



REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 13, 2023 - REGULAR MEETING	REPORT:	23-19
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-26-0203
SUBJECT:	REZONING APPLICATION NO. 100567 AND DEVELOPMENT PERMIT APPLICATION NO. 101076 (1121282 BC LTD. / UNIBUILD CONSTRUCTION MANAGEMENT LTD. / 20145 – 84 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.9 ha (2.3 ac) of land located at 20145 – 84 Avenue to Comprehensive Development Zone CD-136 and issue a Development Permit to facilitate development of 127 apartment units and 42 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5826 subject to 11 development prerequisites and that Council authorize issuance (at time of final reading of Bylaw No. 5826) of Development Permit No. 101076.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1121282 BC Ltd.) Bylaw No. 5826 rezoning approximately 0.9 ha (2.3 ac) of land located at 20145 – 84 Avenue to Comprehensive Development Zone CD-136 to facilitate the development of 127 apartment units and 42 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley 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 for 84 Avenue, the lane between 84 Avenue and 85 Avenue, and 85 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Dedication and construction of a 4.5 m wide street greenway on the north side of 84 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;

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5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
 - a. identifying the units (minimum 5% of townhouse units, 10% apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements for the Township's Official Community Plan;
 - b. prohibiting the development of secondary suites within individual townhouse units;
 - c. prohibiting reliance on street parking;
8. Registration of statutory rights-of-way securing pedestrian connections:
 - a. Mid-block crossing;
 - b. Internal lane sidewalk;
9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
10. Compliance with the Community Amenity Contributions Policy, and the requirements of the Carvolth Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy;
11. 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. 5826 authorize issuance of Development Permit No. 101076 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 Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
- d. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in substantial compliance with Schedule "A"; and
- f. 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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101155 if applicable;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;

- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administrative fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

EXECUTIVE SUMMARY:

Unibuild Construction Management Ltd. has applied on behalf of 1121282 BC Ltd. to rezone the subject site to Comprehensive Development Zone CD-136 to facilitate the development of 127 apartment units and 42 townhouse units.

A development permit (Attachment G) 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 and supports the overall objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan (NP), staff recommend that Council consider the rezoning request subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5826) of Development Permit No. 101076.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5826 and Development Permit No. 101076.

REZONING APPLICATION NO. 100567 AND DEVELOPMENT
 PERMIT APPLICATION NO. 101076 (1121282 BC LTD. / UNIBUILD
 CONSTRUCTION MANAGEMENT LTD. / 20145 – 84 AVENUE)
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REFERENCE:

Owner:	1121282 BC Ltd. 17915 – 94 Avenue Surrey, BC V4N 4A1
Agent:	Unibuild Construction Management Ltd. 202, 8433 – 132 Street Surrey, BC V3W 4N8
Legal Description:	Lot 58 Section 26 Township 8 NWD Plan 62363
Location:	20145 – 84 Avenue
Area:	0.9 ha (2.3 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-136
Willoughby Community Plan:	Transit Village
Carvolth Neighbourhood Plan:	Medium Density Residential (maximum 1.7 FSR) / Buffer/Greenway

DISCUSSION / ANALYSIS:

- The Carvolth NP aims to create a retail high street within the Transit Village and to provide a range of housing opportunities within walking distance of the Carvolth Transit Exchange.
- The proposed 127 apartment units in a 6-storey building on the northerly portion of the site and 42 townhouse units in five 3-storey buildings on the southerly portion are consistent with the site's Medium Density Residential designation.
- The proposal is to rezone 0.9 ha (2.3 ac) to Comprehensive Development CD-136 Zone. The applicant has applied for a concurrent Development Permit application.
- The site is comprised of one suburban residential lot with a single family house.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Site is currently under construction for 472 rental apartment units (ToL Project No. 08-26-0206)	High Density Residential on the southern portion and High Street Mixed Use on the northern portion of the lot in the Carvolth NP	Comprehensive Development Zone CD-140
South:	84 Avenue, beyond which is a 153 unit townhouse complex	Eastern portion of the property designated Rowhouse Townhouse in the Latimer NP and the western portion	Comprehensive Development Zone CD-119

		designated as Townhouse Residential in Carvolth NP	
East:	A property containing a 42 unit townhouse complex	Townhouse Residential in the Carvolth NP	Comprehensive Development Zone CD-134
West:	A property under application for a 300 unit apartment project (ToL Project No. 08-26-0227)	Medium Density Residential in the Carvolth NP	Suburban Residential SR-2

Zoning Amendment:

- Bylaw No. 5826 proposes to rezone the site to a new Comprehensive Development Zone CD-136 to facilitate development of 127 apartment units in a 6-storey building and 42 townhouse units in five 3-storey buildings.
- The proposed density of 1.7 Floor Space Ratio (FSR) is consistent with the Carvolth Plan's Medium Density designation.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-136 zoning in terms of siting, site coverage, height, use, and density.

Development Permit:

The subject property is located in Development Permit Area "M" in the Carvolth Neighbourhood Plan. Proposed Development Permit No. 101076 (Attachment G) 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:

	Unit Count	Rate per unit	Total
Low Rise Apartments	127	\$7,770	\$986,790
Townhouses	42	\$10,088	\$423,696
			\$1,410,486

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
38 (0 retained)	70	44 (remaining 26 trees secured for tree planting on public lands)	14 (8 street, 6 greenway)	58

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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 to facilitate the development of 127 apartment units and 42 townhouse units is consistent with the overall goals and objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan. Staff recommend that Council give first, second and third reading (subject to 11 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5826) of accompanying Development Permit No. 101076.

Respectfully submitted,

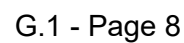
Ruby Sandher
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Carvolth Neighbourhood Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Renderings Submitted by Applicant
ATTACHMENT F	Site Plan Submitted by Applicant
ATTACHMENT G	Development Permit No.101076
ATTACHMENT H	School District 35 Comments

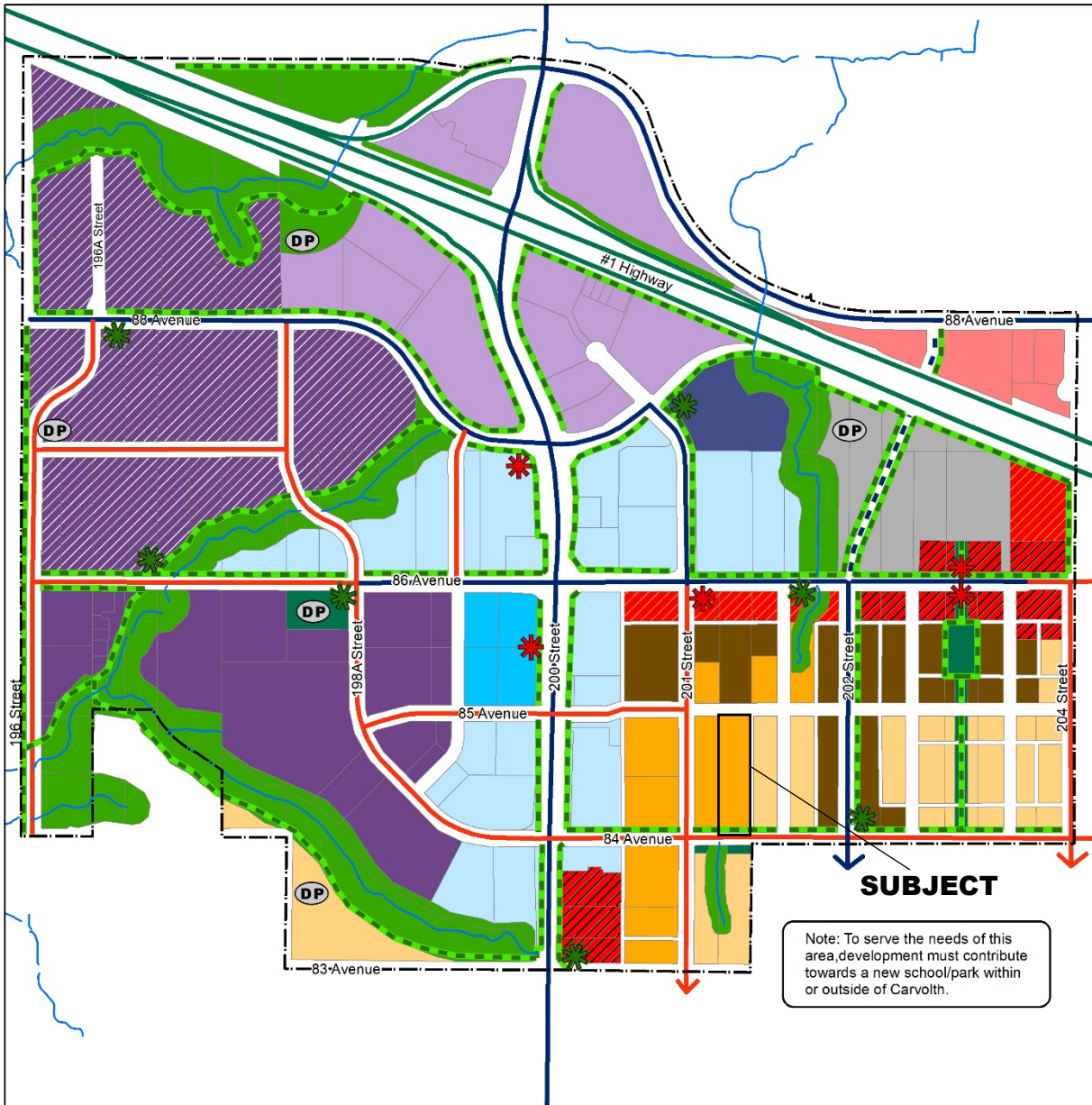
ATTACHMENT A



AERIAL CONTEXT MAP



ATTACHMENT C



Integrated Area Concept Plan

Legend



- | | | | |
|-----------------------|----------------------------|---------------------|----------------|
| Gateway | Work/Live Flex Use | Major Arterial | Pocket Park |
| Office/Mixed Use I | Transit Exchange | Restricted Arterial | Plaza |
| Office/Mixed Use II | High Density Residential | Major Collector | Detention Pond |
| Office/Mixed Use III | Medium Density Residential | Provincial Highway | Plan Boundary |
| Flex Employment I | Townhouse Residential | Stream | |
| Flex Employment II | Conservation Area | Buffer/Greenway | |
| Service Commercial | Integrated Open Space | Highway Buffer | |
| High Street Mixed Use | | | |

Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394

0 75 150 300
m

2020-12-07 Fig 7 Land Use Plan Bylaw 5394



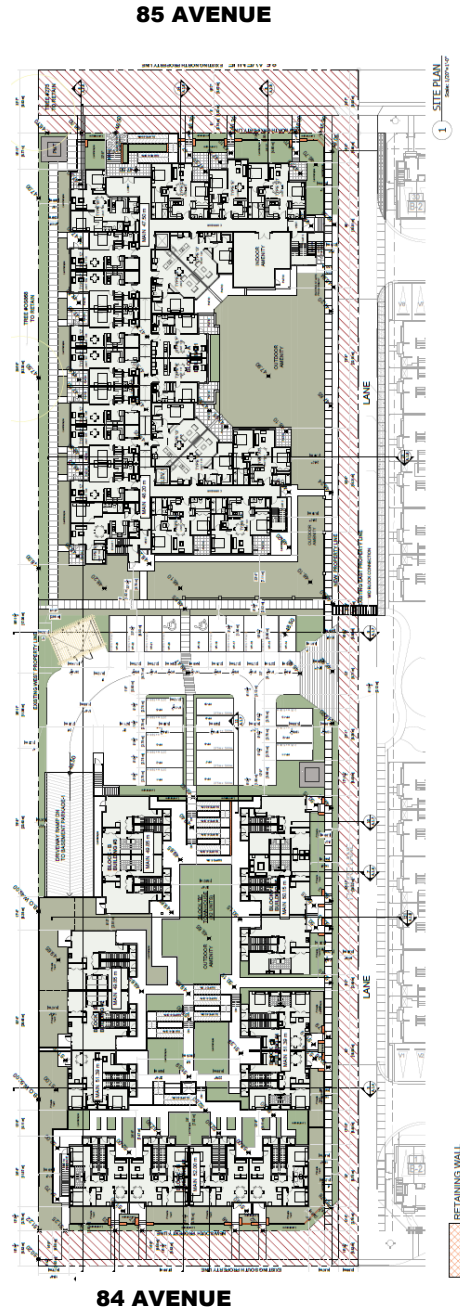


ATTACHMENT E



RENDERINGS - SUBMITTED BY APPLICANT

ATTACHMENT F



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT G

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101076

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

1. Name: 1121282 BC Ltd.

Address: 17915 – 94 Avenue
Surrey, BC V4N 4A1

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 58 Section 26 Township 8 NWD Plan 62363

CIVIC ADDRESS: 20145 – 84 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 Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
- d. All signage being in substantial compliance with Schedule “A” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in substantial compliance with Schedule “A”; and
- f. 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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101155 if applicable;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administrative fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____ 2023.

PROPERTY DESCRIPTION

CIVIC ADDRESS:	
20145 - 84 AVE - TOWNSHIP OF LANGLEY, B.C.	
LEGAL DESCRIPTION:	
1754, 54C, 36, TWP 8, NW/4, R. NW/4P2363	
ZONING SYNOPSIS	
ZONE:	
EXISTING: SR-2	
PROPOSED: CD	
EXISTING LOT AREA:	101 930 S.F. (9 473.05 S.M.)
	OR 2.34 AC (0 946 Ha.)
DEDICATIONS:	13 141 S.F. (1 221.28 S.M.)

NET LOT AREA:	88 789 S.F. (8 251.76 S.M.)
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F.S.R. CALCULATIONS

FLOOR AREA-REFER TO TABULATED FLOOR AREAS
PERMITTED: 88 789 S.F. X 1.7 = 150 941.30 S.F. (14 026 S.M.)

PROVIDED:	
PROPOSED 127 UNIT APARTMENT:	
106 824 S.F. (9 927.88 S.M.)	
PROPOSED 42 UNITS STACKED TOWNHOUSE:	
44 100 S.F. (4 088.51 S.M.)	

TOTAL	150 924 S.F. (14 026.39 S.M.)
SITE COVERAGE:	
1ST FLOOR (APARTMENT)	
SUITES	14 874.36
COMMON	2 560.50
AMENITY	803.00
	32 365.86 S.F.
1ST FLOOR (STACKED TOWNHOUSE)	
	14 148.00 S.F.
	32 365.86 S.F.

$$\frac{32\ 365.86}{88\ 789} = 36.47\%$$

SETBACKS: APARTMENT	REQUIRED	PROVIDED
YARD		
FRONT (NORTH 85 AVE.)	13.22' (4.04 M)	13.22' (4.04 M)
SIDE (EAST - FUTURE LANE)	16.00' (4.88 M)	16.00' (4.88 M)
SIDE (WEST)	16.00' (4.88 M)	16.00' (4.88 M)
SETBACKS: STACKED TOWNHOUSE	REQUIRED	PROVIDED
YARD		
FRONT (SOUTH 84 AVE.)	9.33' (2.84 M)	9.33' (2.84 M)
SIDE (EAST - FUTURE LANE)	14.67' (4.47 M)	14.67' (4.47 M)
SIDE (WEST)	14.67' (4.47 M)	14.67' (4.47 M)

OUTDOOR AMENITY AREA:

APARTMENT:	REQUIRED: 127 UNITS X 4.5 S.M. / UNIT = 568 S.M. (5 466.08 S.F.)
	PROVIDED: 530 S.M. (5 702.80 S.F.)
TOWNHOUSE:	REQUIRED: 42 UNITS X 8.5 S.M. / UNIT = 357 S.M. (3 415.54 S.F.)
	PROVIDED: 395 S.M. (4 250.20 S.F.)

ADAPTABLE HOUSING:

REQUIRED:	42 STACKED TOWNHOUSES X 3% = 12.6 UNITS
127 ADT UNITS X 3% = 3.8 UNITS	
TOTAL	= 15 UNITS

PROVIDED:	2 TOWNLOCKERS UNITS
TOTAL	13.4 ADT UNITS
	= 15 UNITS
BIKE STORAGE:	
APARTMENT:	REQUIRED: 1.25 PER DWELLING UNIT = 1.25 X 127 UNIT = 158.75
TOWNHOUSE:	REQUIRED: 1.25 PER DWELLING UNIT = 1.25 X 42 UNITS = 52.50
TOTAL REQUIRED:	211.25
PROVIDED:	228 TOTAL

LOCKERS:

PROVIDED 130 LOCKERS (APARTMENT)

FLOOR AREA: STACKED TOWNHOUSE

FLOOR	TYPE 'A' - TOWNHOUSE CHIMNEY 2-BEDROOM 1 070 SF	TYPE 'B' - TOWNHOUSE TWO CHIMNEY 2-BEDROOM 1 070 SF	
1ST	14	14 140	N/A
2ND		28	14 140
3RD			29 960
SUB-TOTAL	14	28	29 960
TOTAL	14 140	28	44 100 S.F.

FLOOR AREA SUMMARY TABLE: PROPOSED 127 UNIT - APARTMENT

FLOOR	TYPE 'A1' 2-BEDROOM 824.76 SF	TYPE 'A2' 2-BEDROOM 844.82 SF	TYPE 'B1' 2-BEDROOM 839.33 SF	TYPE 'B2' 2-BEDROOM 872.46 SF	TYPE 'C' 1-BEDROOM 634.83 SF	TYPE 'C1' 2-BEDROOM 802.44 SF	TYPE 'D1' 2-BEDROOM 839.33 SF	TYPE 'D2' 2-BEDROOM 839.33 SF	TYPE 'E' 1-BEDROOM 578.89 SF	TYPE 'F' 1-BEDROOM 623.33 SF	TYPE 'G' 1-BEDROOM 710.81 SF	TYPE 'H' 3-BEDROOM 1 313.96 SF	TYPE 'I' 1-BEDROOM 1 145.75 SF	TYPE 'J' 1-BEDROOM 683.75 SF	TYPE 'K' 1-BEDROOM 736.10 SF	TYPE 'L' 1-BEDROOM 704.52 SF	TOTAL SUITE AREA	TOTAL COMMON AREA	TOTAL
1ST	3	2	2	2	7	2	2	1	578.89	2	2 843.24	—	—	—	—	—	14 874.36	2 960.50	17 434.86
2ND	3	1	—	2	7	1	1	1	578.89	2	2 843.24	—	—	—	—	—	15 822.39	2 336.00	18 161.39
3RD	3	1	—	2	7	1	1	1	578.89	2	2 843.24	—	—	—	—	—	15 822.39	2 559.00	18 381.39
4TH	3	1	—	2	7	1	1	1	578.89	2	2 843.24	—	—	—	—	—	15 822.39	2 559.00	18 381.39
5TH	—	—	—	—	7	1	1	1	—	2	2 132.43	1	1 145.18	2	1 472.20	1	14 632.70	2 600.15	17 232.85
6TH	—	—	—	—	7	1	1	1	—	2	2 132.43	1	1 145.18	2	1 472.20	1	14 632.70	2 600.15	17 232.85
SUB-TOTAL	12	3	2	6	42	7	3	4	2 315.56	12	7 503.96	2	2 290.36	4	2 735.00	4	91 606.93	15 217.80	106 824.73 S.F.

TOTAL FLOOR AREA

FIRST FLOOR AMENITY AREA OF 803.17 S.F. (74.64 S.M.) IS NOT INCLUDED

106 824.73 S.F. (9 927.95 S.M.)

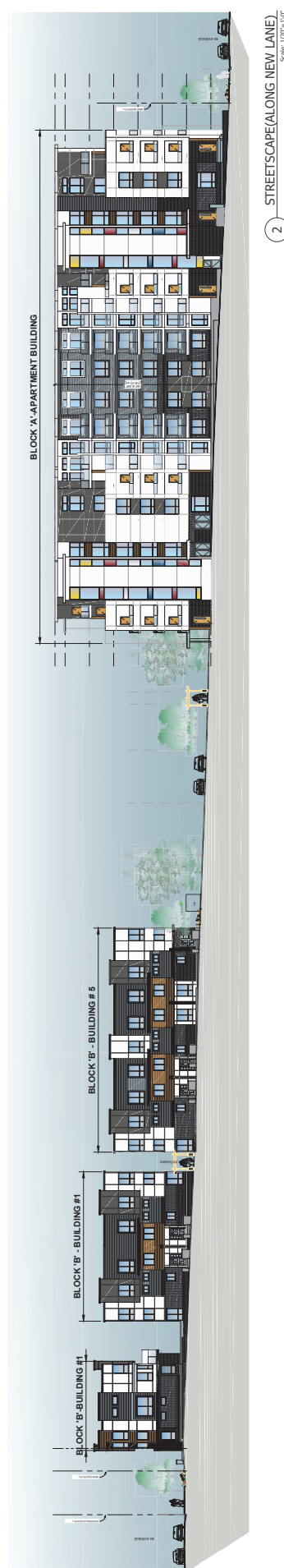
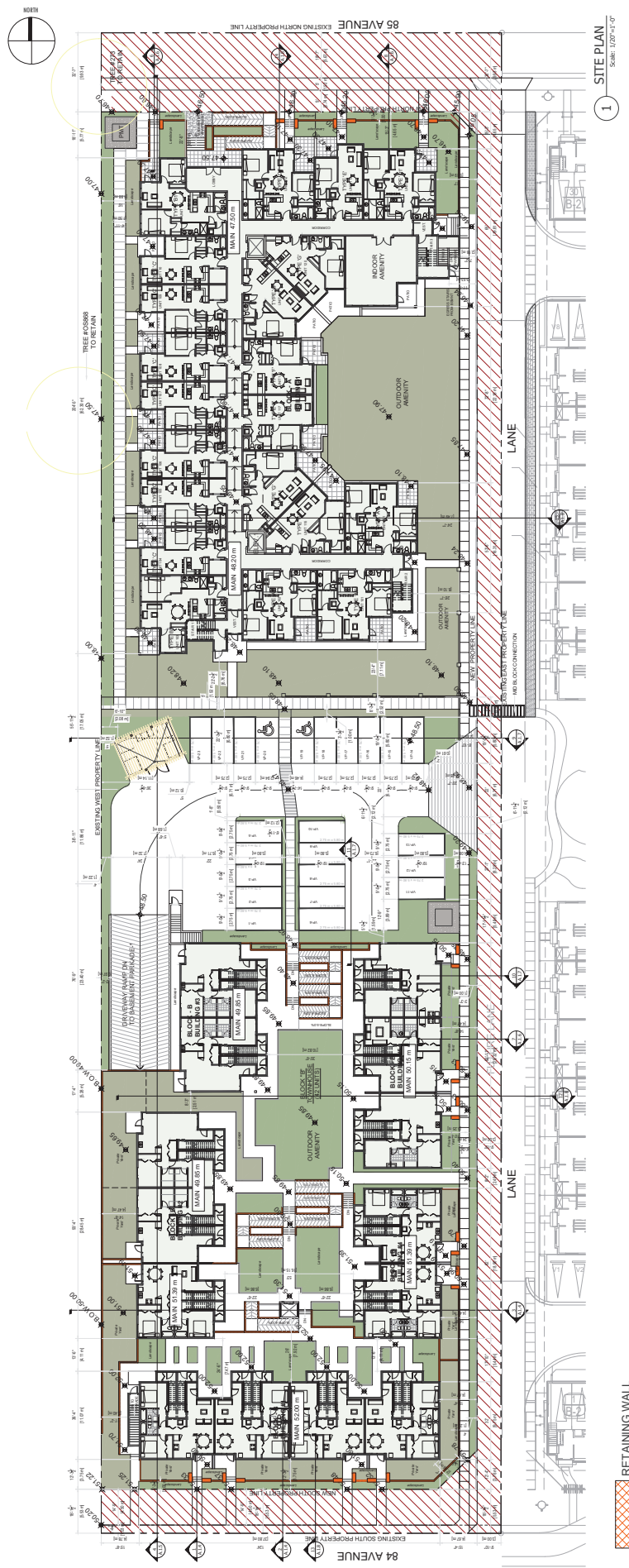


104759, 691 King George Blvd
Surrey BC, V3V 1G1
www.flatarchitect.ca
contact@flatarchitect.ca
tel: 604-592-1466

PROJECT INFO:
MULTI FAMILY
RESIDENTIAL DEVP
20145, 84 AVE, LANGLEY, BC
CLIENT:
Developer
L26
2021/04/28
Project No
2021-000000-00
AS NOTED
18/317

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1. PROJECT DATA
FLAT ARCHITECTURE INC.
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Surrey BC, V3V 1G1
www.flatarchitect.ca
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tel: 604-592-1466
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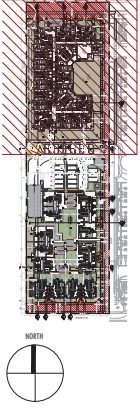


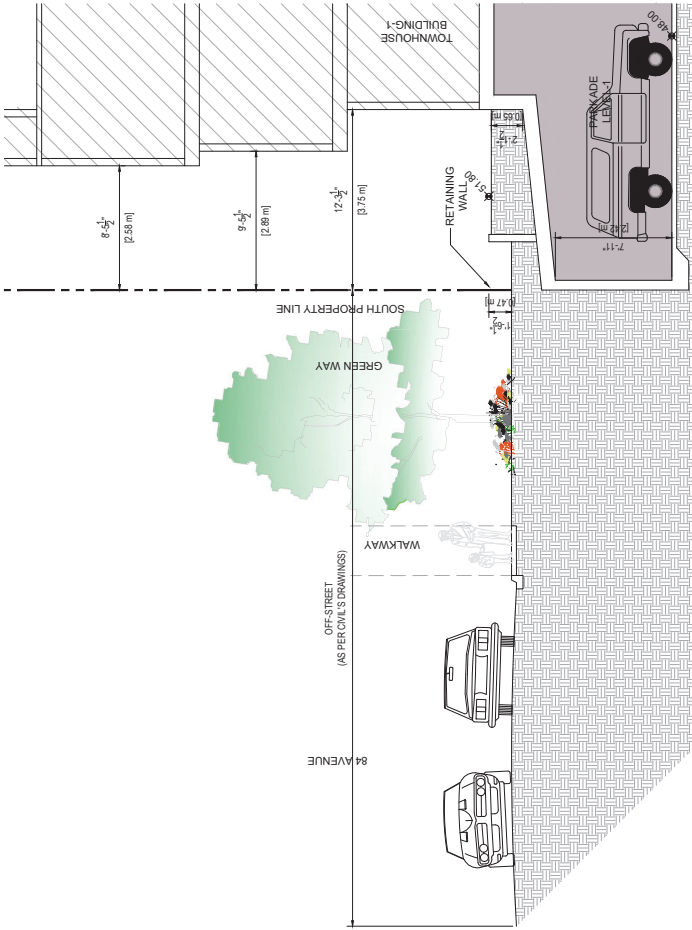
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5	ISSUED FOR PERMIT	2021.14.29
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7	ISSUED FOR PERMIT	2021.14.29
8	ISSUED FOR PERMIT	2021.14.29
9	ISSUED FOR PERMIT	2021.14.29
10	ISSUED FOR PERMIT	2021.14.29

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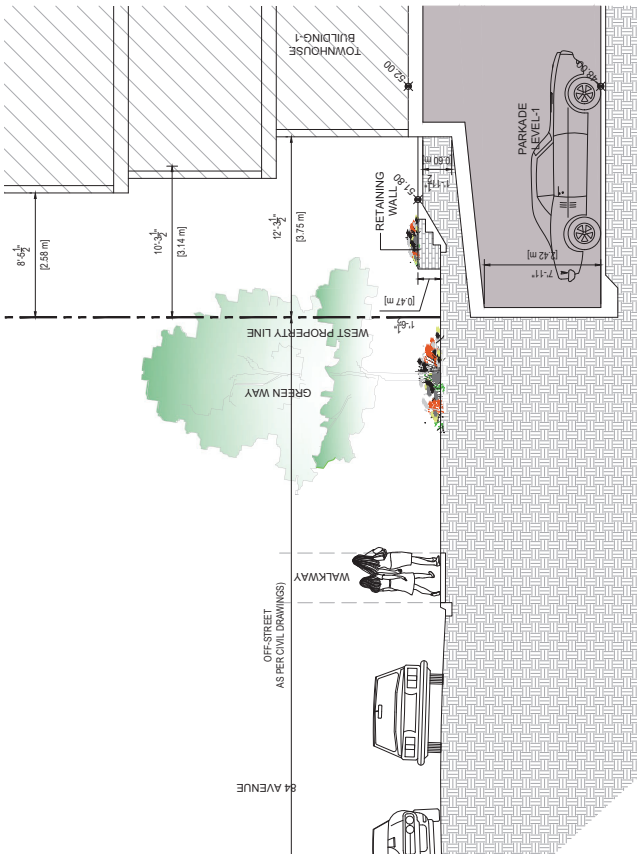
SE PLANS COMPLY WITH BCBC 2018

1 SITE PLAN
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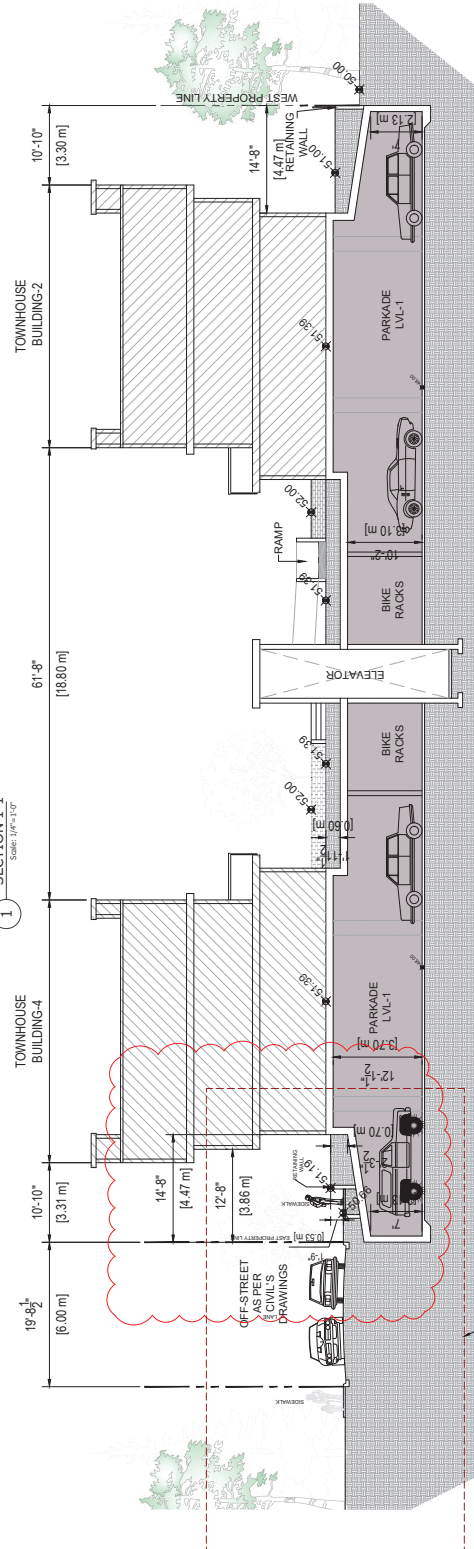




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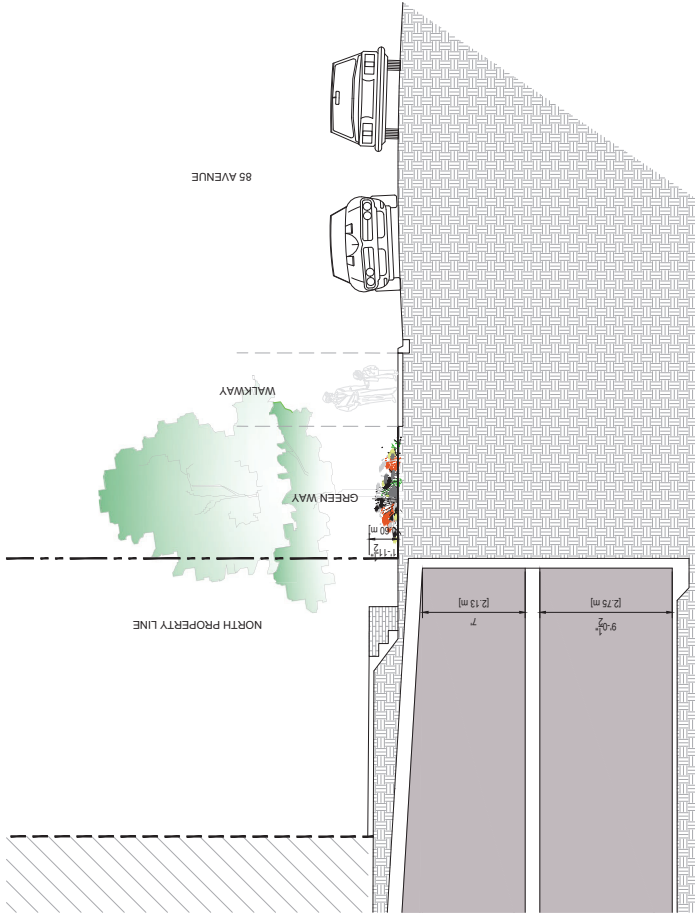
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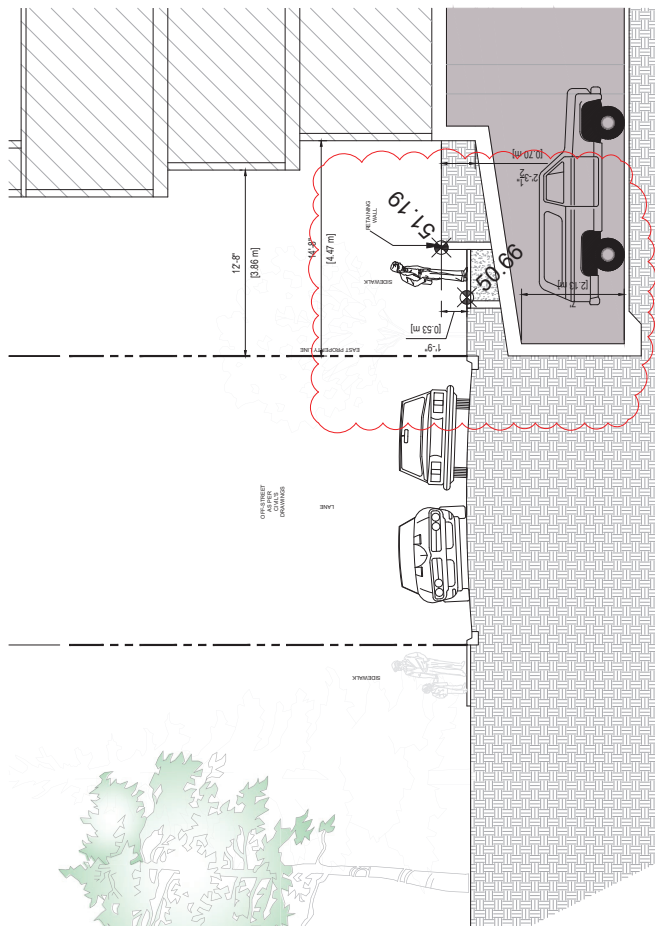
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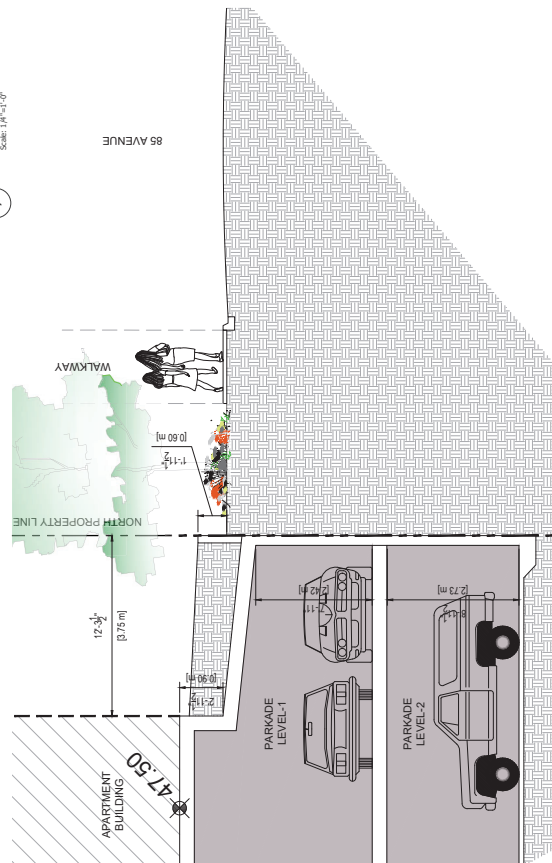
THESE PLANS COMPLY WITH BCBC 2018



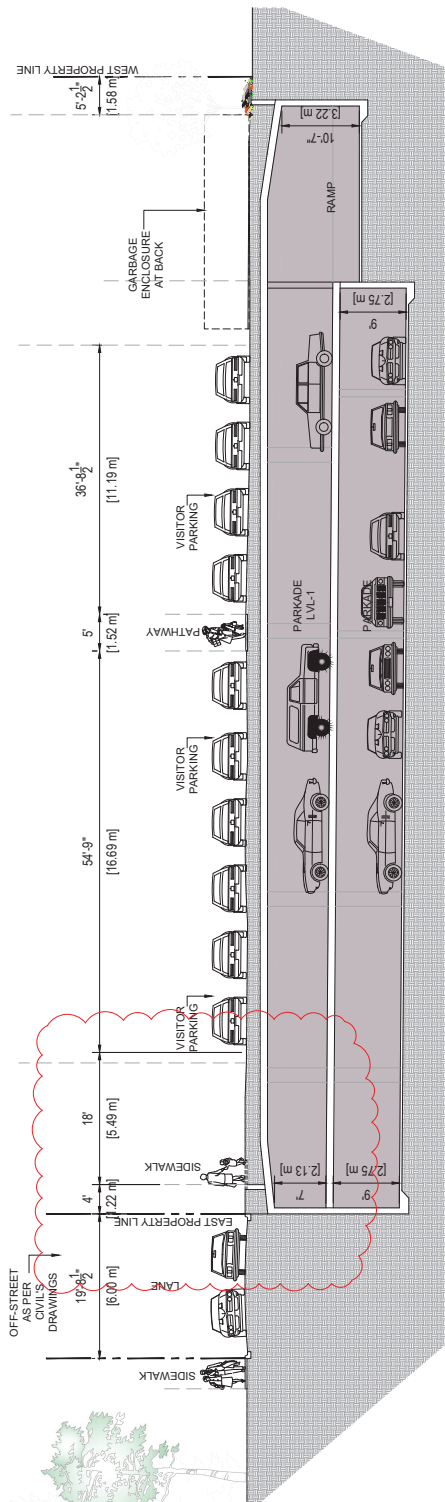
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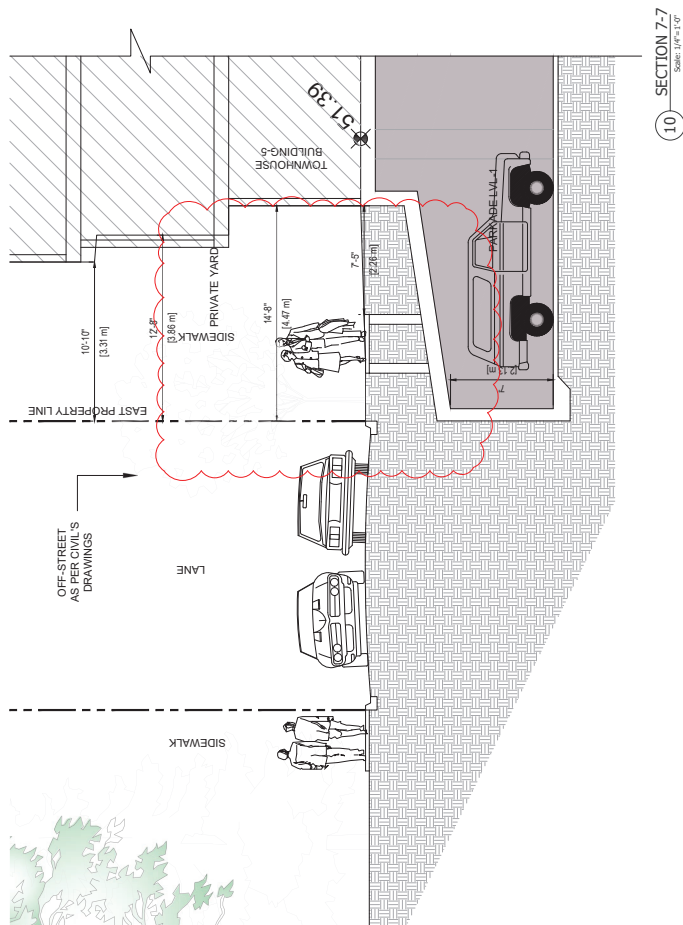
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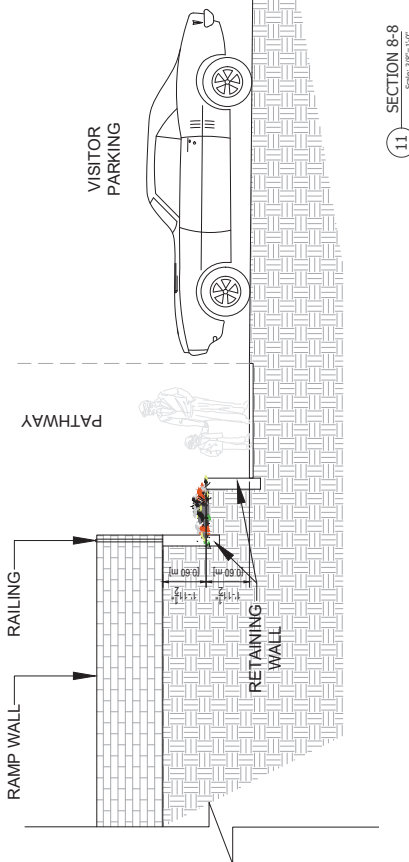
SECTION 5-5
 Scale: 1/4"=1'-0"



9 SECTION 6-6
Scale: 1/4" = 1'-0"

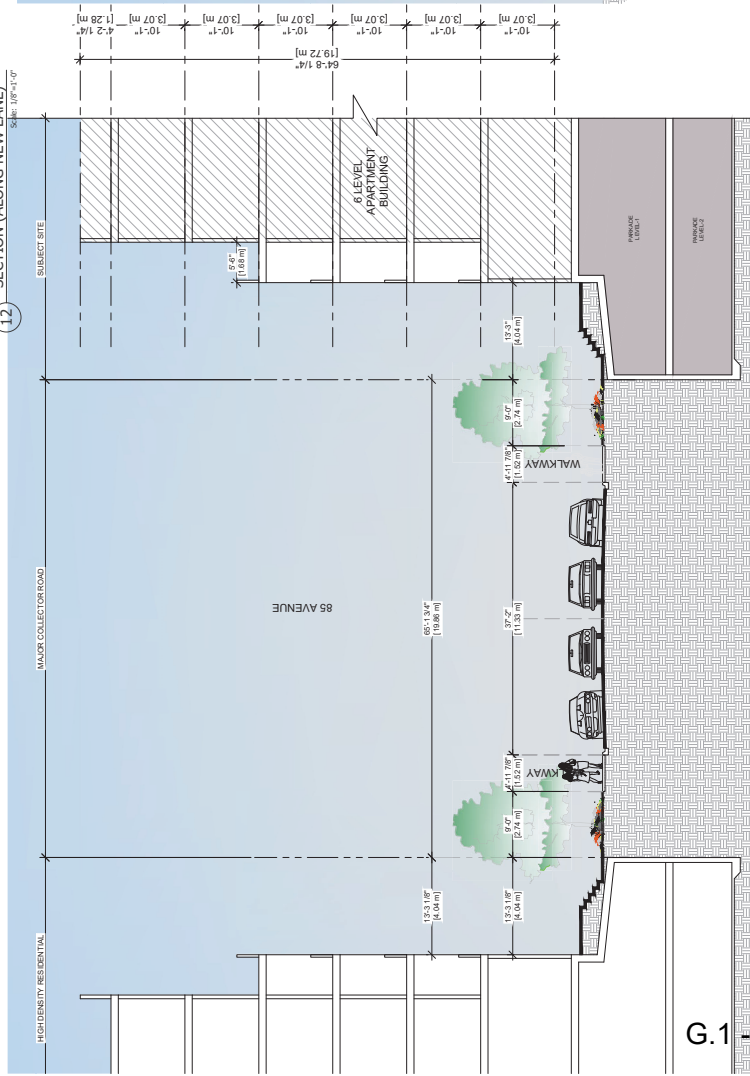
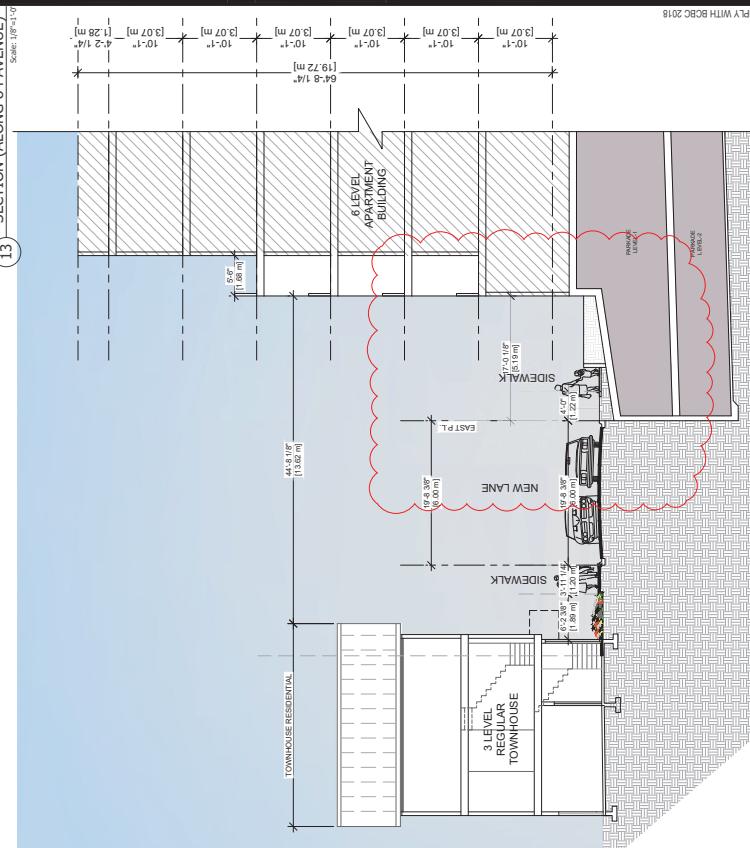
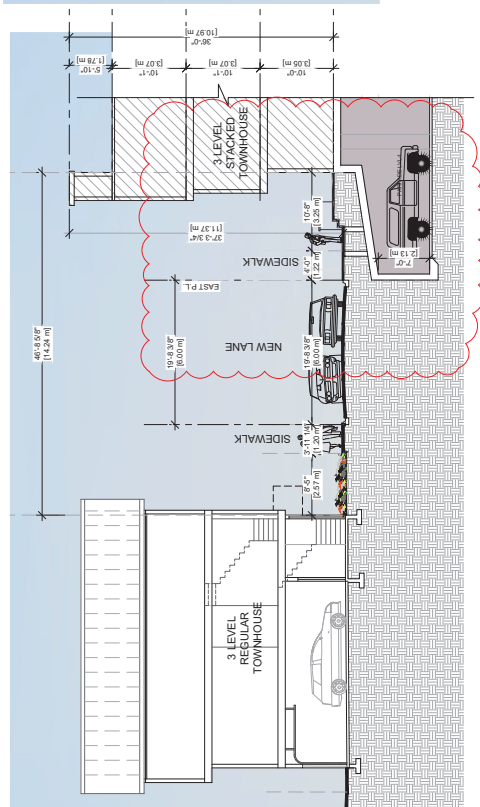
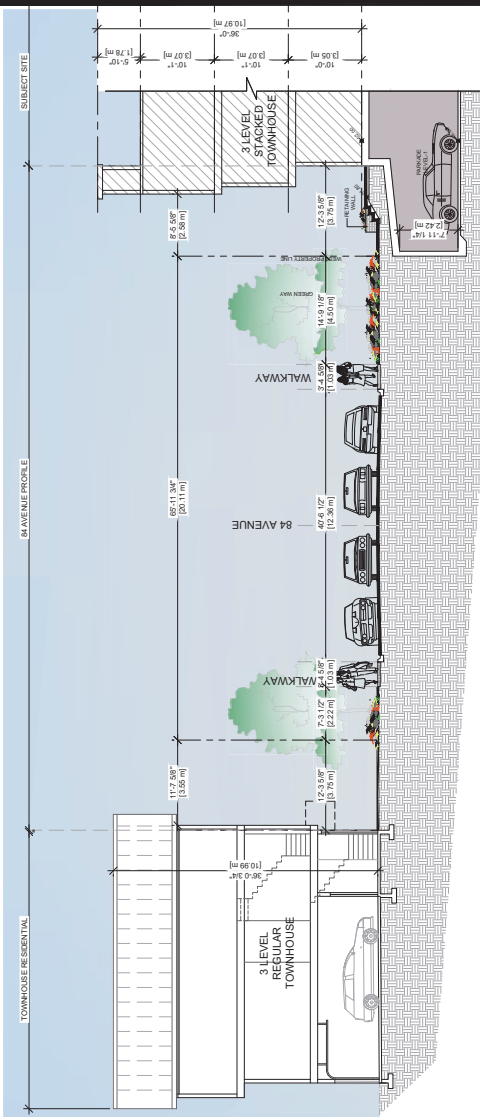


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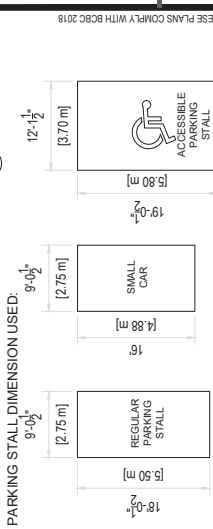
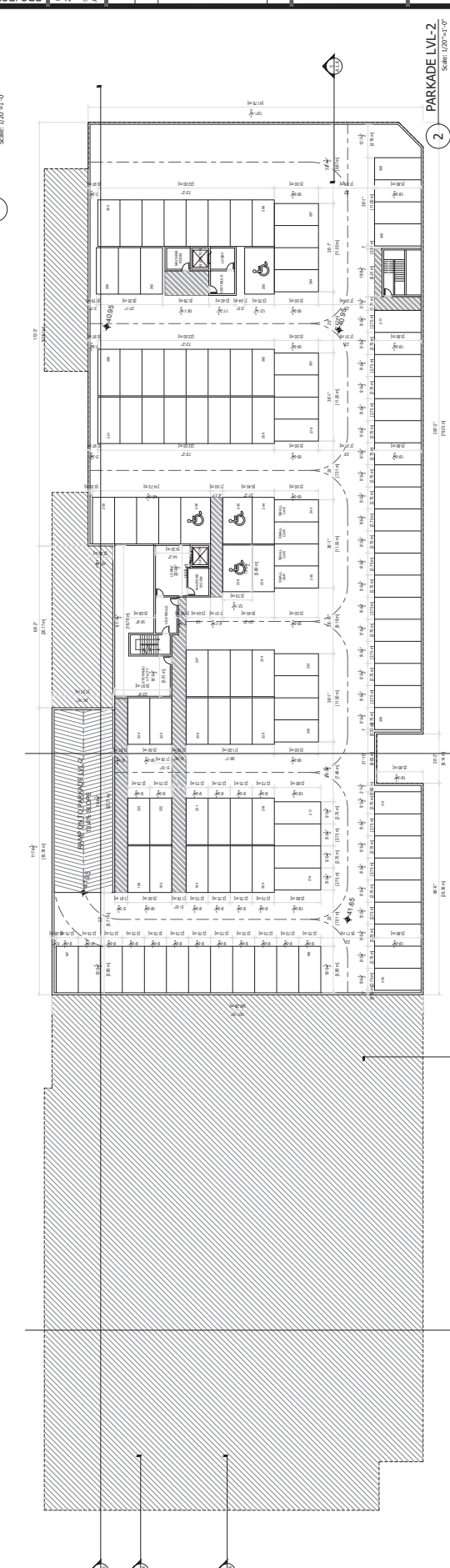
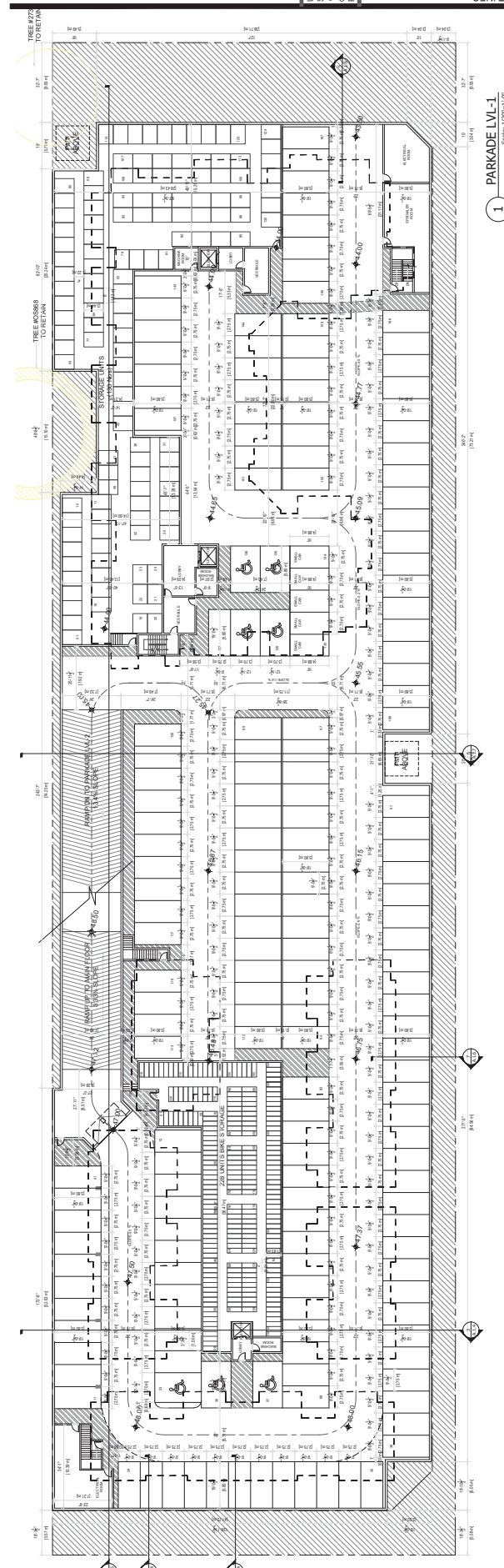
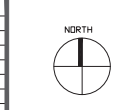


11 SECTION 8-8
Scale: 3/8" = 1'-0"

THESE PLANS COMPLY WITH BCBC 2018

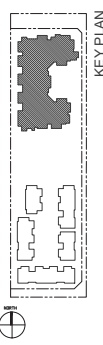


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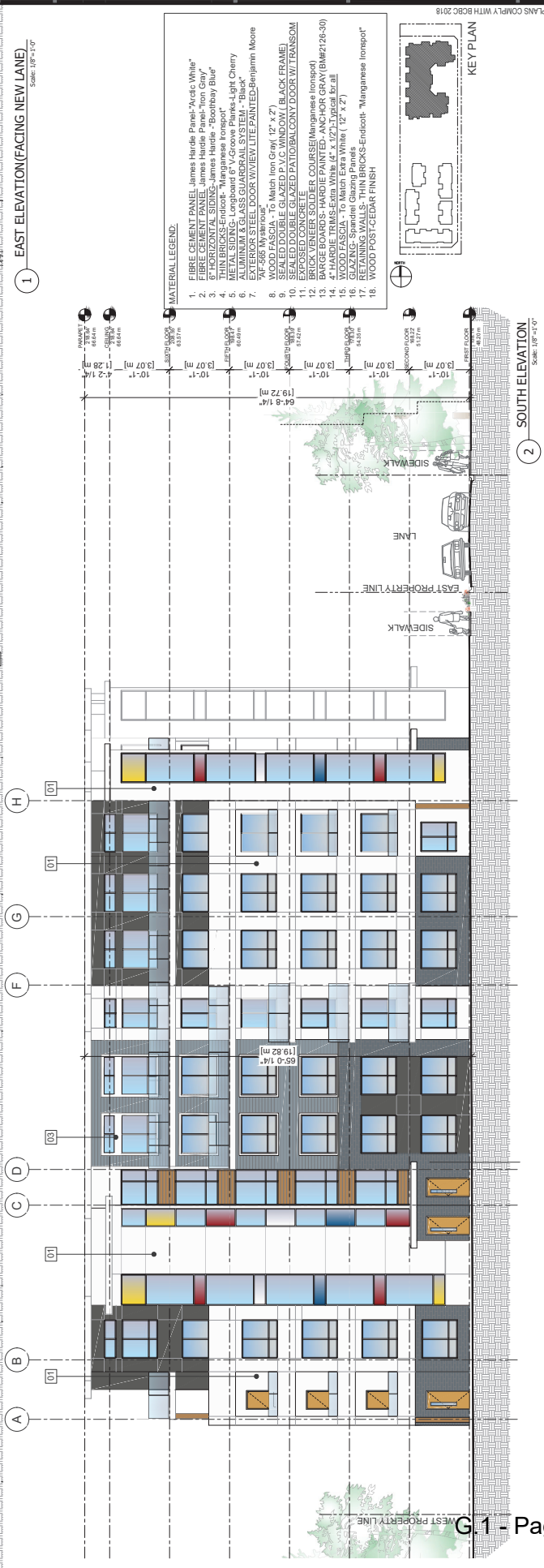
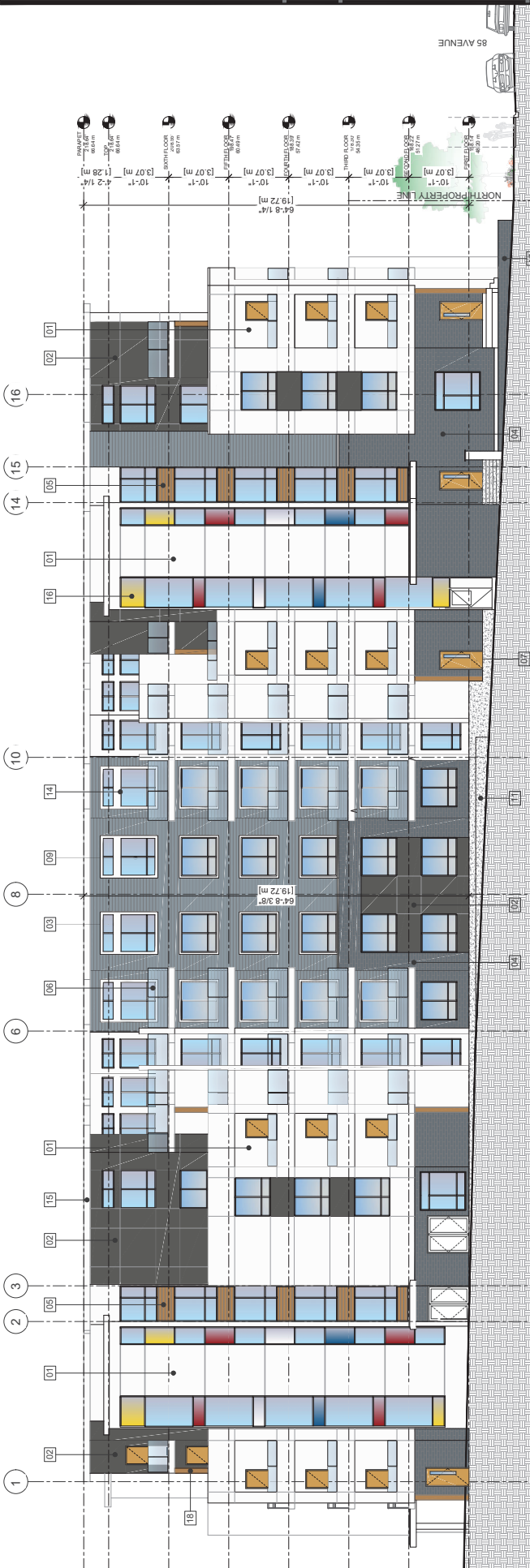


NOTE: ALL THE PARKING STALLS DIMENSIONS ARE AS PER THE ZONING BYLAW.

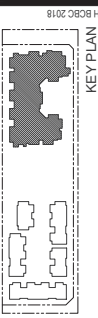
MATERIAL	LEGEND
1.	FIRE CEMENT PANEL James Hardie Panel-“Acid White”
2.	FIRE CEMENT PANEL James Hardie Panel-“Tint Gray”
3.	HORIZONTAL SLIDING JAMES HARDIE “Sourthly Blue”
4.	METAL SLIDING “Lampshade” V-Groove Panels-Light Cherry
5.	METAL SLIDING “Lampshade” V-Groove Panels-Light Cherry
6.	ALUMINUM & GLASS GUARDRAIL SYSTEM - “Black”
7.	EXTERIOR STEP DOOR VIEWIEU LITE PAINTED-Benjamin Moore “V-506 Myra/more”
8.	GLASS MATCH PIN (12” x 24”)
9.	SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM (BLACK FRAME)
10.	SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM
11.	CEMENT CONCRETE
12.	BLACK VINYL SOLDER COURSE (Manganese Inspot)
13.	BLACK VINYL SOLDER COURSE (Manganese Inspot)
14.	4” HARDIE TRANSOM With 4” x 12” x 1/2” x 1/2”
15.	WOOD FASCIA - To Match Extn White (1 1/2” x 2”)
16.	GLAZING - Spandrel Glazing Panels
17.	RETAINING WALLS - THIN BRICKS-Endicott-“Manganese Inspot”
18.	WOOD POPS/“CEDAR FINISH



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- MATERIAL LEGEND:**
1. FIBRE CEMENT PANEL James Hardie Panel-Acrylic White
 2. FIBRE CEMENT PANEL James Hardie Panel-Iron Gray
 3. EXPOSED CONCRETE - "Manganese Ironspot"
 4. THIN BRICKS-Endicott - "Manganese Ironspot"
 5. METAL SIDING- Longboard 6" V-Groove Planks-Light Cherry
 6. ALUMINUM & GLASS GUARDRAIL SYSTEM - "Black"
 7. 4" X 6" SILLAR DOOR WHEN LITE PAINTED-Benjamin Moore AT-685 Mykonos
 8. WOOD FASCIA - To Match Iron Gray (12" x 2")
 9. SEALED DOUBLE GLAZED P.V.C WINDOW (BLACK FRAME)
 10. SEALED DOUBLE GLAZED PATIO/BALCONY DOOR WITH TRANSOM EXPOSED CONCRETE
 11. BRICK VENEER SOLDIER COURSE (Manganese Ironspot)
 12. BRICK VENEER SOLDIER COURSE (Manganese Ironspot)
 13. BARGE BOARDS- HARDIE PAINTED-ANCHOR GRAY (BM#2126-30)
 14. 4" HARDIE TRIMS-Extra White (4" x 12") Typical for all
 15. GLAZING- Sparadai Glazing Panels (12" x 2")
 16. RETAINING WALLS- THIN BRICKS-Endicott- "Manganese Ironspot"
 17. WOOD POST-CECILIA FINISH

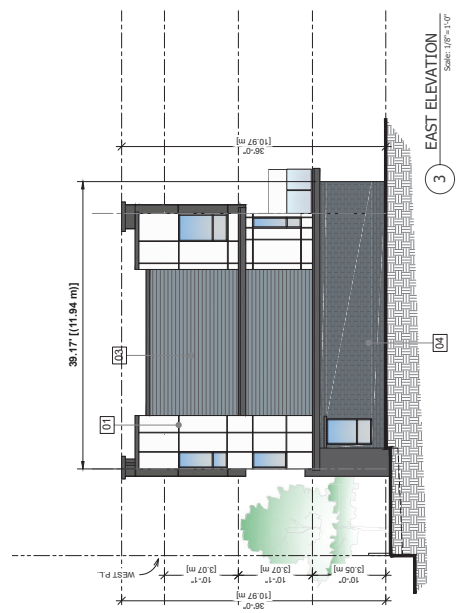
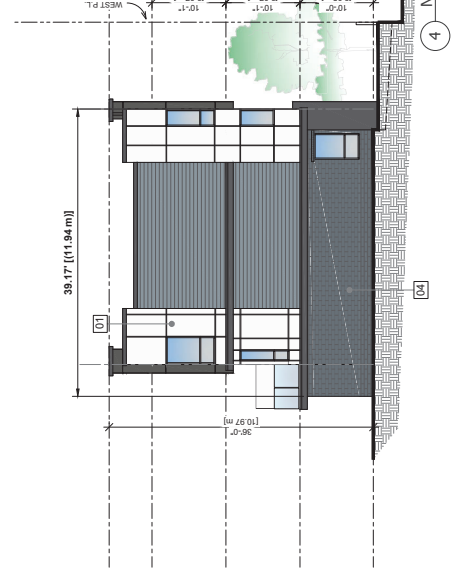
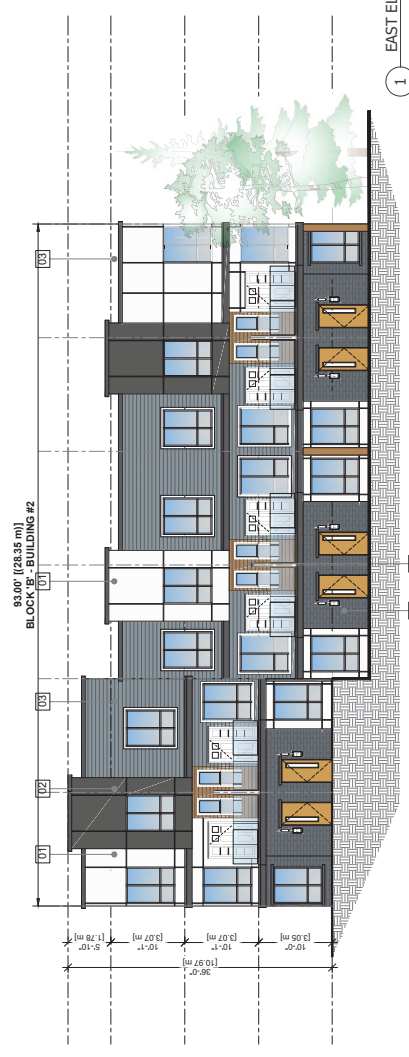
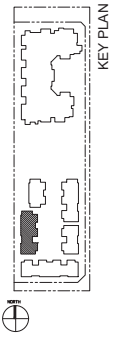


THESE PLANS COMPLY WITH BCCBC 2018



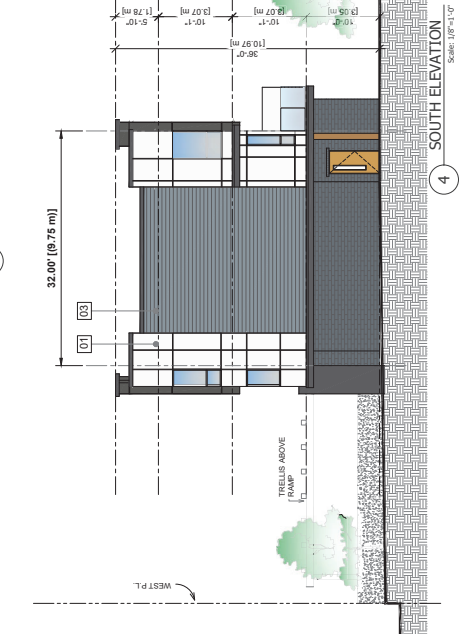
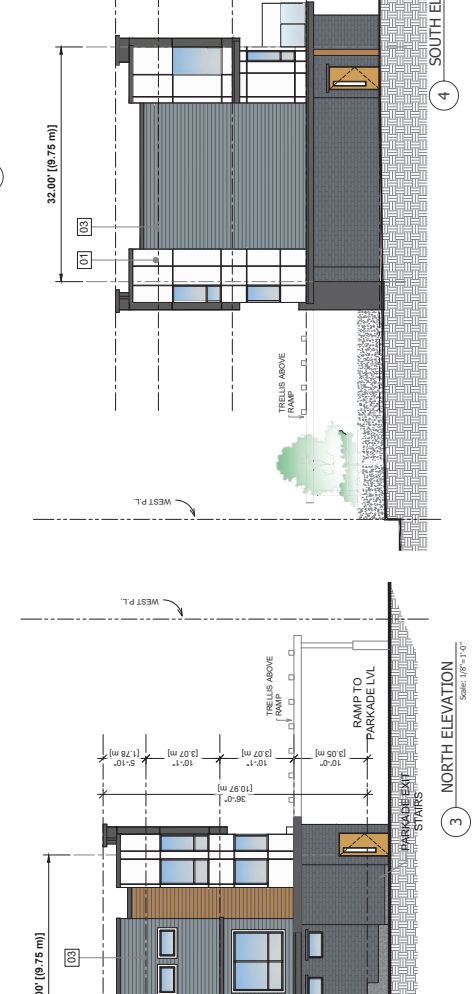
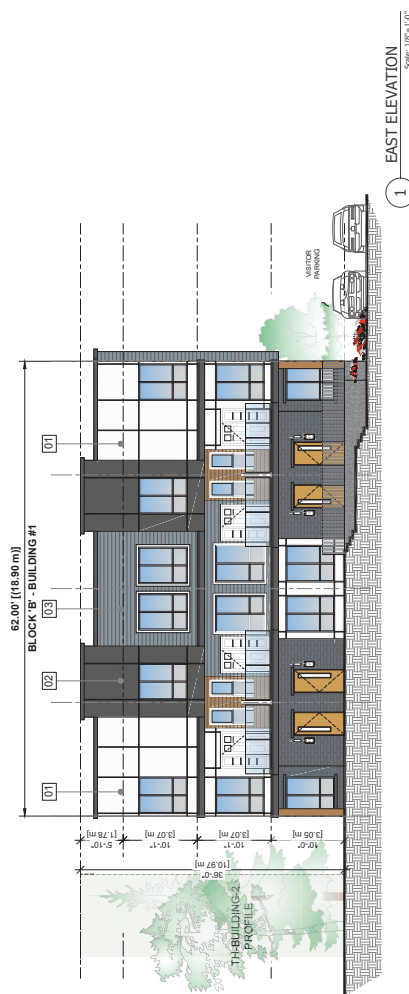
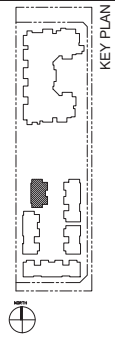
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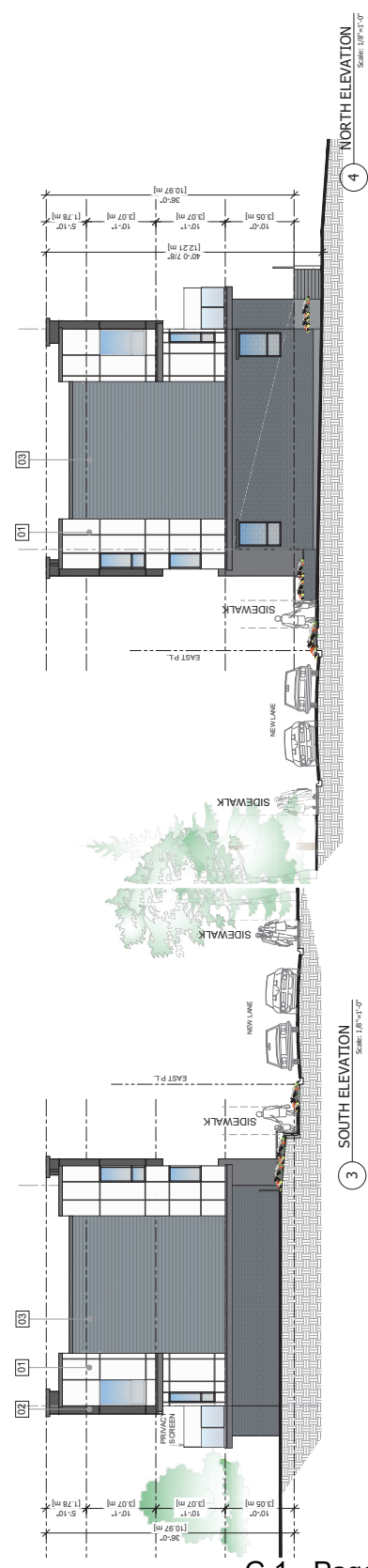
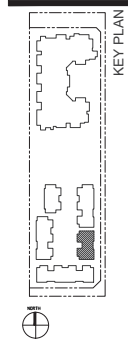


- MATERIAL LEGEND:**
1. FIBRE CEMENT PANEL, James Hardie Panel-Acric White*
 2. FIBRE CEMENT PANEL, James Hardie Panel-Iron Gray*
 3. ALUMINUM & GLASS GUARDRAIL SYSTEM, - "Black"
 4. THIN BRICKS-Enriched - "Manganese Ironsod"
 5. METAL SIDING- Longboard 6" V-Groove Planks-Light Cherry
 6. ALUMINUM & GLASS GUARDRAIL SYSTEM, - "Black"
 7. 4" HARDIE TRIMS- Extra White (4" x 12") Typical for all
 8. WOOD FASCIA - To Match Iron Gray (12" x 2")
 9. SEALED DOUBLE GLAZED P.V.C WINDOW (BLACK FRAME)
 10. SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM
 11. BRICK VENEER SOLDIER COURSE (Manganese Ironsod)
 12. BRICK VENEER SOLDIER COURSE (Manganese Ironsod)
 13. BARGE BOARDS- HARDIE PAINTED- ANCHOR GRAY (BM42/26-30)
 14. 4" HARDIE TRIMS- Extra White (4" x 12") Typical for all

THESE PLANS COMPLY WITH BCBC 2018

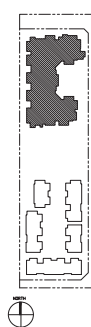


- MATERIAL LEGEND:
1. CERAMIC TILE - James Hardie Panel - "Mastic White"
 2. CERAMIC TILE - James Hardie Panel - "Iron Grey"
 3. 6" HORIZONTAL SIDING - James Hardie - "Boothbay Blue"
 4. THIN BRICKS - Enticott - "Manganese Ironspot"
 5. METAL SIDING - Longboard - "V-Groove Plank-Light Cherry"
 6. METAL SIDING - Longboard - "V-Groove Plank-Dark Grey"
 7. EXTERIOR STEEL DOOR - VINYLITE PAINTED-Benjamin Moore "AF-565 Mysterious"
 8. WOOD FASCIA - To Match Iron Grey (12" x 2")
 9. EXPOSED CONCRETE
 10. SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM
 11. BRICK VENEER SOLDIER COURSE (Manganese Ironspot)
 12. BRICK VENEER SOLDIER COURSE (Manganese Ironspot)
 13. BARGE BOARDS - PARQUE PAINTED-ANCHOR GRAY (BW2 26-30)
 14. 2" TAPERED TRUSS-SPRUE TRUSS (4" x 12" x 2") (2x4) (2x6)



- MATERIAL LEGEND:
1. FIBRE CEMENT PANEL - James Hardie Panel - Arctic White*
 2. THIN BRICKS - Endicott - Mangnese Ironspot
 3. THIN BRICKS - Endicott - Mangnese Ironspot
 4. THIN BRICKS - Endicott - Mangnese Ironspot
 5. METAL SIDING - Longboard 6" V-Groove Planes-Light Cherry
 6. METAL SIDING - Longboard 6" V-Groove Planes-Light Cherry
 7. "AF-365 Mysterious" - EXTERIOR STEEL DOOR VIEW - PAINTED - Benjamin Moore
 8. WOOD FASCIA - To Match Iron Grey (12" x 2")
 9. SEATED DOUBLE GLAZED PVC WINDOW (BLACK FRAME)
 10. SEATED DOUBLE GLAZED PVC WINDOW (BLACK FRAME)
 11. EXPOSED CONCRETE
 12. BRICK VENEER SOLDIER COURSE (Mangnese Ironspot)
 13. BARGE BOARDS - HARDIE PAINTED - ANCHOR GRAY (BM42126-30)
 14. 4" HARDIE TRIMS - Extra White (4" x 12") Typical for all

1. FIBRE CEMENT PANEL James Hardie Panel- "Arcade White"
2. FIBRE CEMENT PANEL James Hardie Panel- "Boathouse Blue"
3. FIBRE CEMENT PANEL James Hardie Panel- "Boathouse Blue"
4. THIN BRICKS-Endicott- Mangnese Ironslop
5. METAL SLING- Longboard P-V-Gloss Paint-Light Cherry
6. EXTERIOR STEEL DOOR V-GLOSS PAINT-PAINTED-ALUMINUM
7. EXTERIOR STEEL DOOR V-GLOSS PAINT-PAINTED-ALUMINUM
8. "AF-56 Mystique"
9. STAINLESS STEEL TO MATCH TON GRAY (1/2" x 2")
10. STAINLESS STEEL TO MATCH TON GRAY (1/2" x 2") (BLACK FRAME)
11. SEALED DOUBLE GLAZED PATIO/CATCORN DOOR W/ TRANSOM
12. SEALED DOUBLE GLAZED PATIO/CATCORN DOOR W/ TRANSOM
13. BAKED ENAMEL COLORED COARSE MANGANESE IRONSLOP
14. BAKED ENAMEL COLORED COARSE MANGANESE IRONSLOP
15. HARDIE TRIMS-ARCAD WHITE (4" x 1/2") typical for all



WATERL. LEGEND	
1	FIBRE CEMENT PANEL, James Hardie Panel [®] Acetic White [®]
2	FIBRE CEMENT PANEL, James Hardie Panel [®] Iron Gray [®]
3	HORIZONTAL SIDING-James Hardie [®] "Boardwalk Blue"
4	VERTICAL SIDING-James Hardie [®] "Boardwalk Blue"
5	METAL SIDING - 1/2" x 6" Corrugated, Blacklight Cherry
6	ALUMINUM GLASS GARAGE/DOOR SYSTEM - Black
7	EXTENDED STEEL DOOR W/ALUMINUM LITE PAINTED-Benjamin Moore
8	"A-Sides" Mynature [®]
9	PAINTED DOUBLE GLAZED PVC (2" x 2")
10	PAINTED DOUBLE GLAZED PVC (2" x 2") (BLACK FRAME)
11	SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM
12	BRICK VINYL SOLDER DOOR COURSE (Manganese Inspired)
13	BRICK VINYL SOLDER DOOR COURSE (Manganese Inspired)
14	BRICK VINYL SOLDER DOOR COURSE (Manganese Inspired)
15	4" HARDIE, TRUS-James Hardie, (12 x 12") Typical for <u>all</u>
16	WOOD FASCIA - To Match Latta White (12 x 2")
17	WOOD FASCIA - To Match Latta White (12 x 2")
18	GLAZING - Spurred Glazing Latta
19	RETAINING WALLS - THIN BRICKS-Enduro [®] "Manganese Inspired"
20	WOOD POSTS - CEDAR FINISH

DATE	TIME	PROJECT NO	CLIENT :
02/10/20	10:20	15-17	MULTI FAMILY RESIDENTIAL DEVP. 2015, 84 AVE, LANGLEY, BC

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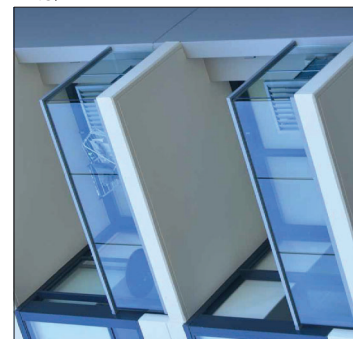
APARTMENT
COLOR SCHEME

16. GLAZING- Spandrel Glazing
Panels



-For Reference Only

06.
ALUMINUM & GLASS
GUARDRAIL SYSTEM -
"Black"



-For Reference Only



07.
EXTERIOR STEEL DOOR
W/VIEW
LITE,PAINTED-Benjamin
Moore"AF-565 Mysterious"



08. WOOD FASCIA - To Match
Iron Gray(12" x 2")



09. SEALED DOUBLE
GLAZED P.V.C WINDOW (
BLACK FRAME)

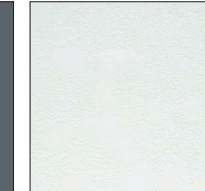


13. BARGE BOARDS- HARDIE
PAINTED- ANCHOR
GRAY(BM#2126-30)

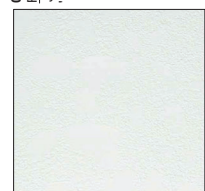


14. 4" HARDIE TRIMS-Extra White (4" x 1/2")-Typical for

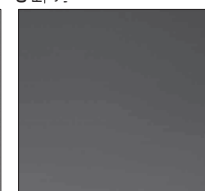
15. WOOD FASCIA - To Match Extra White (12" x 2")



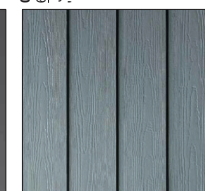
01. FIBRE CEMENT PANEL
JAMES HARDIE
ARCTIC WHITE'



02.
FIBRE CEMENT PANEL
JAMES HARDIE
IRON GRAY'



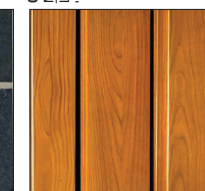
03.
5" HORIZONTAL SIDING
JAMES HARDIE
BOOTHBAY BLUE'



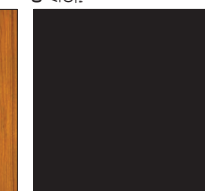
04.
THIN BRICKS
ENDICOTT BRICKS
MANGANESE IRONSP

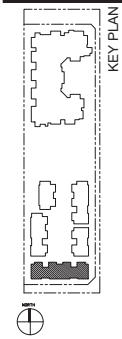


05. METAL SIDING
LONGBOARD 6" GROOV
LIGHT CHERRY"



06. ALUMINUM & GLASS
GUARDRAIL SYSTEM -
"Black"





06. ALUMINUM & GLASS GUARDRAIL SYSTEM - "Black"



07. EXTERIOR STEEL DOOR W/VIEW LITE-PAINTED-Benjamin Moore "AF-565 Mysterious"



08. WOOD FASCIA - To Match Iron Gray(12" x 2")



09. SEALED DOUBLE GLAZED P.V.C WINDOW (BLACK FRAME)



10. SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM



11. 4" HARDIE TRIMS-Extra White (4" x 12")-Typical for all



12. 6" HARDIE SHINGLES "ARCTIC WHITE"



01. FIBRE CEMENT PANEL JAMES HARDIE "ARCTIC WHITE"



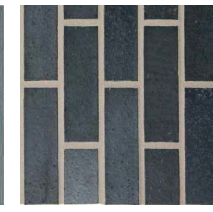
02. FIBRE CEMENT PANEL JAMES HARDIE "IRON GRAY"



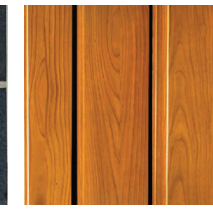
03. 6" HORIZONTAL SIDING JAMES HARDIE "BOOTHBAY BLUE"



04. THIN BRICKS ENDICOTT BRICKS "MANGANESE IRONSPOT"



05. METAL SIDING LONGBOARD 6" GROOVE "LIGHT CHERRY"



06. ALUMINUM & GLASS GUARDRAIL SYSTEM - "Black"



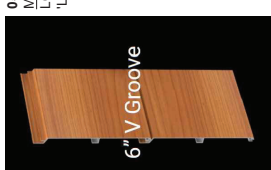
MATERIAL LEGEND:

1. FIBRE CEMENT PANEL James Hardie Panel "Arctic White"
2. FIBRE CEMENT PANEL James Hardie Panel "Iron Gray"
3. 6" HORIZONTAL SIDING James Hardie "Boothbay Blue"
4. THIN BRICKS-Endicott- "Manganese Ironspot"
5. METAL SIDING- Longboard 6" V-Groove Planks-Light Cherry
6. ALUMINUM & GLASS GUARDRAIL SYSTEM - "Black"
7. EXTERIOR STEEL DOOR W/VIEW LITE-PAINTED-Benjamin Moore "AF-565 Mysterious"
8. WOOD FASCIA - To Match Iron Gray(12" x 2")
9. SEALED DOUBLE GLAZED P.V.C WINDOW (BLACK FRAME)
10. SEALED DOUBLE GLAZED PATIO/BALCONY DOOR W/ TRANSOM
11. EXPOSED CONCRETE
12. BRICK VENEER SOLDIER COURSE(Manganese Ironspot)
13. BARGE BOARDS- HARDIE PAINTED- ANCHOR GRAY(BM#2126-30)
14. 4" HARDIE TRIMS-Extra White (4" x 12")-Typical for all
15. WOOD FASCIA - To Match Extra White (12" x 2")
16. SLAZING- Standard Glazing Panels
17. RETAINING WALLS- THIN BRICKS-Endicott- "Manganese Ironspot"
18. ENDICOTT BRICKS- "MANGANESE IRONSPOT"
19. FIBRE CEMENT PANEL James Hardie "Arctic White"
20. 6" HARDIE SHINGLES-James Hardie "Arctic White"
21. 6" HARDIE SHINGLES-James Hardie "Iron Gray"

21. 6" HARDIE SHINGLES "BOOTHBAY BLUE"



05. METAL SIDING LONGBOARD 6" GROOVE "LIGHT CHERRY"



THESE PLANS COMPLY WITH B.C.B.C. 2018

THESE PLANS COMPLY WITH BCBC 2018

A.P.1

RENDERINGS

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PROJECT INFO:
MULTI FAMILY
RESIDENTIAL DEVP.
20145,84 AVE, LANGLEY, BC
CLIENT :
Unit 209-6321 King George Blvd
Surrey BC V2X 1G1
contact@flatarchitecture.ca
Ph: 604-503-4884



THESE PLANS COMPLY WITH B.C.B.C. 2018

A.P.2

RENDERINGS
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DATE: 2021.01.28
DRAWN BY: J. COLEMAN
CHECKED BY: J. COLEMAN
SCALE: AS SHOWN
PROJECT NO.: 20145.84
CLIENT: MULLYI FAMILY
RESIDENTIAL DEVP.
20145.84 AVE, LANGLEY, BC
PROJECT INFO:

Unit 209-6321 King George Blvd
Surrey BC V3X 1G1
FLAT Architecture Inc.
contact@flatarchitecture.ca
Ph: 604-503-4884



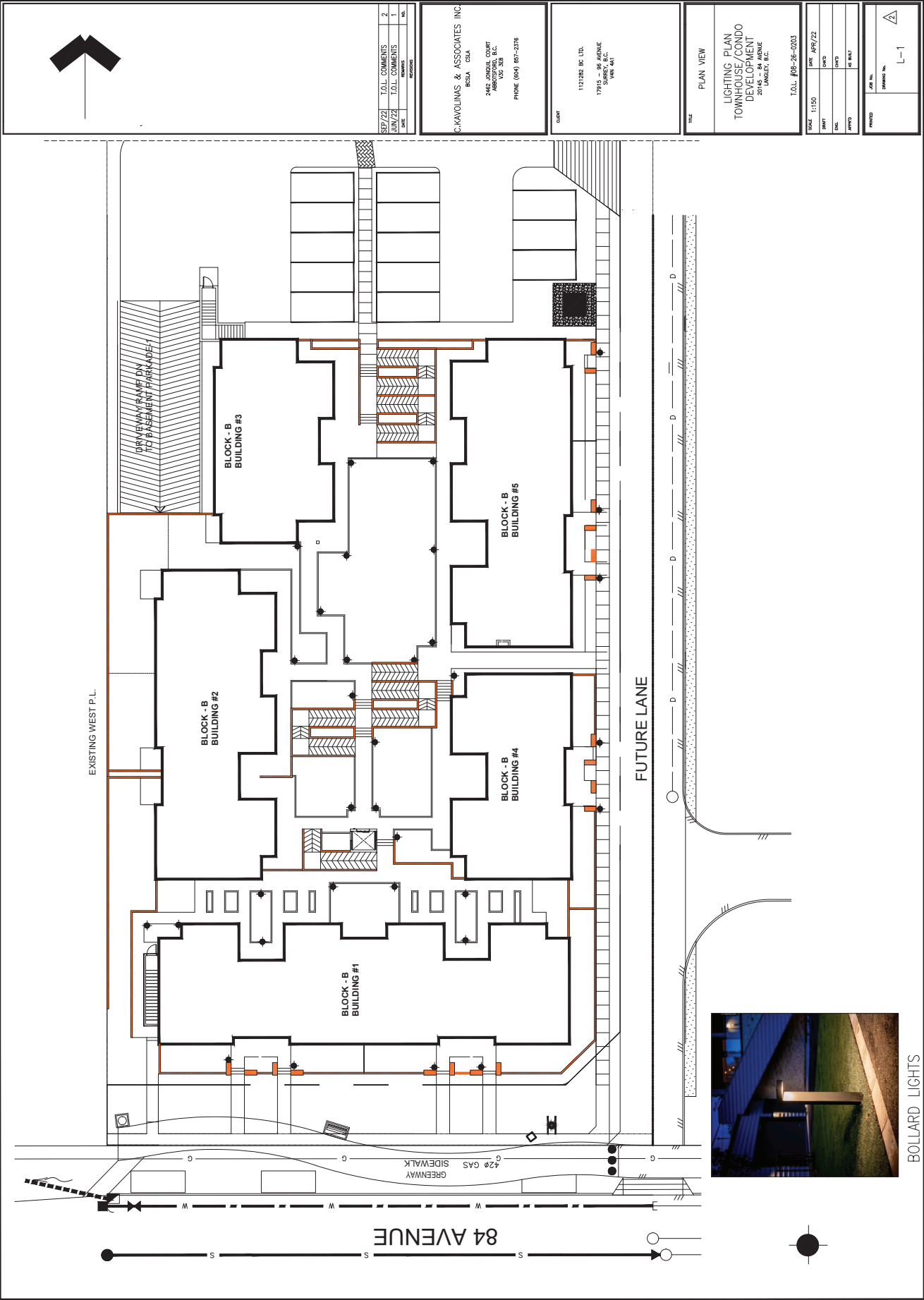
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KEY			BOTANICAL NAME			PLANT LIST			COMMON NAME			QTY.			SIZE			SPACING			REMARKS		

G.1 - Page 41



BOLLARD LIGHTS

**ATTACHMENT H**

16 January, 2023

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-26-0203 / 1121282 BC LTD/UNIBUILD CONSTRUCTION

CIVIC: 20145 - 84 Avenue

LEGAL: Lot 58 Section 26 Township 8 NWD Plan 62363

We have reviewed the above proposal.

We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	42	11	6	8
Condos	127	4	2	3

Given the current school catchments this development would impact Willoughby Elementary School, Yorkson Creek Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1121282 BC LTD.) BYLAW NO. 5826**

EXPLANATORY NOTE

Bylaw No. 5826 rezones property located at 20145 – 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-136 to permit a comprehensive development consisting of 42 townhouse units and 127 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1121282 BC LTD.) BYLAW NO. 5826

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 (1121282 BC Ltd.) Bylaw No. 5826”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-136” after the word “Comprehensive Development Zone CD-135”
 - b. Adding to Section 110.1 after the words “CD-135” the words “CD-136 – 5,500 m²”
 - c. Adding after Section 1035 “Comprehensive Development CD-135” the following as Section 1036 “Comprehensive Development Zone

1036 **COMPREHENSIVE DEVELOPMENT ZONE CD-136**

Uses Permitted

- 1036.1 In the CD-136 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) *townhouses*

Density

- 1036.2 The maximum *floor space ratio* of all buildings located on the lands zoned CD-136 shall not exceed 1.7.

Lot Coverage

- 1036.3 The maximum lot coverage for *buildings* and *structures* shall be 50%.

Siting of Buildings

- 1036.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1036.5 The maximum *apartment height* shall not exceed 6 *storeys*. The maximum *townhouse height* shall not exceed 3 *storeys*.

Siting of Buildings and Structures

1036.6 *Buildings and structures* shall be sited in accordance with the provisions of a Development Permit.

Parking and Loading

1036.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1036.8 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.

Age Friendly Amenity

1036.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Landscaping, Screening and Fencing

1036.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit.

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

Lot 58 Section 26 Township 8 NWD Plan 62363

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Schedule “A”.

NOTICE WAS ADVERTISED	2 & 9	day of	February	, 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
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2023
ADOPTED the		day of		, 2023

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5826

