

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JANUARY 15, 2024 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100261 AND
DEVELOPMENT PERMIT NO. 101250 (1030643 BC LTD.
/ TOWNSHIP OF LANGLEY / 20290 – 72 AVENUE; 7160
AND 7185 – 202B STREET)

REPORT: 24-02
FILE: 08-14-0231

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue; 7160 and 7185 – 202B Street to Comprehensive Development Zone CD-199 to facilitate the development of 260 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5969 and 5970 subject to 13 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5970) of Development Permit No. 101250; 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 Central Gordon Estate 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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC Ltd.) Bylaw No. 5969 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC Ltd.) Bylaw No. 5970 rezoning approximately 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street to Comprehensive Development Zone CD-199 to facilitate the development of 260 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. Provision of road dedications, widenings and necessary traffic improvements including dedications and securing the provision and construction of 71B Avenue from the subject site to 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

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4. Compliance with Age-Friendly Amenity Area requirements.
5. 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).
6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Completion of a road closure bylaw for former 202B Street connection.
8. Consolidation of the three existing lots and the former 202B Street dedication into one lot.
9. Dedication and construction of:
 - a. 4.5 m wide street greenway along 72 Avenue
 - b. 4.5 m wide street greenway along 202B Street
 - c. amenity feature consistent with Figure 4.1 of the Central Gordon Estate Neighbourhood Plan.
10. Registration of statutory rights-of-way for the purposes of securing green link pedestrian connections as depicted in the Central Gordon Estate Neighbourhood Plan Land Use Concept Map.
11. Finalization of landscape and architectural plans.
12. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable and the requirements of the Willoughby Greenway Amenity 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 and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No.4924 Amendment (1030643 BC Ltd.) Bylaw No. 5969 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. 5970 authorize issuance of Development Permit No. 101250 subject to the following conditions:

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

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5969 and 5970 in conjunction with the hearing for the proposed Development Permit No. 101250.

EXECUTIVE SUMMARY:

Kasian Architecture Interior Design and Planning has applied on behalf of 1030643 BC Ltd. to rezone approximately 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue; 7160 and 7185 - 202B Street to Comprehensive Development Zone CD-199 to facilitate the development of 260 apartment units. Additionally, the applicant is requesting to amend the Central Gordon Estate Neighbourhood Plan (NP) to change the land use designation from Low Density Apartment (1.4 FSR) to Medium Density Apartment (1.5 – 2.5 FSR). Further, the application proposes to rezone the site to Comprehensive Development Zone CD-199 to accommodate the proposal.

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

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Central Gordon Estate NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request subject to the completion of 13 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Central Gordon Estates Neighbourhood Plan Amendment Bylaw No. 5969, Rezoning Bylaw No. 5970 and Development Permit No. 101250.

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REFERENCE:

Owner:	1030643 BC Ltd. 18888 – 80 Avenue Surrey BC V4N 4J1
	Corporation of the Township of Langley 20338 – 65 Avenue Langley BC V2Y 3J1
Agent:	Kasian Architecture Interior Design and Planning A100, 20161 – 86 Avenue Langley BC V2Y 2C1
Legal Description:	Lot “A” and Northerly Half Lot “B” Section 14 Township 8 New Westminster District Plan 17096
	Lot 44 Section 14 Township 8 New Westminster District Plan 34189 Except Plan BCP43719
	Portion of 202B Street Road Dedication to be closed
Location:	20290 – 72 Avenue 7160 – 202B Street 7185 – 202B Street
Area:	0.97 ha (2.4 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-199
Willoughby Community Plan:	Multi Family Greenway
Central Gordon Estate Neighbourhood Plan:	Low Density Apartment (1.4 FSR) / 4-Storey Maximum Height Greenlink Amenity Feature

BACKGROUND/HISTORY:

- The subject lands are comprised of an assembly of three lots and an unused portion of the former 202B Street road alignment.
- The site is currently zoned Suburban Residential Zone SR-2 and designated Low Density Apartment (1.4 FSR) / 4-storey maximum height in the Central Gordon Estate NP.
- The Central Gordon Estate NP includes an amenity feature at the corner of the 72 Avenue and 202B Street connection which is intended to act as a gateway and landmark feature for the neighbourhood. A green link is also envisioned on the eastern and southern property lines.

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DISCUSSION/ANALYSIS:

- The applicant proposes two 6-storey buildings comprised of 260 apartment units at a density of 2.5 FSR.
- To facilitate the development, the applicant has applied to redesignate the site from Low Density Apartment (1.4 FSR) to a new designation, Medium Density Apartment (1.5 – 2.5 FSR).
- Staff are supportive of the proposal as the general form of the buildings is consistent with the Central Gordon Estate NP.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	Fire Hall	Institutional	Civic Institutional Zone P-1
South:	A property currently under application (TOL Project No. 08-14-0217) for development of nine townhouse units and 31 apartment units	Greenlink Townhouse (15 UPA)	Suburban Residential SR-2
East:	A property that forms a part of a two lot assembly currently under application (TOL Project No. 08-14-0207) for the development of 43 apartment units and 30 townhouse units	Townhouse (15 UPA)	Suburban Residential SR-2
West:	202B Street, beyond which are several single family homes	Single Family (6 UPA)	Residential Compact Lot Zone R-CL

Community / Neighbourhood Plan Amendment:

- The site is designated in the Central Gordon Estate NP as Low Density Apartment (1.4 FSR).
- An amendment to the Central Gordon Estate NP is required to introduce a new Medium Density Apartment designation (Section 3.4.1.10) which:
 - o permits a base Floor Space Ratio (FSR) of 1.5 which may be increased up to 2.5 on a site-specific basis
 - o permits a 6-storey maximum height
 - o requires developments to comply with policies found in the Low Density Apartment Mixed Use and Low Density Apartment designations

Zoning Amendment:

- Bylaw No. 5970 proposes to rezone the site to a new Comprehensive Development Zone CD-199 which permits a density of 2.5 FSR on a site-specific basis to facilitate the proposed 6-storey buildings comprised of 260 apartment units.

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- The CD-199 zone limits buildings to a 6-storey maximum height.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-199 zoning in terms of siting, site coverage, height, use and density (2.5 FSR).

Development Permit:

- The subject site is located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan. Proposed Development Permit No. 101250 is attached to this report and includes renderings, site plans, building elevations and landscape plans.
- Vehicular access to the site is proposed from a new 71B Avenue alignment.
- Finalization of the architectural and landscape plans to form a final Development Permit prior to final reading has been included as a development prerequisite.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.

Section 5.2.g of the Community Amenity Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional \$25 per square foot per Apartment (6-storeys or less) is applicable. The proposed plan amendment results in an additional 93,810 ft² of achievable floor space.

Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Low Rise Apartments (6-storeys or less)	260	\$11,000 / unit	\$2,860,000
FSR exceeding Central Gordon Estate NP max	93,810ft ²	\$25 / ft ²	\$2,345,250
Total			\$5,205,250

Tree Protection / Replacement:

The applicant has submitted tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
7	0	77	124	12	136

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment, rezoning and development permit application facilitates:

- development of two 6-storey buildings comprised of 260 apartment units
- an amendment to the plan to introduce a new Medium Density Apartment designation

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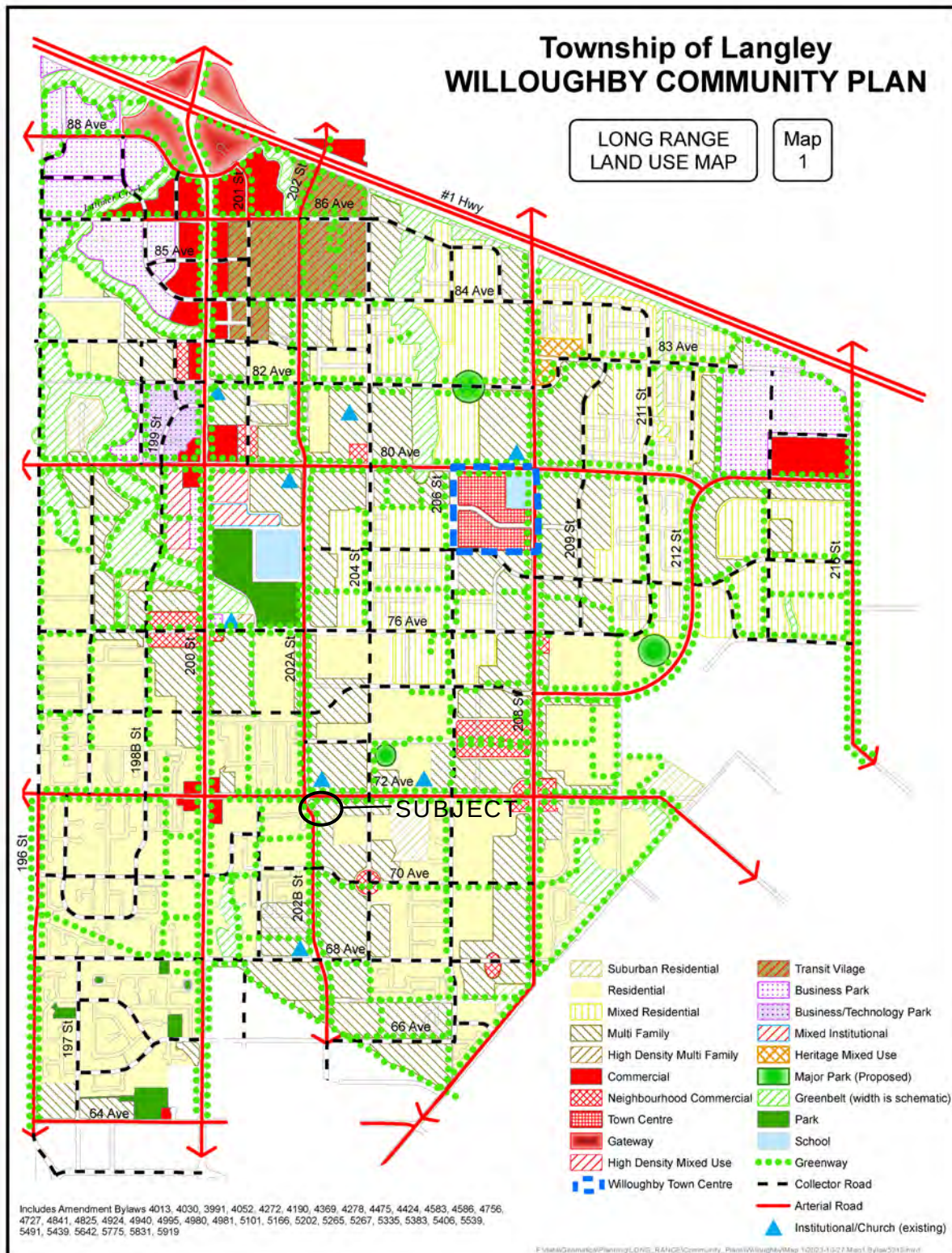
The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate NP. Staff recommend that Council give first and second reading to Bylaws No. 5969 and 5970 (subject to 13 development prerequisites); and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5969 and Rezoning Bylaw No. 5970.

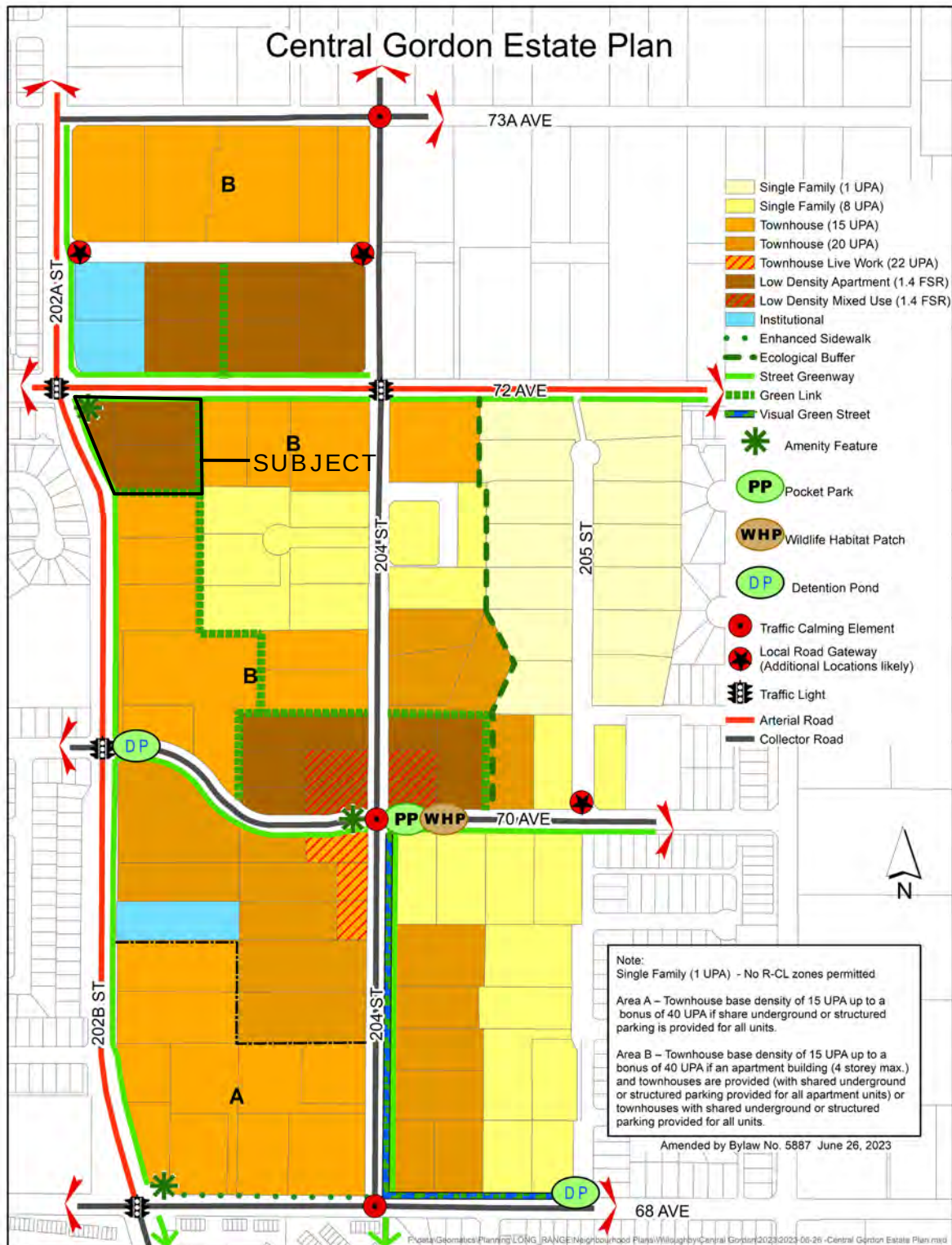
Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps & Graphics
ATTACHMENT B	Development Permit No. 101250







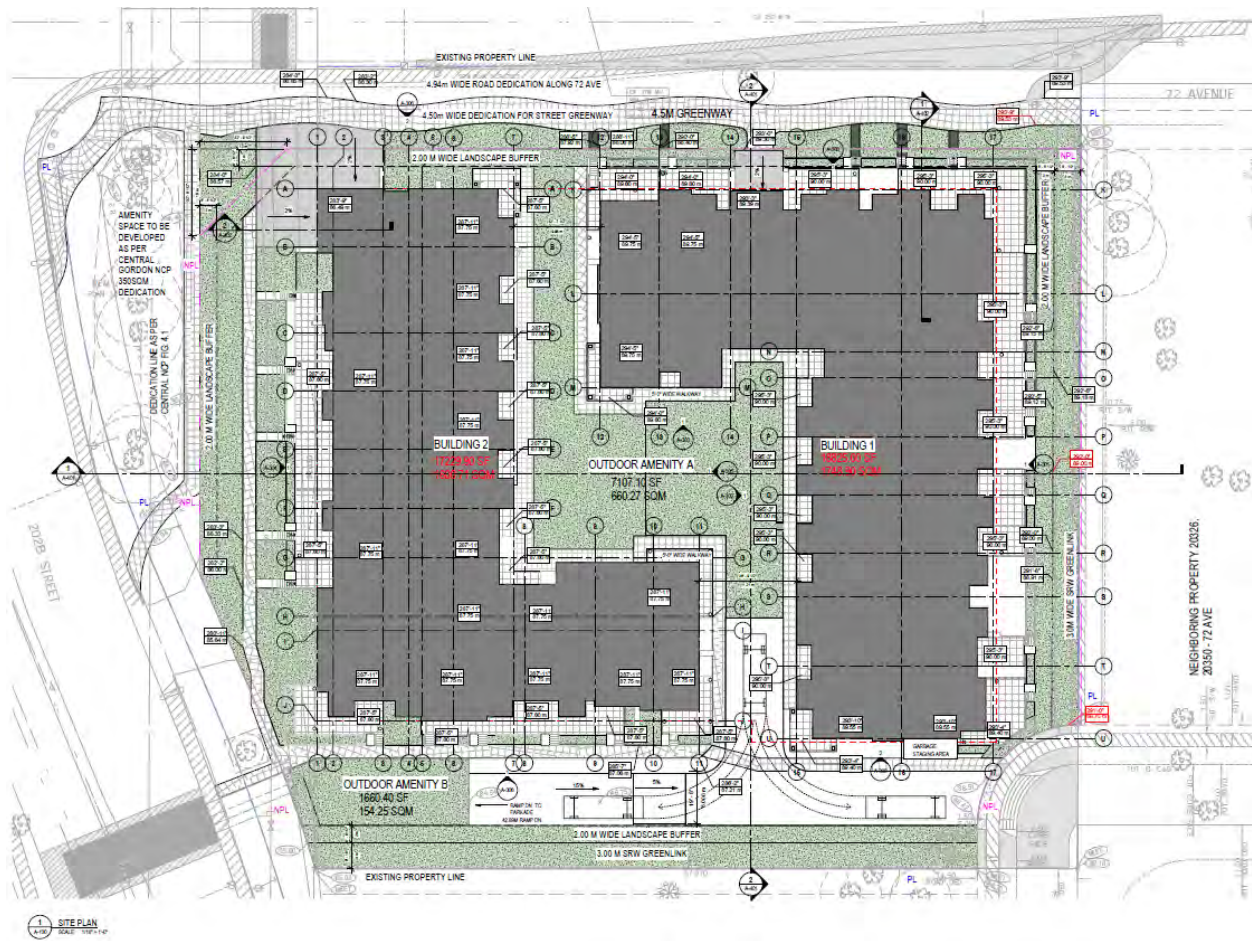


ZONING BYLAW NO. 2500



BLDG 2 - WEST VIEW (ENTRANCE SIDE)

RENDERINGS – SUBMITTED BY APPLICANT



THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101250

This Permit is issued this _____ day of _____, 2024 to:

1. Name: 1030643 BC Ltd.

Address: 18888 – 80 Avenue
Surrey BC V4N 4J1

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 "A" and Northerly Half Lot "B" Section 14 Township 8 New Westminster District Plan 17096

Lot 44 Section 14 Township 8 New Westminster District Plan 34189 Except Plan BCP43719

Portion of 202 Street Road Dedication to be closed

CIVIC ADDRESS: 20290 – 72 Avenue; 7160 and 7185 – 202B Street

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

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

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

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

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

This Permit is not a Building Permit.

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

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 _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED MULTIFAMILY APARTMENT

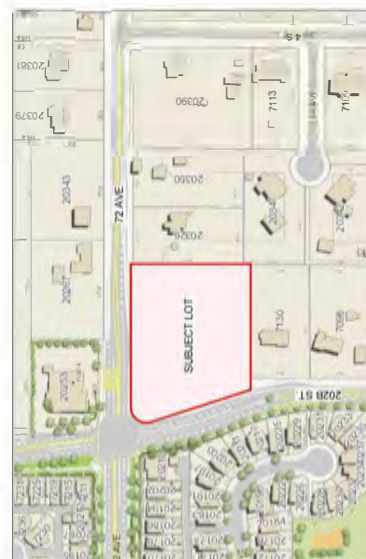
20290- 72 AVENUE & 7160 & 7185 202B STREET LANGLEY, BRITISH COLUMBIA

SHEET INDEX

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SHEET NO.	ARCHITECTURAL
A-001	COVER PAGE
A-002	DATA SHEET
A-100	SITE PLAN
A-200 SERIES	FLOOR PLANS
A-300 SERIES	ELEVATIONS
A-350 SERIES	3D VIEWS

VICINITY MAP NTS



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PROPOSED MULTI-FAMILY DEVELOPMENT

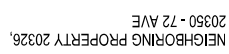
10290. AVENUE & 7160 & 7185 2028 Street, Langley, BC

DEVELOPMENT DATA

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EXPIRY DATE	2029	PLOT DATE	2023-13-13 11:06:10 AM	DRAWN	
			SIGNAL		ALL IN FULL

A-002





Kasian Architects
and Planning Ltd
100 West Beaver Creek, Suite 100
West Beaver Creek, Ontario L4B 3N2
Tel: (905) 881-1007
www.kasian.com

NO.	DESCRIPTION	QUANTITY	UNIT	DATE	BY
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99	LANDSCAPE	100.00	m ²	2020	PL
100	CONCRETE	100.00	m ²	2020	PL

CONSULTANT

PROJECT GROUP

DATE

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PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT

2020, 72 AVENUE & 7180 & 7185 2025 Street, Langley, BC

DRAWING TITLE

PARKADE PLAN LEVEL 2

DRAWING REVISION

PROJECT NO.	2020-13-110821 AM	DRAWN BY	PL
SCALE	1/8" = 1'-0"	CHECKED BY	AG
DRAWING NO.	A-102	DATE	2020

REVISION



1 PARKADE LEVEL 2
SCALE: 1/8" = 1'-0"



Kasian Architects
Architectural, Engineering
and Planning Ltd

2000, 72 Avenue & 7185-2026 Street, Langley, BC
V3A 2K6
Tel: 604.882.2027
www.kasian.ca

NO.	DESCRIPTION	REVISION	DATE
1	ISSUED FOR PERMIT		2020.07.15
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CONSULTANT

PROJECT 2334P

REVISION

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PROPOSED MULTIFAMILY DEVELOPMENT

2020, 72 AVENUE & 7185-2026 STREET, LANGLEY, BC

DRAWING TITLE

EXTERIOR ELEVATIONS - BUILDING 1

DRAWING REVISION

PROJECT NO. 2334P

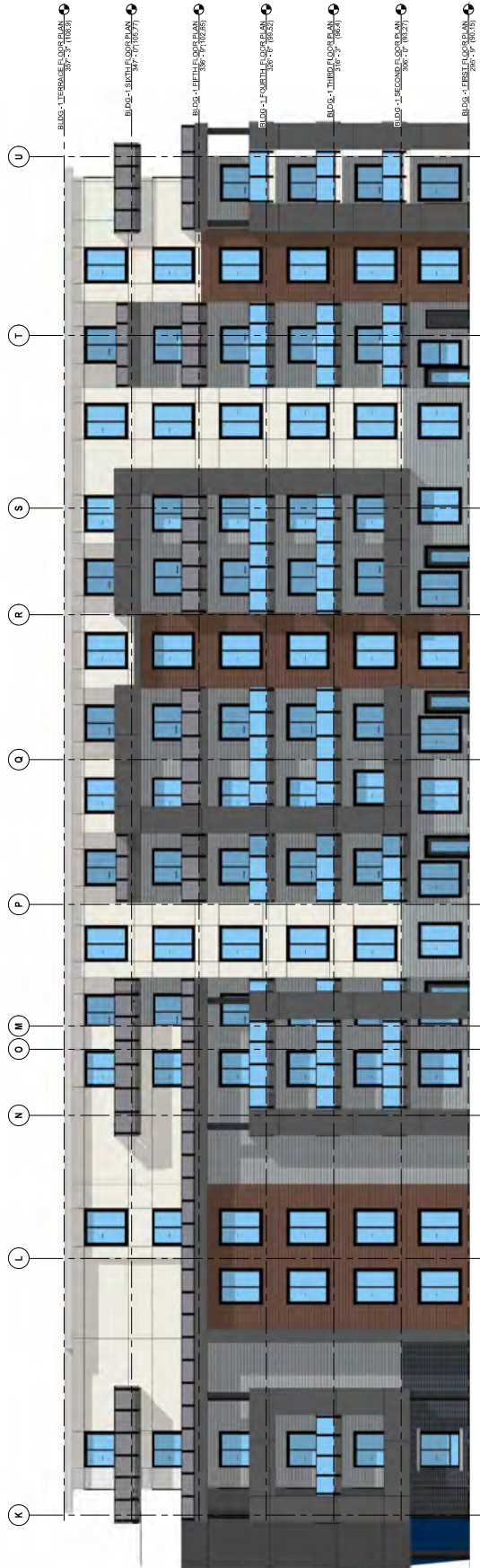
DATE 15-12-2023

SCALE AS REQUIRED

ORDER NUMBER

PROJECT NO. A-301

REVISION



1 BUILDING 1 COURTYARD SIDE
A-302 SCALE: 1/8" = 1'-0"

1.	5' x 8' PINK LAMINATE PANEL WHITE COLOR TO MATCH SW 7000 ALUMINUM WHITE	2.	SUOCH® FINISH LAMINATE SHEET AP SILVER COLOR TO MATCH SW 9500 CRYSTAL GREY	3.	HARDENITE, SMOOTH COLOR TO MATCH SW 7674 PAPERCOLOR	4.	BIKES® - NATURAL MATERIAL COLOR: MUDHORN® BLACK	5.	RES. COUNTER COLOR: SW 6298 TRAVERTINE NATURAL	6.	WOODTOE ELASTIC STRIPS HOBART COLOR: ROCKWOOD DARK RES SW 9501	7.	POWDER-COATED ALUMINUM BLACK COLOR: TRANSPARENT BLACK CLASS (TRANSPARENT)	8.	CONCRETE FINISH

THE DRAWING IS INSTRUMENT OF SERVICE. IS THE PROPERTY OF KASBA ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE CONTRACT IN THE SAME BEING RESERVED TO OTHER. NO REPRODUCTIONS ARE ALLOWED WITHOUT THE PERMISSION OF KASBA ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.

THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASBA ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.

PROPOSED MULTI-FAMILY DEVELOPMENT

20290, 72 AVENUE & 7160 & 7185 202B Street, Langley, BC

DRAWING TITLE

EXTERIOR ELEVATIONS - BUILDING 1

DRAWING ISSUE

PROJECT NO. 20290	PLOT DATE 13-12-2023	DATE 13-12-2023	AUTHOR REVIEWER CHECKER
	SCALE As indicated		
DRAWING NO.		REVISION	

NO.	DESCRIPTION	REVIEW	DATE	BY
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3	CONCEPT			
4	CONCEPT			
5	CONCEPT			
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11	CONCEPT			
12	CONCEPT			
13	CONCEPT			
14	CONCEPT			
15	CONCEPT			
16	CONCEPT			
17	CONCEPT			

PROJECT: 2020

DATE: 15-12-2023

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

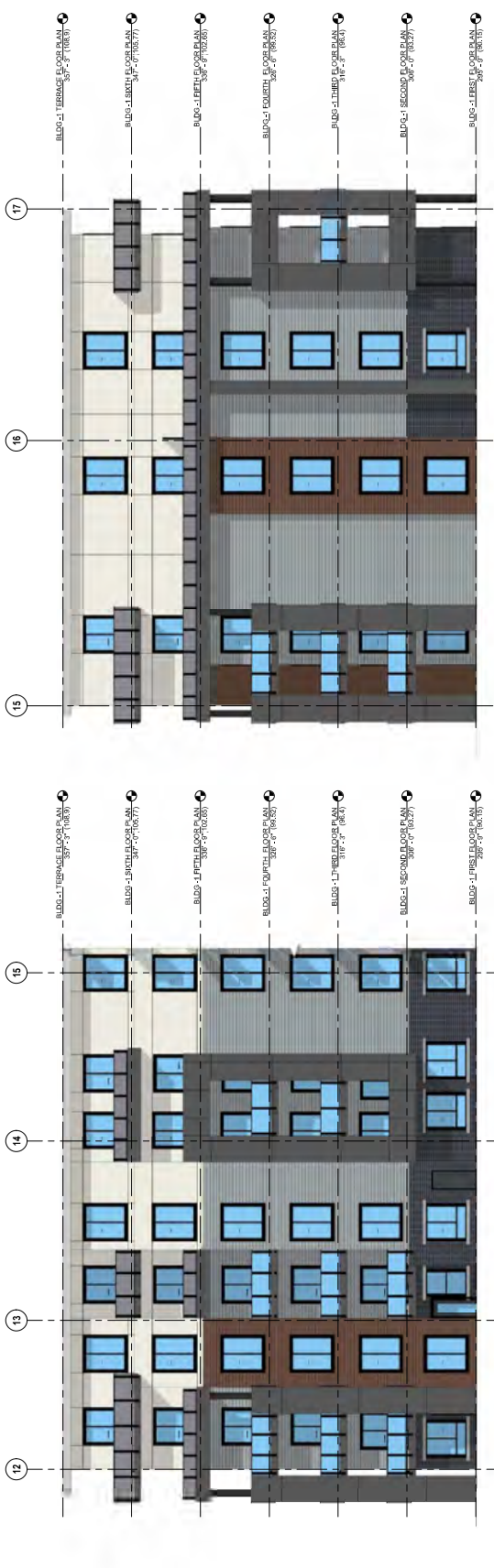
PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020



1 BUILDING 1 COURTYARD SIDE 2
SCALE: 1/8" = 1'-0"



2 BUILDING 1 STREET SIDE 2
SCALE: 1/8" = 1'-0"

3 BUILDING 1 CORNER STREET VIEW
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISH LEGEND

- SMOOTH FINISH HARBOR PANEL
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY
- SMOOTH FINISH HARBOR SHIP AP
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY
- SMOOTH FINISH HARBOR SHIP AP
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY
- SMOOTH FINISH HARBOR SHIP AP
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY
- SMOOTH FINISH HARBOR SHIP AP
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY
- SMOOTH FINISH HARBOR SHIP AP
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY
- SMOOTH FINISH HARBOR SHIP AP
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY
- SMOOTH FINISH HARBOR SHIP AP
WHITE COLORED MATCH SW
70% ALUMINUM
95% CAST COAT GREY

**PROPOSED MULTIFAMILY
DEVELOPMENT**

2020, 72 AVENUE & 7185, 2026 STREET LANGLEY, BC

DRAWING TITLE

EXTERIOR ELEVATIONS - BUILDING 1

DRAWING TITLE

PROJECT: 2020

DATE: 15-12-2023

PROJECT: 2020

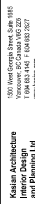
PROJECT: 2020

PROJECT: 2020

PROJECT: 2020

PROJECT: 2020





Kasian Architecture
Interior Design
and Planning Ltd.

行番号	項目名	項目コード	項目単位	項目数	項目名	項目コード	項目単位	項目数
</								

SEAL

PROPOSED MULTI-FAMILY DEVELOPMENT

20290, 72

EXTERIOR ELEVATIONS - BUILDING 2

DRAWING TITLE

PROJECT NO.	20290	PLOT DATE	13-12-2023	DRAWN BY	Author
		SCALE	As indicated	REVIEWED BY	Checker
DRAWING NO.	REVISION				

A-305



1.	SMOOTH FINISH MATCHES WHITE COLOR TO MATCH SURFACE PEPPER	
2.	SMOOTH FINISH HARDER SHIPAP SHINE COLOR TO MATCH SW 955 055 LEANT COGN	
3.	HARD-PANEL, SMOOTH COLOUR TO MATCH SW 955 055 LEANT COGN	
4.	BRICK - NATURAL MATERIAL COLOR, MIDWINTER BLACK	
5.	WIDE PANEL COLOUR, SW 4258 TRICORN BLACK	
6.	WOOD-TONE MUSIC, SIMLES WOOD-TONE MUSIC, DARK RED SW 7691	
7.	POWDER COAT ALUMINUM PAINTING COLOR, STEWARD COLOR, DARK LAST (TRANSPARENT)	
8.	CONCRETE FINISH	
9.		

1 BUILDING 2 COURTYARD SIDE





Kasian Architects
1000 West 10th Avenue
Vancouver, BC Canada V6J 1G5
Tel: 604.681.1000
Fax: 604.681.1001
www.kasian.ca

NO.	DESCRIPTION	DATE	BY
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262	AS-BUILT	2063.09.15	KL
263	FINAL	2063.11.15	KL
264	CONSTRUCTION	2064.01.15	KL
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308	FINAL		

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CONSULTANT

PROJECT GROUP

DATE

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PROPOSED MULTIFAMILY DEVELOPMENT

2020, 72 AVENUE & 7185, 2025 STREET, LANGLEY, BC

3D VIEWS

3D VIEWS

PROJECT NO.	2020-12-13 11:06:05 AM	DATE	2020-12-13 11:06:05 AM
SCALE	1:100	AUTHOR	AL
DATE	2020-12-13 11:06:05 AM	CHECKED	AL
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BLDG 2 - WEST VIEW (ENTRANCE SIDE)

NO.	DESCRIPTION	DATE	BY
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CONSULTANT

PROJECT GROUP

DATE

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PROJECT

PROPOSED MULTIFAMILY DEVELOPMENT

2000, 72 AVENUE & 7185 STREET, LANGLEY, BC

DRAWING TITLE

3D VIEWS

DRAWING FILE

PROJECT NO.	2020.07.13	DATE	2020.07.13
SCALE	1:100	AUTHOR	AL
DRAWN BY	AL	CHECKED	AL
DATE	2020.07.13	DATE	2020.07.13

352



72 AVENUE (BOTH BUILDINGS)



BLDG 1 - MAIN ENTRANCE



Kasian Architects and Planning Ltd

2000, 72 Avenue & 1185 Street, Langley, BC
 V3A 7K1
 Tel: 604.883.1027
 Fax: 604.883.1028
 www.kasian.ca

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PROJECT NO. 2020

DATE 2020

SCALE

PROJECT TITLE

3D VIEWS

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BLDG 1- NORTH EAST VIEW (CORNER)



**Asian Architecture
Interior Design**
1500 West Georgia Street, Suite 1815
Vancouver, BC Canada V6G 2Z8
TEL: 604-414-1143 FAX: 604-683-2627

[illegible]

RESULT STAMP

— **ET AL.**

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PROPOSED MULTI-FAMILY DEVELOPMENT

20290, 72 AVENUE & 7160 & 7185 202B Street, Langley, BC

READING TIME

3D VIEWS

02468G BNF

PROJECT NO. 202390	PLOT DATE 2023-12-13 11:06:10 AM	DATE 12-13-23	AUTHOR
	SHEET	REVISION	CHECKER
DRAWING NO.		355	



BLDG 1- NORTH VIEW (ENTRANCE SIDE)

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3	22SEP28	ISSUED FOR NEW BFE PLAN, IF @BAMAGSIN	FOR
2	21MAY09	NEW BFE PLAN	MM
1	21FEB22	NEW BFE PLAN	MM
	NO. DATE	REVISION DESCRIPTION	DR.

CLIENT: **AMSON GROUP**

PROJECT:

MULTI FAMILY DEVELOPMENT

2016-2017
TOWNSHIP OF LANGLEY

TO: 08-14-0231

ORANGE TITLE:

LANDSCAPE

PLD

U

DATE: 21.FEB.05 DRAWING NUMBER: 3.1001-31.00

SCALE: 1/16" = 1'-0"

ORANGE

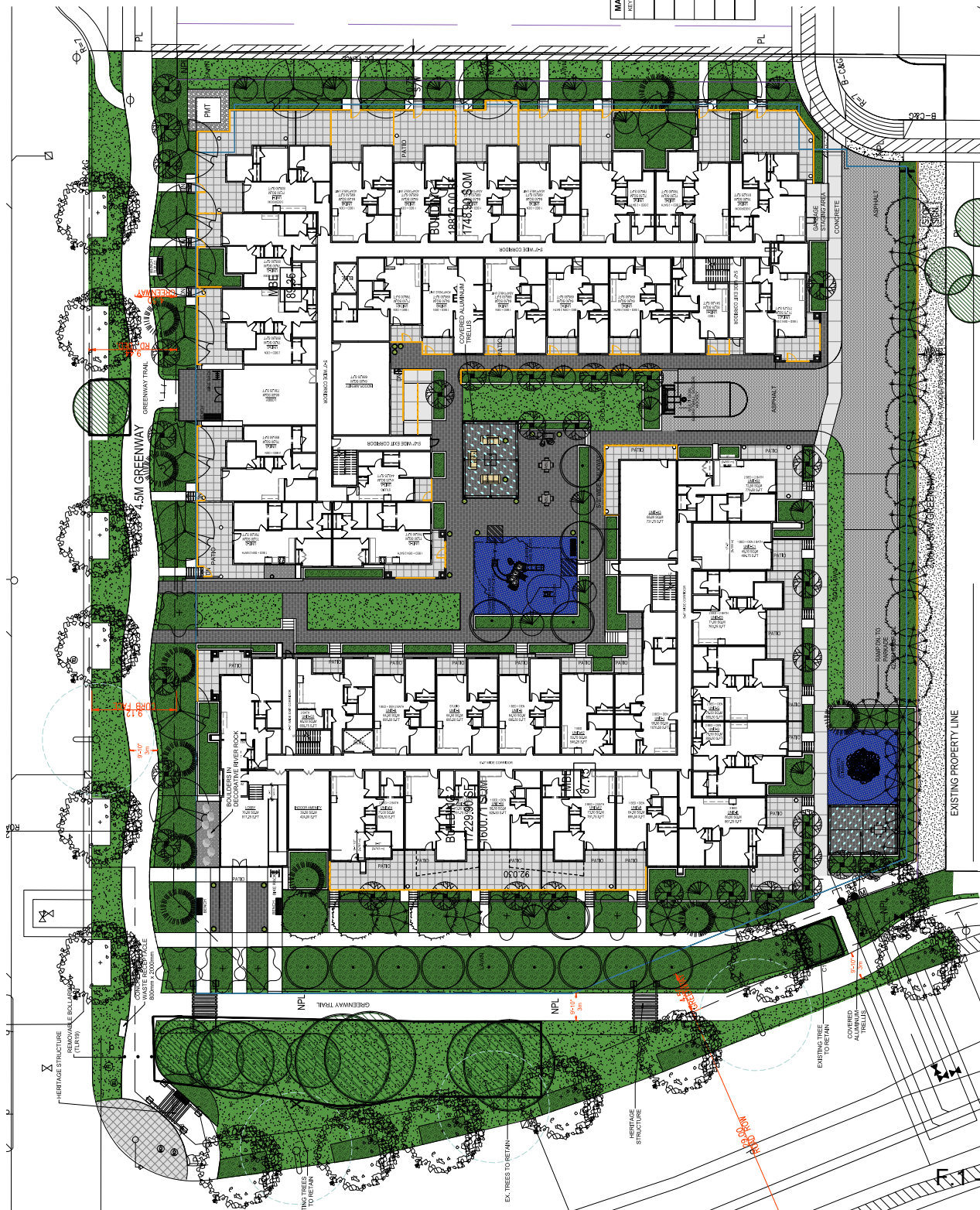
MM

DESIGN: MM

CHICKEN OF THE SEA

20-140
 TMG PROJECT NUMBER-

20140628



MATERIAL LEGEND	
KEY	SYMBOL DESCRIPTION
	ASPHALT
	SAWDUST/PRESSED SCALES
	SLAG
	RUNNING BOND, COLOUR NATURAL
	SAWDUST/BROWN PAVERS
	RUNNING BOND, COLOUR CHARCOAL
	FINISH, BEIGE MATT
	COLOUR NATURAL
	SOD LAWN
	MARATHON SURFACES POURED IN PLACE RUBBER

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 8th Creek Drive
Vancouver, BC V6M 2G6
P: 604.264.0011 F: 604.264.0022

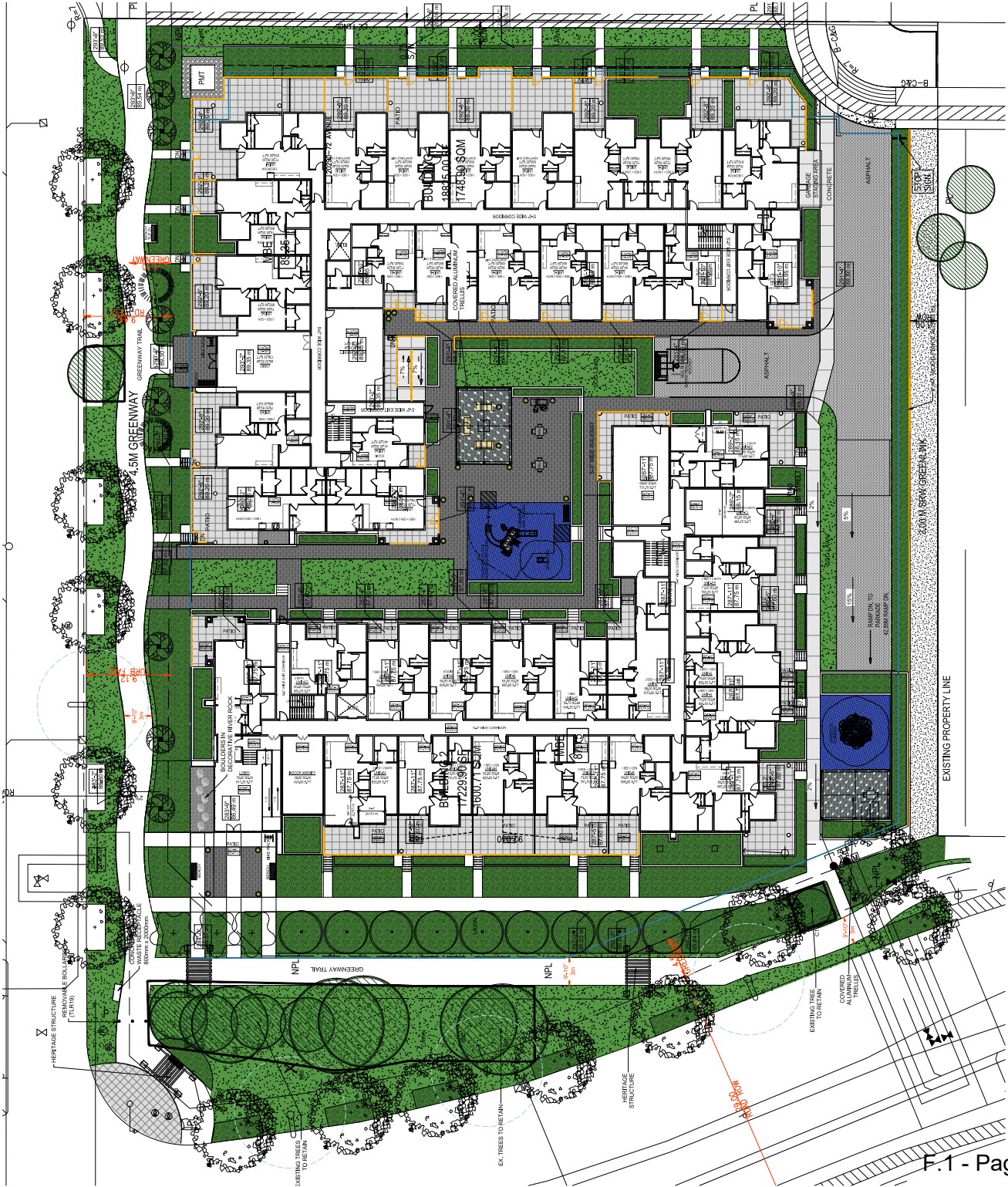
SEAL

DEIRIS NOTE:
REMOVE AND DEPOSE OF UNSUITABLE MATERIAL SUCH AS INVASIVE WEEDS AND THEN COVERING AS PER THE LANDSCAPE ARCHITECT'S RECOMMENDATION TO THE PUBLIC TYP.

TRAIL IDENTITY SIGN NOTE:
FOR ALL TRAIL IDENTITY SIGNS AS PER TLP 15 AND TLP 36. CONFIRM THE TRAIL IDENTITY SIGN ART FILE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF SERVICES START.

OFF SITE WALKWAY NOTE:
THE LOCATION OF OFF SITE WALKWAYS BENCHES SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE SITE FIELD REVIEWS WITH GREEN INFRASTRUCTURE SERVICES AND THE PARKS DEPARTMENT.

GREENWAY NOTES:
LANDSCAPE DRAWINGS AND CIVIL DRAWINGS SHALL BE COORDINATED.
THE LANDSCAPE ARCHITECT SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY CHANGES TO THE LANDSCAPE ARCHITECT'S DESIGN PRIOR TO THE START OF CONSTRUCTION.
THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE LAYOUT OF MATERIALS AND CONSTRUCTION OF MUNICIPAL GREENWAYS SHALL BE TO THE INFRASTRUCTURE SERVICES.



1.	21.03.21	REVISION	FOR THE LANDSCAPE ARCHITECT'S REVIEW	DR.
2.	21.03.21	REVISION	FOR THE LANDSCAPE ARCHITECT'S REVIEW	DR.
3.	21.03.21	REVISION	FOR THE LANDSCAPE ARCHITECT'S REVIEW	DR.
4.	21.03.21	REVISION	FOR THE LANDSCAPE ARCHITECT'S REVIEW	DR.
5.	21.03.21	REVISION	FOR THE LANDSCAPE ARCHITECT'S REVIEW	DR.
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9.	21.03.21	REVISION	FOR THE LANDSCAPE ARCHITECT'S REVIEW	DR.
10.	21.03.21	REVISION	FOR THE LANDSCAPE ARCHITECT'S REVIEW	DR.

CLIENT:
AMSON GROUP

PROJECT:

MULTI FAMILY DEVELOPMENT
2023 & 72ND
TOWNSHIP OF LANGLEY
TOL 08-14-0231

DRAWING TITLE:
OFF SITE LANDSCAPE PLAN

DATE: 21.03.21
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCT
OF 8

PMG PROJECT NUMBER: 20-140

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMDENDMENT
(WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (CENTRAL
GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (1030643 BC LTD.) BYLAW NO. 5969****EXPLANATORY NOTE**

Bylaw No. 5969 amends the Central Gordon Neighbourhood Plan for 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street by introducing a new 'Medium Density Apartment' designation. The amendments are required to facilitate the development of two (2) apartment buildings consisting of 260 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMDENDMENT
(WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800 AMENDMENT (CENTRAL
GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924
AMENDMENT (1030643 BC LTD.) BYLAW NO. 5969**

A Bylaw to amend Central Gordon Estate Neighbourhood Plan No. 5969

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC LTD.) Bylaw No. 5969.
2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 5335 as amended is further amended by:
 - a. Adding after the last bullet point of Section 3.4.1.9 Low Density Mixed Use (1.4 FSR) the following as a new section:

Section 3.4.1.9 Medium Density Apartment (1.5 FSR – 2.5 FSR)

This designation provides higher density residential units in both an apartment and mixed use format.

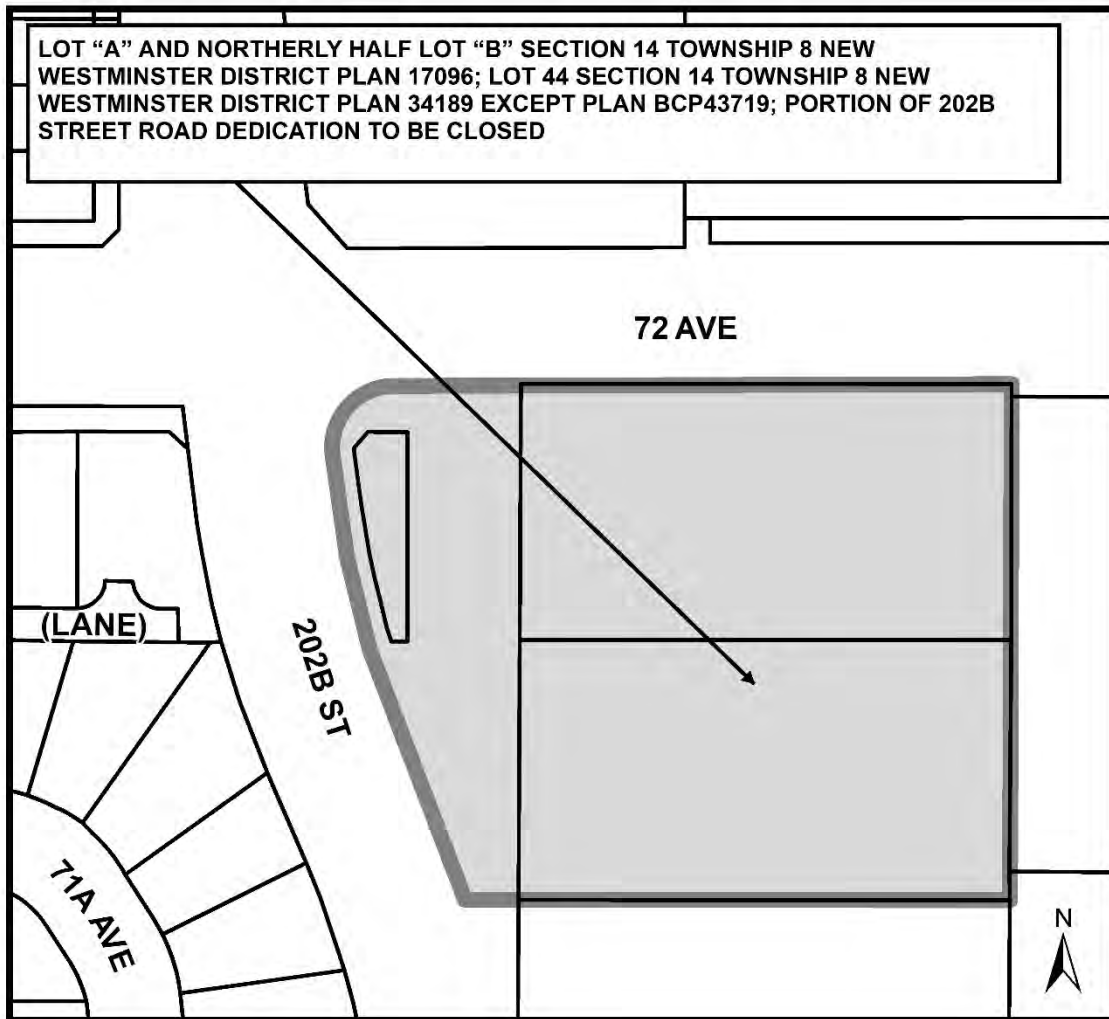
- Base Floor Space Ratio (FSR) of 1.5 which may be increased up to 2.5 on a site-specific basis.
- Six (6) storey maximum height.
- All buildings which contain residential units shall comply with the Low Density Apartment (1.4 FSR) policies above in Section 3.4.1.7
- All buildings which combine residential and commercial shall comply with the Low Density Mixed Use (1.4 FSR) policies above in Section 3.4.1.8

- b. Amending Map 1 to redesignated lands shown in Schedule “A” to Medium Density Apartment (1.5 – 2.5 FSR).

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5969



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1030643 BC LTD.) BYLAW NO. 5970

EXPLANATORY NOTE

Bylaw No. 5970 rezones 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-199 to accommodate the development of 260 apartment units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1030643 BC LTD.) BYLAW NO. 5970

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 (1030643 BC LTD.) Bylaw No. 5970”.
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-198” after the words “Comprehensive Development Zone CD-199”
 - b. Adding to Section 110.1 after the words “CD-198” the words “CD-199 – 0.1 ha”
 - c. Adding after Section 1098 “Comprehensive Development Zone CD-198” the following as Section 1099 “Comprehensive Development Zone CD-199”

1099 **COMPREHENSIVE DEVELOPMENT ZONE CD-199**

Uses Permitted

- 1099.1 In the CD-199 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*

Density

- 1099.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-199 shall not exceed 2.5 FSR.

Lot Coverage

- 1099.3 *Buildings and structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

- 1099.4 Siting of *buildings and structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1099.5 The *height* of *buildings and structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1099.6 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1099.7 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

1099.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1099.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1099.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

Lot "A" and Northerly Half Lot "B" Section 14 Township 8 New Westminster District Plan 17096

Lot 44 Section 14 Township 8 New Westminster District Plan 34189 Except Plan BCP43719

Portion of 202 Street Road Dedication to be closed

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-199.

READ A FIRST TIME the	day of	, 2024.
READ A SECOND TIME the	day of	, 2024.
PUBLIC HEARING HELD the	day of	, 2024.
READ A THIRD TIME the	day of	, 2024.
ADOPTED the	day of	, 2024.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5970

