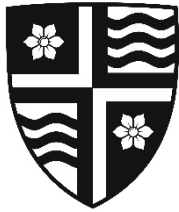


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 10, 2023 - REGULAR MEETING	REPORT:	23-138
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-26-0189
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100183 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD. / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND 20212 - 86 AVENUE)		

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan and rezone approximately 1.9 ha (4.7 ac) of land located at 20186 and 20212 - 86 Avenue to Comprehensive Development Zone CD-186, issue a form and character Development Permit (incorporating a parking variance), and issue a Streamside Protection Development Permit to facilitate development of 223 apartment units in two 6-storey buildings.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5895 and 5896 subject to 13 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5896) of Development Permit No. 101105 (incorporating a parking variance) and Streamside Protection Development Permit No. 101225; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896 rezoning 1.9 ha (4.7 ac) of land located at 20186 and 20212 - 86 Avenue to Comprehensive Development Zone CD-186 to facilitate the development of 223 apartment units, 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. Dedication and construction of a water pressure reducing valve station in accordance with the Township's Subdivision and Development Servicing Bylaw and DCC Program;

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
 APPLICATION NO. 100183 AND DEVELOPMENT PERMIT
 APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD.
 / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND
 20212 - 86 AVENUE)
 Page 2 . . .

3. Provision of road dedications, widenings, and necessary traffic improvements including the traffic signal at 86 Avenue and 202 Street; and dedication and construction of the south half of 86 Avenue, west half of 202 Street (with appropriate interim condition), north half of 85 Avenue and east half of 201B Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth Neighbourhood Plan;
4. Dedication and construction of an approximately 0.2 ha (0.5 ac) pocket park in accordance with the Carvolth Neighbourhood Plan;
5. Dedication and construction of an approximately 3.0 m (9.8 ft) wide trail from 202 Street to 201B Street;
6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
7. Compliance with Section 111.5 - Age Friendly Amenity Area requirements of the Zoning Bylaw;
8. 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);
9. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units to be constructed in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
10. Consolidation of the development portion of the site subject site into one parcel;
11. Approval of Bylaw No. 5896 by the Ministry of Transportation and Infrastructure;
12. Compliance with the requirements of the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, Willoughby Greenway Amenity Policy, and 5% Neighbourhood Park Land Acquisition Policy;
13. 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;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5896 authorize issuance of Development Permit No. 101105 subject to the following conditions being satisfied to the acceptance of the Township:

- a. Section 107.3.a)iii – Required Off-Street Parking Spaces being varied to reduce the total number of required parking spaces from 335 to 326;
- b. Building plans being in substantial compliance with Schedule "A";
- c. Landscape plans being in substantial compliance with Schedule "B" and 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;
- d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- e. All rooftop mechanical equipment to be screened from view with architecturally compatible treatments; and

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
 APPLICATION NO. 100183 AND DEVELOPMENT PERMIT
 APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD.
 / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND
 20212 - 86 AVENUE)
 Page 3 . . .

- 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. 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;

That Council at time of final reading of Bylaws No. 5895 and 5896 authorize the issuance of Streamside Protection Development Permit No.101225, in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions being satisfied to the acceptance of the Township:

- a. Acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5895 and 5896 in conjunction with the hearing for proposed Development Permit No. 101105 and Streamside Protection Development Permit No. 101225.

EXECUTIVE SUMMARY:

HY Engineering Ltd. has applied on behalf of 1078245 BC Ltd. and 1118375 BC Ltd. to develop 223 apartment units in two 6-storey buildings, secure watercourse protection, and provide a 0.2 ha (0.5 ac) pocket park (Attachments A through F) at 20186 and 20212 - 86 Avenue.

To facilitate the development, the applicant proposes to amend the Carvolth Neighbourhood Plan (NP) to change the land use designation of the western portion of the site to high density apartment. The application also proposes to rezone the site to Comprehensive Development Zone CD-186 to accommodate the proposal.

Form and Character Development Permit 101105 (Attachment G), including a variance to reduce the Zoning Bylaw parking requirement by nine spaces (335 spaces required where 326

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
APPLICATION NO. 100183 AND DEVELOPMENT PERMIT
APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD.
/ 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND
20212 - 86 AVENUE)
Page 4 . . .

proposed), is also being processed to provide Council the opportunity to review the form and character of the proposed development.

Streamside Protection Development Permit No.101225 (Attachment H) is also proposed in conjunction with the rezoning application in accordance with Section 4.20 of Schedule 3 of the Official Community Plan.

As the proposal supports the overall objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan, staff recommend that Council give first and second reading to the neighbourhood plan amendment and rezoning request, subject to the completion of 13 development prerequisites and that Council authorize staff to schedule the required Public Hearing. Staff also recommend that Council authorize issuance (at time of final reading of Bylaw No. 5896) of Development Permit No. 101105 (incorporating a parking variance), and Streamside Protection Development Permit No. 101225.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Carvolth Neighbourhood Plan Amendment Bylaw No. 5895, Rezoning Bylaw No. 5896, Development Permit No. 101105 (incorporating a parking variance), and Streamside Protection Development Permit No. 101225.

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
 APPLICATION NO. 100183 AND DEVELOPMENT PERMIT
 APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD.
 / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND
 20212 - 86 AVENUE)
 Page 5 . . .

REFERENCE:

Owner:	1078245 BC Ltd. 410, 1650 West 2 nd Avenue Vancouver, BC V6J 1H4
	1118375 BC Ltd. 55 Cliffwood Drive Port Moody, BC V3H 5J8
Agent:	HY Engineering Ltd. 200, 9128 – 152 Street Surrey, BC V3R 4E7
Legal Description:	Lot 48 Section 26 Township 8 New Westminster District Plan 41858
	Lot 1 Section 26 Township 8 New Westminster District Plan 78565
Location:	20186 and 20212 – 86 Avenue
Area:	1.9 ha (4.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-186
Willoughby Community Plan:	Transit Village
Carvolth Neighbourhood Plan:	High Density Mixed Use (2.5 FSR) Apartment Live/Work (2.0 FSR) Medium Density Apartment (1.9 FSR) High Density Apartment (2.8 FSR) Conservation Area Pocket Park
Proposed Carvolth Neighbourhood Plan	High Density Mixed Use (2.5 FSR) Apartment Live Work (2.0 FSR) High Density Apartment (2.8 FSR) Conservation Area Pocket Park

BACKGROUND/HISTORY:

The site is zoned Suburban Residential Zone SR-2 and has five land use designations in the Carvolth NP: High Density Mixed Use (2.5 FSR) and Apartment Live/Work (2.0 FSR) fronting 86 Avenue and Medium Density Apartment (1.9 FSR) and High Density Apartment (2.8 FSR) fronting 85 Avenue with a Conservation Area along the watercourse (Attachments C and H).

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
 APPLICATION NO. 100183 AND DEVELOPMENT PERMIT
 APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD.
 / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND
 20212 - 86 AVENUE)
 Page 6 . . .

DISCUSSION/ANALYSIS:

- The application amends the Carvolth NP and rezones the lands to Comprehensive Development Zone CD-186 to allow development of 223 apartment units in two 6-storey buildings at a density of 2.62 FSR.
- Five watercourses are subject to the application: three onsite and two offsite in the 86 Avenue road dedication. The subject watercourses are proposed to be consolidated and protected on the northern portion of the site.
- A 0.2 ha (0.5 ac) pocket park is proposed to be developed in two areas on either side of the Streamside Protection and Enhancement Area (SPEA).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	86 Avenue beyond which is community stormwater detention facility, a conservation area and a 4-storey office building.	Transit Exchange, Conservation Area and Office / Mixed Use 1	Comprehensive Development Zone CD-138
South:	85 Avenue, beyond which is a 6-storey apartment building fronting 202 Street and 3-storey townhouses fronting 201B Street.	High Density Apartment (2.4 / 2.8 FSR, site specific amendment to 2.86 FSR max) Townhouse (50 upa)	Comprehensive Development Zones CD-121 and CD-139
East:	Future 202 Street beyond which is a lot currently under application for a mixed-use building with 3,632 m ² (39,095 ft ²) of commercial and office space and a residential development with 170 apartment units (ToL Project No. 08-26-0165)	High Density Mixed Use (2.5 FSR) High Density Apartment (2.4 / 2.8 FSR)	Suburban Residential Zone SR-2
West:	201B Street beyond which are 6-storey apartment buildings and a mixed-use building currently under construction (ToL Project No. 08-26-0206).	Apartment Live Work (2.0 FSR, site specific amendment to 2.34 FSR) High Density Apartment (2.4 / 2.8 FSR) Medium Density Apartment (1.9 FSR)	Comprehensive Development Zone CD-140

Proposed Carvolth Neighbourhood Plan Amendment:

- The site has five land use designations in the Carvolth NP including a Conservation Area along a watercourse and a requirement for a pocket park.

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
 APPLICATION NO. 100183 AND DEVELOPMENT PERMIT
 APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD.
 / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND
 20212 - 86 AVENUE)
 Page 7 . . .

- The pocket park and conservation area are incorporated into the northern 0.65 ha (1.73 ac) of the site. As a result, there are no apartment buildings proposed on the High Density Mixed Use and Apartment Live Work designated portions of the site adjacent to 86 Avenue.
- The proposed development is for two 6-storey buildings with a total gross floor area (GFA) of 17,640 m² (189,872 ft²) on the southern 0.67 ha (1.67 ac) portion of the site at a proposed FSR of 2.62. Although section 2.4.18 of the Carvolth NP does not allow density to be transferred between land use designations, the proposed development is consistent with the overall goals of the Carvolth NP and results in building sizes less than if the densities were aggregated.

Land Use Designation	Permitted GFA	Proposed GFA
High Density Apartment (2.8 FSR)	11,321 m ² (121,856 ft ²)	10,635 m ² (114,473 ft ²)
Medium Density Apartment (1.9 FSR)	6,356 m ² (68,417 ft ²)	7,005 m ² (75,399 ft ²)
	17,677 m ² (190,273 ft ²)	17,640 m ² (189,872 ft ²)

- Given that density cannot be transferred between land use designations, a plan amendment to replace the Medium Density Apartment land use designation with High Density Apartment at a maximum FSR of 2.8 is required to accommodate the proposed development.
- The conservation area is provided consistent with the Carvolth NP noting that Bylaw No. 5895 updates the location of the watercourse to reflect survey information.
- A 0.2 ha (0.5 ac) pocket park is proposed to be developed in two areas on either side of the SPEA on the northern portion of the site consistent with the Carvolth NP.
- The Carvolth NP mobility strategy identifies a lane on the subject site. The proposal to amend the plan also includes removal of the subject lane. The applicant is including a multi-use path as a pedestrian connection on the south side of the conservation area from 202 Street to 201B Street to maintain the connectivity objectives of the Carvolth NP.

Zoning Amendment:

- Bylaw No. 5896 proposes to rezone the site to Comprehensive Development Zone CD-186 to facilitate development of 223 apartment units in two 6-storey buildings.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-186 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 Willoughby Community Plan. Proposed Development Permit No. 101105 is attached to this report (Attachment G) and includes renderings, site plans, building elevations, and tree and landscaping plans.
- A variance to reduce the parking required by nine stalls from 335 to 326 is incorporated in proposed Development Permit No. 101105 and is supported based on Objective 4 of the Mobility Strategy in Section 2.5 that provides for consideration of a reduction in parking requirements where transportation demand management measures and connections to pedestrian, bicycle networks and public transit services are provided. The subject

application incorporates bicycle parking and storage in accordance with Zoning Bylaw requirements. The site is across the intersection of 86 Avenue and 202 Street from the Carvolth Transit Exchange and is providing a cross site multi-use path connection between 201B Street and 202 Street.

Streamside Protection Development Permit:

- A Streamside Protection and Enhancement Development Permit is required for this project under Section 4.20 of Schedule 3 of the OCP. Proposed Streamside Protection Development Permit No. 101225 is Attachment H to this report.
- One Class B (yellow-coded) and two Class C (green-coded) watercourses are located on the property. One Class B roadside and one Class C roadside watercourse are located in 86 Avenue.
- The onsite Class C watercourses, and roadside Class B and Class C watercourses are proposed to be infilled to accommodate development and required widening of 86 Avenue.
- The onsite Class B natural watercourse will be protected within a 4,074 m² (1.0 ac) SPEA.
- The SPEA will be restored with native vegetation, protected in a restrictive covenant and subject to a 3-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of the OCP Schedule 3 and the Township's Sustainability Charter.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- As the applicant has proposed more density than permitted by the Carvolth Neighbourhood Plan, the target CAC for the project includes a density bonus contribution for the additional floor space achieved on the lands currently designated Medium Density Apartment. Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Low Rise Apartments (6-storeys)	223	\$11,000 / unit	\$2,453,000
FSR exceeding Carvolth NP max	6,982 ft ²	\$20 / ft ²	\$139,640
Total			\$2,592,640

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
4	111	111	40	151

- There are approximately 31 existing trees in the SPEA area which will be retained unless deemed hazardous by the project arborist.
- In addition to the trees listed above, there are approximately 11 significant trees in the proposed pocket park with four proposed to be retained subject to detailed design.

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING
 APPLICATION NO. 100183 AND DEVELOPMENT PERMIT
 APPLICATIONS NO. 101105 AND 101225 (1078245 BC LTD.
 / 1118375 BC LTD. / HY ENGINEERING LTD. / 20186 AND
 20212 - 86 AVENUE)
 Page 9 . . .

Policy Considerations:

- The proposed Carvolth Neighbourhood Plan amendment, rezoning, form and character development permit and streamside protection development permit applications facilitate:
 - development of 223 apartment units in two 6-storey apartment buildings by amending the land use designation from medium to high density apartment;
 - provision of a pocket park;
 - protection of a streamside area; and,
 - construction of a multi-use path connection from 202 Street to 201B Street.
- In staff's opinion, the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5895 and 5896 (subject to 13 development prerequisites); authorize issuance (at time of final reading of Bylaw No. 5896) of accompanying form and character Development Permit No. 101105 and Streamside Protection Development Permit No. 101225; and authorize staff to schedule the required Public Hearing for Carvolth Neighbourhood Plan Amendment Bylaw No. 5895 and Rezoning Bylaw No. 5896.

Respectfully submitted,

Teresa Hanson
 SENIOR PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

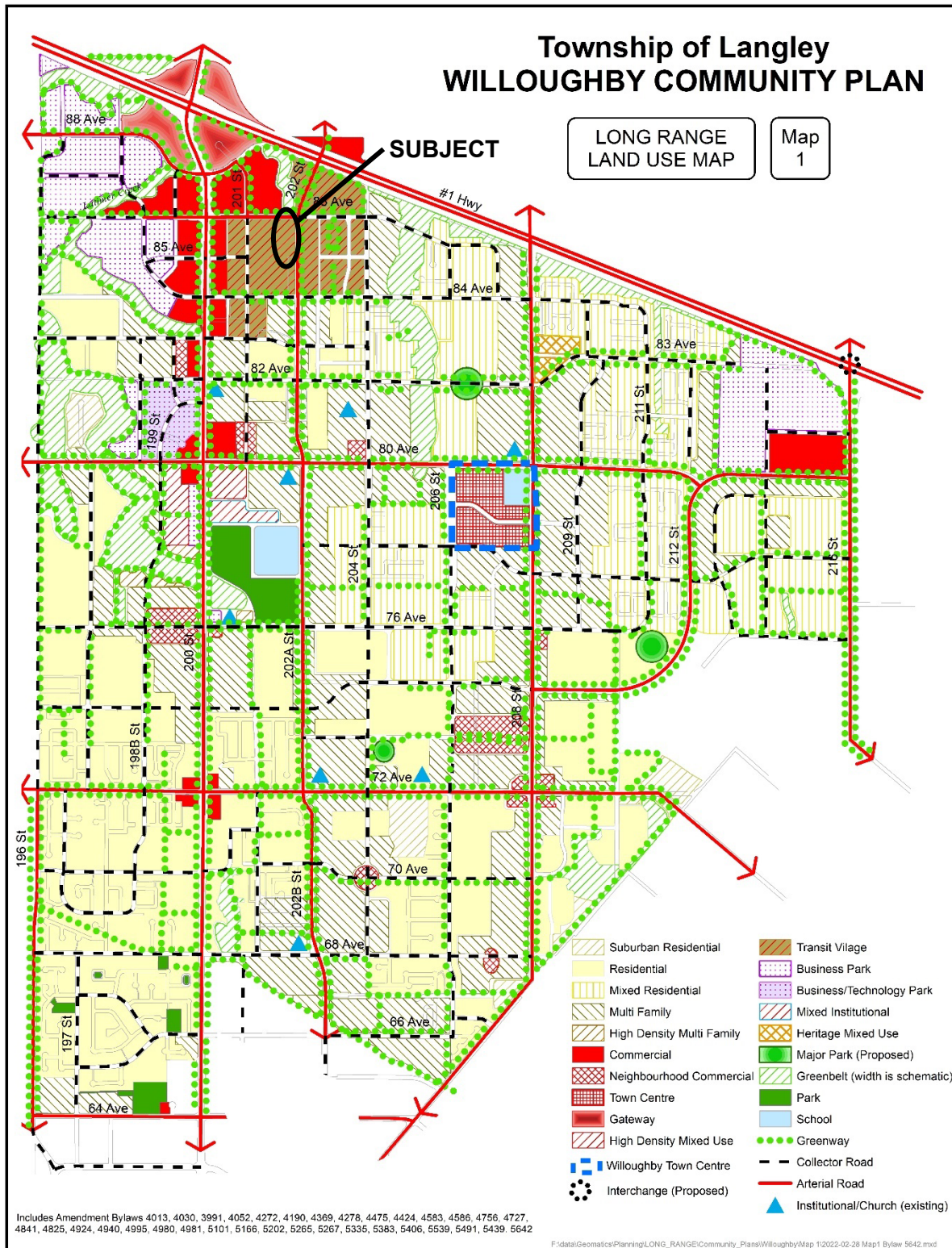
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Willoughby Community Plan Map
ATTACHMENT C	Carvolth Land Use Plan Map
ATTACHMENT D	Zoning Bylaw No. 2500 Map
ATTACHMENT E	Building Elevations (Rendering) – Submitted by Applicant
ATTACHMENT F	Site Plan – Submitted by Applicant
ATTACHMENT G	Form and Character Development Permit No. 101105
ATTACHMENT H	Streamside Protection Development Permit. No. 101225

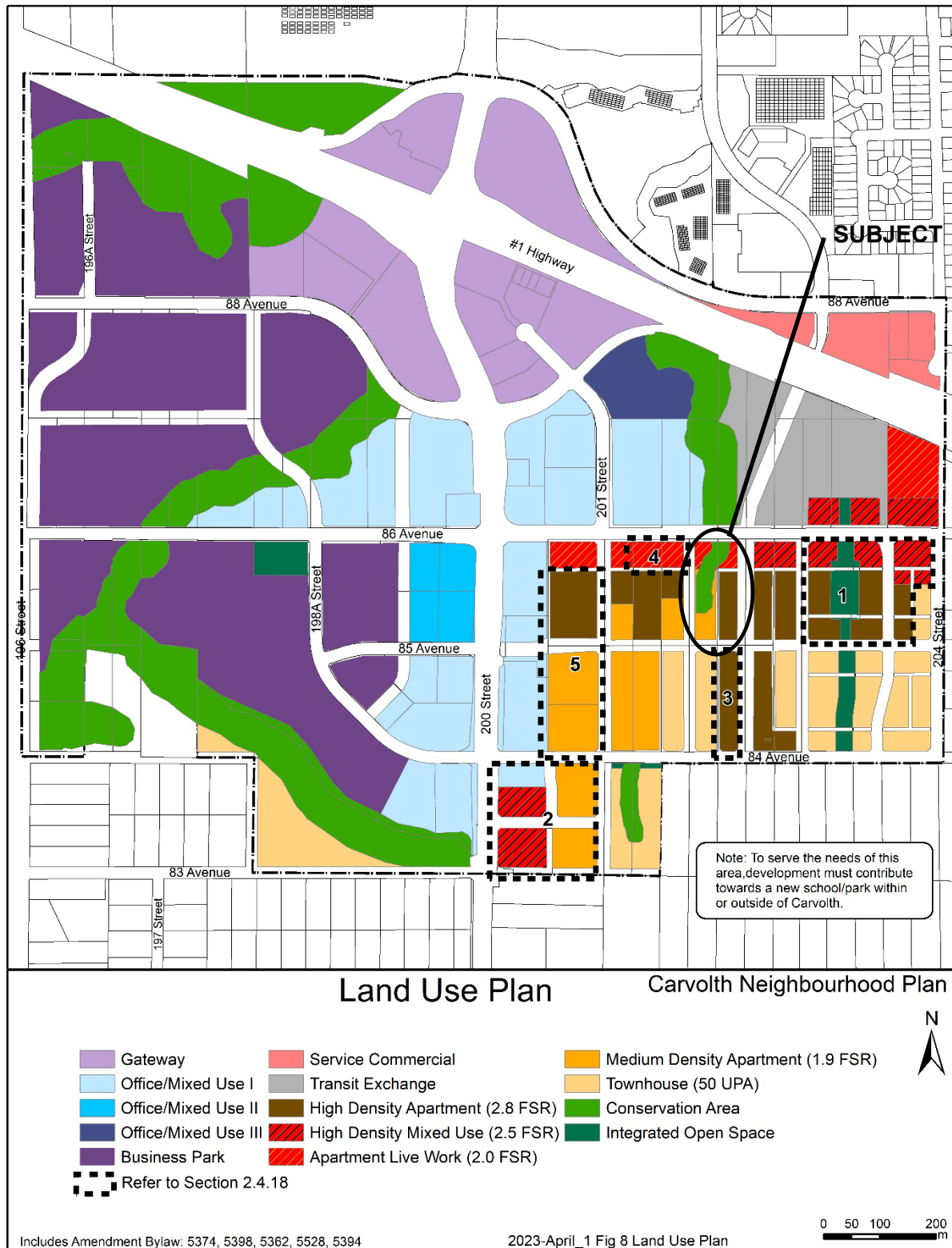
ATTACHMENT A



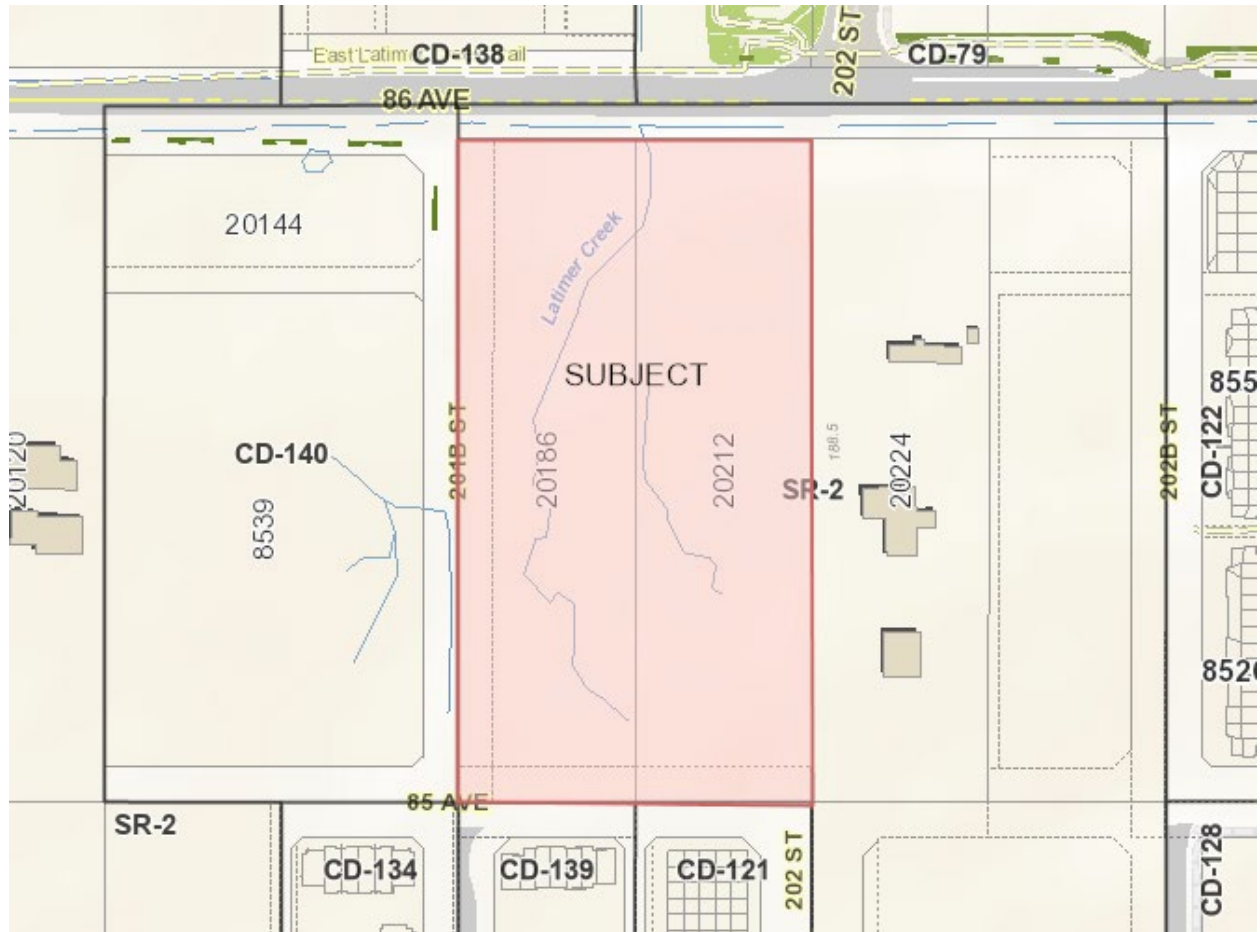
AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C

ATTACHMENT D



ZONING BYLAW NO. 2500 MAP

ATTACHMENT E



AERIAL VIEW FROM SOUTHWEST



AERIAL VIEW FROM NORTHEAST



PERSPECTIVE FROM 85th AVENUE & 202 STREET - ENTRY OF BUILDING #1



PERSPECTIVE FROM 85th AVENUE & 201B STREET - ENTRY OF BUILDING #1



PERSPECTIVE FROM 202 STREET - ENTRY OF BUILDING #2



PERSPECTIVE FROM 201B STREET - BUILDING #2 & #1

RENDERINGS – SUBMITTED BY APPLICANT



ATTACHMENT G

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101105

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

1. NAME: 1118375 BC Ltd. and 1078245 BC Ltd.

ADDRESS: 55 Cliffwood Drive
Port Moody, BC V3H 5J8

and

410, 1650 West 2nd Avenue
Vancouver, BC V6J 1H4

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 48 Section 26 Township 8 New Westminster District
Plan NWP418565

Lot 1 Section 26 Township 8 New Westminster District
Plan NWP78565

CIVIC ADDRESS: 20186 and 20212 86 Avenue, Langley, BC

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

- a. Section 107.3.a)iii – Required Off-Street Parking Spaces being varied to reduce the total number of required parking spaces from 335 to 326;
- b. Building plans being in substantial compliance with Schedule “A”;
- c. Landscape plans being in substantial compliance with Schedule “B” and 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;
- d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
- e. All rooftop mechanical equipment to be screened from view with architecturally compatible treatments; 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. 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.
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.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

DATE	ISSUE	BY	FOR
10/1/2020	1	ML	FOR
10/1/2020	2	ML	FOR
10/1/2020	3	ML	FOR
10/1/2020	4	ML	FOR
10/1/2020	5	ML	FOR
10/1/2020	6	ML	FOR
10/1/2020	7	ML	FOR
10/1/2020	8	ML	FOR
10/1/2020	9	ML	FOR
10/1/2020	10	ML	FOR
10/1/2020	11	ML	FOR
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10/1/2020	78	ML	FOR
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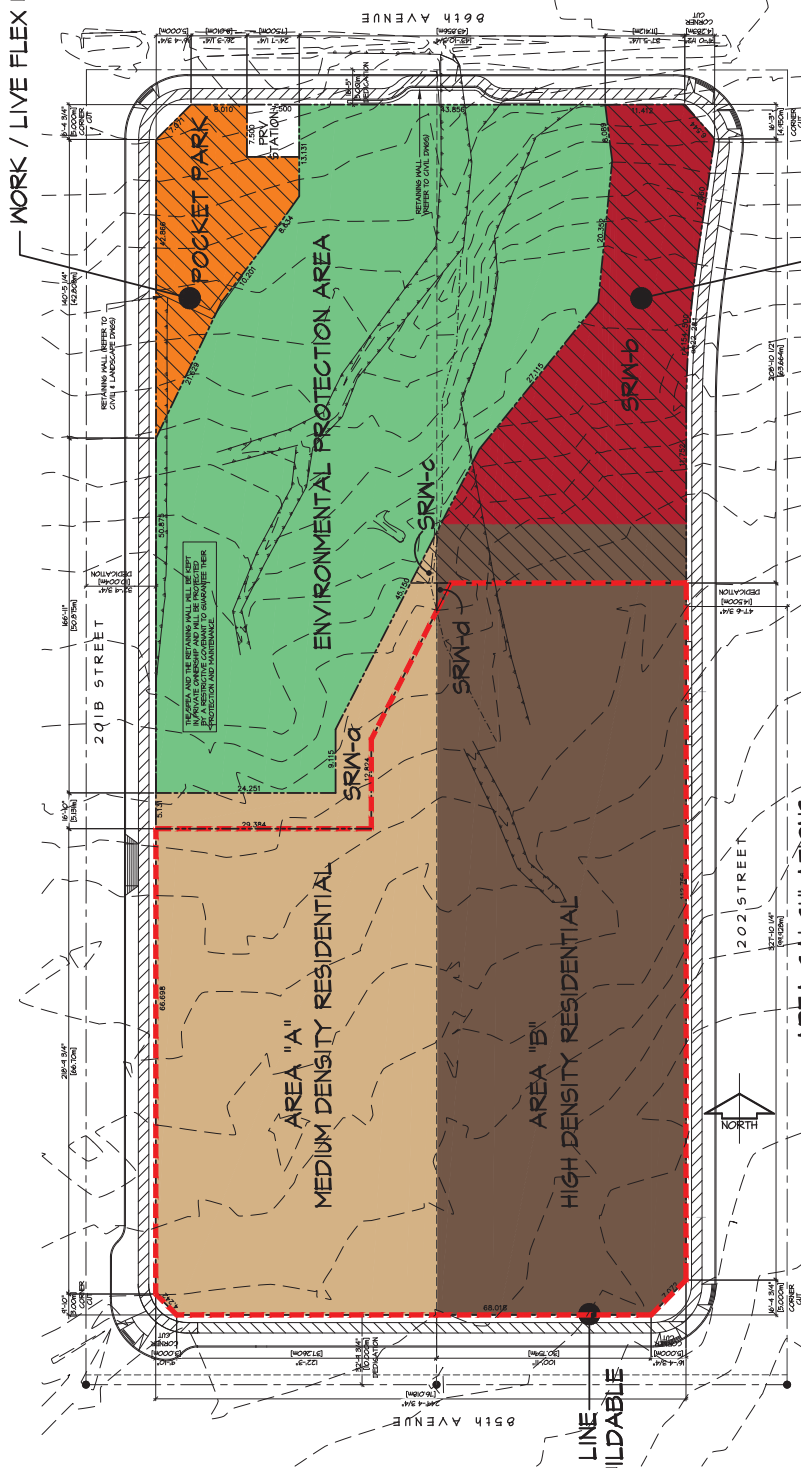
CLIENT :	PAUL TAYLOR
DATE :	10/1/2020
SCALE :	1" = 30'-0"
DESIGN :	AREA CALCULATIONS
CONCEPTUAL SITE PLAN & DEVELOPMENT DATA	

PROJECT :	ULTIMATE FAMILY DEVELOPMENT
2022 26 AVENUE, LANGLEY, B.C.	
CLIENT :	PAUL TAYLOR
DATE :	10/1/2020
SCALE :	1" = 30'-0"
DESIGN :	AREA CALCULATIONS
CONCEPTUAL SITE PLAN & DEVELOPMENT DATA	

SCHEDULE A

WORK / LIVE FLEX USE

HIGH STREET MIXED USE



DASHED RED LINE INDICATES BUILDABLE SITE AREA

AREA CALCULATIONS

SCALE: 1" = 30'-0"

SITE AREA CALCULATIONS BASED ON CARVOLTH NEIGHBOURHOOD PLAN

Category	Area (sq. ft.)	Area (ac.)
POCKET PARK	1,000	0.023
ENVIRONMENTAL PROTECTION AREA	1,000	0.023
SRW-A	1,000	0.023
SRW-B	1,000	0.023
SRW-C	1,000	0.023
SRW-D	1,000	0.023
SRW-E	1,000	0.023
SRW-F	1,000	0.023
TOTAL	6,000	0.138

FSR CALCULATION BASED ON BUILDABLE SITE AREA

Category	Area (sq. ft.)	Area (ac.)
POCKET PARK	1,000	0.023
ENVIRONMENTAL PROTECTION AREA	1,000	0.023
SRW-A	1,000	0.023
SRW-B	1,000	0.023
SRW-C	1,000	0.023
SRW-D	1,000	0.023
SRW-E	1,000	0.023
SRW-F	1,000	0.023
TOTAL	6,000	0.138

FSR CALCULATIONS

Category	Area (sq. ft.)	Area (ac.)
POCKET PARK	1,000	0.023
ENVIRONMENTAL PROTECTION AREA	1,000	0.023
SRW-A	1,000	0.023
SRW-B	1,000	0.023
SRW-C	1,000	0.023
SRW-D	1,000	0.023
SRW-E	1,000	0.023
SRW-F	1,000	0.023
TOTAL	6,000	0.138

APPENDIX F: PARKING SPACE SCHEDULE

TRAINING SPACE TYPE	REQUIRED NUMBER OF SPACES	ACTUAL NUMBER OF SPACES PROVIDED
Residential	223 One or more bedrooms in 1.5 to 1.5 spaces per dwelling = 223 spaces	326
Victorian	Victorian parking = 10% of required apartment parking 1904 x 10% = 190 spaces	30
RV	223 dwelling units at 1 space per dwelling = 10% (vector 3)	226

[illegible]

POCKET PARK

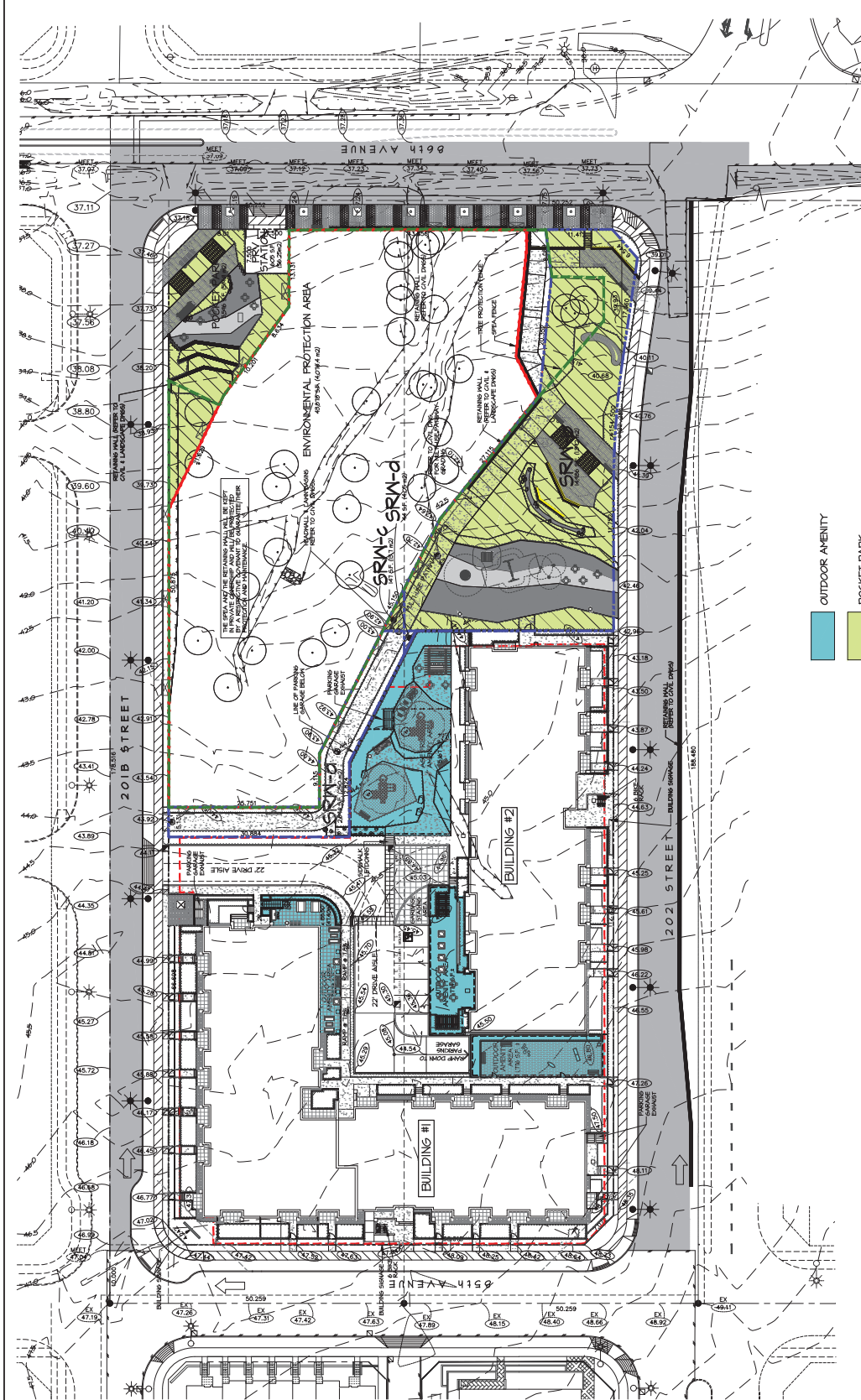
INDOOR AMENITY

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3	10/10/2020	L.P.	REVISION: DEV. PERMIT			
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CLIENT :	PAUL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT
SHEET CONTENTS :	2021 06 AVENUE LANSLEY B.C.
DATE :	10/10/2020
SCALE :	1" = 30'-0"
DRAWN :	
DESIGN :	

UNIT :	135
7250 130 STREET :	
SURREY, B.C.	
VAN 118	
PHONE :	(604) 597-7100
FAX :	(604) 597-2099
EMAIL :	info@barnett-dembek.com
CLIENT NO. :	10000
PROJECT NO. :	AC-1020
REV. NO. :	16004



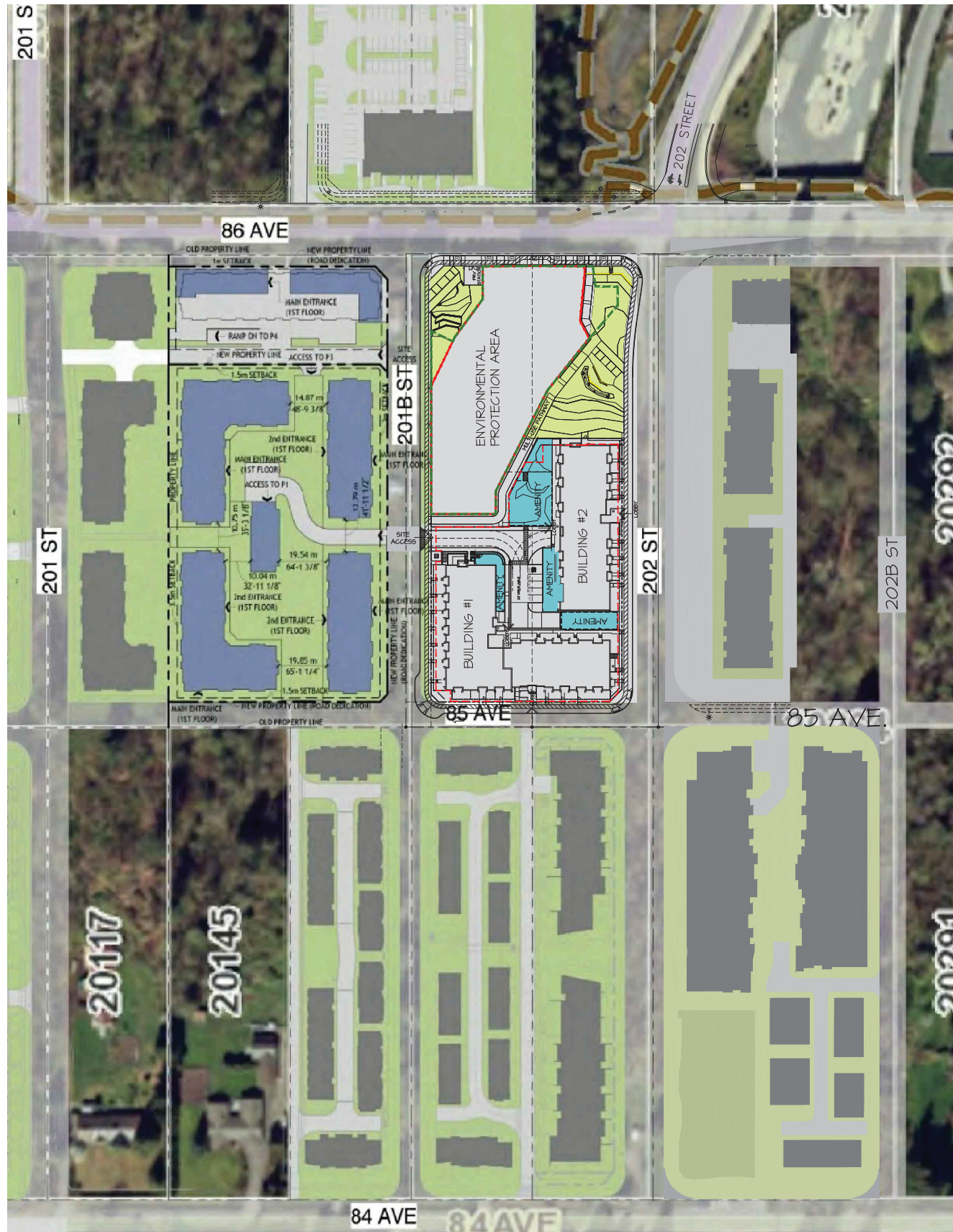
SIMPLIFIED SITE PLAN
SCALE: 1" = 30'-0"

REVISION	DATE	BY	ISSUED FOR
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20	10/10/2021	PAUL TANG	ISSUED FOR PERMIT



CLIENT :	PAUL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT
SHEET CONTENTS :	2021 86 AVENUE LANSLEY, B.C.
CONTEXT PLAN :	
DATE :	10/10/2021
SCALE :	1" = 60'-0"
DRAWN :	
DESIGN :	

CLIENT :	PAUL TANG
PROJECT :	16034
SHEET NO. :	AC-103
REV. NO. :	



CONTEXT PLAN
SCALE: 1" = 60'-0"

CLIENT NO.	SHEET NO. AC-2.01
PROJECT NO. 16034	REV. NO.

UNIT TYPE A - 1 BED+DEN
SCALE: 1/8" = 1'-0"
544 S.F. (55.2 m2)

UNIT TYPE A1 - 1 BED
SCALE: 1/8" = 1'-0" 544 S.F. (50.5 m2)

UNIT TYPE A2 - 1 BED+DEN
SCALE: 1/8" = 1'-0" 623 S.F. (57.9 m2)

UNIT TYPE A3 - 2 BED
SCALE: 1/8" = 1'-0"
T34 S.F. (68.2 m2)

UNIT TYPE A4 - 1 BED+DEN
SCALE: 1/8" = 1'-0"
606 S.F. (56.3 m²)

UNIT TYPE A5 - 1 BED
517 S.F. (48.0 m²)
SCALE: 1/8" = 1'-0"

UNIT TYPE A5a - 3" wider
523 S.F. (48.6 m2)

UNIT TYPE A6 - 1 BED
555 S.F. (51.5 m2)
SCALE: 1/8" = 1'-0"

UNIT TYPE A7 - 1 BED
SCALE: 1/8" = 1'-0"
556 S.F. (51.6 m2)

UNIT TYPE A8 - 1 BED+DEN
SCALE: 1/8" = 1'-0" 570 S.F. (529 m2)

UNIT TYPE A9 - 1 BED+DEN
SCALE: 1/8" = 1'-0"
577 S.F. (53.6 m2)

UNIT TYPE A10 - 1 BED
SCALE: 1/8" = 1'-0" 560 S.F. (52.0 m2)

UNIT TYPE AII - 1 BED
SCALE: 1/8" = 1'-0" 621 S.F. (57.7 m2)UNIT TYPE A12 - 1 BED
SCALE: 1/8" = 1'-0" 496 S.F. (46.1 m2)

UNIT TYPE A|3 - STUDIO
SCALE: 1/8" = 1'-0"
491 S.F. (45.7 m2)

UNIT TYPE A14 - 2 BED
SCALE: 1/8" = 1'-0" 619 SF. (57.5 m2)

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3	19/04/2024	L.F.B.	REVISION DEV. PERMIT
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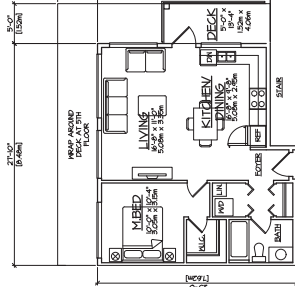


CLIENT :
PAUL TAN
PROJECT :
M11-FAMILY DEVELOPMENT
 2022 B6 AVENUE, LANSLEY, B.C.
SHEET CONTENTS :
 UNIT PLANS

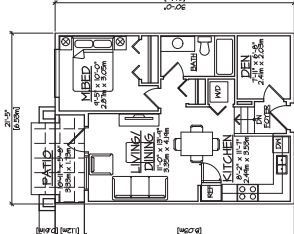
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DRAWN :
L.F.B.
DATE :
19/04/23
SCALE :
1/8" = 1'-0"

barrett dembek
 UNIT 135, STREET 1, SURREY, B.C.
 V3W 1H8
 PHONE: (604) 552-7100
 FAX: (604) 552-2099
 EMAIL: info@barrettdembek.com

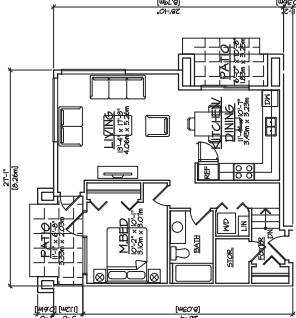
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AC-202
PROJECT NO.
16034
REV.



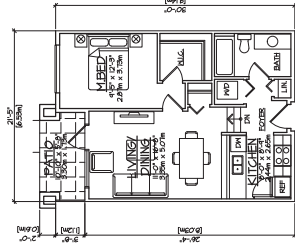
UNIT TYPE A15 - 1 BED
SCALE: 1/8" = 1'-0"
643 SF. (59.8 m2)



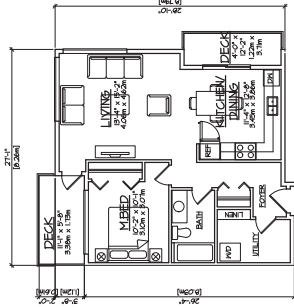
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544 SF. (50.2 m2)



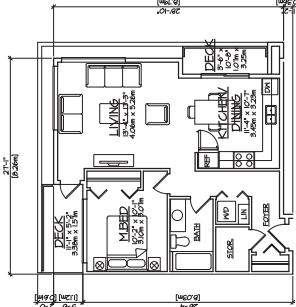
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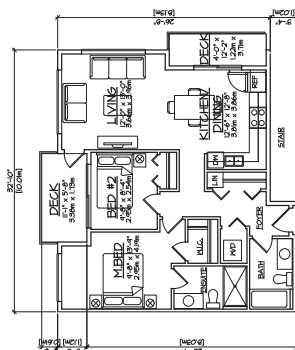
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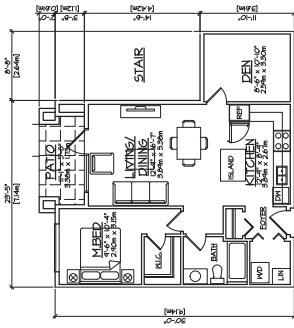
UNIT TYPE A22 - 1 BED
SCALE: 1/8" = 1'-0"
710 SF. (65.7 m2)



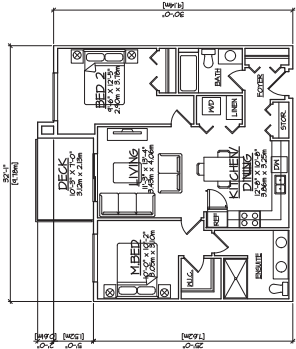
UNIT TYPE A27 - 1 BED
SCALE: 1/8" = 1'-0"
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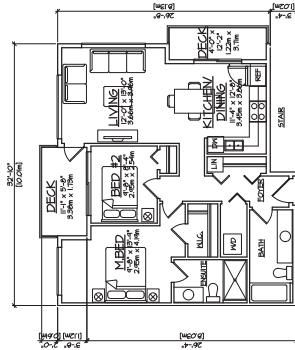
UNIT TYPE A18 - 2 BED
SCALE: 1/8" = 1'-0"
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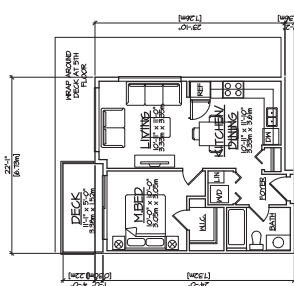
UNIT TYPE A23 - 1 BED+DEN
SCALE: 1/8" = 1'-0"
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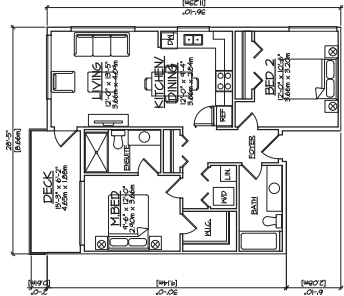
UNIT TYPE B - 2 BED
SCALE: 1/8" = 1'-0"
850 SF. (79.0 m2)



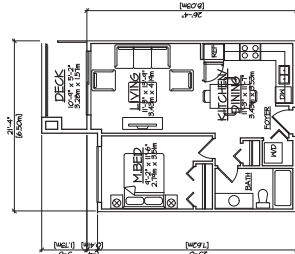
UNIT TYPE A19a - 2 BED
SCALE: 1/8" = 1'-0"
855 SF. (79.4 m2)



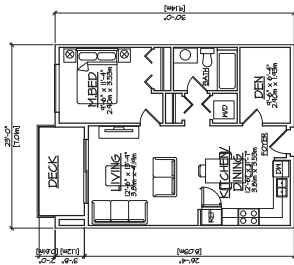
UNIT TYPE A24 - 1 BED
SCALE: 1/8" = 1'-0"
514 SF. (47.25 m2)



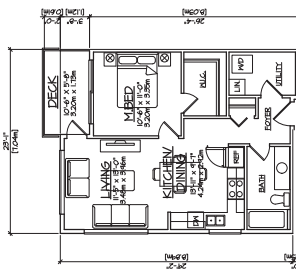
UNIT TYPE B1 - 2 BED
SCALE: 1/8" = 1'-0"
864 SF. (80.8 m2)



UNIT TYPE A20 - 1 BED
SCALE: 1/8" = 1'-0"
542 SF. (50.3 m2)



UNIT TYPE A25 - 1 BED+DEN
SCALE: 1/8" = 1'-0"
636 SF. (59.06 m2)



UNIT TYPE B2 - 1 BED
SCALE: 1/8" = 1'-0"
637 SF. (59.12 m2)

UNIT TYPE B5 - 2 BED
SCALE: 1/8" = 1'-0" 800 S.F. (75.04 m2)

UNIT TYPE B4 - 2 BED
SCALE: 1/8" = 1'-0" 838 S.F. (77.9 m2)

UNIT TYPE B3a - 2 BED
SCALE: 1/8" = 1'-0" 865 S.F. (80.3 m2)

UNIT TYPE B3 - 2 BED
SCALE: 1/8" = 1'-0" q31 S.F. (86.7 m2)

UNIT TYPE BIO - 2 BED
SCALE: 1/8" = 1'-0"
917 S.F. (85.2 m2)
ADAPTABLE

UNIT TYPE B9 - 2 BED
SCALE: 1/8" = 1'-0" 830 S.F. (77.1 m2)

UNIT TYPE B8 - 2 BED
SCALE: 1/8" = 1'-0"
708 S.F. (65.7 m2)

UNIT TYPE B6 - 2 BED
SCALE: 1/8" = 1'-0"
137 S.F. (68.5 m2)

UNIT TYPE Blod - 2 BED
SCALE: 1/8" = 1'-0"
841 S.F. (82.8 m2)

UNIT TYPE BLOC - 2 BED
SCALE: 1/8" = 1'-0"
890 S.F. (82.7 m²)
ADAPTABLE

UNIT TYPE Blob - 2 BED
SCALE: 1/8" = 1'-0"
410 S.F. (84.6 m2)
ADAPTABLE

UNIT TYPE B10a - 2 BED
SCALE: 1/8" = 1'-0"
q51 S.F. (88.3 m2)
ADAPTABLE

UNIT TYPE B11 - 2 BED
 SCALE: 1/8" = 1'-0"
 809 SF. (75.1 m2)

UNIT TYPE B12 - 2 BED+DEN
 SCALE: 1/8" = 1'-0"
 1005 SF. (94.0 m2)

UNIT TYPE B14 - 2 BED
 SCALE: 1/8" = 1'-0"
 781 SF. (72.5 m2)

UNIT TYPE B15 - 2 BED
 SCALE: 1/8" = 1'-0"
 781 SF. (72.5 m2)

UNIT TYPE B16 - 2 BED
 SCALE: 1/8" = 1'-0"
 781 SF. (72.5 m2)

UNIT TYPE B17 - 2 BED+DEN
 SCALE: 1/8" = 1'-0"
 924 SF. (86.3 m2)

UNIT TYPE B18 - 2 BED+DEN
 SCALE: 1/8" = 1'-0"
 1073 SF. (99.7 m2)

UNIT TYPE B19a - 2 BED+DEN
 SCALE: 1/8" = 1'-0"
 1073 SF. (99.7 m2)

UNIT TYPE B20 - 2 BED
 SCALE: 1/8" = 1'-0"
 894 SF. (83.1 m2)

UNIT TYPE B21 - 2 BED
 SCALE: 1/8" = 1'-0"
 910 SF. (84.6 m2)

UNIT TYPE B22 - 2 BED
 SCALE: 1/8" = 1'-0"
 760 SF. (70.6 m2)

UNIT TYPE B23 - 1 BED
 SCALE: 1/8" = 1'-0"
 680 SF. (63.1 m2)

barrett dembek
 UNIT 135
 7538 130 STREET
 SURREY, B.C.
 V3W 1H6
 PHONE: (604) 897-7100
 FAX: (604) 897-0299
 EMAIL: info@barrettdembek.com

CLIENT : PAUL TANG
PROJECT : MULTI-FAMILY DEVELOPMENT
2021 86 AVENUE, LANGLEY, B.C.
SHEET CONTENTS :
PARKING GARAGE PLAN - LEVEL 2

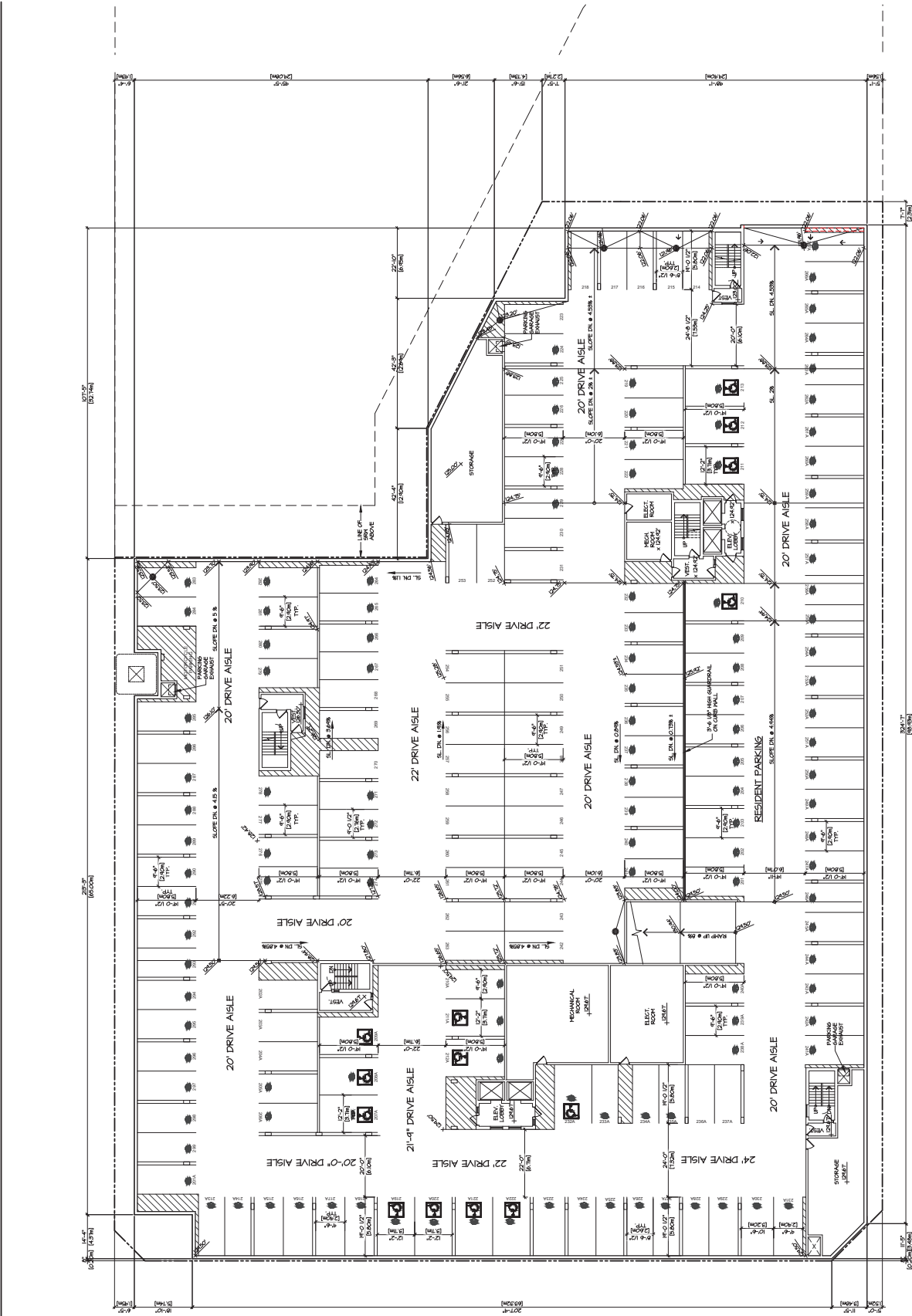
DATE : JAN 21 20
SCALE : 1/8" = 1'-0"
DESIGN : L.F.B.
DRAWN : L.F.B.

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/21/20	ISSUED FOR PERMIT
2	01/21/20	ISSUED FOR PERMIT
3	01/21/20	ISSUED FOR PERMIT
4	01/21/20	ISSUED FOR PERMIT
5	01/21/20	ISSUED FOR PERMIT
6	01/21/20	ISSUED FOR PERMIT
7	01/21/20	ISSUED FOR PERMIT
8	01/21/20	ISSUED FOR PERMIT
9	01/21/20	ISSUED FOR PERMIT
10	01/21/20	ISSUED FOR PERMIT

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



- OPTED REQUIREMENTS FOR UNDERGROUND PARKING**
- THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE LANGLEY RCMP.
- PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
 - INSTALL CONVEX MIRRORS AS RECOMMENDED BY THE RCMP IN U/G PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - PROVIDE ROUGH SURFACE FINISH ON RAMP'S TO DETER SKATEBOARDERS.
 - OVERHEAD DOOR OPERATION TO BE SET AT 1 SECONDS TO LIFT & 7 SECONDS IN UP POSITION & 7 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
 - SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND ICBC.

PARKING GARAGE PLAN - LEVEL 2
 61608 S.F.
 (6,280 m²)
 166 SPACES (INCLUDING 14 ACCESSIBLE)

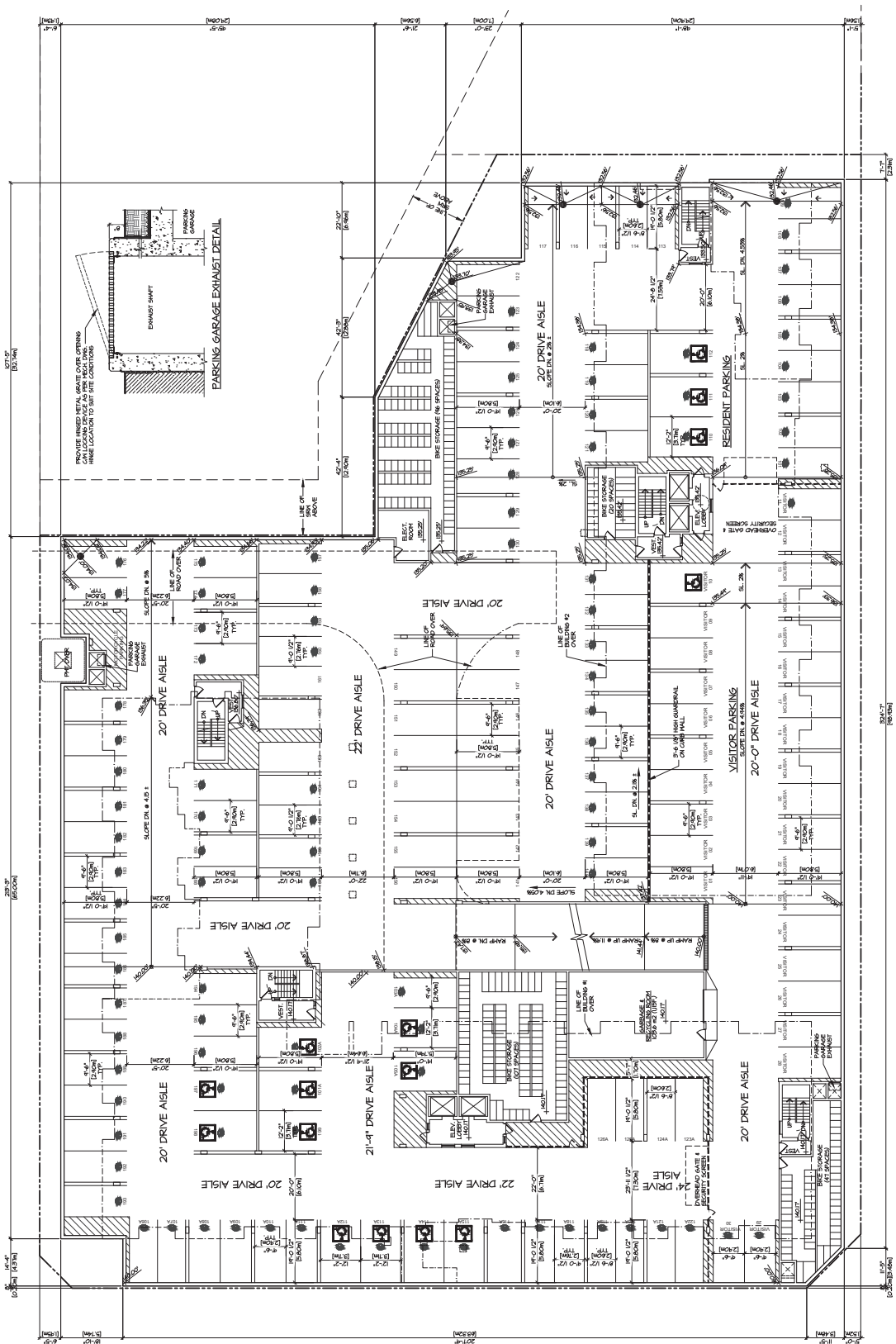


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CLIENT :	PALL TAVE
PROJECT :	MULTI-FAMILY DEVELOPMENT 2022 26 AVENUE LANSLEY B.C. VAN 116
SHEET CONTENTS :	
DATE :	10/1/20
SCALE :	1/8" = 1'-0"
DRAWN :	
DESIGN :	

UNIT :	135
7536 130 STREET	
SURREY, B.C.	
VAN 116	
PHONE :	(604) 597-7100
FAX :	(604) 597-7000
EMAIL :	info@dembeck.com
CLIENT NO.	
PROJECT NO.	16034
REV. NO.	



OPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE LANSLEY RCMP.

- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS & CEILING WHITE.
- b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- c) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- d) PROVIDE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- e) PROVIDE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- f) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETECT SKATEBOARDERS.
- g) OVERHEAD DOOR OPERATION TO BE SET AT 1 SECONDS TO LIFT, 1 SECONDS IN UP POSITION & 1 SECONDS TO LOWER. GATE OPERATING MECHANISMS TO BE PROTECTED.
- h) SECURITY SIGNAGE TO BE PROVIDED AS RECOMMENDED BY THE RCMP AND CBC.

PARKING GARAGE PLAN - LEVEL 1

61600 S.F.
[6,281 M²]

125 SPACES (INCLUDING 14 ACCESSIBLE)
30 VISITOR SPACES (INCLUDING 1 ACCESSIBLE)

SCALE: 1/8" = 1'-0"

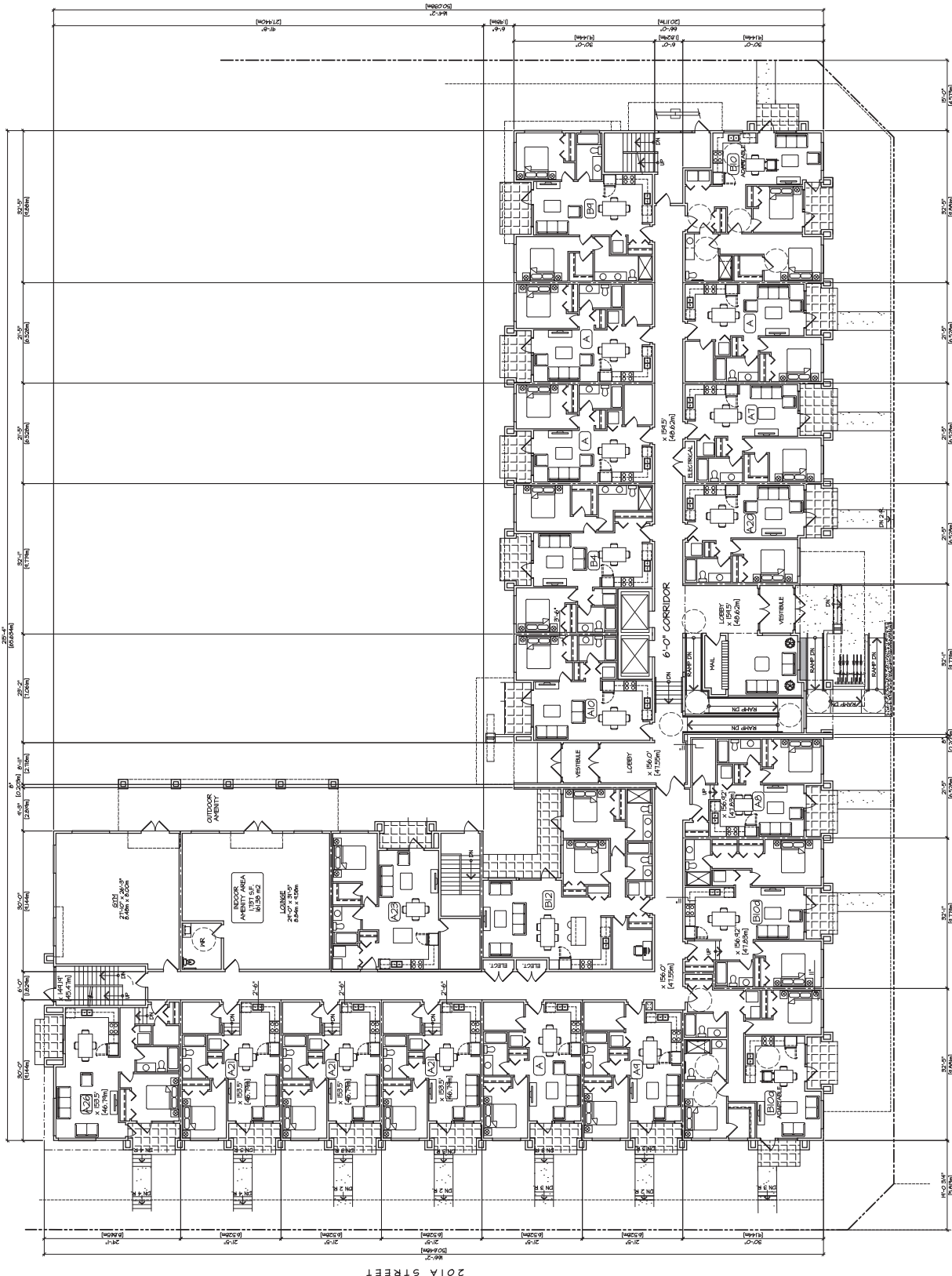




MAIN FLOOR PLAN
19,306 SF.
(1,802 m²)
20 UNITS
SCALE: 1/32" = 1'-0"

85 TH AVENUE

BUILDING #1



202 STREET

201A STREET

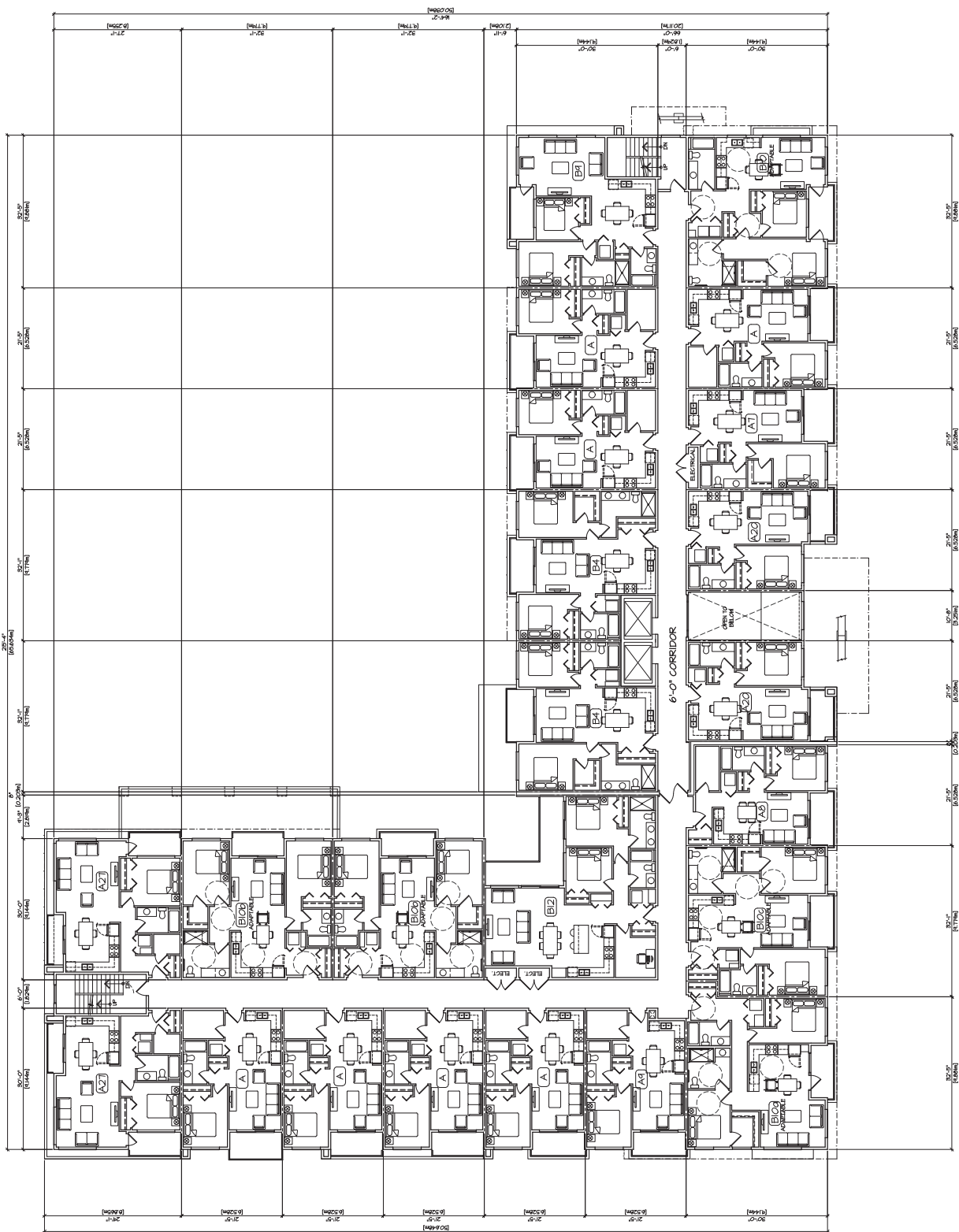
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CLIENT : PAUL TANG
PROJECT : MULTIFAMILY DEVELOPMENT
2021 86 AVENUE, LANSLEY, B.C.
SHEET CONTENTS :
BUILDING #1
MAIN FLOOR PLAN
DATE : 10/10/20
SCALE : 1/32" = 1'-0"

barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T6
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnett-dembek.com
CLIENT NO.:
PROJECT NO.: AC-303
SHEET NO.: 16034
REV. NO.

BUILDING #1

[illegible]

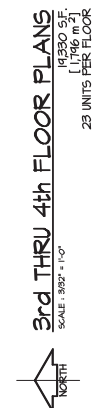
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SHEET :	BUILDING #1
DATE :	June 21 20
SCALE :	1/32" = 1'-0"
DRAWN :	
DESIGN :	L.P.B.

barnett dembek

UNIT 135,
5336 130 STREET,
LURLEY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
E-MAIL: mail@dankitex.com

SHEET NO.	AC-304
PROJECT NO.	16034

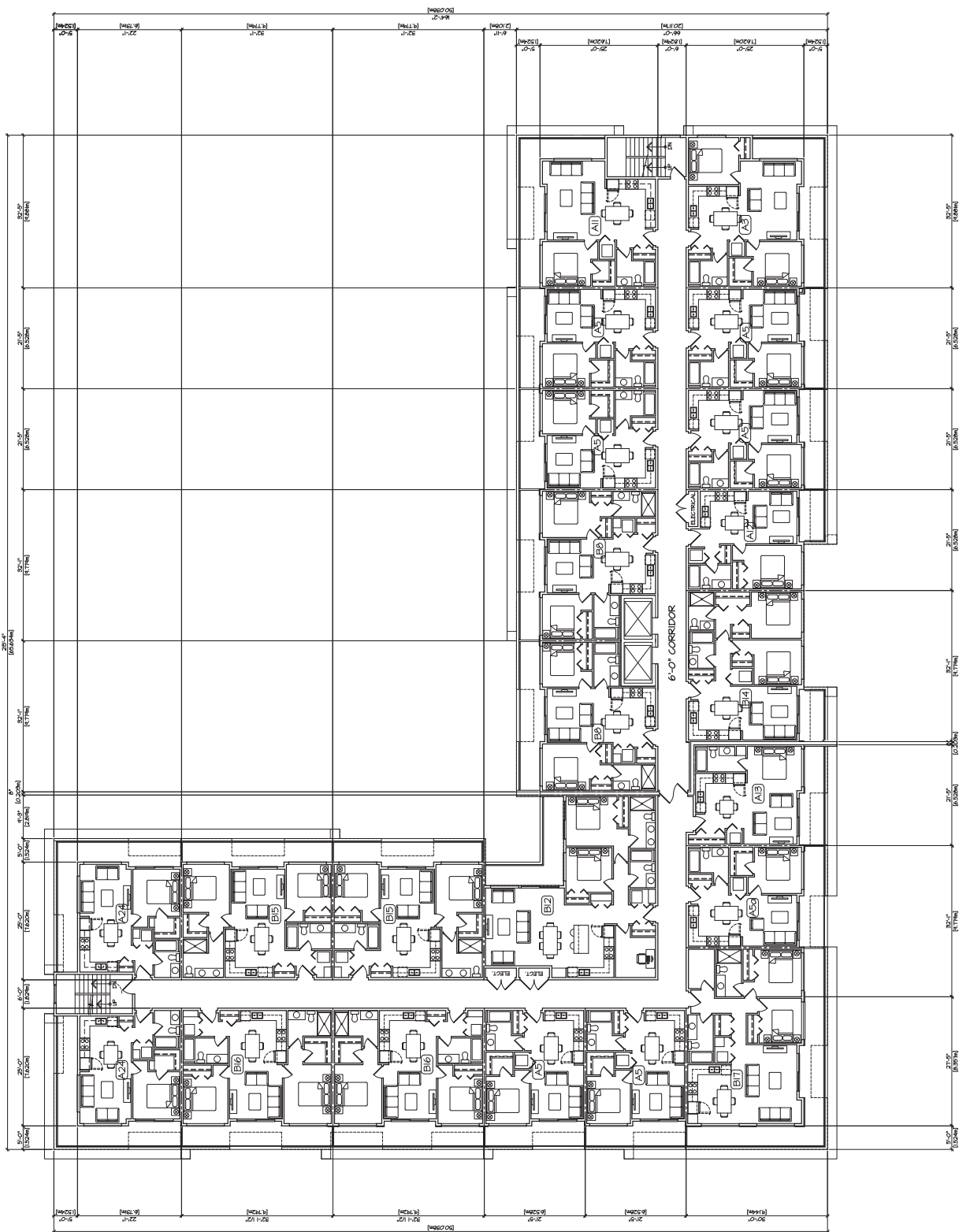


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100	10/1/20	PAUL TANG		REVISIONS



CLIENT :	PAUL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT
SHEET CONTENTS :	2021.06 AVENUE LANSLEY, B.C.
DATE :	10/1/20
SCALE :	1/8" = 1'-0"
DRAWN :	
DESIGN :	

UNIT 135	7536 130 STREET
SURREY, B.C.	V3W 1T6
PHONE :	(604) 597-7100
FAX :	(604) 597-2069
EMAIL :	info@barnett-dembek.com
CLIENT NO.	AC-306
PROJECT NO.	16034
SHEET NO.	



5th FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 16,825 SF.
 [1,563 m²]
 22 UNITS

BUILDING #1

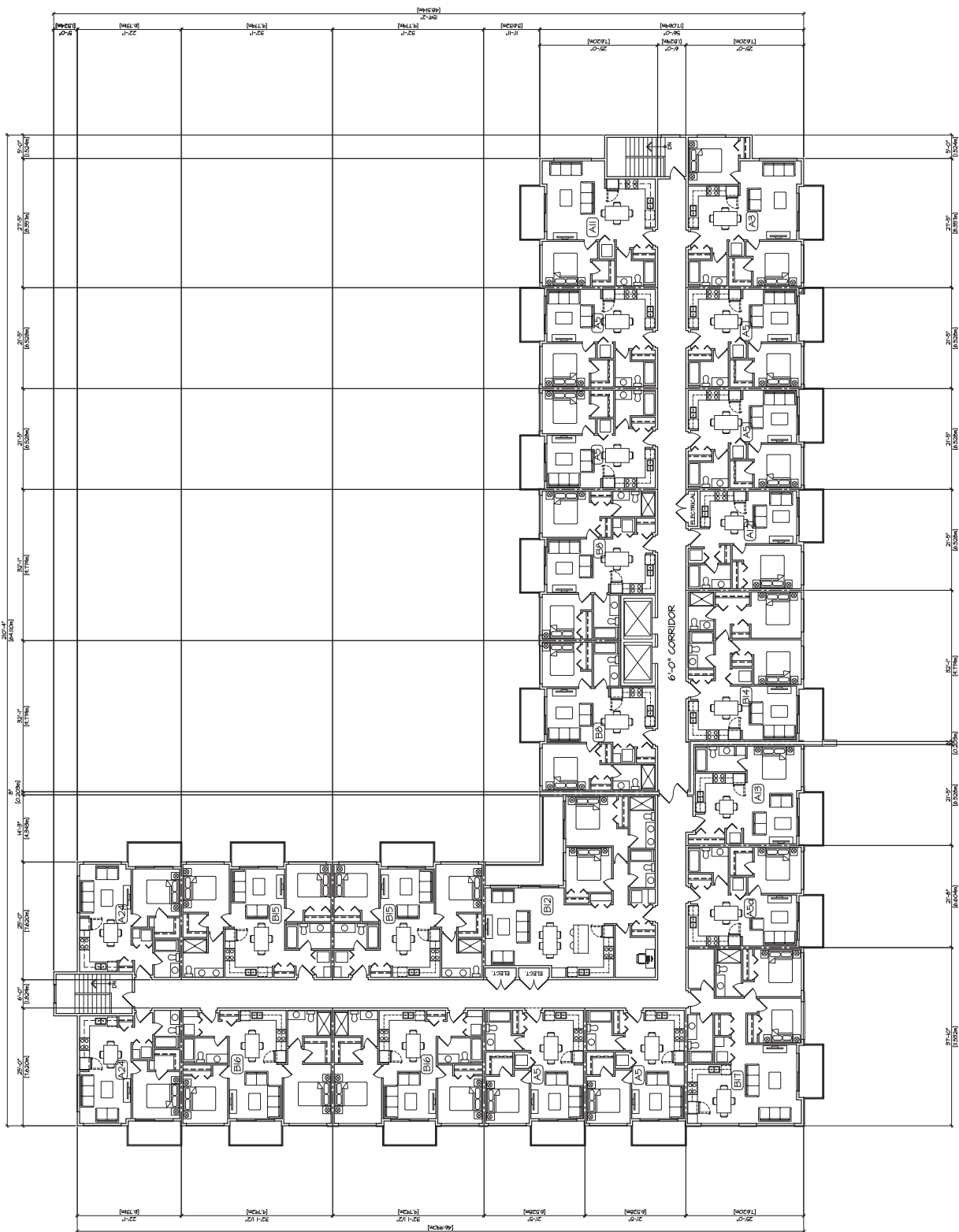
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100	10/10/2021	PAUL TANG	FOR REVIEW



CLIENT :	PAUL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT
SHEET CONTENTS :	2021.06 AVENUE LANSLEY B.C.
DATE :	10/10/2021
SCALE :	1/32" = 1'-0"
DESIGN :	L.P.S.
DRAWN :	L.P.S.

UNIT 135	7236 130 STREET
SURVEY, B.C.	VIA THE
PHONE: (604) 597-7100	FAX: (604) 597-2059
EMAIL: info@barnett-dembek.com	
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-3.01

BUILDING #1



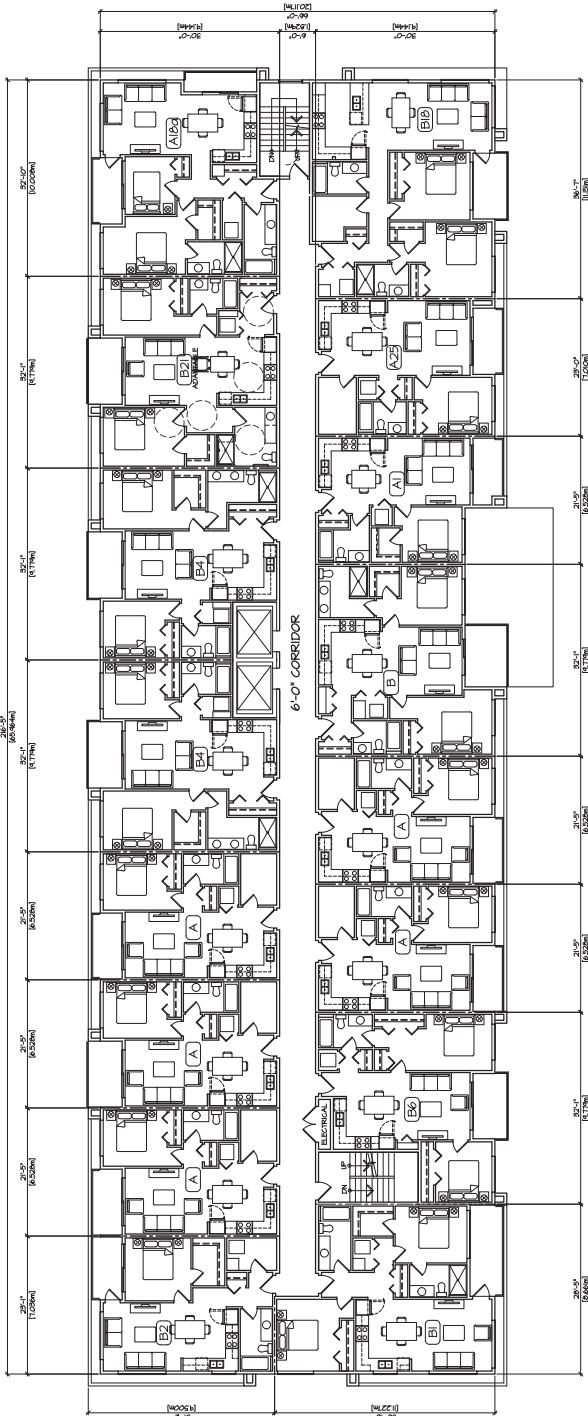
6th FLOOR PLAN
 SCALE: 1/32" = 1'-0"
 16221 S.F.
 [1563 m²]
 22 UNITS

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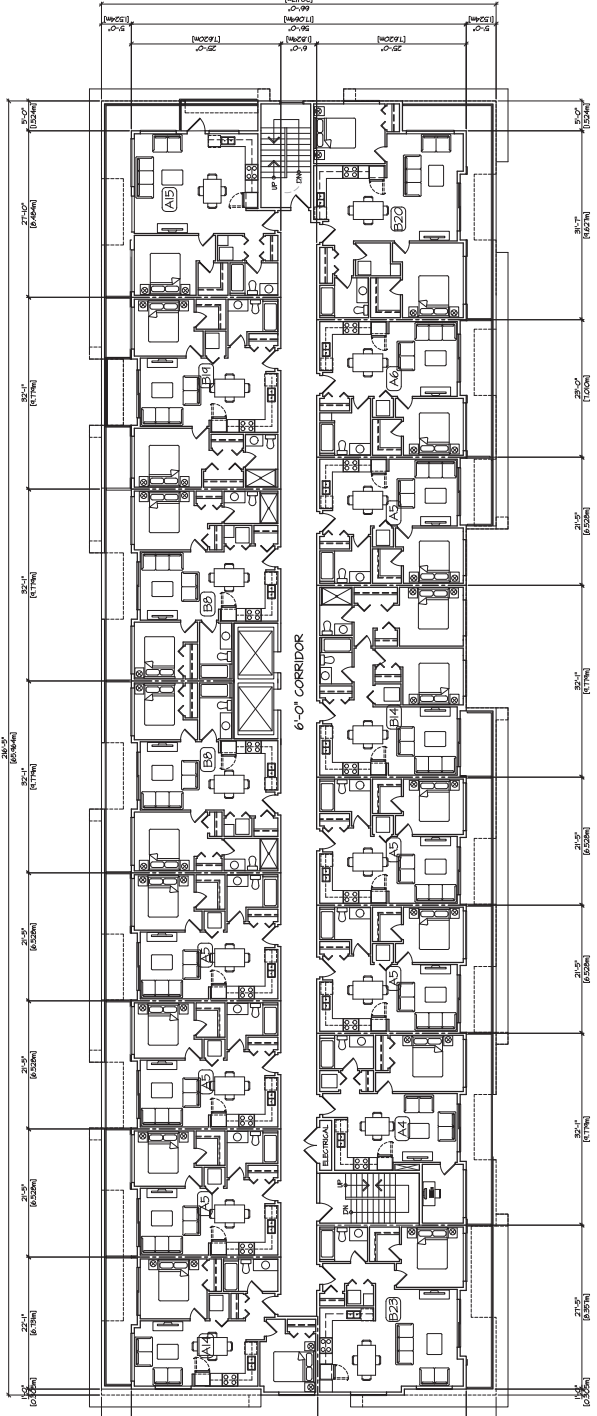


CLIENT :	PAL TAGS
PROJECT :	MULTI-FAMILY DEVELOPMENT 2022 26 AVENUE LANSLEY B.C.
SHEET CONTENTS :	3rd THRU 5th FLOOR PLANS
DATE :	11/17/2021
SCALE :	1/8" = 1'-0"
DRAWN :	
DESIGN :	

UNIT 135 7236 130 STREET SURREY, B.C. V3W 1H8	PHONE: (604) 597-7100 CELL: (604) 597-2099 EMAIL: info@barnett-dembek.com
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-3/01



3rd & 4th FLOOR PLANS
13,410 SF
[1,232 m²]
16 UNITS PER FLOOR
SCALE: 3/32" = 1'-0"



5th FLOOR PLAN
11,760 SF
[1,085 m²]
16 UNITS
SCALE: 3/32" = 1'-0"

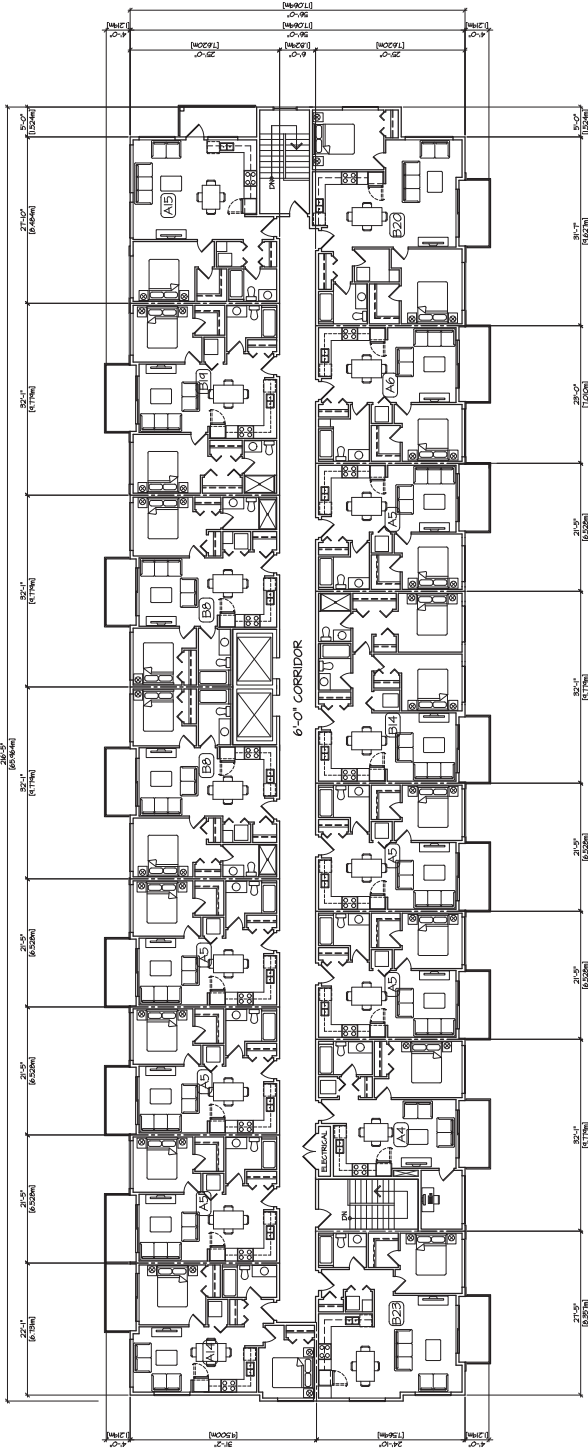
BUILDING #2

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99	10/10/2021	PAUL TANG	FOR APPROVAL
100	10/10/2021	PAUL TANG	FOR APPROVAL



CLIENT :	PAUL TANG
DESIGN :	
DRAWN :	
DATE :	10/10/2021
SCALE :	1/32" = 1'-0"

PROJECT :	MULTI-FAMILY DEVELOPMENT 2021 86 AVENUE LANSLEY, B.C.
SHEET CONTENTS :	BUILDING # 2 6th FLOOR PLAN
UNIT 135:	72536 130 STREET, SURREY, B.C. V3W 1T8
PHONE:	(604) 597-7100
FAX:	(604) 597-2099
EMAIL:	info@barnett-dembek.com
CLIENT NO.	16034
PROJECT NO.	AC-310
SHEET NO.	16034



6th FLOOR PLAN
SCALE: 1/32" = 1'-0"
11,760 S.F.
[1,093 m²]
16 UNITS

BUILDING #2

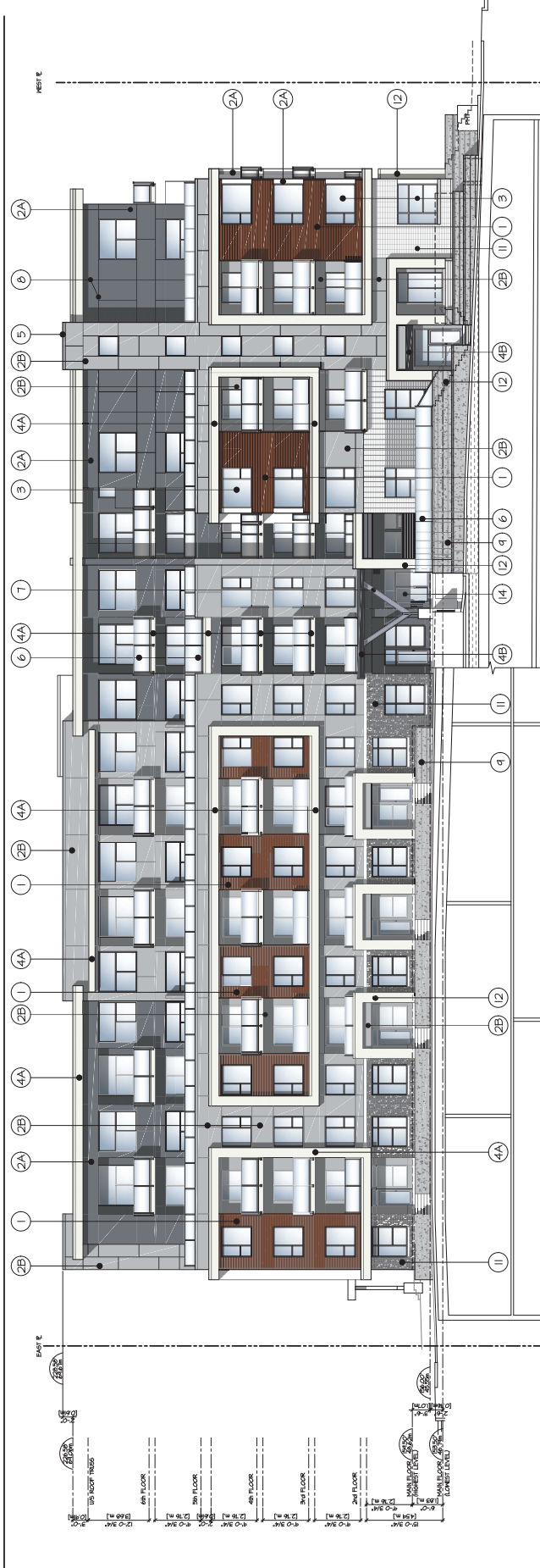
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CLIENT :	PALL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT
SHEET CONTENTS :	2022.06.01 AVENUE LANSLEY B.C.
DATE :	2022.06.01
SCALE :	1/8" = 1'-0"
DRAWN :	
DESIGN :	

WEST & NORTH ELEVATIONS
 UNIT 135
 7256 130 STREET
 SURREY, B.C.
 V3W 1T8
 PHONE: (604) 597-7100
 FAX: (604) 597-2059
 EMAIL: info@barrett-dembeck.com

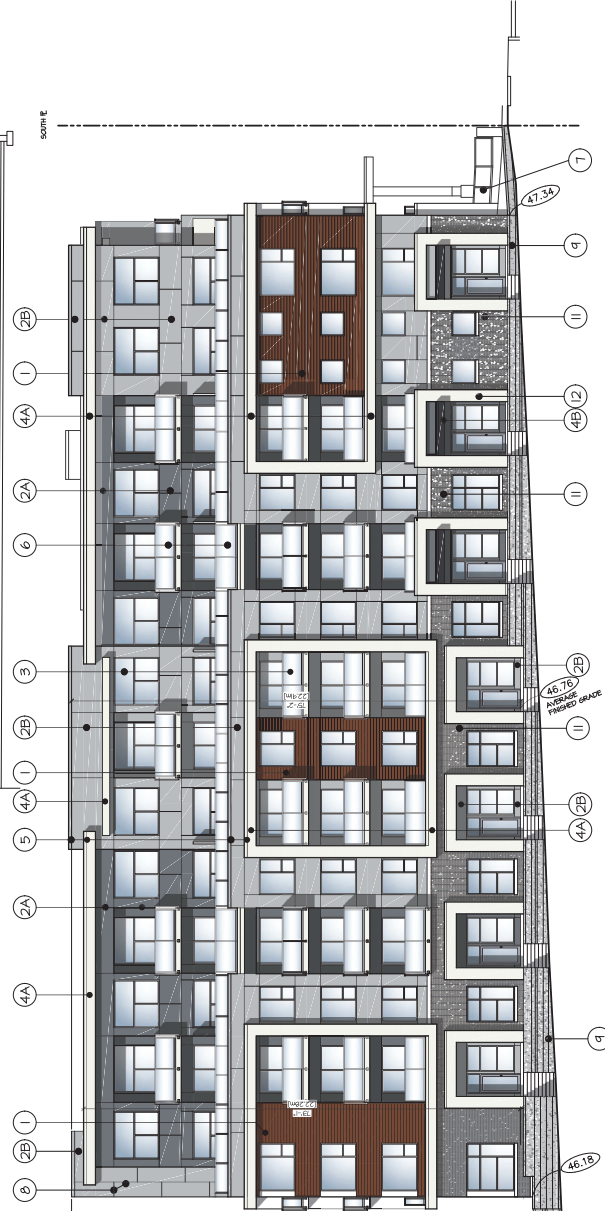
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-4.02



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

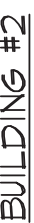
SCHEDULE OF FINISHES

- 1 1/4" ALUMINUM ANK STRIPS & SCOTTS
 CM 3/12" CORNER TRIM - CEDAR
- 2A FIBRE-CEMENT PANEL SIDING CM FRY REGLETTS
 COLOR: CERTANTIED COLORHAX FLAGSTONE CRT
- 2B FIBRE-CEMENT PANEL SIDING CM FRY REGLETTS
 COLOR: CERTANTIED COLORHAX
 SILVER PLATE / STERLING GRAY 601
- 3 VINYL SIDING CM TRIM AS SHOWN - WHITE
- 4A FIBRE-CEMENT GLAD CANOPY / PASCIA
 COLOR: CERTANTIED COLORHAX VANILLA WHITE / SNOW 600
- 4B FIBRE-CEMENT GLAD CANOPY / PASCIA
 COLOR: CERTANTIED COLORHAX VANILLA WHITE / SNOW 600
- 5 CAP FLASHING - COLOR TO MATCH ADJACENT SIDING
- 6 42 1/8" HIGH POWDER COAT ALUMINUM RAILING
 CM THERRER GLASS
- 7 STEEL COLUMN SUPPORTS ON CONCRETE BASE
 COLOR: BENJAMIN MOORE - TICON SKY CC-100
- 8 FRY REGLET - HORIZONTAL OR VERTICAL UNITS
- 9 SEALED ARCHITECTURAL FINISHED CONCRETE
 CM 3/12" CORNER TRIM - CEDAR
- 10 FINISHED CONCRETE BASE
 CM CONCRETE CAP & WINDOW SILLS
 COLOR: INITIAL MATERIALS - PEXTER
- 11 MASONRY BRICK VENEER - STACKED BOND SEALED
 CM CONCRETE CAP & WINDOW SILLS
 COLOR: INITIAL MATERIALS - PEXTER
- 12 ENTRY BINF-OUTS
 COLOR: CERTANTIED COLORHAX VANILLA WHITE / SNOW 600
- 13 RESIDENTIAL DOOR
 COLOR: BENJAMIN MOORE - TICON SKY CC-100
- 14 STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS
 CLEAR ANODIZED ALUMINUM & FIXED THERRER GLAZING



WEST ELEVATION - 201B STREET
 SCALE: 3/32" = 1'-0"

BUILDING #1



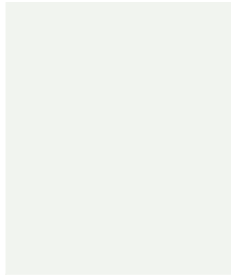
CLIENT NO.	SHEET NO. AC-4.04
PROJECT NO. 16034	REV. NO.



MATERIALS BOARD



1 LUX ALUMINUM PLANK SIDING & SOFFITS
C/M 3 1/2" CORNER TRIM
COLOUR: CEDAR



12 FIBER CEMENT GLAD CANOPY/FASCIA & ENTRY
BUMP-OUTS W/ FRY REGLET REVEAL SYSTEM
COLOUR: VANILLA WHITE / SNOW 600
(CERTAINTED), SMOOTH FINISH



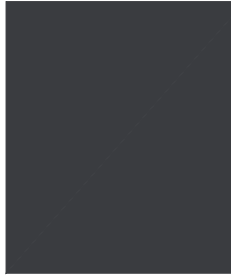
6B 42 1/2" HIGH POWER COAT ALUMINUM RAILING
C/M CLEAR TEMPERED GLASS
COLOUR: WHITE



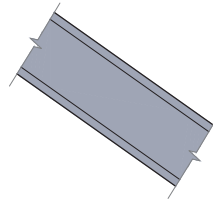
10 PROJECT SIGNAGE ON SEALED
ARCHITECTURAL FINISHED CONCRETE BASE



2A FIBER CEMENT PANEL SIDING W/ FRY
REGLET REVEAL SYSTEM
COLOUR: FLAGSTONE (CERTAINTED),
SMOOTH FINISH



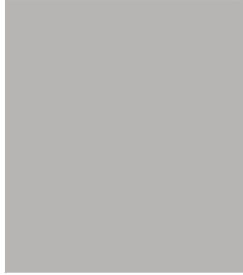
4B FIBER CEMENT GLAD CANOPY W/ FRY
REGLET REVEAL SYSTEM
COLOUR: BENJAMIN MOORE
BLACK BERRY 2114-20, SMOOTH FINISH



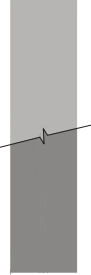
1 STEEL COLUMN SUPPORTS
COLOUR: BENJAMIN MOORE - YUKON SKY
CG-420



11 MODULAR BRICK - MIXTAL MATERIALS
COLOUR: PEWTER



2B FIBER CEMENT PANEL SIDING W/ FRY
REGLET REVEAL SYSTEM
COLOUR: SILVER PLATE / STERLING GRAY
(CERTAINTED), SMOOTH FINISH



5 GAP FLASHING
COLOUR TO MATCH ADJACENT SIDING



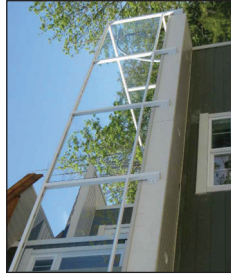
8 FRY REGLET REVEAL PANEL SYSTEM
APPLICABLE TO ALL FIBER CEMENT PANEL
SIDING



15 RESIDENTIAL DOOR
COLOUR: BENJAMIN MOORE
YUKON SKY CG-420



3 ALUMINUM FRAMED WINDOWS
WHITE FRAME WITH CLEAR GLAZING



6A 42 1/2" HIGH POWER COAT ALUMINUM RAILING
C/M CLEAR TEMPERED GLASS
COLOUR: WHITE



4 SEALED ARCHITECTURAL FINISHED CONCRETE
CLEAR PENETRATING CONCRETE SEALER
C/M REVEAL JOINTS AS SHOWN ON ELEVATIONS



14 STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS
CLEAR ANODIZED ALUMINUM & FROSTED TEMPERED
GLAZING AT MAIN ENTRANCE LOBBY'S

REVISION	DATE	DESCRIPTION
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CLIENT :	PAUL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT 2022 86 AVENUE LANGLEY, B.C.
SHEET CONTENTS :	
SCALE :	1/8" = 1'-0"
DATE :	JUN 20 2022
DRAWN :	
DESIGN :	

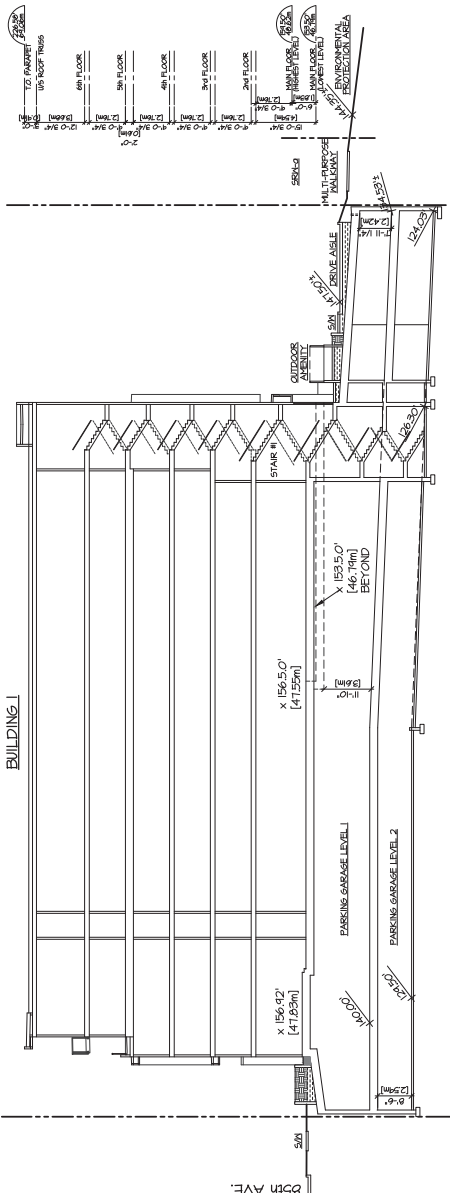
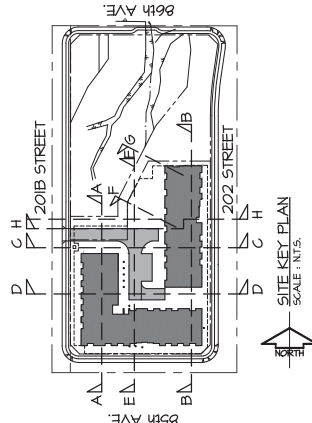
UNIT 135 7236 130 STREET SURREY, B.C. V3W 1T6	PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: info@benjaminmoore.ca
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-4.05

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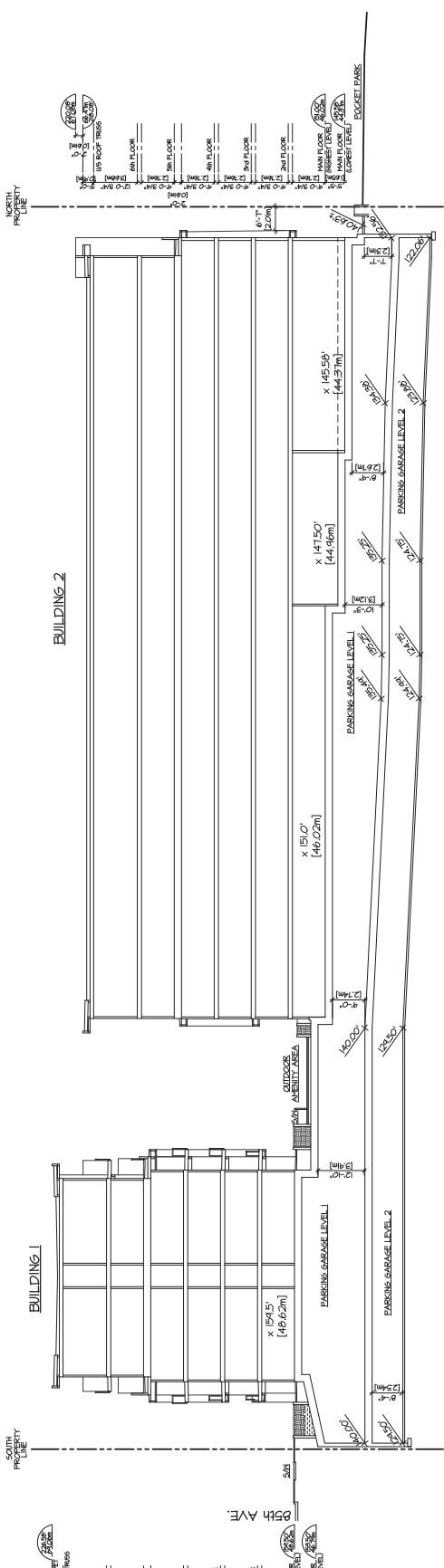


CLIENT :	PAL TAVG
PROJECT :	MULTI-FAMILY DEVELOPMENT
SHEET CONTENTS :	2022 06 AVENUE LANSLEY, B.C.
SITE SECTIONS :	
DATE :	10/10/2018
SCALE :	1/8" = 1'-0"
DRAWN :	
DESIGN :	

UNIT 135, 7236 130 STREET, SURREY, B.C. VAN 1V6	PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: info@barnett-dembek.com
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-5.01



SECTION A-A
SCALE: 1/8"=1'-0"



SECTION B-B
SCALE: 1/8"=1'-0"

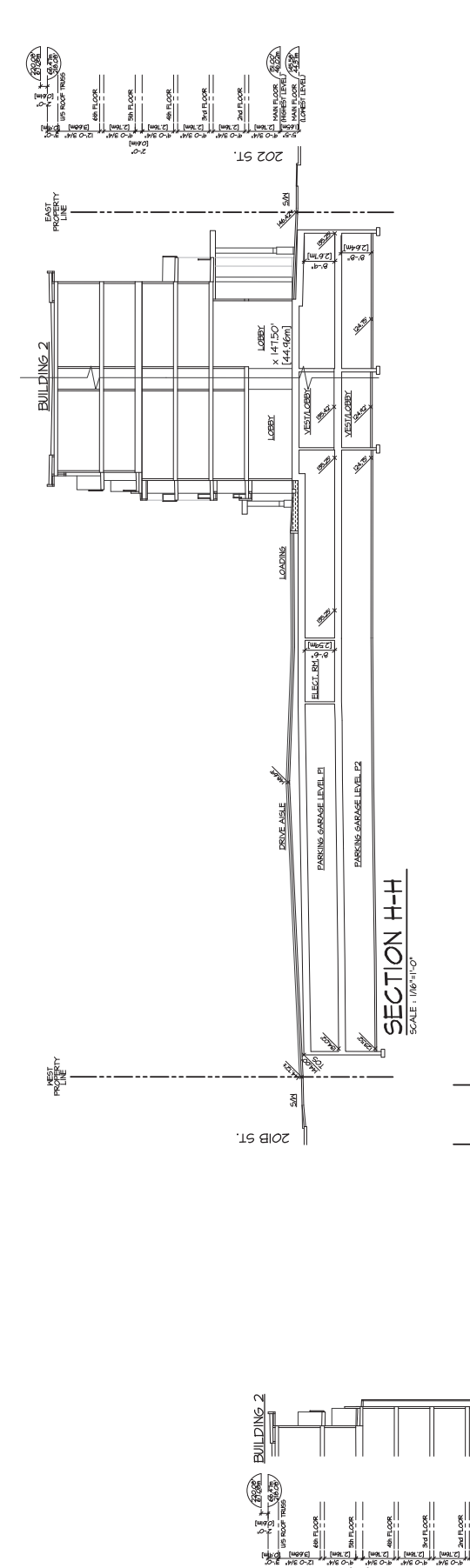
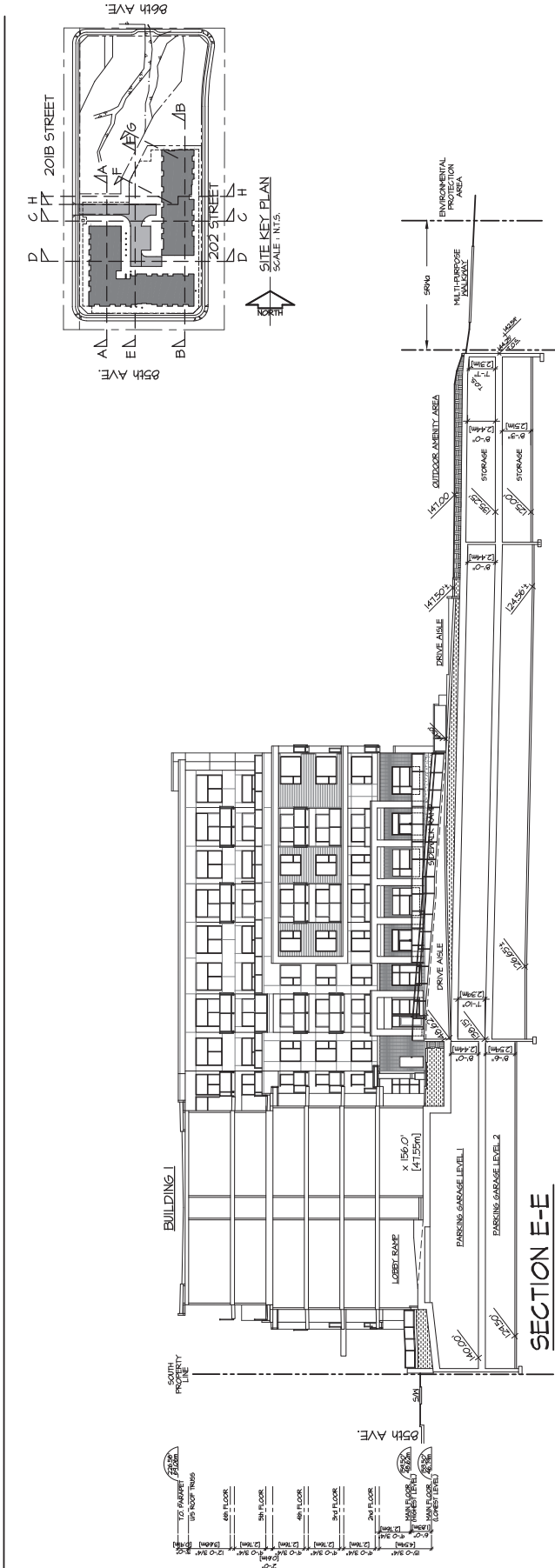


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CLIENT :	PAL TANG
PROJECT :	MULTI-FAMILY DEVELOPMENT
SITE CONTENTS :	2022.06 AVENUE LANSLEY, B.C.
DATE :	JUN 23
SCALE :	1/8" = 1'-0"
DESIGN :	L.P.B.
DRAWN :	L.P.B.

UNIT 135, 7536 130 STREET SURREY, B.C. V3W 1T6	PHONE (604) 597-7100 FAX (604) 597-2099 EMAIL: info@barnett-dembek.com
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16034	AC-503



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#220 - 26 Lorne Views
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
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MULTI-FAMILY DEVELOPMENT
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TOWNSHIP OF LANGLEY, B.C.
TOL No. 08-26-0189

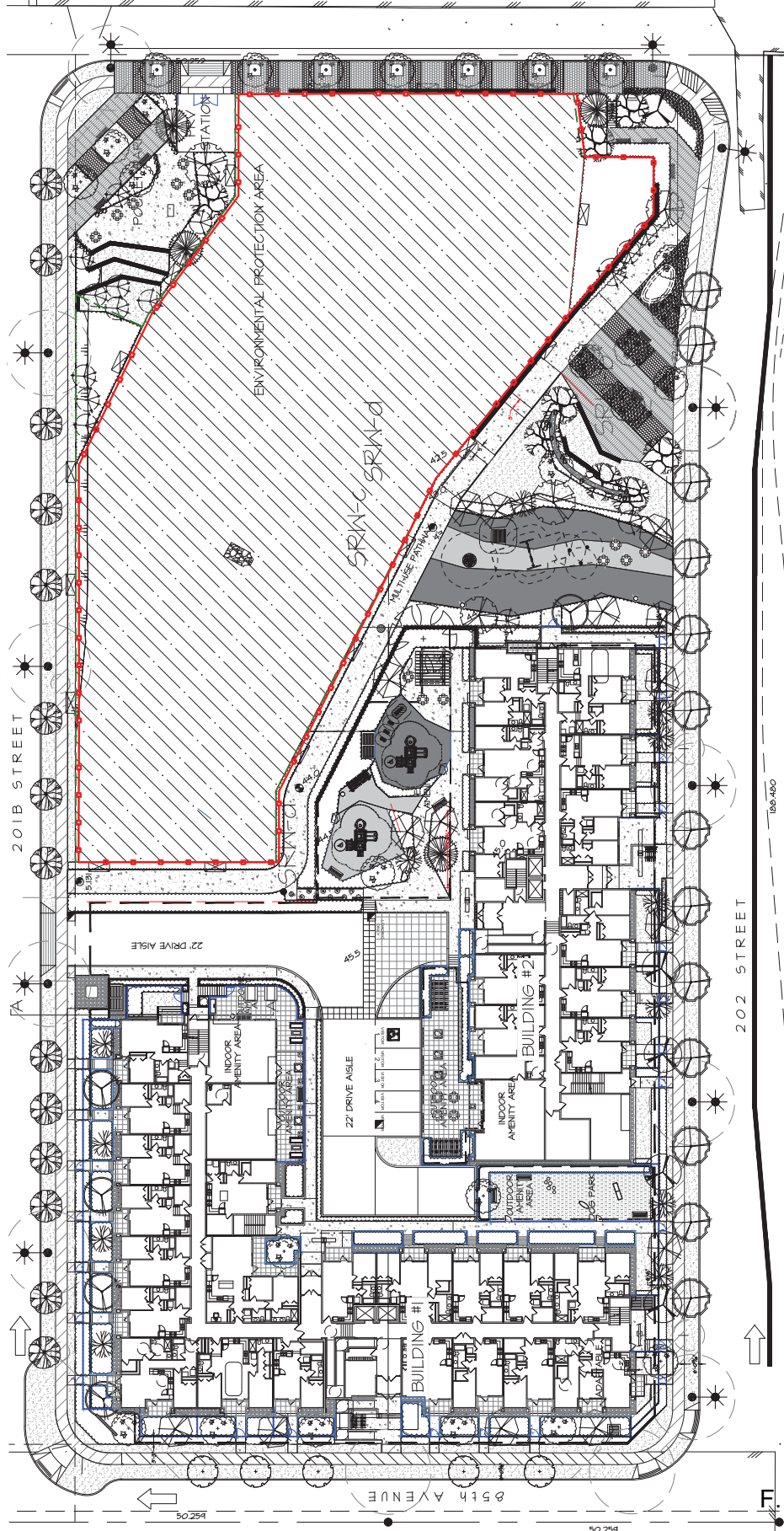
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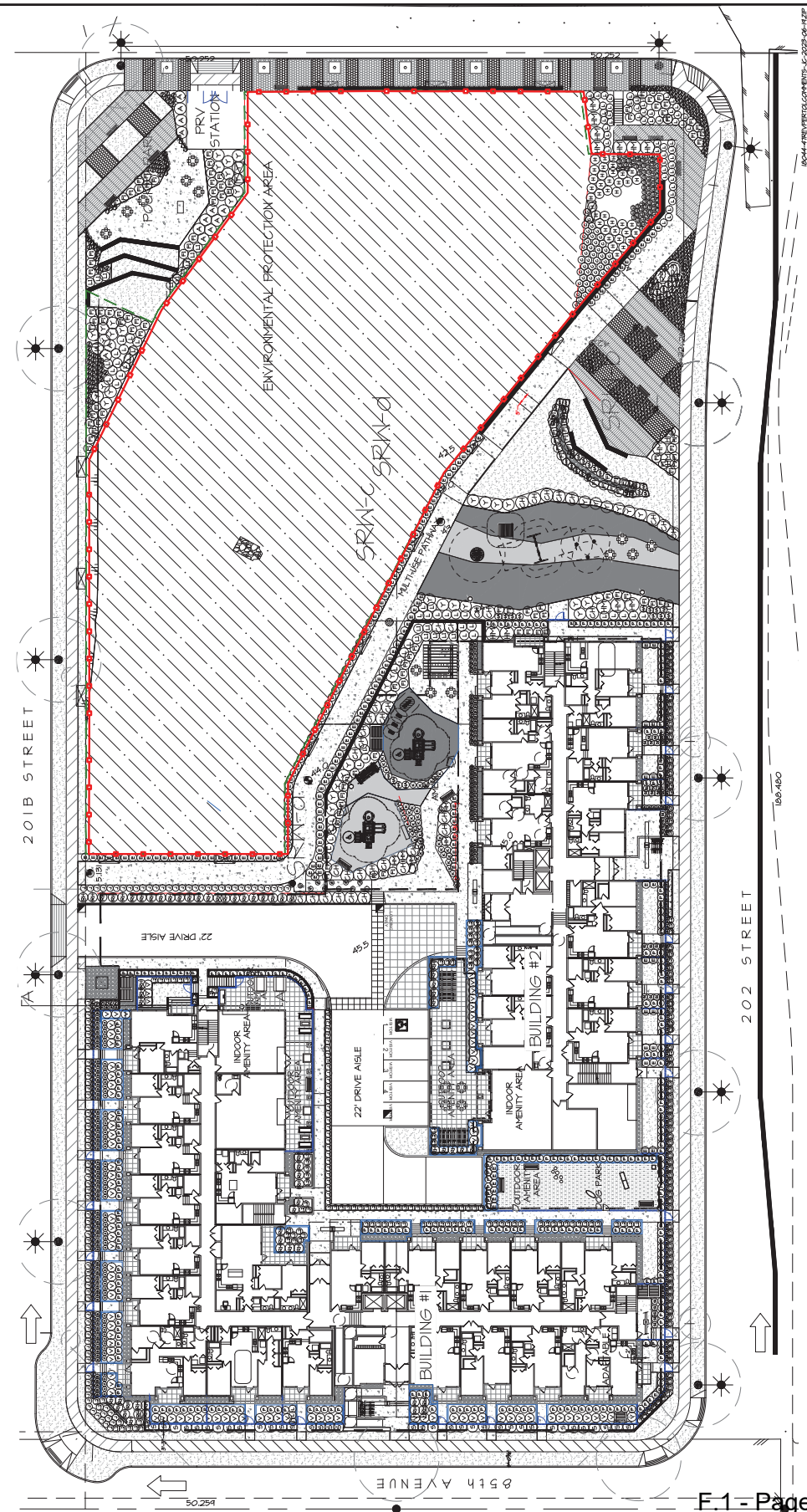
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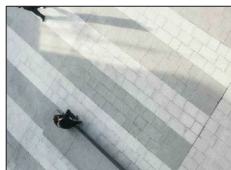
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NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER COTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT PRIOR TO HAVING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. 4. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



PLANT SCHEDULE	COMMON NAME	PLANT SPECIES / REMARKS
1	DAVID'S REDWOOD	DAVID'S REDWOOD
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3	DAVID'S REDWOOD	DAVID'S REDWOOD
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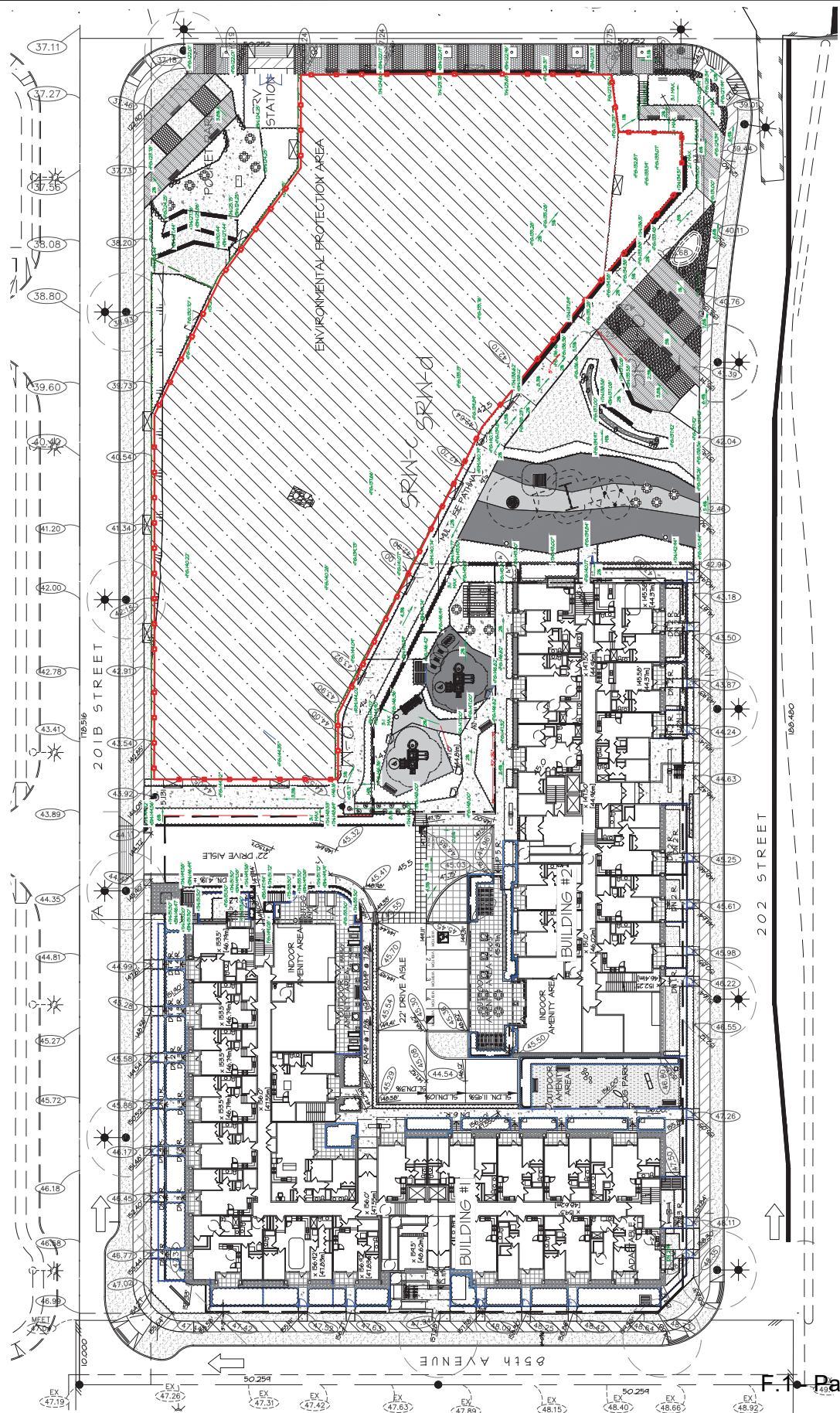


86th AVENUE



GRADING LEGEND (IN METERS)

- PROPOSED GRADE BY ARCH.
- +F6/133.72' PROPOSED FINISHED GRADE
- +T6/133.72' TOP OF THE WALL
- +B6/133.72' BOTTOM OF THE WALL



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#220 - 26 Lorne Views
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Email: office@m2la.com



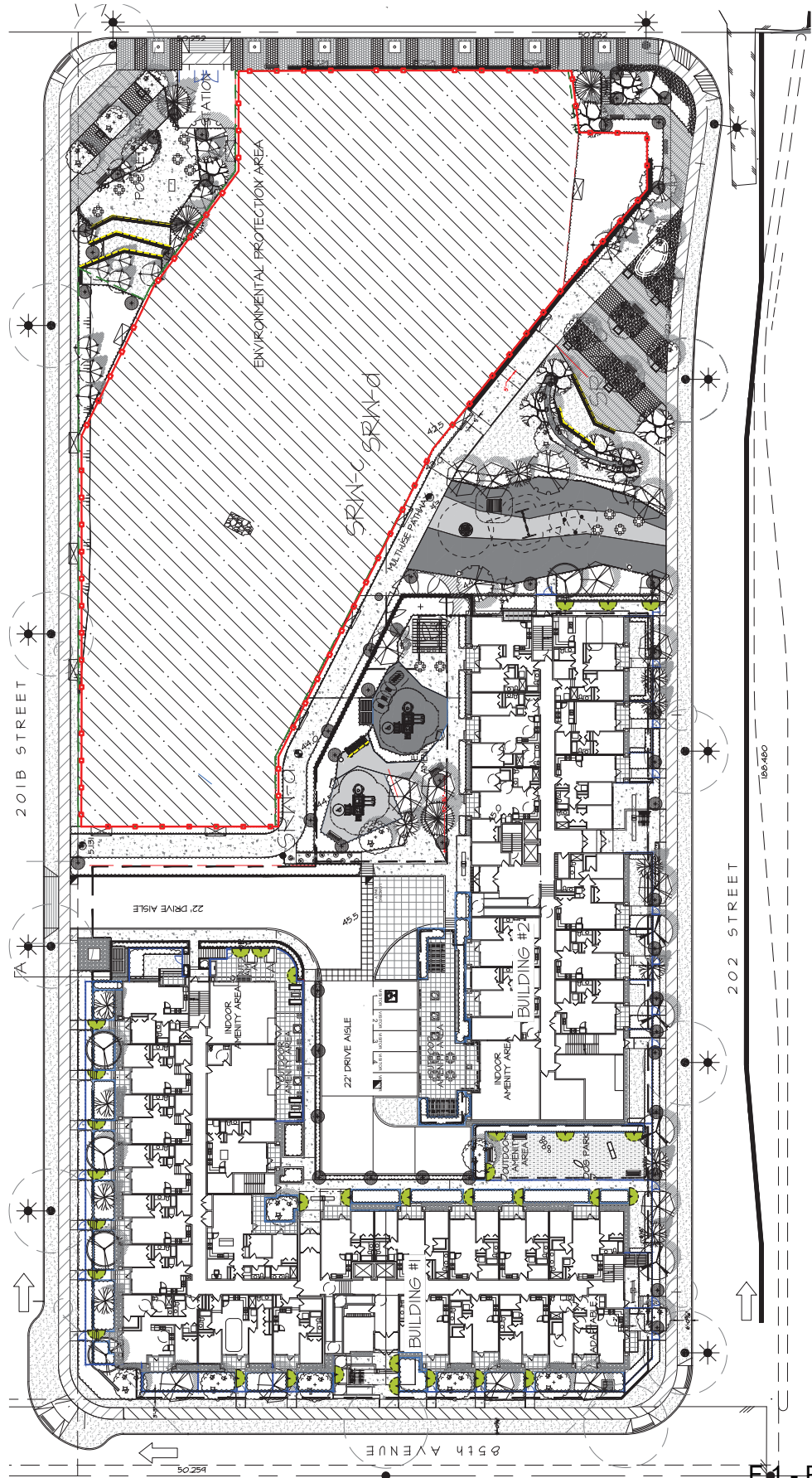
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PROJECT:
MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.
TOL No. 08-26-0189
DRAWING TITLE:
GRADING PLAN

DATE:	10/20/20
SCALE:	1/2"=1'
DRAWN:	PMT
DESIGN:	PMT
CHECK:	PMT
M2LA PROJECT NUMBER:	18044-TRN/PRO/COMMENTS-1-2025-08-14-2P

LIGHTING LEGEND

- TIKON LED MALL RECESSED LIGHTING
(REFER TO ELECTRICAL)
- LITESTICK- LED STICK LIGHTING
(REFER TO ELECTRICAL)
- LIGHT POLE (28M H)



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95	08/20/20	REVISION FOR SP	PMF	
96	08/20/20	REVISION FOR SP	PMF	
97	08/20/20	REVISION FOR SP	PMF	
98	08/20/20	REVISION FOR SP	PMF	
99	08/20/20	REVISION FOR SP	PMF	
100	08/20/20	REVISION FOR SP	PMF	

PROJECT:
MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189
DRAWING TITLE:
LIGHTING PLAN

DATE:	08/20/20	DRAWING NO.:	12
SCALE:	1/250	DRAWN BY:	PMF
DESIGN BY:	PMF	CHECKED BY:	PMF
PROJECT NUMBER:	15044-780/VERTICAL COMMENTS - 4-2025-08-14-2P	OF 12	8-044

M2
LANDSCAPE ARCHITECTURE
#220-26 Lorne Views
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Email: office@m2la.com

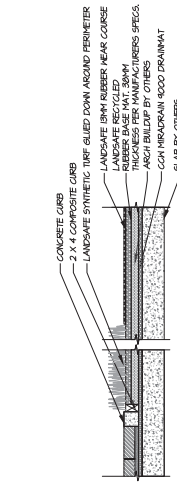


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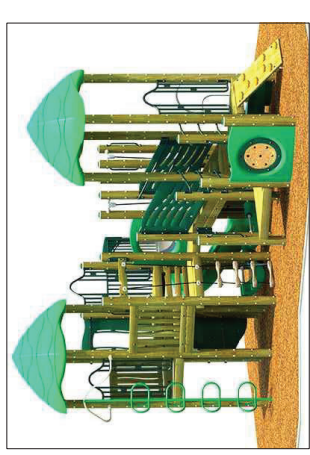


#220- 26 Lorne Views
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

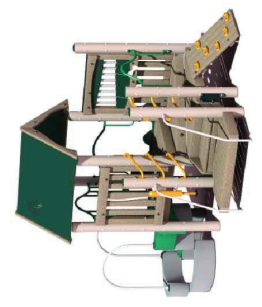
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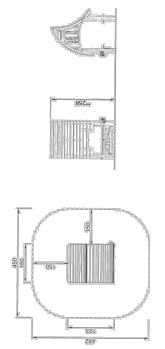
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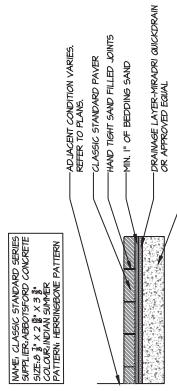
5-12 YEARS PLAY STRUCTURE
SCALE: NTS



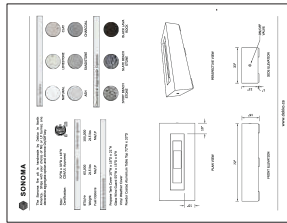
UP TO 5 YEARS PLAY STRUCTURE
SCALE: NTS



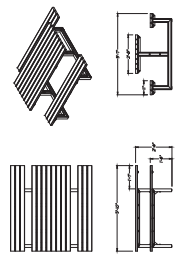
FOREST SHOP
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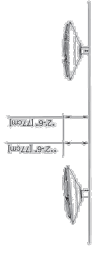
STANDARD SERIES ON SLAB
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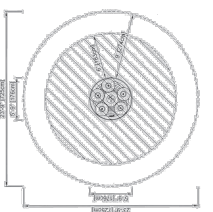
GAS FIREPLACE
DEKCO SANOHA GAS FIREPLACE



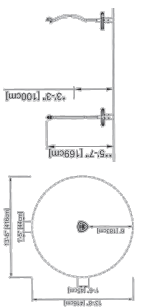
PICNIC TABLE
MAGLIN 210 CLUSTER SEATING



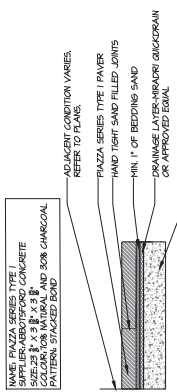
OUTDOOR TABLE
MAGLIN TABLE 400 SEATING



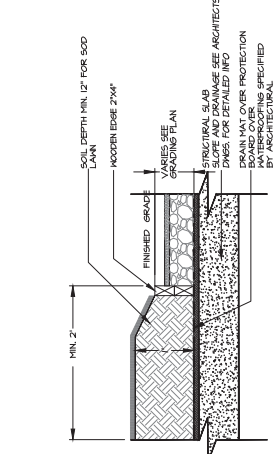
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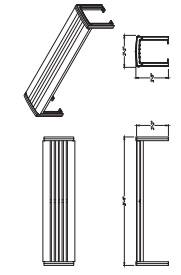
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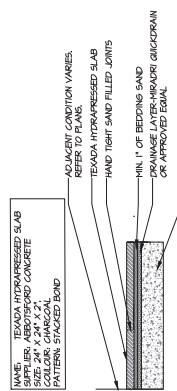
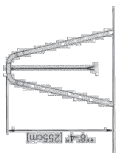
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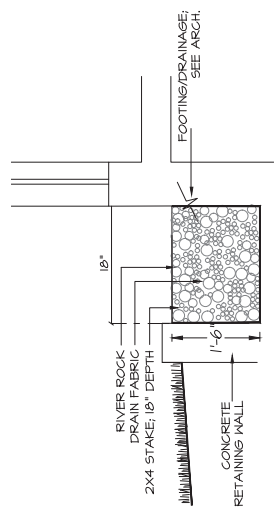
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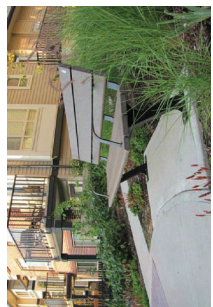
BENCH TYPE 2
MAGLIN M1520



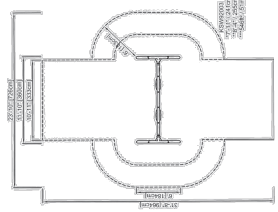
2X2 PAVERS ON SLAB
SCALE: 3/4"=1'-0"



DRIP STRIP
SCALE: 1"=1'-0"



BENCH TYPE 1
MAGLIN M1520



SPINNING
SCALE: 1/8"=1'-0"



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

[illegible]

PROJECT: MULTI-FAMILY DEVELOPMENT
20212 86 AVENUE
TOWNSHIP OF LANGLEY, B.C.

TOL No. 08-26-0189

LANDSCAPE SPECIFICATIONS

DATE:	AUG 30/18
SCALE:	VARIES
DRAWN:	PMT
DESIGN:	PMT
CHECKED:	MTLM

0044-47REVIEWFOL COMMENTS-JC-2023-06-19 ZIP

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- [illegible]

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- [illegible]

PART THREE SOFT LANDSCAPE DEVELOPMENT

- [illegible]

PART ONE GENERAL REQUIREMENTS

- [illegible]

A. Plant Material Establishment:
A.1. Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st

- [illegible]

2. **Fertilizer:** Refer to Section 2.2.2 Materials. Apply a specified fertilizer at rates shown in the required table (s). Apply with a mechanical spreader. Collimate into arcs.

- [illegible]

2. Work included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Retention catch basins shown on landscape plans for coordination only, cast-in-place concrete. Work prior to bid.

- [illegible]

considers acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

- [illegible]

ATTACHMENT H

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101225

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

1. NAME: 1118375 BC Ltd. and 1078245 BC Ltd.

ADDRESS: 55 Cliffwood Drive
Port Moody, BC V3H 5J8

and

410, 1650 West 2nd Avenue
Vancouver, BC V6J 1H4

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 48, Section 26, Township 8, New Westminster District,
Plan NWP418565

Lot 1, Section 26, Township 8, New West District, Plan
NWP78565

CIVIC ADDRESS: 20186 and 20212 86 Avenue, Langley, BC

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 and subject to the following conditions being satisfied to the acceptance of the Township:

- a. Acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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

This permit is not a building permit.

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

DEVELOPMENT PERMIT NO. 101105«FolderNumber»
(1078245 BC LTD. / 1118375 BC LTD.)

This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

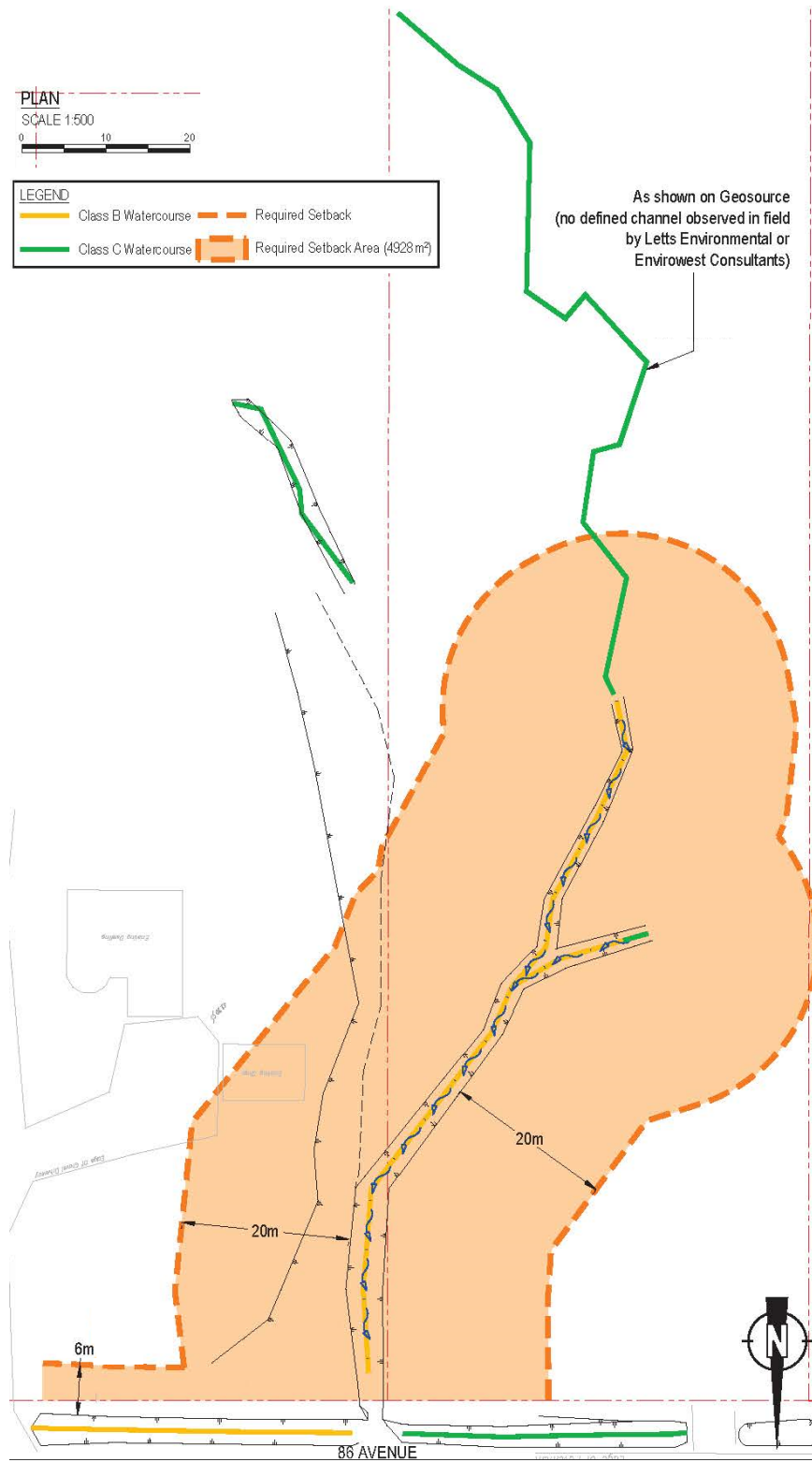
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

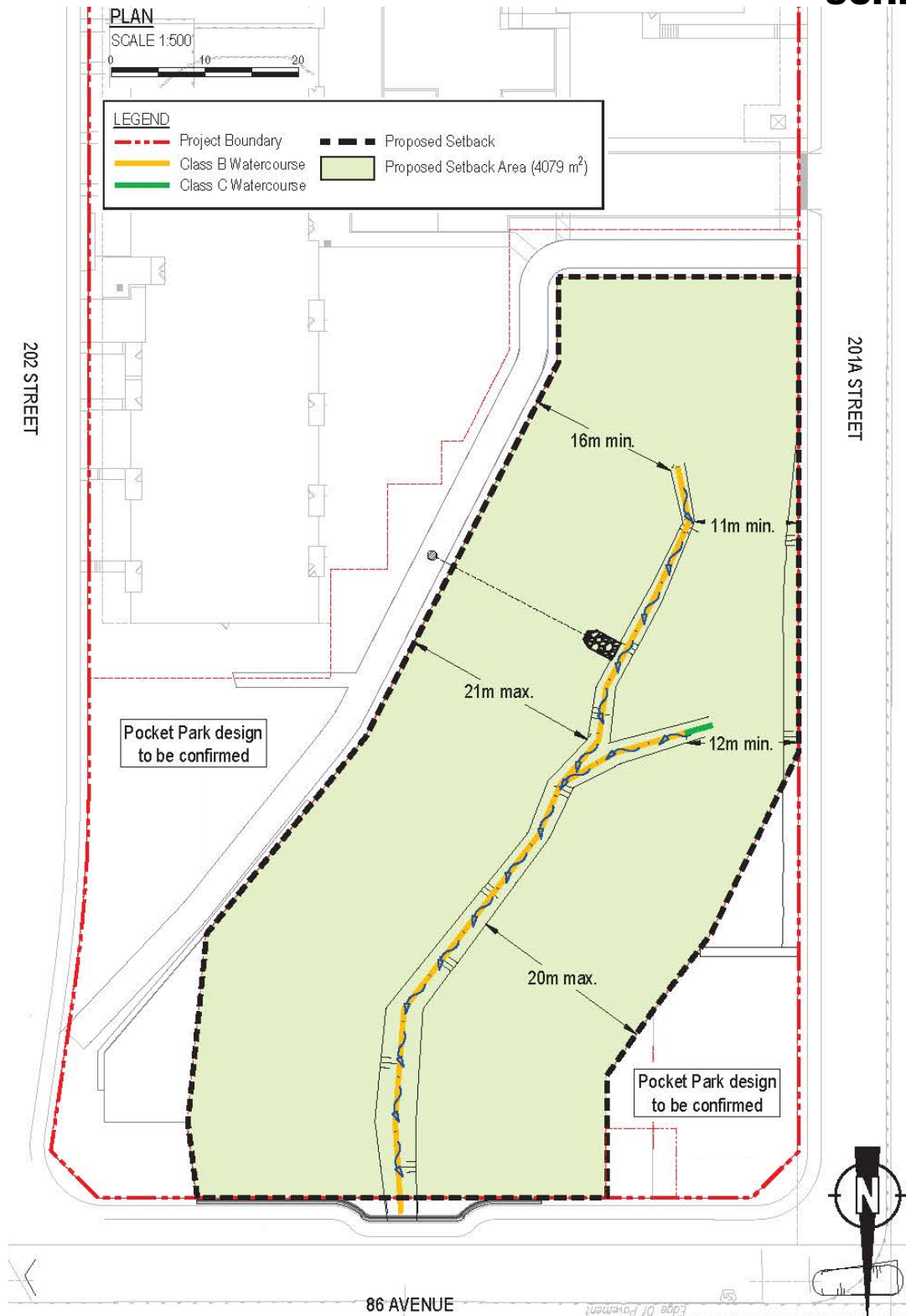
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

SCHEDULE A

SCHEDULE B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.) BYLAW NO. 5895

EXPLANATORY NOTE

Bylaw No. 5895 amends the Carvolth Neighbourhood Plan for lands located at 20186 and 20212 - 86 Avenue to accommodate development of 223 apartment units in two 6-storey buildings by changing the land use designations for portions of the site from Medium Density Apartment (1.9 FSR) to High Density Apartment (2.8 FSR) and to adjust the conservation area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995
AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.) BYLAW NO. 5895**

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995.

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 “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5895”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 as amended is further amended by:
 - a) Amending Figure 7 and Figure 8 to change the land use designations for lands described as:

Lot 48 Section 26 Township 8 New Westminster District Plan 41858

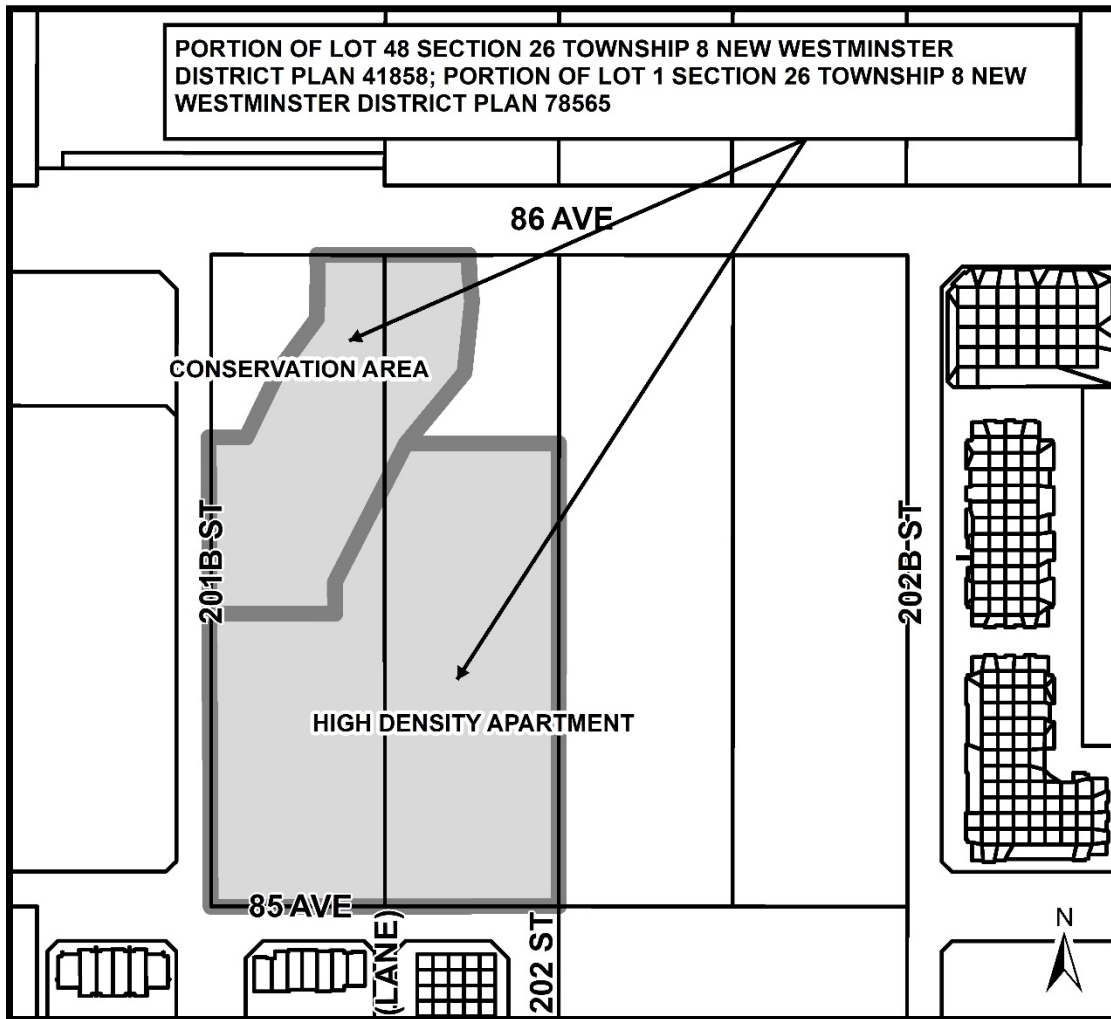
Lot 1 Section 26 Township 8 New Westminster District Plan 78565

as shown on Schedule A attached to and forming part of this Bylaw.
 - b) Amending Section 2.4.13 High Density Apartment by:
 - a. replacing all references to “High Density Apartment (2.4 FSR)” with “High Density Apartment (2.8 FSR)”;
 - b. replacing second bullet “Maximum Density: 2.4 FSR” with “Maximum Density 2.8 FSR”

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5895



THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.)
BYLAW NO. 5896

EXPLANATORY NOTE

Bylaw No. 5896 rezones property located at 20186 and 20212 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-186 to accommodate development of 223 apartments in two 6-storey buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1078245 BC LTD. / 1118375 BC LTD.)

BYLAW NO. 5896

A Bylaw to amend the 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 (1078245 BC Ltd. / 1118375 BC Ltd.) Bylaw No. 5896”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-186” after the words “Comprehensive Development Zone CD-185”
 - b. Adding to Section 110.1 after the words “CD-185” the words “CD-186 – 5,000 m²”
 - c. Adding after Section 1085 “Comprehensive Development Zone CD-185” the following as Section 1086 “Comprehensive Development Zone CD-186”

1086 COMPREHENSIVE DEVELOPMENT ZONE CD-186

Uses Permitted

- 1086.1 In the CD-186 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* subject to Section 1086.2

Gross Floor Area of Buildings and Structures

- 1086.2 The maximum *gross floor area* of all *buildings* and *structures* shall not exceed 17,640 m². The maximum number of residential units shall not exceed 223 units.

Lot Coverage

- 1086.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

- 1086.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1086.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with and not exceed six storeys. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1086.6 Parking and loading shall be provided in accordance with Section 107 and in accordance with the provisions of the Development Permit.

Subdivision Requirements

- 1086.7 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

- 1086.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age Friendly Amenity

- 1086.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.
3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 48 Section 26 Township 8 New Westminster District Plan 41858

Lot 1 Section 26 Township 8 New Westminster District Plan 78565

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-186

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD 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

SCHEDULE 'A' BYLAW NO. 5896

