular access to 200 Street;
9. Compliance with the requirements of the applicable Community Amenity Contributions Policy, and 5% Neighbourhood Park Land Acquisition Policy;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Brookswood-Fernridge Greenway Amenity Policy (if adopted / applicable) Development Works Agreement (DWA), and Latecomer charges; and

That should Council elect to advance Rezoning Bylaw No. 5874 authorize issuance of Development Permit No. 100896 at time of final reading 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; and
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; and
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

EXECUTIVE SUMMARY:

1135881 BC Ltd. has applied to rezone approximately 1.87 ha (4.63 ac) of land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue, to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 with an accompanying Development Permit to facilitate development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial space.

On May 8, 2017 (through its consideration of the Brookswood / Fernridge Community Plan Update Report) Council confirmed that in-stream applications received before May 16, 2017 could continue to be reviewed and considered in the context of the 1987 Brookswood / Fernridge Community Plan. The subject application is considered to be an in-stream application as it was received on April 26, 2017.

On May 8, 2023 Council was presented draft amendments to the Brookswood-Fernridge Community Plan and associated Neighbourhood Plans for consideration of first and second reading, with the subsequent Public Hearing held on May 29, 2023. The proposed land use designation in the draft Booth Neighbourhood Plan for the subject properties are Single Family 3 and Rowhouse / Townhouse. The applicant is aware of the proposed updates to the Plan and has requested that this application be advanced to Council for consideration prior to completion of the plan update based on the prior Council resolution and 1987 Community Plan.

As the project is consistent with the 1987 Brookswood / Fernridge Community Plan and Council's 2017 resolution, the applicant is requesting to advance Rezoning Bylaw No. 5874 for Council's consideration prior to the adoption of the updated Booth Neighbourhood Plan. Given that the application is consistent with the 1987 Plan and prior Council resolution, but inconsistent with the proposed updated Booth Neighbourhood Plan, staff recommend that Council either defer consideration of the application until completion of the plan update or give first, second, and third reading to Bylaw No. 5874 (subject to 10 development prerequisites).

PURPOSE:

The purpose of this report is to advise and provide Council with options with respect to Rezoning Bylaw No. 5874 and Development Permit No. 100896.

REFERENCE:

Owner:	1135881 BC Ltd. 4379 – West 16 Avenue Vancouver, BC V6R 3E6
Legal Description:	Lot 10 Except: Firstly: Parcel "A" (Exp Plan 16172) Secondly: Part (0.756 Ac Portion) Shown on Plan 28322 Thirdly: Part Subdivided by Plan 37124, Section 27 Township 7 NWD Plan 7916; Lot 30 Except: Parcel "A" (Exp Plan 50965) Section 27 Township 7 NWD Plan 37124; Parcel A (Exp Plan 50965) Lot 30 Section 27 Township 7 NWD Plan 37124
Location:	3321 – 200 Street and 19882 and 19944 – 33A Avenue
Area:	1.87 ha (4.63 ac)
1987 Brookswood / Fernridge Community Plan:	Commercial (3321 – 200 Street); and Residential Multi-Family One (19882 and 19944 – 33A Avenue)
Development Permit Area (1987 CP)	Area 'B' Commercial (3321 – 200 Street); and Area 'C' Multi-Family (19882 and 19944 – 33A Avenue)
2017 (Current) Brookswood / Fernridge Community Plan:	Single Family 3; and Rowhouse / Townhouse
Development Permit Area (2017 CP)	DPA 'A' Residential; and DPA 'D' Energy and Water Conservation and Reduction of Greenhouse Gas Emissions
Draft Booth NP (2023)	Single Family 3 and Rowhouse / Townhouse
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Community Commercial Zone C-2 and Comprehensive Development Zone CD-182

BACKGROUND/HISTORY:

The current Brookswood - Fernridge Community Plan that was adopted on October 23, 2017 designates the site as Single Family 3 fronting 33A Avenue and Rowhouse / Townhouse the remainder of the site.

On May 8, 2017 (through its consideration of the Brookswood / Fernridge Community Plan Update Report) Council confirmed that in-stream applications, received before the May 16, 2017

Brookswood / Fernridge Community Plan Open House, could continue to be reviewed and considered in the context of the 1987 Brookswood / Fernridge Community Plan. The subject application is considered to be an in-stream application as it was received on April 26, 2017 and is therefore considered an in-stream application. As such, the applicant has requested to proceed with the subject application consistent with the 1987 plan in advance of the plan update for the Booth Neighbourhood Plan.

DISCUSSION/ANALYSIS:

- The 1987 Brookswood / Fernridge Community Plan designates the site Commercial and Residential Multi-Family One, whereas the 2017 Brookswood / Fernridge Community Plan designates the site Single Family 3 and Rowhouse / Townhouse.
- The proposed development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of ground floor commercial is consistent with the 1987 Brookswood / Fernridge Plan and based on the direction provided by Council on May 8, 2017 for in-stream applications.
- The three mixed use buildings are proposed to be 3-storeys in height, located on the eastern portion of the site fronting 200 Street and 33A Avenue, with commercial uses on the ground floor and 2-storeys of apartments above.
- The townhouses are proposed to be located on the western portion of the site and be 2-storeys in height to match the existing context of the single family homes on the north side of 33A Avenue.
- The proposed land use designation in the draft Booth Neighbourhood Plan are Single Family 3 and Rowhouse / Townhouse.

Adjacent Uses:

	Existing Use	Community Plan Designation	Existing Zoning
North:	33A Avenue, beyond which are four properties with existing single family dwellings.	Single Family 2	Residential Zone R-1E
South:	Two properties, one of which has an active application (ToL Project No. 07-27-0083) for 156 townhouse units (application contingent on advancement of yet to be completed Booth Neighbourhood Plan).	Rowhouse / Townhouse	Suburban Residential Zone SR-2
East:	200 Street, beyond which are three properties, one with an existing single family dwelling, the remaining two properties are vacant.	Rowhouse / Townhouse and Commercial village	Suburban Residential Zone SR-2
West:	A property with an existing single family dwelling.	Rowhouse / Townhouse	Suburban Residential Zone SR-2

Zoning Amendment:

- Bylaw No. 5874 proposes to rezone the site to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182.
- The project complies with the provisions of the site's proposed Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 zoning in terms of siting, site coverage, height, use, and density.

Development Permit:

The subject property is located in Development Permit Area "B" Commercial and "C" Multi-Family in the 1987 Brookswood / Fernridge Community Plan. Proposed Development Permit No. 100896, attached to this report, includes renderings, site plans, building elevations, and tree and landscaping plans.

Community Amenity Contributions:

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

	Units	**Rate**	**Total**
Townhouses	37	$14,400 / unit	$532,800
Low Rise Apartments	60	$11,000 / unit	$660,000
Total			**$1,192,800**

Staff note that on May 8, 2023, Council was presented draft amendments to the Brookswood-Fernridge Community Plan for consideration of first and second reading. The amendments also propose changes to the CAC policy that may increase the rates of this project from $14,400 to $16,400 for townhouses and from $11,000 to $13,500 for low rise apartment units, for a total of $1,470,000. Should the amendments to the CAC policy be granted final reading, the application will be subject to the revised rates.

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
112	6	52	84	28	118

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 will facilitate the development of 37 townhouses, 60 apartment units, and 3,157 m^2 (33,982 ft^2) of commercial space. The proposed development is in compliance with the provisions of the proposed Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 in terms of siting, site coverage, parking, height, use, and density.

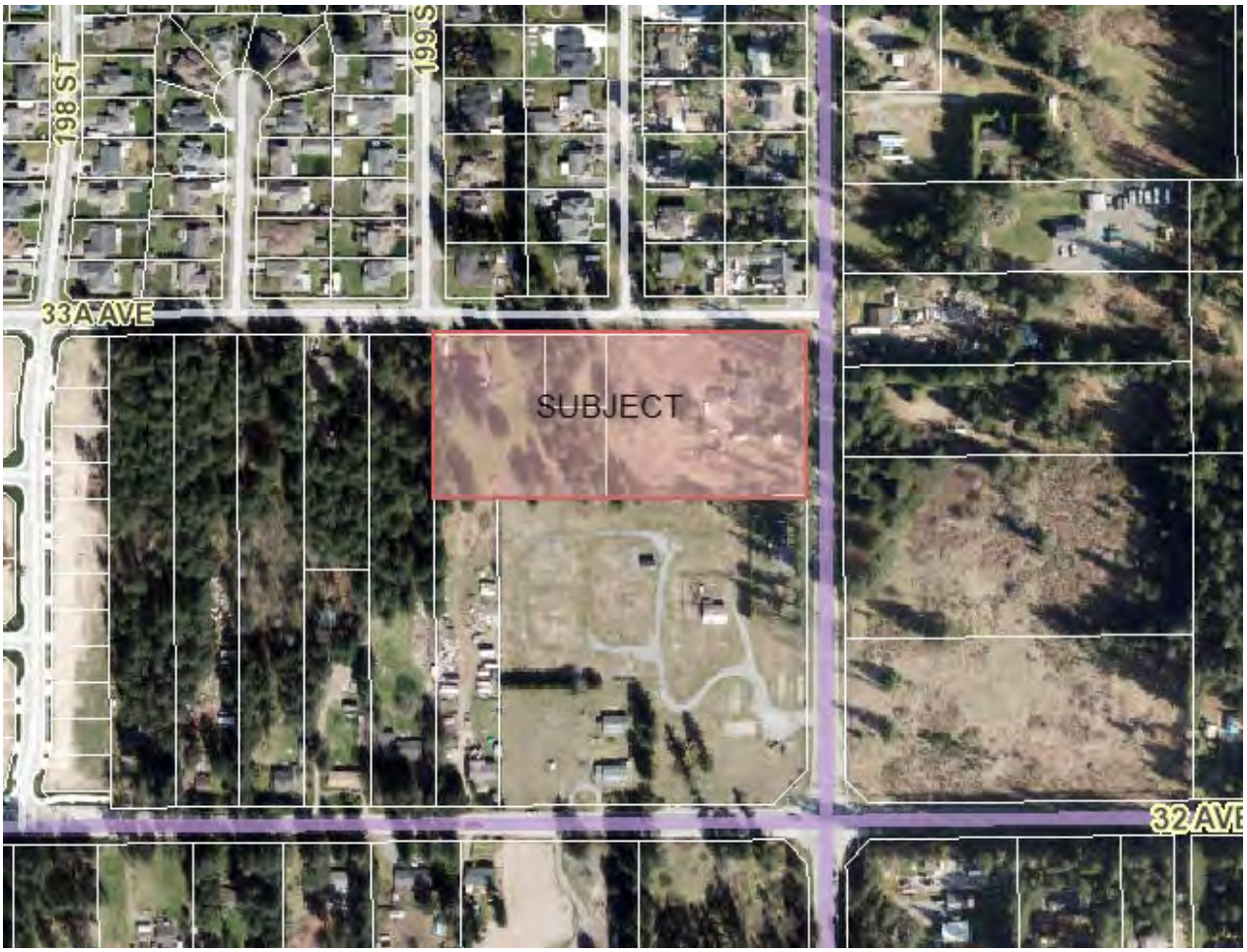
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Respectfully submitted,

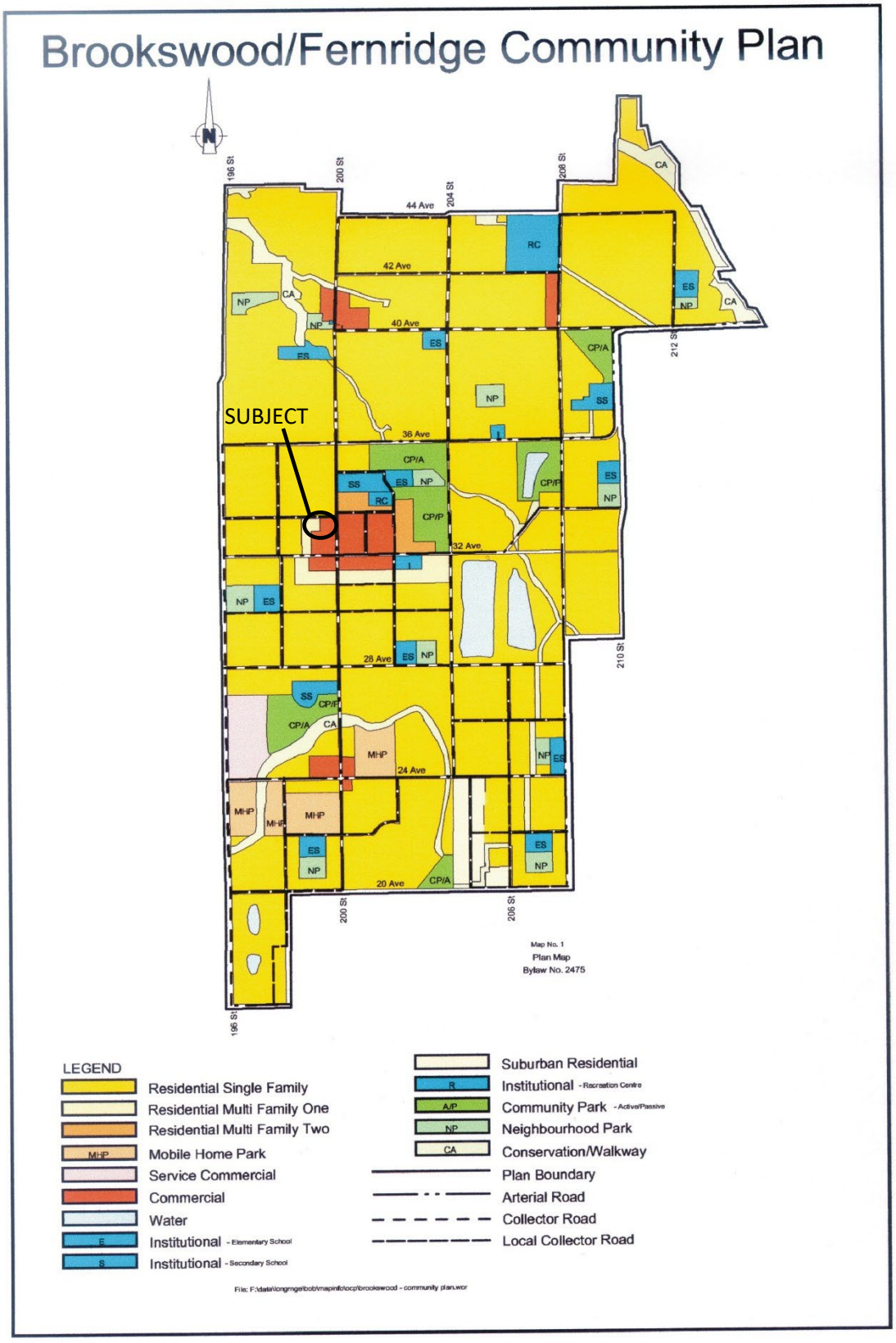
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Photo
ATTACHMENT B	1987 Brookswood / Fernridge Community Plan Map
ATTACHMENT C	Zoning Map
ATTACHMENT D	Rendering
ATTACHMENT E	Site Plan
ATTACHMENT F	Development Permit No. 100896

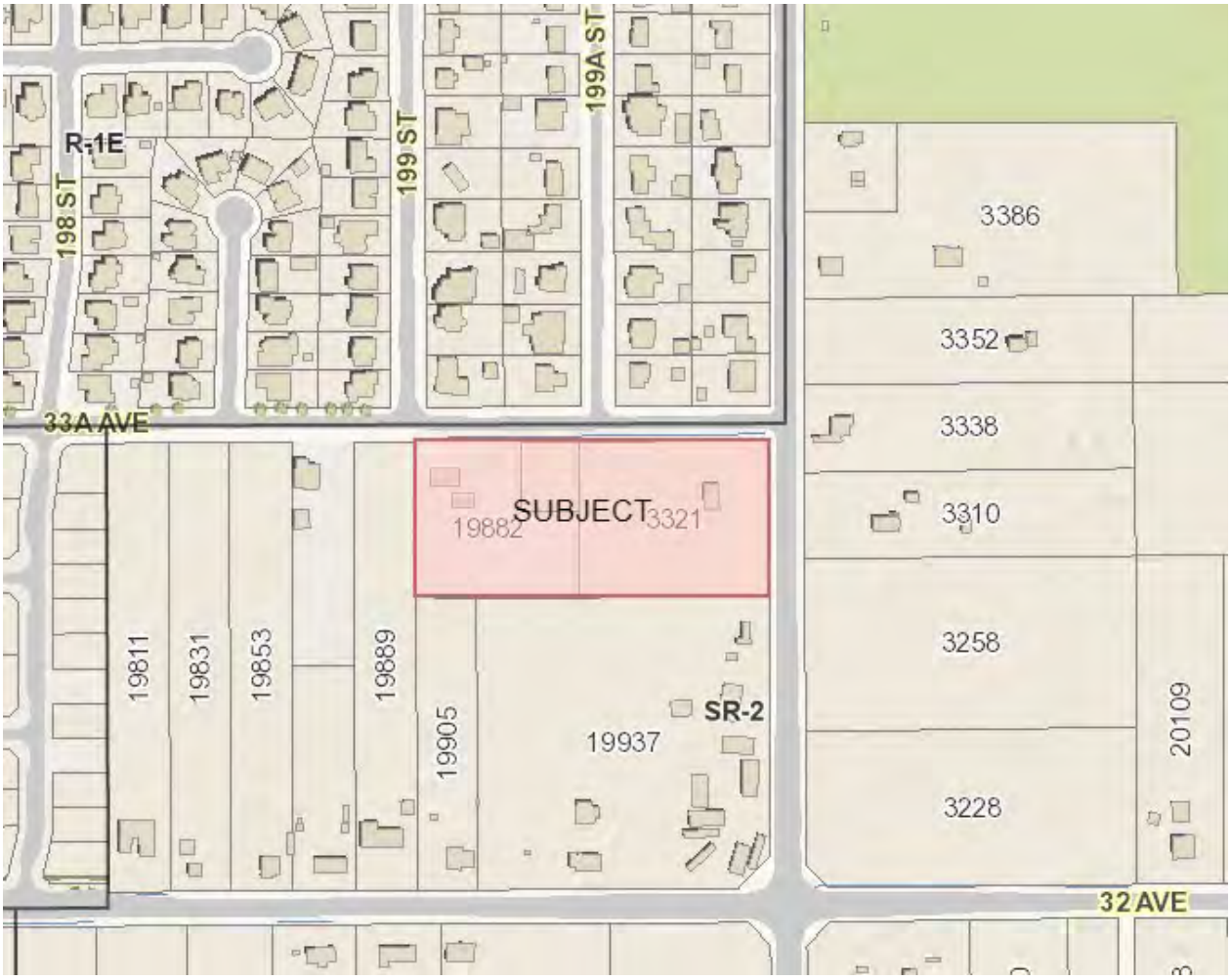
ATTACHMENT A



ATTACHMENT B



ATTACHMENT C

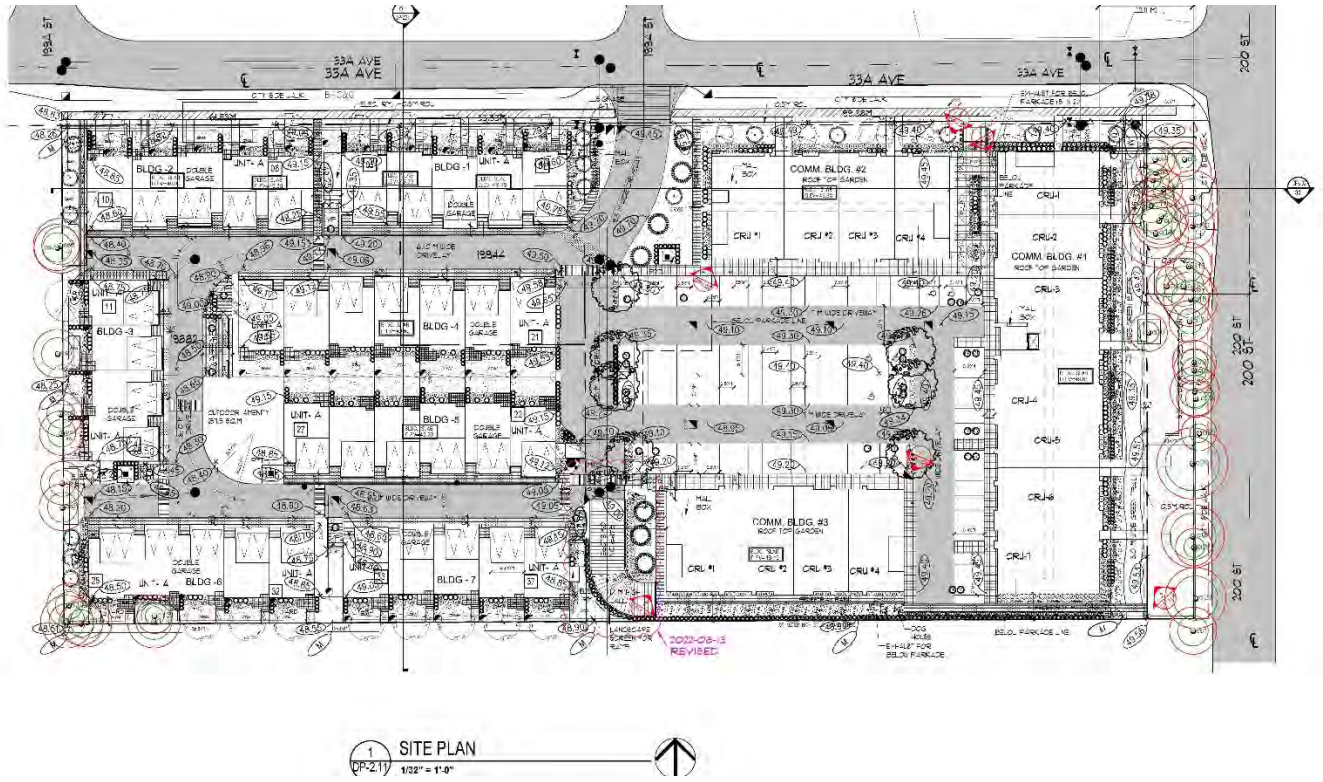


ATTACHMENT D





ATTACHMENT E



1 SITE PLAN
DP-2.11 1/32" = 1'-0"

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT F

Development Permit No. 100896

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

1. NAME: 1135881 BC Ltd.

   ADDRESS: 4379 – West 16 Avenue
   Vancouver, BC V6R 3E6

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 10 Except: Firstly: Parcel "A" (Exp Plan 16172) Secondly: Part (0.756 Ac Portion) Shown on Plan 28322 Thirdly: Part Subdivided by Plan 37124, Section 27 Township 7 NWD Plan 7916;

   Lot 30 Except: Parcel "A" (Exp Plan 50965) Section 27 Township 7 NWD Plan 37124;

   Parcel A (Exp Plan 50965) Lot 30 Section 27 Township 7 NWD Plan 37124

   CIVIC ADDRESS: 3321 – 200 Street and 19882 and 19944 – 33A 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 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; and
   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; and
   e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

   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 _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings



1 DP-1.01 3D VIEW-1

NOTE :- Sign Type A : Back lit cut out letters in panel integrated into storefront

Sign Type B : Individual letters installed over store fronts

Sign Type C : Signage panels on fabric awnings.

2022-08-13 REVISED



2022-08-13 REVISED

2 DP-1.01 3D VIEW-2

kasian

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
6	2022-08-13	ISSUED FOR DP REVISION	
5	2021-10-30	ISSUED FOR DP REVISION	
4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

3D VIEWS - COMMERCIAL BUILDING 1

DRAWING ISSUE

ISSUED FOR DP REVISION

SCHEDULE G4

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEW
		SD

DRAWING NO. DP1.01 REVISION 6

NOTE :- Sign Type A : Back lit cut out letters in panel integrated into storefront
Sign Type B : Individual letters installed over store fronts
Sign Type C : Signage panels on fabric awnings.



1 DP-1.02 3D VIEW-1



2 DP-1.02 3D VIEW-2

2022-08-13 REVISED

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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

3D VIEWS - COMMERCIAL BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEW SD

DRAWING NO. DP-1.02 REVISION 6

NOTE :- Sign Type A : Back lit cut out letters in panel integrated into storefront
Sign Type B : Individual letters installed over store fronts
Sign Type C : Signage panels on fabric awnings.



2022-08-13
REVISED

1 DP-1.03 3D VIEW-1



2 DP-1.03 3D VIEW-2

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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

3D VIEWS - COMMERCIAL BUILDING 3

DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN	
722040	2022-08-13		AK
	SCALE	REVIEW	SD

DRAWING NO. DP-1.03

REVISION 6



1 DP-1.10 3D View 1



2 DP-1.10 3D View 3

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

3D VIEWS - BUILDING 1

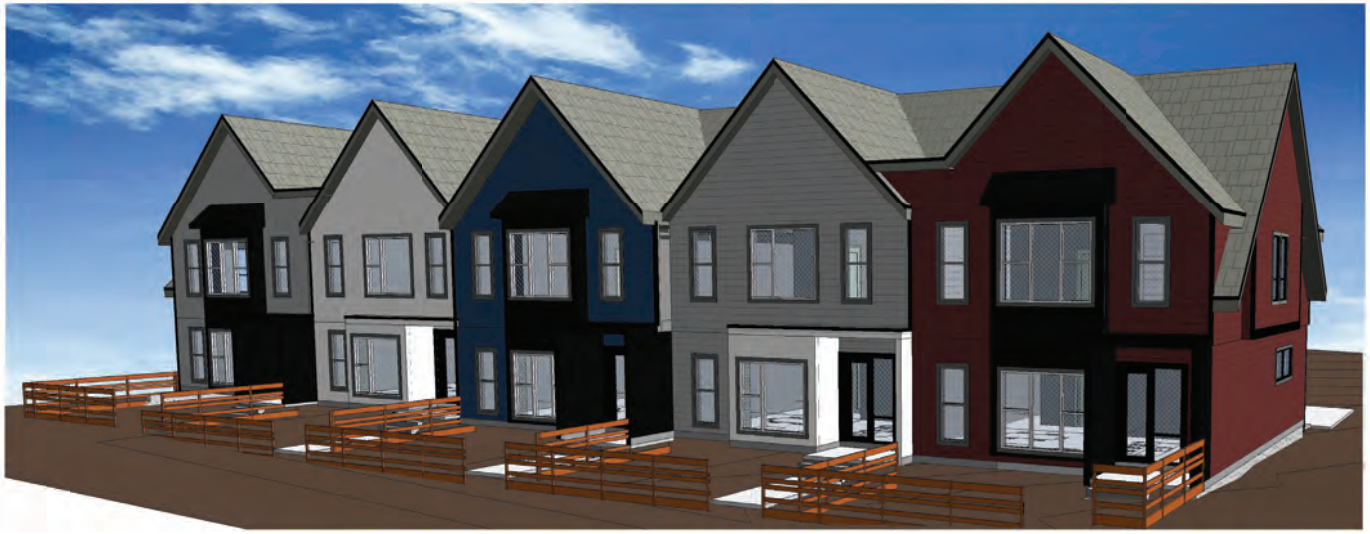
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DRAWING NO. DP-1.10

REVISION 6



1 DP-1.20 3D View 1



3 DP-1.20 3D - 2

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

3D VIEW - BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

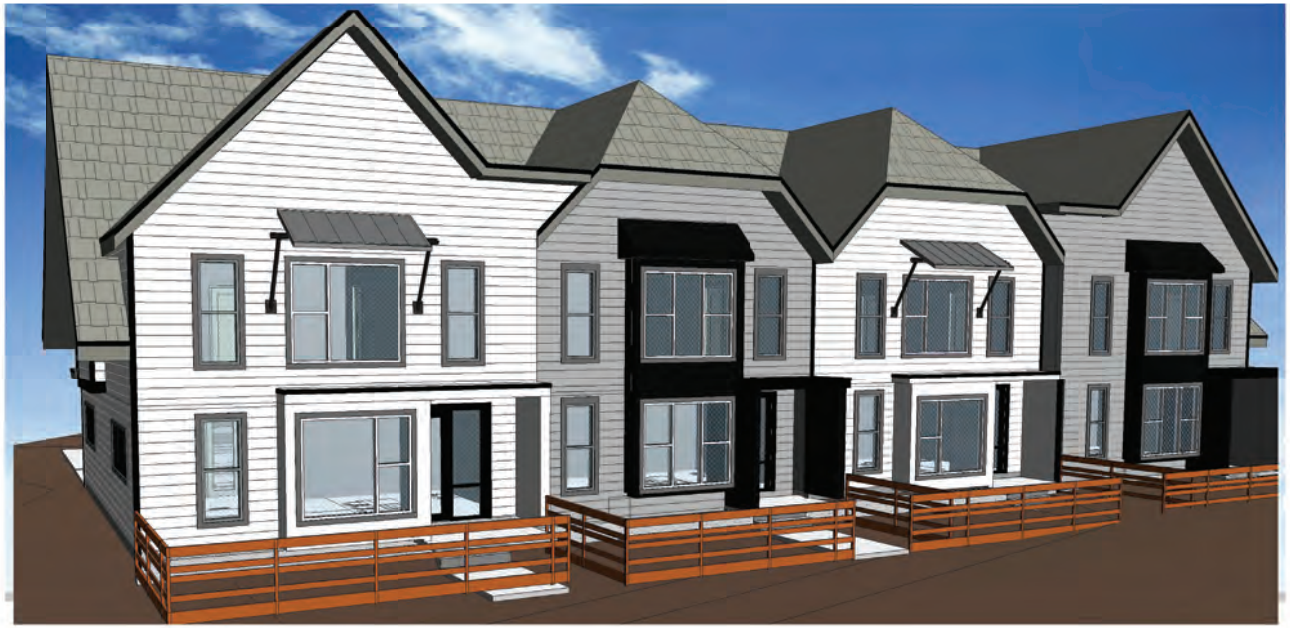
PROJECT NO.	PLOT DATE	DRAWN	
722040	2022-08-13		AK
	SCALE	REVIEW	SD

DRAWING NO. DP-1.20

REVISION 6



1 DP-1.30 3D View 1



2 DP-1.30 3D View 2

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6	2022-08-13	ISSUED FOR DP REVISION	
5	2021-10-30	ISSUED FOR DP REVISION	
4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

3D VIEW - BUILDING 3

DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN
Project Number	2022-08-13	AK
	SCALE	REVIEW SD

DRAWING NO. DP-1.30 REVISION 6



1 DP-1.40 3D View 1



2 DP-1.40 3D View 2

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PROJECT

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DRAWING TITLE

3D VIEW - BUILDING 4

DRAWING ISSUE

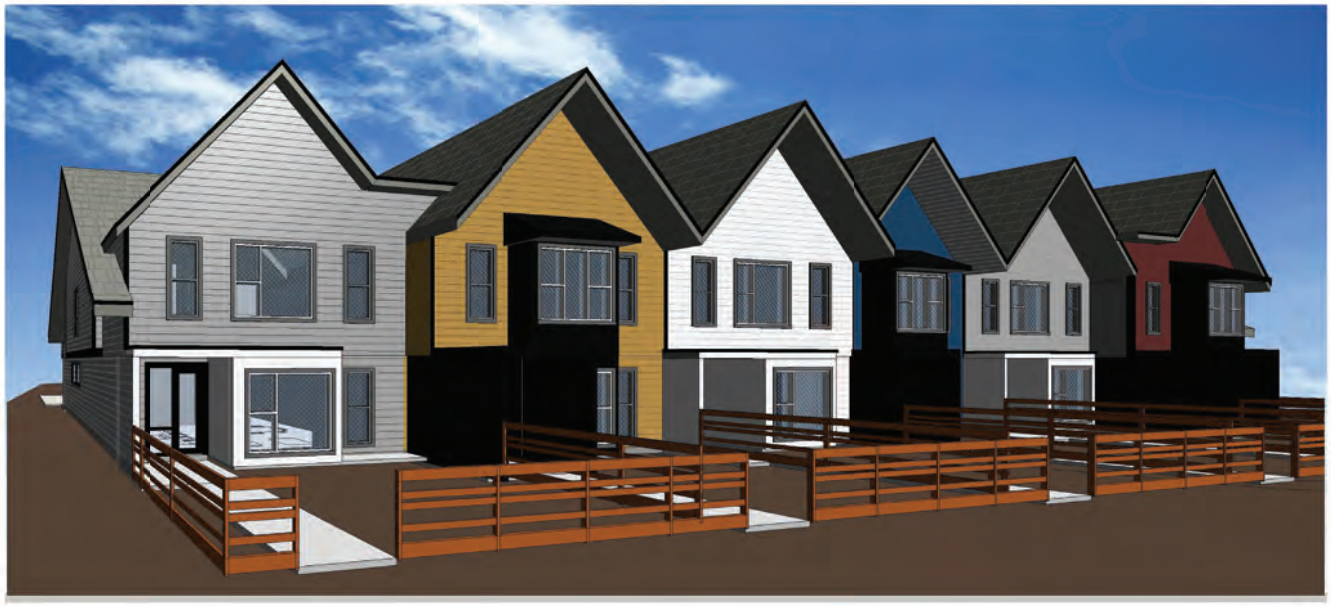
ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN	AK
722040	2022-08-13	SCALE	REVIEW SD

DRAWING NO. DP-1.40

REVISION 6

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1 DP-1.50 3D View 1



2 DP-1.50 3D View 2

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3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

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DRAWING TITLE

3D VIEW - BUILDING 5

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEWED SD

DRAWING NO. DP-1.50

REVISION 6



1 DP-1.60 3D View 1



2 DP-1.60 3D View 2

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3D VIEW - BUILDING 6

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PROJECT NO.	PLOT DATE	DRAWN	AK
722040	2022-08-13	SCALE	REVIEW SD

DRAWING NO. DP-1.60 REVISION 6



1 DP-1.70 3D View 1



2 DP-1.70 3D View 2

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DRAWING TITLE

3D VIEW - BUILDING 7

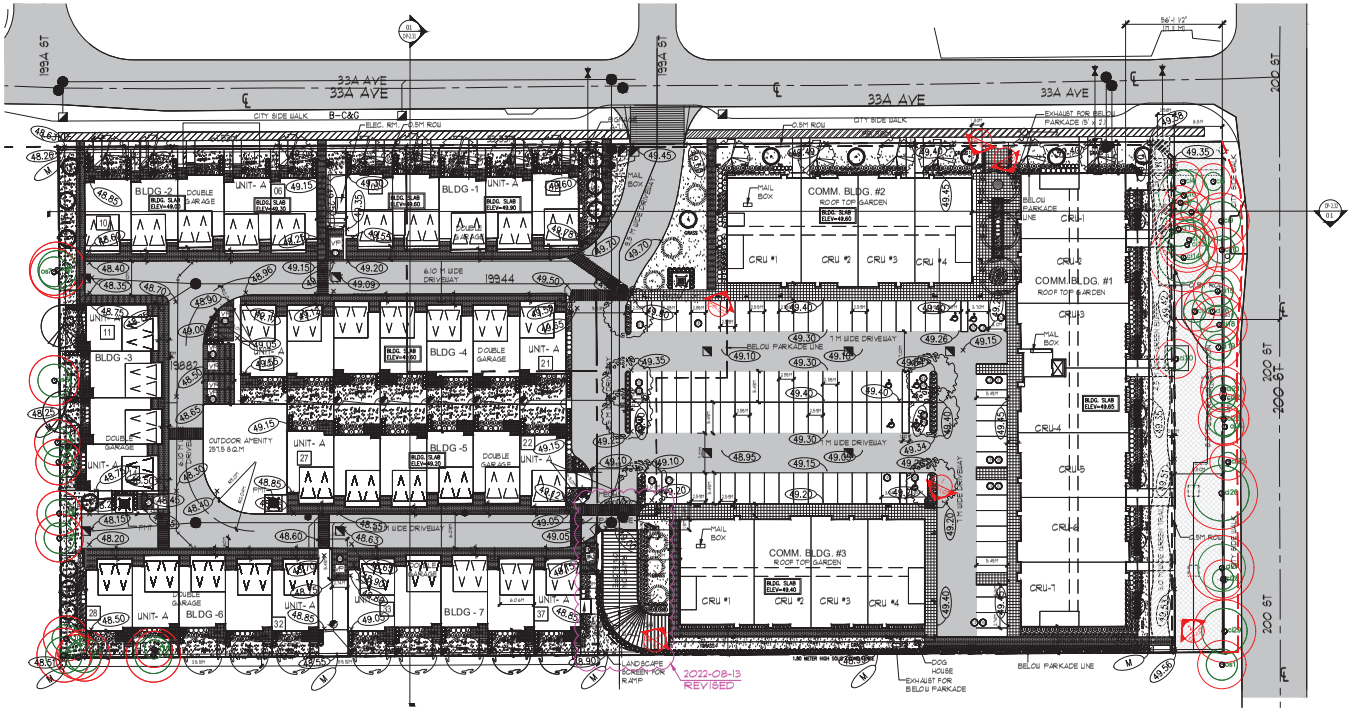
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PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE	REVIEWED SD

DRAWING NO. DP-1.70 REVISION 6



1 DP-2.11 SITE PLAN
1/32" = 1'-0"

NORTH

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SITE PLAN

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AS
	SCALE 1/32" = 1'-0"	REVIEWED SD

DRAWING NO. DP-2.11

REVISION 06

G.4



1 / DP-2.14 33 AVENUE STREETSCAPE VIEW
1 1/16" = 1'-0"

33A AVENUE STREET

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DRAWING TITLE

STREETSCAPE VIEW-01

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	DRAWN	
722040	2022-08-13		AK
	SCALE 1 1/16" = 1'-0"	REVIEW	SD

DRAWING NO. DP-2.14

REVISION 6

G.4 - Page 26

2022-08-13
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200 STREET

1 200 STREETSCAPE VIEW
27/32"=1'-0"

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-04-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
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3321-200th STREET, 19882,19944-33A AVE, LANGLEY,
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DRAWING TITLE

STREETSCAPE VIEW-02

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN	
722040	2022-08-13		AK
	SCALE	REVIEW	SD
	27/32"=1'-0"		

DRAWING NO. DP-2.15

REVISION 6

G4



2 COLORED NORTH ELEVATION
N.T.S



1 COLORED SOUTH ELEVATION
N.T.S

2022-08-13
REVISED



3 COLORED EAST ELEVATION
N.T.S

2022-08-13
REVISED



4 COLORED WEST ELEVATION
N.T.S

MATERIAL LEGEND :

	MATERIAL NAME	COLOR
	WINDOWS/DOORS/STOREFRONTS	BLACK
FL	FLASHING	SW 7067
TR FA	TRIM/FASCIA	SW 7075
C1	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6885
C2	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7075
C3	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866
C5	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7073
SC	WALL SHINGLES	SW 7075
WS	WALL SHINGLES	SW 7067
B1	HARDI SIDING - VERTICAL 4" EXPOSED	SW 7075
B2	HARDI SIDING - VERTICAL 4" EXPOSED	SW 7073
B3	HARDI SIDING - VERTICAL 4" EXPOSED	SW 6534
B4	HARDI SIDING - VERTICAL 4" EXPOSED	SW 6628
B5	HARDI SIDING - VERTICAL 4" EXPOSED	SW 7067
PM	PEWTER METAL ROOF	SILVER SW 7067

SW - SHERWIN WILLIAMS

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PROJECT

3321 COMMERCIAL / TOWNHOUSES

3321-200TH STREET, 19882, 19944-33A AVE, LANGLEY, BC.

DRAWING TITLE

COLORED EXTERIOR ELEV. - COMMERCIAL BUILDING 1

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.11

REVISION 6

G.4



1 COLORED EAST ELEVATION
N.T.S



2 COLORED WEST ELEVATION
N.T.S



3 COLORED NORTH ELEVATION
N.T.S



4 COLORED SOUTH ELEVATION
N.T.S

MATERIAL LEGEND :

	MATERIAL NAME	COLOR
	WINDOWS/DOORS/STOREFRONTS	BLACK
FL	FLASHING	SW 7051
TR FA	TRIM/FASCIA	SW 7015
SC	WALL SHINGLES	SW 7015
C1	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6685
C2	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7015
C3	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866
C4	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7051
C5	HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7073
HP	HARDI SIDING	SW 7073
PM	PEWTER METAL ROOF	SW 7051
B3	HARDI SIDING - VERTICAL 4" EXPOSED	SW 6524

SW - SHERWIN WILLIAMS

2022-08-13
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3321 COMMERCIAL / TOWNHOUSES

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DRAWING TITLE

COLORED EXTERIOR ELEV. - COMMERCIAL BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN	
722040	2022-08-13		AK
	SCALE As indicated	REVIEW	SD

DRAWING NO. DP-6.21

REVISION 6

G.4 - Page 29



1 COLORED EAST ELEVATION
N.T.S



2 COLORED WEST ELEVATION
N.T.S



3 COLORED NORTH ELEVATION
N.T.S



4 COLORED SOUTH ELEVATION
N.T.S

MATERIAL LEGEND :

MATERIAL NAME	COLOR	
WINDOWS/DOORS /STOREFRONTS	BLACK	
FL FLASHING	SW 7057	
TR FA TRIM/FASCIA	SW 7075	
SC WALL SHINGLES	SW 7075	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6685	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7075	
C3 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866	
C4 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7057	
C5 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 7075	
HP HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6866	
PM PEWTER METAL ROOF	SW 7057	
BR BRICK WALL (LIGHT GREY)	LIGHT GREY	
B5 HARDI SIDING - VERTICAL 4" EXPOSED	SW 6534	

SW - SHERWIN WILLIAMS

2022-08-13
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DRAWING TITLE

COLORED EXTERIOR ELEV. - COMMERCIAL BUILDING 3

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PROJECT NO.	PLOT DATE	DRAWN	
722040	2022-08-13		AK
	SCALE As indicated	REVIEW	SD

DRAWING NO. DP-6.31

REVISION 6



1 DP-6.41 COLORED SOUTH ELEVATION
1/8" = 1'-0"



2 DP-6.41 COLORED NORTH ELEVATION
1/8" = 1'-0"



3 DP-6.41 COLORED WEST ELEVATION
1/8" = 1'-0"



4 DP-6.41 COLORED EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 · TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

NOTE: BM BENJAMIN MOORE SW SHERWIN WILLIAMS

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6	2022-08-13	ISSUED FOR DP REVISION	
5	2021-10-30	ISSUED FOR DP REVISION	
4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 1

DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

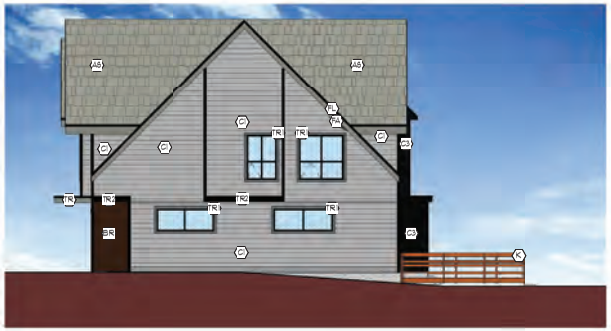
DRAWING NO. DP-6.41 REVISION 6



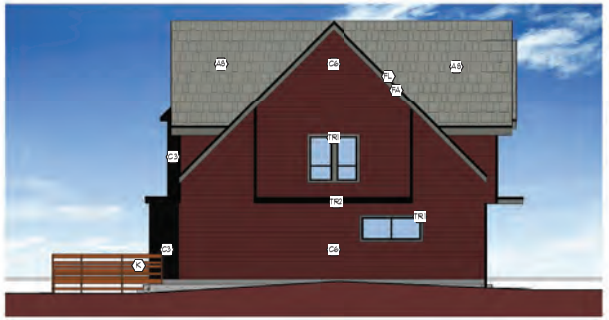
1 / DP-6.51 COLORED SOUTH ELEVATION
1/8" = 1'-0"



2 / DP-6.51 COLORED NORTH ELEVATION
1/8" = 1'-0"



3 / DP-6.51 COLORED EAST ELEVATION
1/8" = 1'-0"



4 / DP-6.51 COLORED WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

	MATERIAL	COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 / TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-04	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 2

DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.51 | REVISION 6



1 / DP-6.61 COLORED EAST ELEVATION
1/8" = 1'-0"



2 / DP-6.61 COLORED WEST ELEVATION
1/8" = 1'-0"



3 / DP-6.61 COLORED NORTH ELEVATION
1/8" = 1'-0"



4 / DP-6.61 COLORED SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 · TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

3321-200th STREET, 19882,19944-33A AVE, LANGLEY, BRITISH COLUMBIA

DRAWING TITLE

COLORED ELEVATIONS - BUILDING 3

DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN
Project Number	2022-08-13	AK
	SCALE: As indicated	REVIEWED: SD

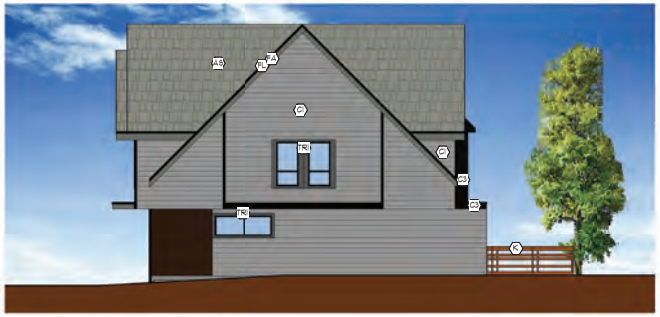
DRAWING NO. DP-6.61 | REVISION 6



1 DP-6.71 COLORED NORTH ELEVATION
1/8" = 1'-0"



2 DP-6.71 COLORED EAST ELEVATION
1/8" = 1'-0"



3 DP-6.71 COLORED WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 / TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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4 DP-6.71 COLORED SOUTH ELEVATION
1/8" = 1'-0"

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-02-24	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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3321 COMMERCIAL & RESIDENTIAL DEVELOPMENT

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DRAWING TITLE

COLORED ELEVATIONS - BUILDING 4

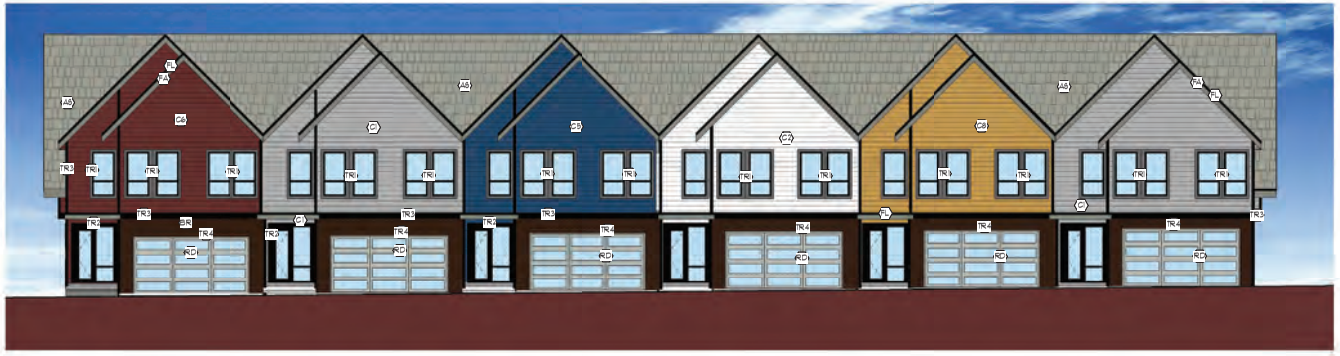
DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN	
722040	2022-08-13		AK
	SCALE: As indicated	REVIEW	SD

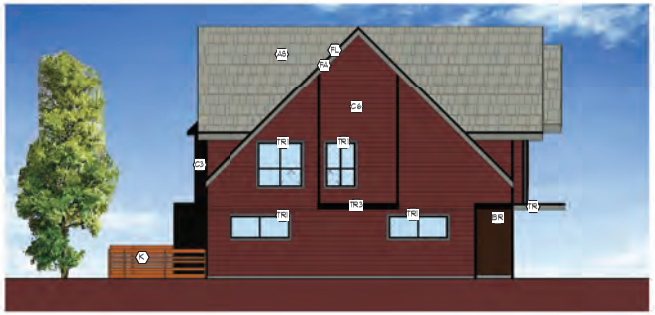
DRAWING NO. DP-6.71 | REVISION 6



1 DP-6.81 COLORED SOUTH ELEVATION
1/8" = 1'-0"



2 DP-6.81 COLORED NORTH ELEVATION
1/8" = 1'-0"



3 DP-6.81 COLORED WEST ELEVATION
1/8" = 1'-0"



4 DP-6.81 COLORED EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BRK	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7060
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MTL	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
K	GUARD RAILS	CEDAR

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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-04-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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DRAWING TITLE

COLORED ELEVATIONS - BUILDING 5

DRAWING ISSUE

ISSUED FOR DP REVISION

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

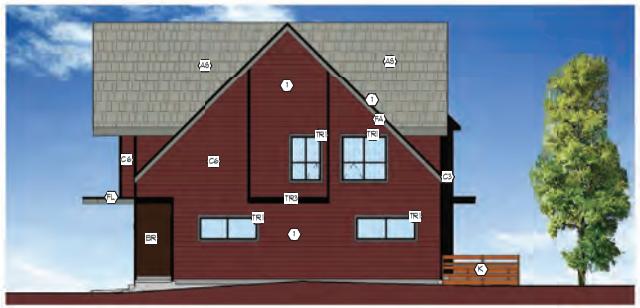
DRAWING NO. DP-6.81 REVISION 6



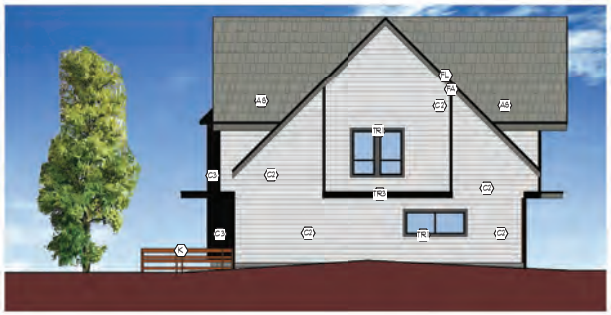
1 COLORED NORTH ELEVATION
DP-6.91 1/8" = 1'-0"



2 COLORED SOUTH ELEVATION
DP-6.91 1/8" = 1'-0"



3 COLORED WEST ELEVATION
DP-6.91 1/8" = 1'-0"



4 COLORED EAST ELEVATION
DP-6.91 1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR
BR	LEDGE STONE	DARK BROWN BRICK
FL	FLASHING	BLACK
FA	FASCIA	SW7069
C1	4" BEVEL SIDING	DARK GREY
C2	4" BEVEL SIDING	WHITE
C3	PAINTED WALL	BLACK
C4	PAINTED WALL	WHITE
C5	4" BEVEL SIDING	BLUE
C6	4" BEVEL SIDING	BROWN
C7	4" BEVEL SIDING	GREEN
C8	4" BEVEL SIDING	YELLOW
D	WINDOWS & DOORS	BLACK
TR1	TRIM	DARK GREY
TR2 TR3	TRIM	BLACK
TR4	TRIM	BROWN
RD	ROLL-UP DOOR	SW 7058
MR	METAL ROOF	BLACK
AS	ASPHALT SHINGLES	CHARCOLE
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4	2020-10-30	ISSUED FOR DP REVISION	
3	2020-04-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
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DRAWING TITLE

COLORED ELEVATIONS - BUILDING 6

DRAWING ISSUE

ISSUED FOR DP REVISION

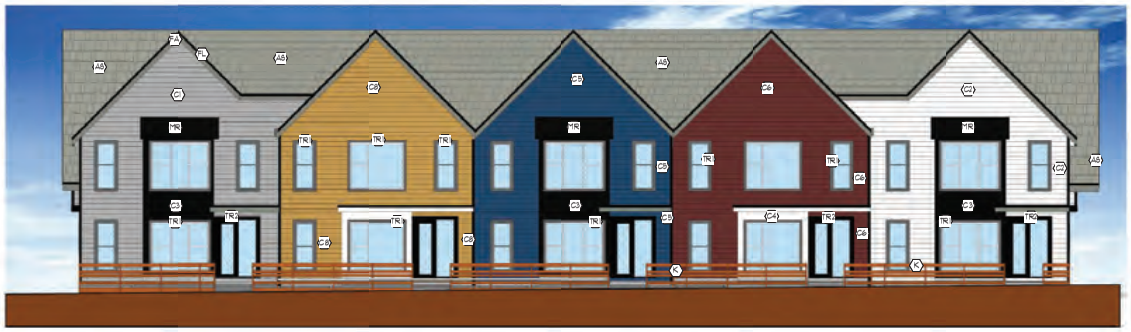
PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEWED: SD

DRAWING NO. DP-6.91 REVISION 6

G.4



1 DP-6.101 COLORED NORTH ELEVATION
1/8" = 1'-0"



2 DP-6.101 COLORED SOUTH ELEVATION
1/8" = 1'-0"



3 DP-6.101 COLORED WEST ELEVATION
1/8" = 1'-0"



4 DP-6.101 COLORED EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND:

MATERIAL		COLOR	
BR	LEDGE STONE	DARK BROWN BRICK	
FL	FLASHING	BLACK	
FA	FASCIA	SW 7069	
C1	4" BEVEL SIDING	DARK GREY	
C2	4" BEVEL SIDING	WHITE	
C3	PAINTED WALL	BLACK	
C4	PAINTED WALL	WHITE	
C5	4" BEVEL SIDING	BLUE	
C6	4" BEVEL SIDING	BROWN	
C7	4" BEVEL SIDING	GREEN	
C8	4" BEVEL SIDING	YELLOW	
D	WINDOWS & DOORS	BLACK	
TR1	TRIM	DARK GREY	
TR2 TR3	TRIM	BLACK	
TR4	TRIM	BROWN	
RD	ROLL-UP DOOR	SW 7058	
MR	METAL ROOF	BLACK	
AS	ASPHALT SHINGLES	CHARCOLE	
K	GUARD RAILS	CEDAR	

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3	2020-04-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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DRAWING TITLE

COLORED ELEVATIONS - BUILDING 7

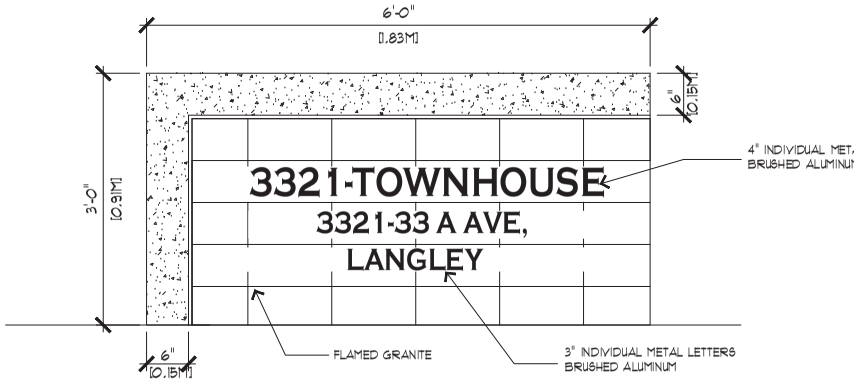
DRAWING ISSUE

ISSUED FOR DP REVISION

G.4

PROJECT NO.	PLOT DATE	DRAWN
722040	2022-08-13	AK
	SCALE: As indicated	REVIEW: SD

DRAWING NO. DP-6.101 REVISION 6



1 DP-7.11 SIGNAGE DETAIL

1-1/2" = 1'-0"

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3	2020-24-02	ISSUED FOR DP REVISION	
2	2017-04-03	ISSUED FOR DP SUBMISSION	
1	2016-12-15	ISSUED FOR PRELIMINARY DESIGN	

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PROJECT

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DRAWING TITLE

SIGNAGE DETAIL

DRAWING ISSUE

ISSUED FOR DP REVISION

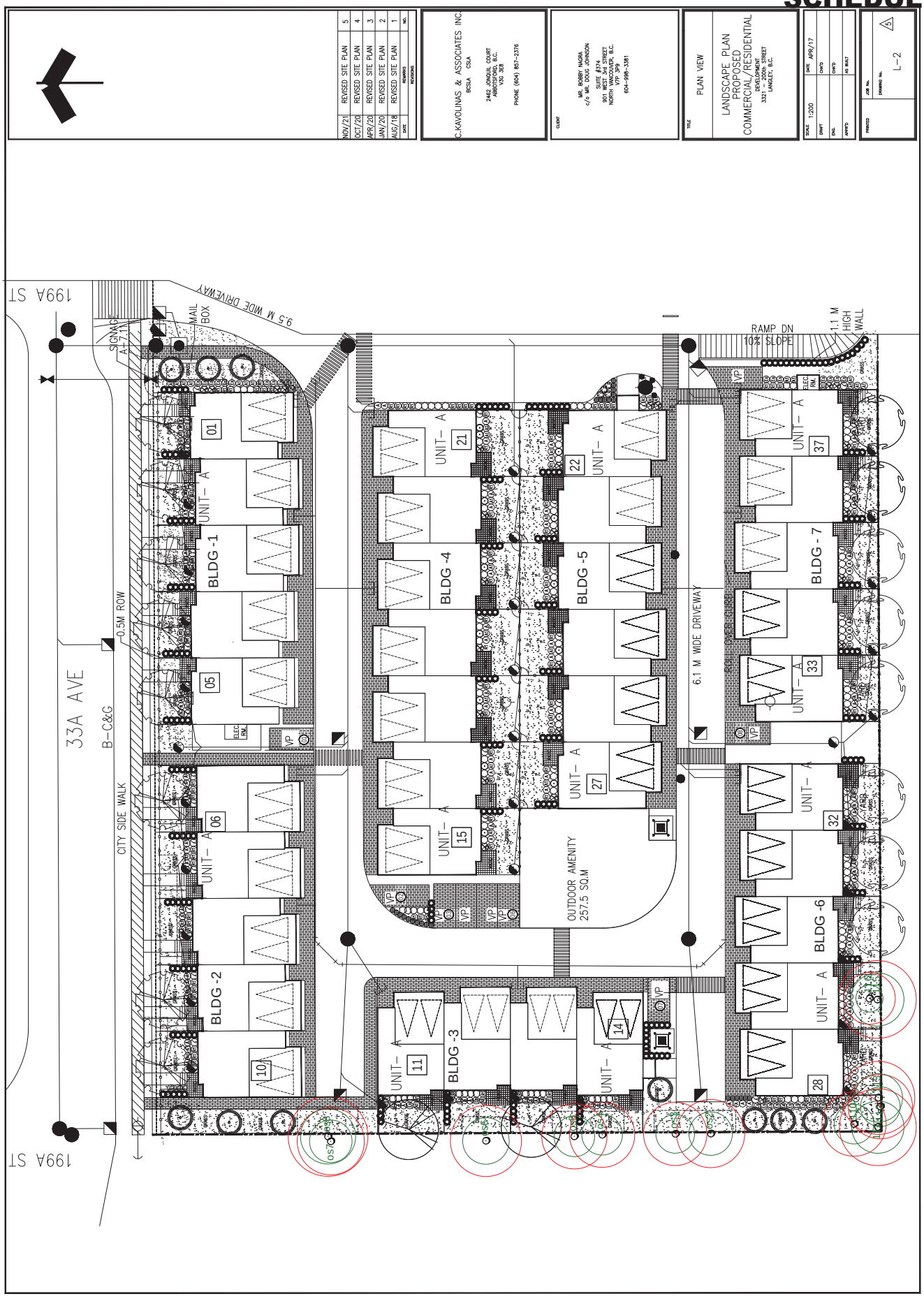
PROJECT NO.	PLOT DATE	DRAWN
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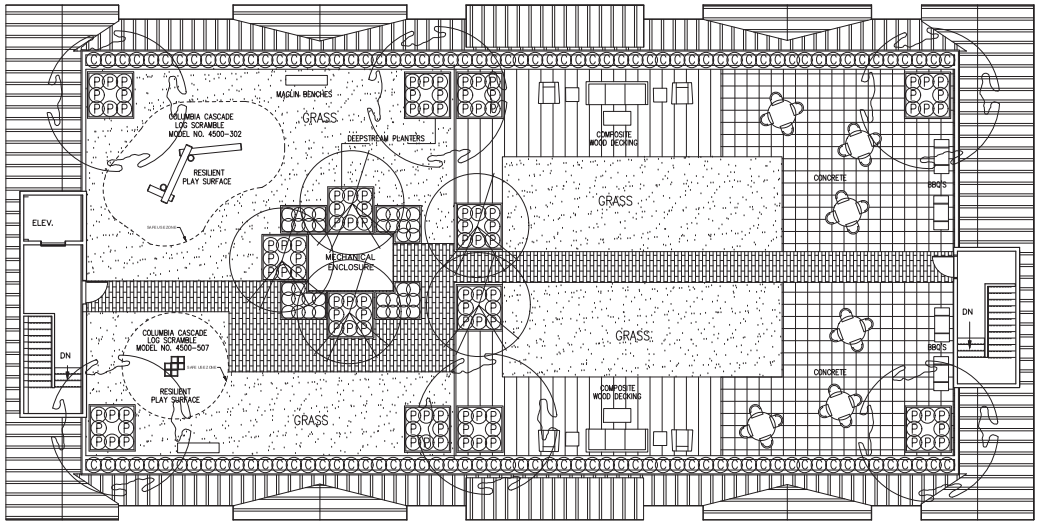
DRAWING NO. DP-7.11

REVISION 06

G4

SCHEDULE B

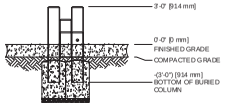

199A ST
9.5 M WIDE DRIVEWAY
MAIL BOX
SIGNAGE A-7.11
RAMP DN 10% SLOPE
1.1 M HIGH WALL
33A AVE
0.5M ROW
B-C&G
CITY SIDE WALK
6.1 M WIDE DRIVEWAY
OUTDOOR AMENITY 257.5 SQ.M
BLDG -1
BLDG -2
BLDG -3
BLDG -4
BLDG -5
BLDG -6
BLDG - 7
UNIT- A
ELEC RM.
VP
199A ST
REVISED SITE PLAN 5 NOV/21
REVISED SITE PLAN 4 OCT/20
REVISED SITE PLAN 3 APR/20
REVISED SITE PLAN 2 JAN/20
REVISED SITE PLAN 1 AUG/18
C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JOVAGL COURT
ABBOTSFORD, B.C.
V2S 3E8
PHONE (604) 857-2376
MR. BOBBY NAGRA
c/o MR. DOUG JOHNSON
SUITE #374
601 WEST 1st STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-998-3381
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 - 200th STREET
LANGLEY, B.C.
SCALE 1:200
DRAWN
ENG.
APPVD
DATE APR/17
CHK'D
CHK'D
AS BUILT
PRINTED
JOB No.
DRAWING No. L-2



COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-507

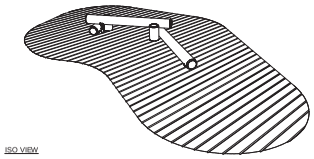


ISOMETRIC VIEW

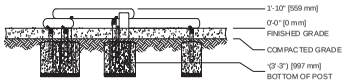


FRONT VIEW

COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-302



ISO VIEW

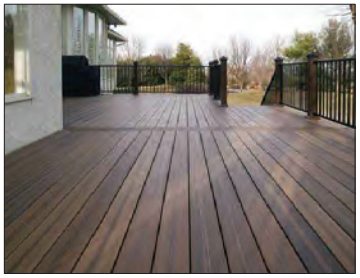


FRONT VIEW

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CERCIS CANADENSIS FOREST PANSY	REDBUD	6	3.00 METERS	AS SHOWN	B. & B.
	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERING SNOWBELL	5	3.00 METERS	AS SHOWN	B. & B.
Ⓒ	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER RED GRASS	122	#2 POT	AS SHOWN	
Ⓟ	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	104	#2 POT	AS SHOWN	
○	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	36	#2 POT	AS SHOWN	











DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

MR. BOBBY NAGRA
c/o MR. DOUG JOHNSON

SUITE #374
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9

604-998-3381

TITLE

PLAN VIEW

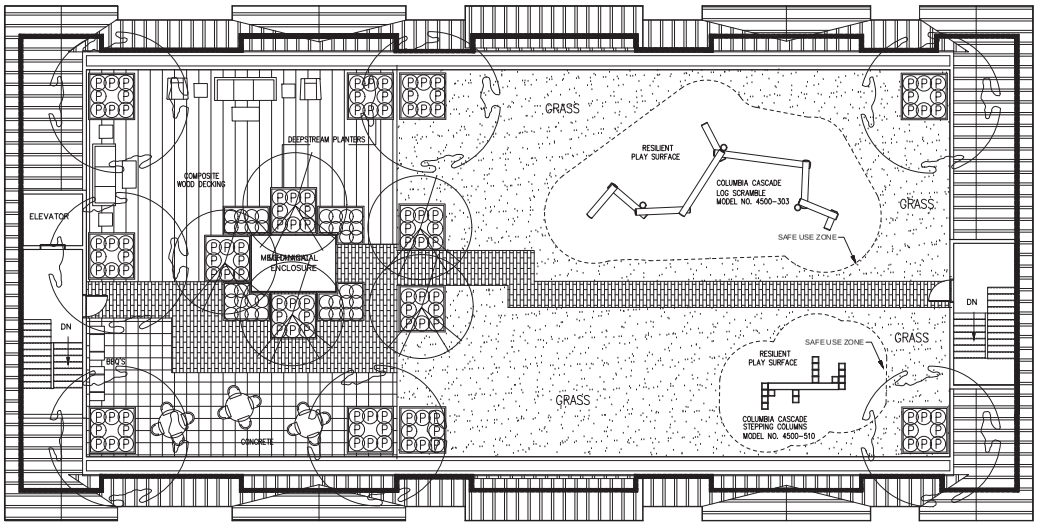
LANDSCAPE PLAN
AMENITY BLDG #2
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 - 200th STREET
LANGLEY, B.C.

SCALE 1:100	DATE NOV/21
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ENG.	CHK'D
APPR'D	AS BUILT

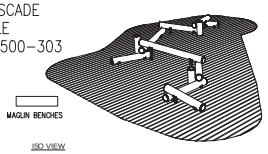
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JOB No.

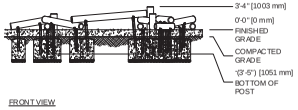
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COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-303



ISO VIEW

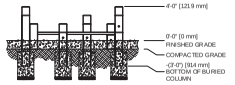


FRONT VIEW

COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-510



ISOMETRIC VIEW



FRONT VIEW

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CERCIS CANADENSIS FOREST PANSY	REDBUD	7	3.00 METERS	AS SHOWN	B. & B.
	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERING SNOWBELL	5	3.00 METERS	AS SHOWN	B. & B.
Ⓒ	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER RED GRASS	122	#2 POT	AS SHOWN	
Ⓟ	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	112	#2 POT	AS SHOWN	
○	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	36	#2 POT	AS SHOWN	











DATE | REMARKS | NO.
REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
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ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

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MR. BOBBY NAGRA
c/o MR. DOUG JOHNSON
SUITE #374
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-998-3381

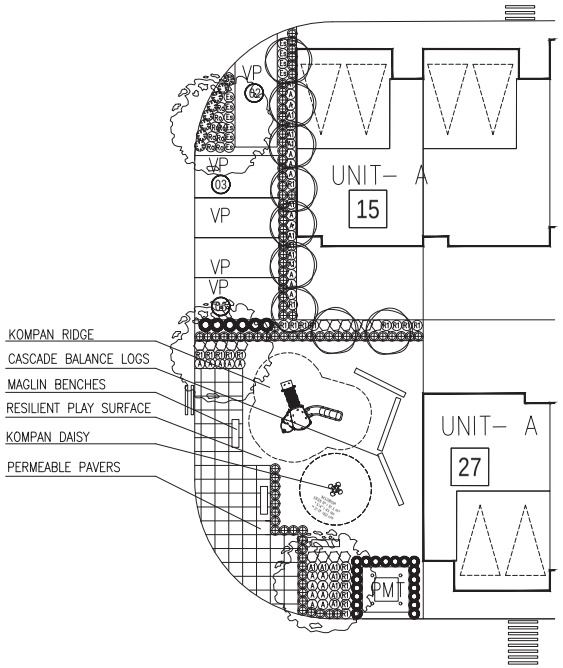
TITLE
PLAN VIEW

LANDSCAPE PLAN
AMENITY BLDG #3
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 – 200th STREET
LANGLEY, B.C.

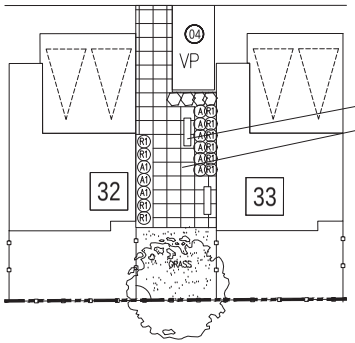
SCALE 1:100	DATE NOV/21
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED | JOB No.
DRAWING No. L-3B

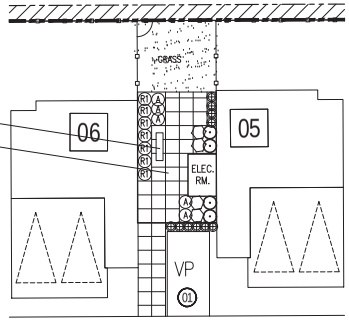
OUTDOOR AMENITY
257.5 SQ.M



OUTDOOR AMENITY
550 SQ. FT.



OUTDOOR AMENITY
450 SQ. FT.

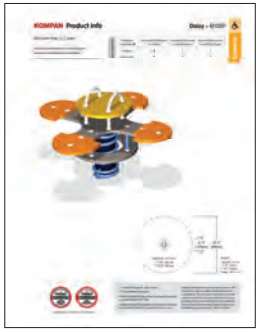


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA BUTTERFLY	YELLOW FLOWERING MAGNOLIA	4	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS SERRULATA 'AMANAGAWA'	AMANAGAWA CHERRY	9	6 CM. CAL.	AS SHOWN	B. & B.
A	AZALEA JAPONICA (VARIOUS)	AZALEA	34	#2 POT	85 CM. O.C.	
AN	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	20	#3 POT	90 CM. O.C.	
ES	ESCALLONIA NEWPORT DWARF	ESCALLONIA	4	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	23	#3 POT	90 CM. O.C.	
	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	8	#3 POT	90 CM. O.C.	
RP	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	38	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	96	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	25	1.50 METERS	70 CM. O.C.	
RM	ROSA MEIDILAND CAREFREE DELIGHT	MEIDILAND ROSE	8	#3 POT	90 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	4	#3 POT	90 CM. O.C.	









NO.	REMARKS	DATE
5	REVISED SITE PLAN	NOV/21
4	REVISED SITE PLAN	OCT/20
3	REVISED SITE PLAN	APR/20
2	REVISED SITE PLAN	JAN/20
1	REVISED SITE PLAN	AUG/18

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

MR. BOBBY NAGRA
c/o MR. DOUG JOHNSON
SUITE #374
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-998-3381

TITLE

PLAN VIEW

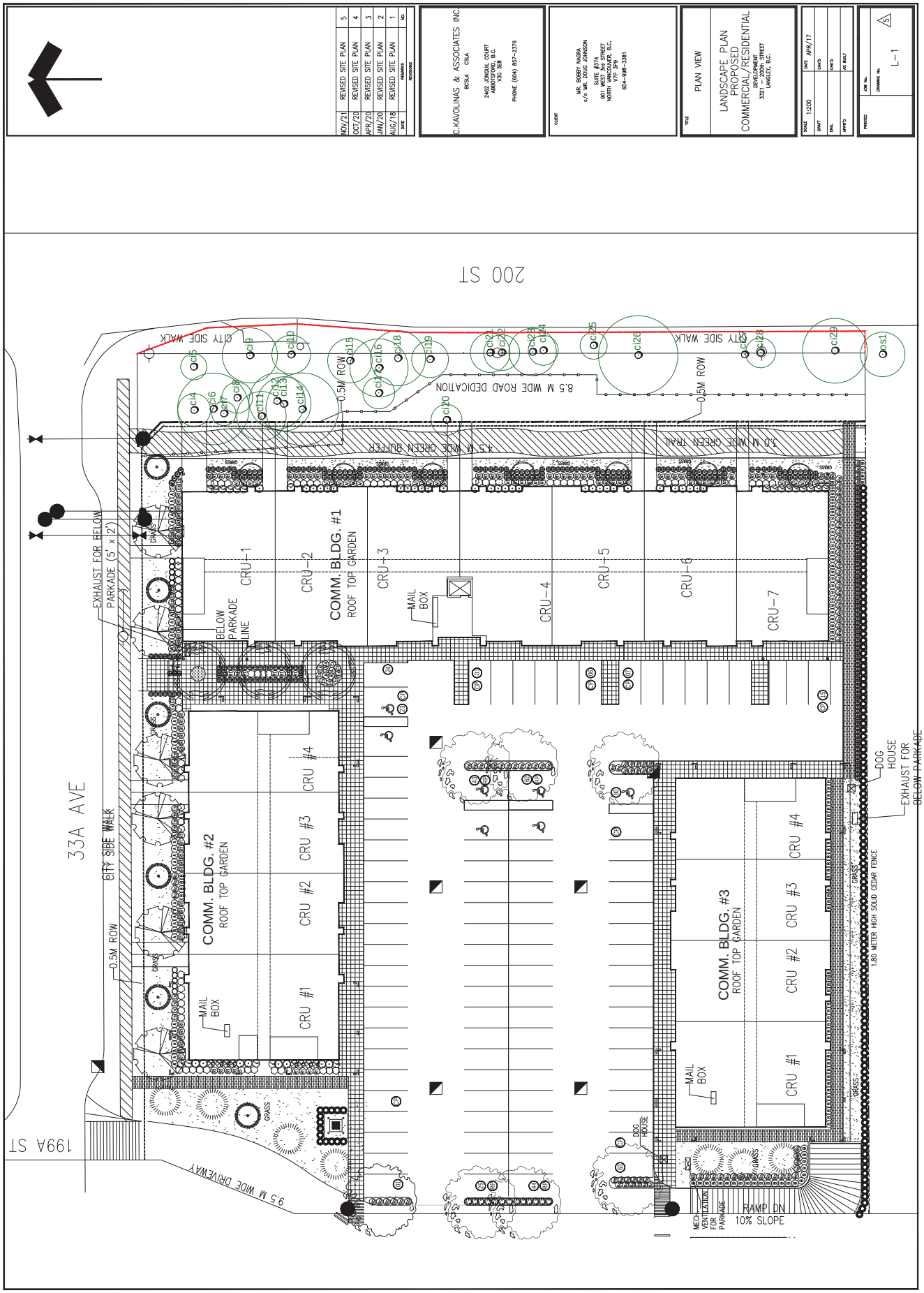
LANDSCAPE PLAN
AMENITY AREAS
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3321 - 200th STREET
LANGLEY, B.C.

SCALE 1:150	DATE APR/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED

JOB No.

DRAWING No. L-3 (5)


NO. | REMARKS | DATE
1 | REVISED SITE PLAN | NOV/21
2 | REVISED SITE PLAN | JAN/20
3 | REVISED SITE PLAN | APR/20
4 | REVISED SITE PLAN | OCT/20
5 | REVISED SITE PLAN | AUG/18
C.KAVOLINAS & ASSOCIATES INC
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2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2S 3Z8
PHONE (604) 857-2376
CLIENT
MR. BOBBY MAGRA
c/o MR. LUIS HANSON
SUITE #714
901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P7
604-698-3381
TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
COMMERCIAL/RESIDENTIAL
DEVELOPMENT
3331 - 200 STREET
LANGLEY, B.C.
SCALE 1:200
DRAWN
DES.
CHK'D
APPR'D
DATE APR/17
AS BUILT
JOB No.
DRAWING No.
L-1
PRINTED
200 ST
CITY SIDE WALK
8.5 M WIDE ROAD DEDICATION
0.5M ROW
3.5 M WIDE GREEN BUFFER
3.0 M WIDE GREEN TRAIL
EXHAUST FOR BELOW PARKADE (5' x 2')
BELOW PARKADE LINE
COMM. BLDG. #1
ROOF TOP GARDEN
CRU-1
CRU-2
CRU-3
CRU-4
CRU-5
CRU-6
CRU-7
MAIL BOX
33A AVE
CITY SIDE WALK
COMM. BLDG. #2
ROOF TOP GARDEN
CRU #1
CRU #2
CRU #3
CRU #4
COMM. BLDG. #3
ROOF TOP GARDEN
DOG HOUSE
EXHAUST FOR BELOW PARKADE
1.80 METER HIGH SOLID CEDAR FENCE
199A ST
9.5 M WIDE DRIVEWAY
MECH. VENTILATION FOR PARKADE
RAMP DN 10% SLOPE
GRASS

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1135881 BC LTD.) BYLAW NO. 5874

EXPLANATORY NOTE

Bylaw No. 5874 rezones land located at 3321 – 200 Street and 19882 and 19944 – 33A Avenue from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182 to permit a comprehensive development consisting of 37 townhouse units, 60 apartment units and 3,157 m^2 (33,982 ft^2) of ground floor commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1135881 BC LTD.) BYLAW NO. 5874

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 (1135881 BC Ltd.) Bylaw No. 5874".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-182" after the words "Comprehensive Development Zone CD-181"
   (2) Adding to Section 110.1 after the words "CD-181" the words "CD-182 – 5000 m²"
   (3) Adding after Section 1082 "Comprehensive Development Zone CD-181" the following as Section 1082 "Comprehensive Development Zone CD-182"

1082 **COMPREHENSIVE DEVELOPMENT ZONE CD-182**

Uses Permitted

1082.1 In the CD-182 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) *townhouses*

Density

1082.2 The density permitted shall be no greater than 44 units per hectare.

Lot Coverage

1082.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1082.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1082.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed three *storeys*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is less.

Subdivision Requirements

1082.6 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

1082.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1082.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1082.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1082.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

Lot 10 Except: Firstly: Parcel "A" (Exp Plan 16172)
Secondly: Part (0.756 Ac Portion) Shown on Plan 28322
Thirdly: Part Subdivided by Plan 37124, Section 27 Township 7, NWD Plan 7916;

Lot 30 Except: Parcel "A" (Exp Plan 50965) Section 27 Township 7 NWD Plan 37124;

Parcel A (Exp Plan 50965) Lot 30 Section 27 Township 7
NWD Plan 37124

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Community Commercial Zone C-2 and Comprehensive Development Zone CD-182.

NOTICE WAS ADVERTISED	1, 8	day of	June	, 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. 5874

