THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101344

This Permit is issued this 15th day of December, 2025 to:

1. NAME: 1345477 BC Ltd.

   ADDRESS: 120 – 21900 Westminster Highway
   Richmond, BC V6V 0A8

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lots 1 & 2 Section 22 Township 8 New Westminster District Plan 75404

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

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

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

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

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

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

   This permit is not a building permit.

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

   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.

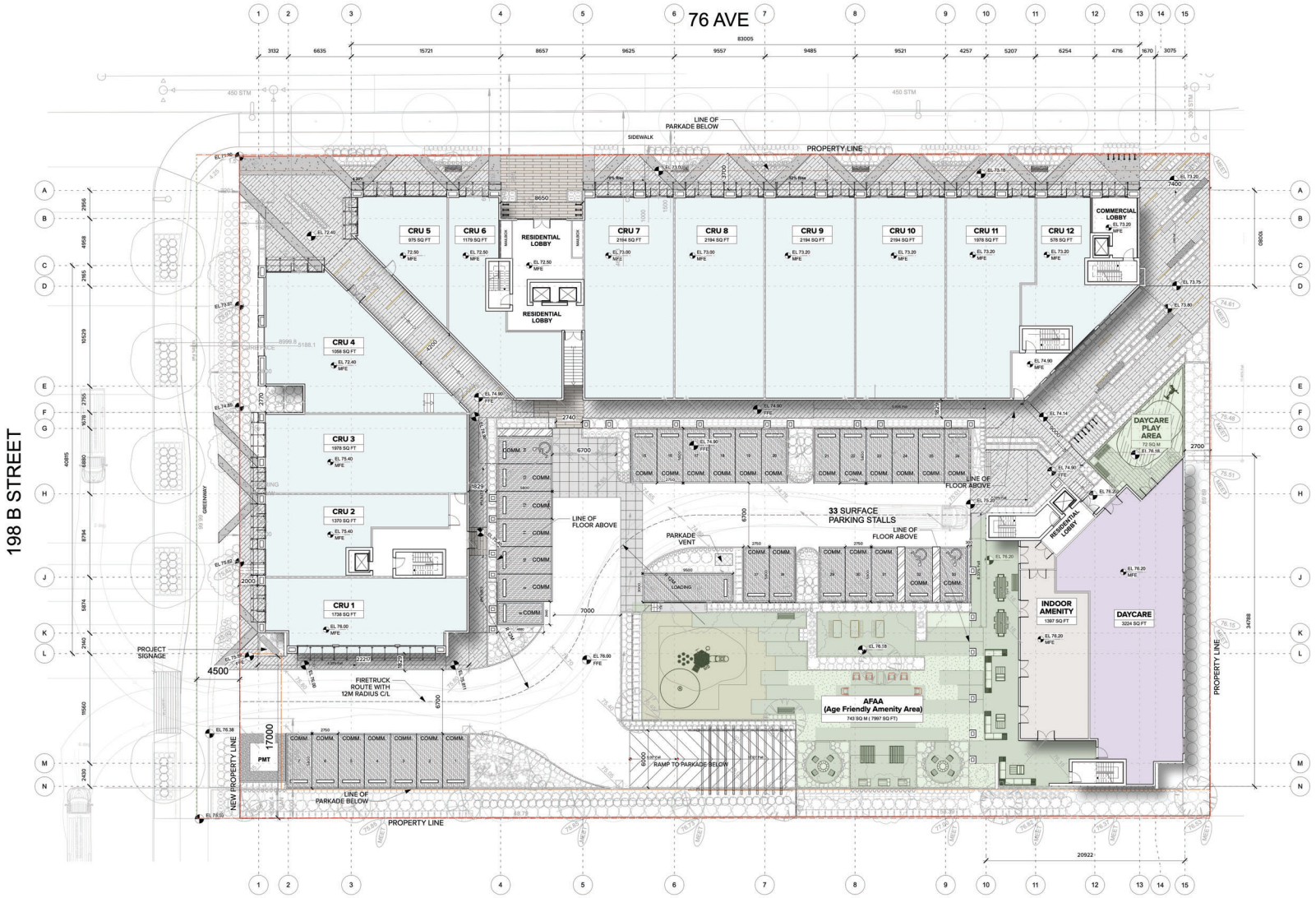
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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 15TH DAY OF DECEMBER, 2025.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings



SPACE LEGEND

- COMMERCIAL RETAIL UNITS
- DAYCARE
- INDOOR AMENITY

SCHEDULE A

ARCHITECTURE **PANEL** INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
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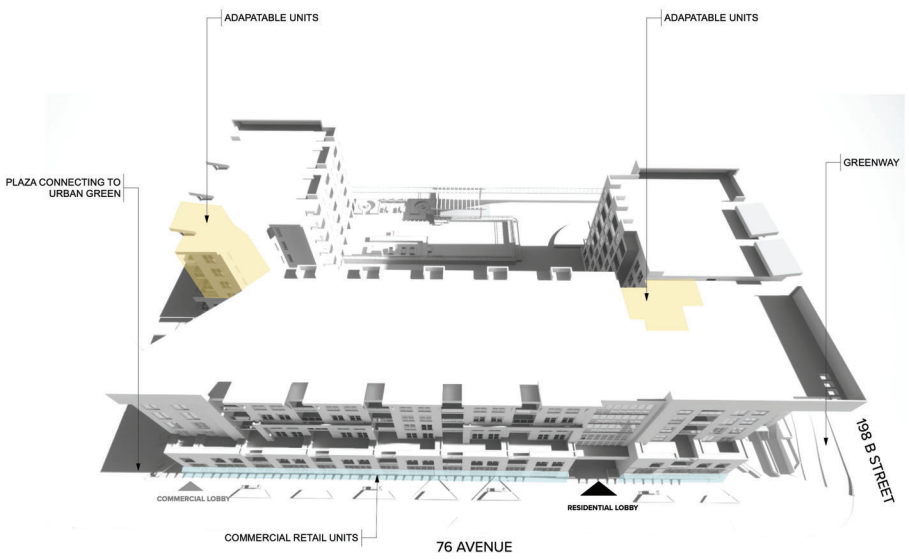
Sheet Title
SITE PLAN

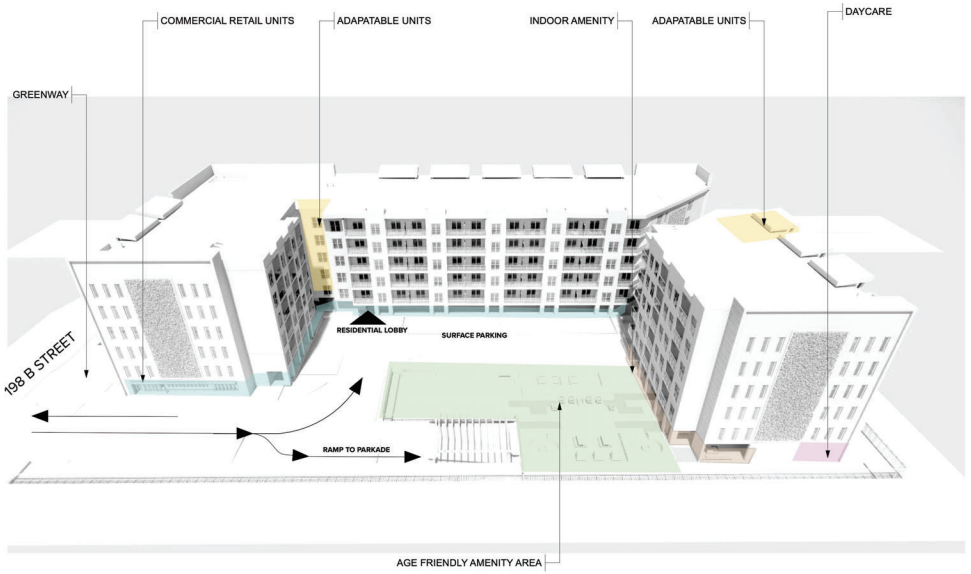
Total Sheets	Sheet No.	Contractors	Consultants
35	A2.01		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
SD/BF	RD	TOWNSHIP OF LANGLEY	
Reviewed By	**Status**		
RD	DP Application		

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

N

5 10 15 M





DESIGN RATIONALE

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

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

This developments tries to follow the principles of the Apartment - Mixed Use Plan with the following points for consideration.
- The buildings are 6 story high and are sited towards the streets.
- The development achieves 2.45 FSR
- Apart from some surface parking for commercial uses sited at the back of the development.residential parking is provided in 2 levels of underground parking.
- As per the Latimer Neighbourhood Plan, the retail units are on Level 1 with great exposure from the streets to the North and West.
- Level 2 consists of residential units, directly over the retail units, with 'eyes on the street'.
- Residential units have access through lobbies for each building with residential parking provided in 2 levels of underground parking.
- Level 3 to Level 6 is set Back 5m to decrease the tunnel effect on the streets and also to look more aesthetically pleasing from the street. This provides great patio areas
- The overall theme of this development is contemporary with a nod to warm traditional elements like wood tones and bricks. This is in keeping with the other developments proposed in the area.



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Sheet Title
DESIGN RATIONALE

Total Sheets **35**	Sheet No. **A0.05**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **SD/BF**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents
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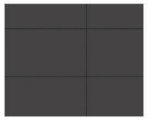
Scale



1 SOUTH ELEVATION
Scale: 1:200



2 NORTH ELEVATION
Scale: 1:200



17. ACM
- DARK GRAY



5. ENDICOTT FACE BRICK
DARK GREY



2. HARDIE VERTICAL SIDING
GRAY SLATE

1. HARDIE VERTICAL SIDING
ARCTIC WHITE



15. ACM PANEL - YELLOW



4. DARK CHERRY
WOOD GRAIN LONGBOARD



3. PRIMED FACIA - CHARCOAL



6. ARCHITEK GREEN WALL SYSTEM

EXTERIOR FINISHES LEGEND

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

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Sheet Title
ELEVATIONS1

Total Sheets **35**	Sheet No. **A4.01**	Contractors	Consultants **Architecture Panel Inc.**
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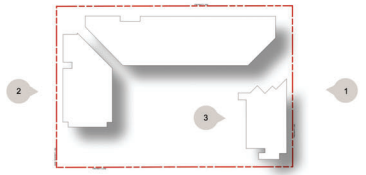
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Scale
0 5 10 15 M



1 EAST ELEVATION

Scale: 1:200



EXTERIOR FINISHES LEGEND

1 HARDIE VERTICAL SIDING - ARCTIC WHITE
2 HARDIE VERTICAL SIDING - GRAY SLATE
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16 THERMAL BROKEN CURTAIN WALL SYSTEM - CHARCOAL
17 ACM PANEL - DARK GRAY



2 WEST ELEVATION (198B ST)

Scale: 1:200



3 WEST ELEVATION - BUILDING B

Scale: 1:200

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Sheet Title
ELEVATIONS2

Total Sheets **35**	Sheet No. **A4.02**	Contractors	Consultants **Architecture Panel Inc.**
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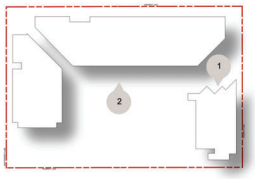
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Scale
0 5 10 15 M



1 NORTH ELEVATION - BUILDING B

Scale: 1:200



EXTERIOR FINISHES LEGEND

1 HARDIE VERTICAL SIDING - ARCTIC WHITE
2 HARDIE VERTICAL SIDING - GRAY SLATE
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17 ACM PANEL - DARK GRAY



2 SOUTH ELEVATION - BUILDING A

Scale: 1:200

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Sheet Title
ELEVATIONS3

Total Sheets **35**	Sheet No. **A4.03**	Contractors	Consultants **Architecture Panel Inc.**
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Scale
0 5 10 15 M



1 VIEW FROM NW
Scale: NTS



2 VIEW FROM NORTH EAST
Scale: NTS



4 VIEW FROM NE
Scale: NTS



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

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Sheet Title
PERSPECTIVE VIEWS

Total Sheets **35**	Sheet No. **A6.01**	Contractors	Consultants **Architecture Panel Inc.**
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Scale



1 VIEW OF RESIDENTIAL ENTRY AT NORTH
Scale: NTS



2 VIEW OF GREENWAY LOOKING NORTH
Scale: NTS



4 VIEW OF AGE FRIENDLY AMENITY AREA (AFAA)
Scale: NTS



5 PLAZA AT THE NORTH EAST CORNER
Scale: NTS

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Sheet Title
PERSPECTIVE VIEWS

Total Sheets **35**	Sheet No. **A6.02**	Contractors	Consultants **Architecture Panel Inc.**
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C	2023-07-05	DP Resubmission

Scale



1 VIEW OF FROM NORTH WEST
Scale: NTS



4 VIEW OF CRU AND PLAZA
Scale: NTS

VIRTUAL PERPECTIVE VIEWS

360°

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

360°

View from NE corner

360°

View from NW plaza

360°

View from SW site entry

360°

View around amenity

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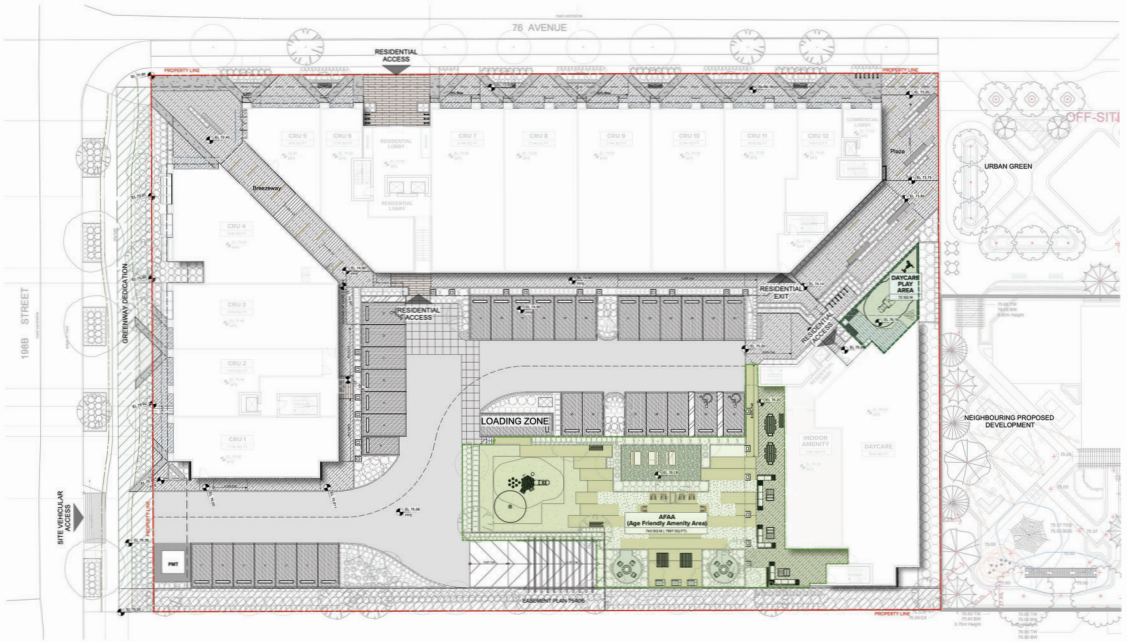
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Total Sheets **35**	Sheet No. **A6.03**	Contractors	Consultants **Architecture Panel Inc.**
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N

Scale



1 KEY PLAN
Scale: 1:300







2 SOME PROPOSED SHRUBS
NTS



3 SOME PROPOSED TREES
NTS

DESIGN RATIONALE AND SUMMARY

This mixed use project is located in the Latimer Plan of the Township of Langley at the intersection of 198B Street and 76 Ave with a 4.5 m greenway dedication on the west side of the site. Small transverse intermittent connections between the greenway and the CRU units in the building facing West are used as a tool to access the CRU's along the falling grades.

The plant selection used in the greenway consisted of a variety of vibrant shrubs and ornamental grasses such as Liriope-muscari, Eechnicea, and Hemerocallis, along with the Liquidamber and Acer Palmatum trees that add character to the site. The proposed planting that follows the site grade provides an interesting walking opportunity along the greenway.

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

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

The project also provides multiple outdoor experiences for residents to enjoy, which includes seats around the fire-pits and a community garden with raised planters. These amenity spaces, along with the daycare play area are surrounded by shrubbery and trees that provide a pleasant ambience. Both the community garden and fir-pit spaces are separated from the parking lot and defined by dense shrubbery for a more quiet atmosphere.
In addition, there are other outdoor spaces proposed for more active uses, which includes the children playground with an adjacent outdoor seating and dining area, provides a great opportunity for family outdoor activities and a socializing space.

GENERAL NOTES

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

The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. 'Substitutions' must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected.Allow a minimum of five working days prior to delivery for request to substitute.Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery.All plant material must conform to the latest edition of the 'BC Landscape STandard'.Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the BCLNA/BCSLA standards.
Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground'areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium.Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproducive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.
and
All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

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Sheet Title
KEY PLAN

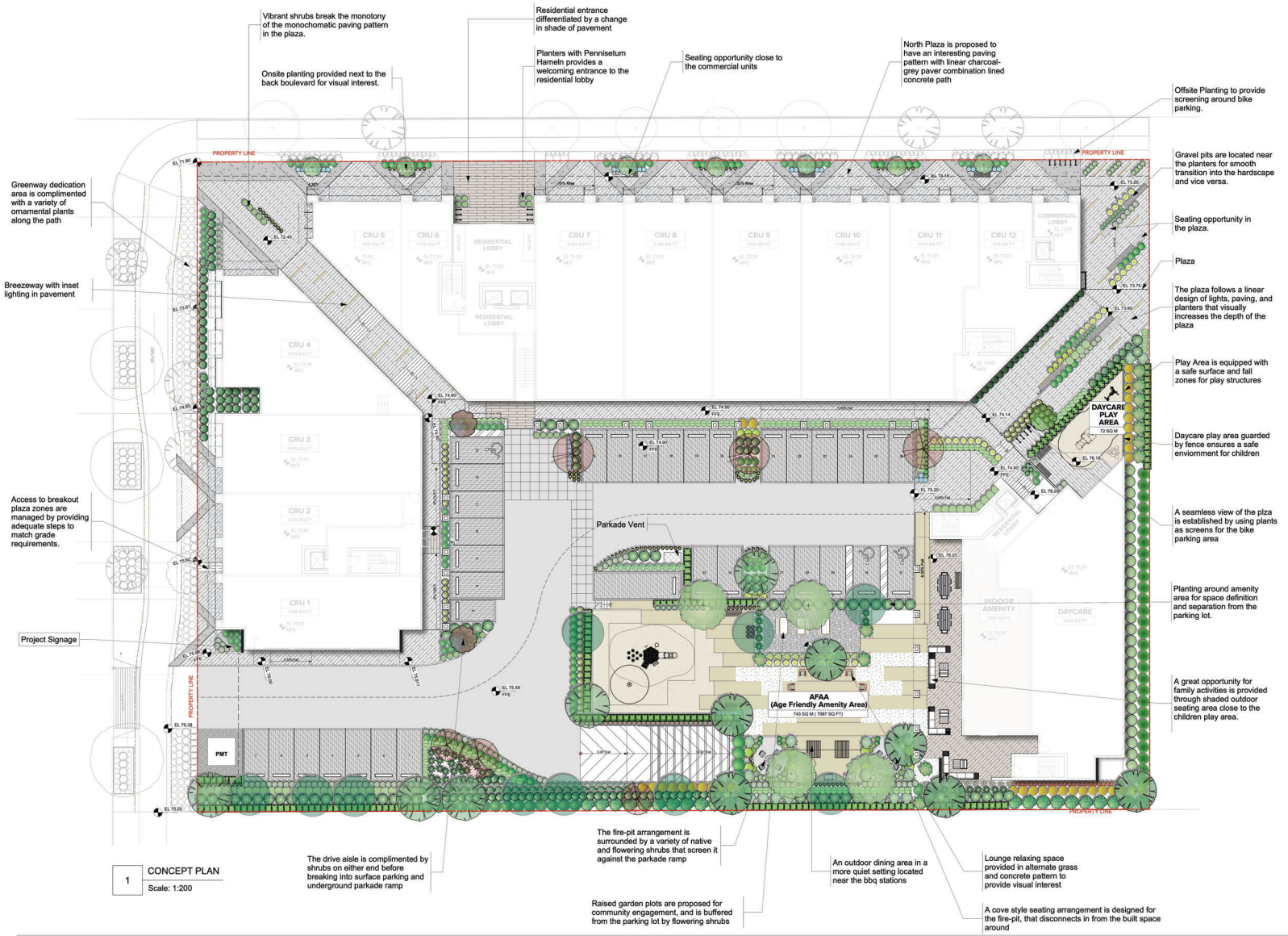
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SCHEDULE B

N

Scale: 5 10 15 M



1 CONCEPT PLAN
Scale: 1:200



2 VIEWS OF PLAZA CONNECTING TO URBAN GREEN ON NE CORNER
Scale: NTS





3 VIEWS OF AGE FRIENDLY AMENITY AREA
Scale: NTS

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Project
7588 198B ST,19886 76 AVE LANGLEY BC

Owner
VICTORIA WANG / 7588 198B INVESTMENT LTD.

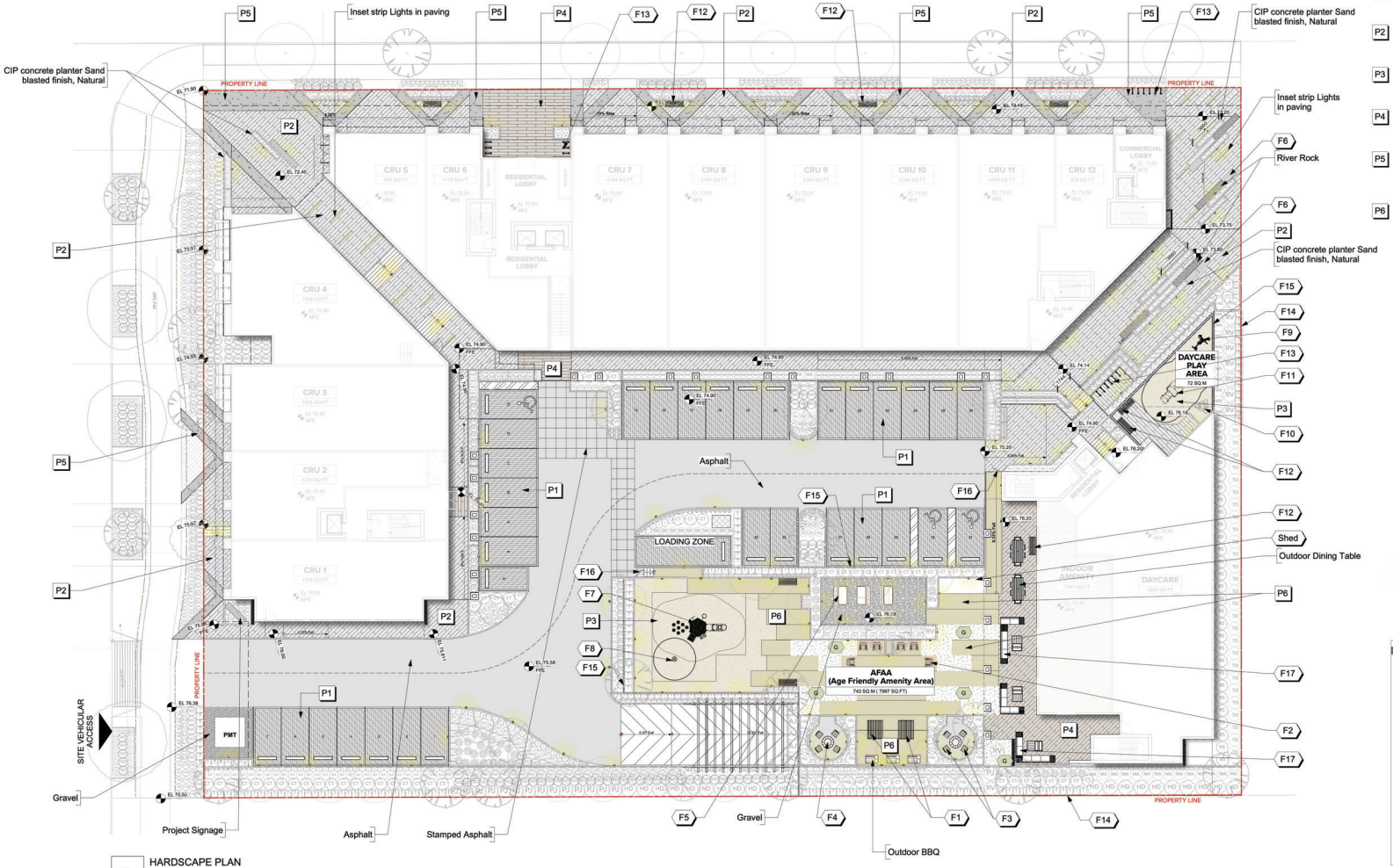
Sheet Title
CONCEPT PLAN

Total Sheets: **10**	Sheet No.: **L02**	Contractors	Consultants: **Architecture Panel Inc.**
Drawn By: **SD/BB**	Checked By: **RD**	AHJ: **TOWNSHIP OF LANGLEY**	Documents
Reviewed By: **RD**	Status: **DP Application**		

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

N

Scale
0 5 10 15 M



1 HARDSCAPE PLAN
Scale: 1:200

Hardscape Legend

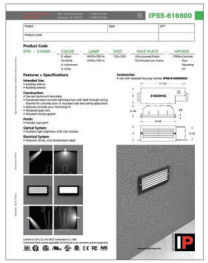
P1	Classic standard pavers Color: Natural with charcoal border (See L07/6)
P2	Belgard Moduline series plank Color: Charcoal and Grey blended pattern (See L07/5)
P3	Fall Zone Spec. Wood Chip Surfacing Light Cedar
P4	Belgard Moduline series plank paver Color: Victorian (See L07/5)
P5	CIP Concrete with Saw Cut Joints Color: Charcoal colour Hardener by CCI (See L07/7)
P6	CIP Concrete Saw Cut Joints Color: Buffalo Color hardener by CCI- Concreation Canada Inc. (See L07/7)

Furnishing Legend

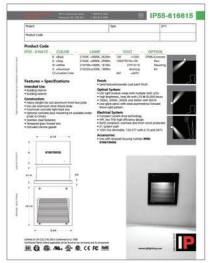
F1	Equiparc Picnic Table (See L06/1)
F2	Wishbone Lounge Chair (See L06/2)
F3	Equiparc Chair (See L06/3)
F4	Montigo Firepit (See L07/8)
F5	Wishbone Raised Planter (See L6/4)
F6	Wishbone Bench (See L06/5)
F7	Green Roots Play Equipment (See L06/7)
F8	Play structure Berliner Eddie .01 (See L05/8)
F9	Kompan Greenhouse Kids Play equipment (See L05/9)
F10	Sand Desk with Seats (See L06/10)
F11	Kompan Play Tower (See L06/11)
F12	Equiparc Bench (See L06/6)
F13	Bicycle Rack (See L07/2)
F14	Cedar Fence (See L07/9)
F15	AMERISTAR 4' Fence. (See L07/4)
F16	Ameristar 4' Gate (See L07/10)
F17	Outdoor furniture by Cabana Coast (See L07/3)

Lighting Legend





2 Step Light
Scale: NTS



3 Wall Mounted Light
Scale: NTS

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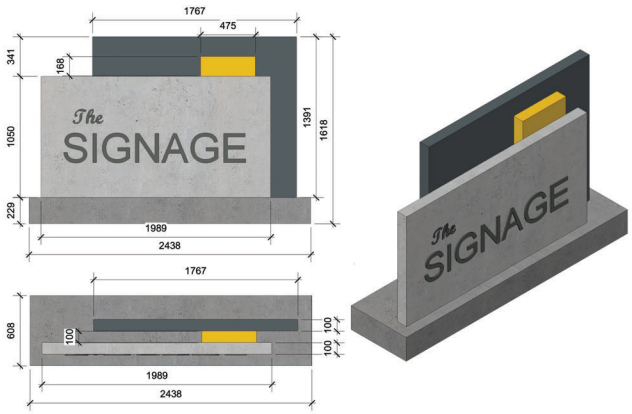
Sheet Title
HARDSCAPE PLAN

Total Sheets **10**	Sheet No. **L04**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **SD/BB**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents
Reviewed By **RD**	Status **DP Application**		

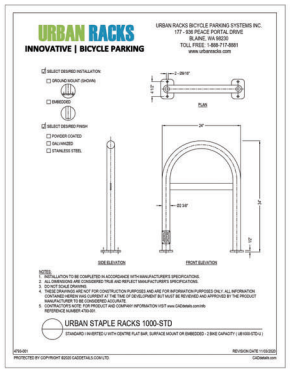
No	Date	Issue Notes
A	2022-06-09	DP Submission
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C	2023-08-15	DP Resubmission

N

Scale
0 5 10 15 M



1 Project Signage Design
Scale: NTS



2 Bicycle Rack (F13)
Scale: NTS



Item Number: 60042| Material: Cast Aluminum
Weight: 158 lbs
Dimensions: 86.5"W x 34"D x 34"H
AH: 26" SW: 78" SDw/C: 23" SHw/C: 18" SD: 29" SH: 11"
Frame Finish: Black
Fabric Color: Home Sand



Item Number: 60040| Material: Cast Aluminum
Weight: 70 lbs
Dimensions: 34.5"W x 34"D x 34"H
AH: 26" SW: 26" SDw/C: 23" SHw/C: 18" SD: 29" SH: 11"
Frame Finish: Black
Fabric Color: Home Sand



Item Number: 62000-44| Material: Cast Aluminum
Frame Finishes: Black
Weight: 24 lbs
Dimensions: 44"L x 23"W x 17"H



Monaco 84" x 42" Rectangular Dining Table | Material: Cast Aluminum
Frame Finishes: Black
Dimensions: 84"L x 42"W x 30"H

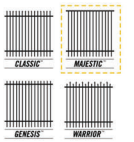
3 Example of Outdoor Furniture By Cabana Coast (F17)
Scale: NTS

AEGIS PLUS® | 2-RAIL PANELS | 6' PANEL LENGTH

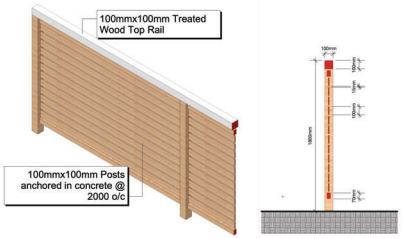
STANDARD BOTTOM | 6' PANEL LENGTH *(73.25" actual width)* | 15 PICKETS PER PANEL | ASSEMBLY REQUIRED

PANEL	ITEM NUMBER	WEIGHT	STOCKING
3'	1 @20346	43 lbs	⦸
3.5'	1 @20406	47 lbs	⦸
4'	1 @20466	50 lbs	⦸
5'	1 @20586	57 lbs	⦸
6'	1 @20706	64 lbs	⦸

☒ = *FENCE STYLES AVAILABLE* | C = Classic M = Majestic G = Genesis W = Warrior
⊗ = *COLOR OPTIONS AVAILABLE* | B = Black N = Bronze W = White S = Sand
⦸ = *NON-STOCKED PRODUCT*
For details, see Ameristar's Sales Policy in the catalog guide.



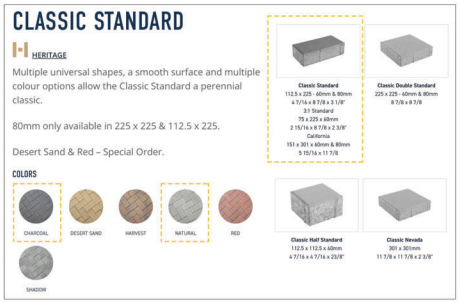
4 AMERISTAR Fence 4' (F15)
Scale: NTS



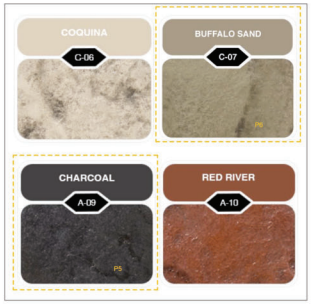
9 6' High Cedar Fence Detail (F14)
Scale: NTS



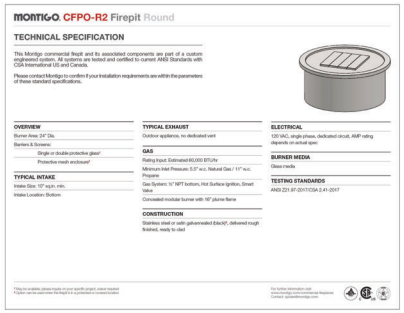
5 Belgard Moduline Series Planks (P2) & (P4)
Scale: NTS



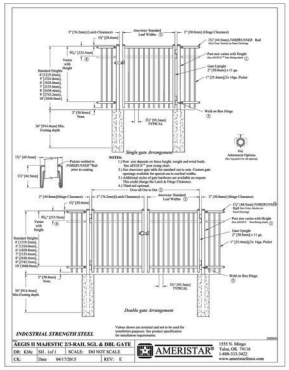
6 Classic Standaard Pavers (P1)
Scale: NTS



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



8 Montigo Firepit (F4)
Scale: NTS



10 Ameristar Gate (F16)
Scale: NTS

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Sheet Title
DETAILS-2

Total Sheets	Sheet No.	Contractors	Consultants
10	**L07**		**Architecture Panel Inc.**
Drawn By	Checked By	AHJ	Documents
SD/BB	**RD**	**TOWNSHIP OF LANGLEY**	
Reviewed By	Status		
RD	**DP Application**		

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Scale