



REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 23, 2024 - REGULAR MEETING	REPORT:	24-192
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-14-0237
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100286 AND DEVELOPMENT PERMIT APPLICATION NO. 101391 (LANGLEY PROPERTIES / 20615, 20643 AND 20663 – 67 AVENUE; 20636, 20657, 20658, 20685, 20714 AND 20738 – 68 AVENUE)		

PROPOSAL:

Application to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone approximately 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6055 and 6056 subject to 17 development prerequisites being satisfied prior to final reading of Bylaw No. 6056 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 Northeast 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 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Properties) Bylaw No. 6056 rezoning 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zone CD-206 and CD-207 to facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedication along 206 Street (including amenity feature), 207 Street (including enhanced sidewalks), 67 Avenue (including greenway), 68 Avenue (including enhanced sidewalk)

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- and roundabouts at the intersections of 68 Avenue and 206 Street and at 68 Avenue 207 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Northeast Gordon Estate Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the north side of 67 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
 4. Completion of a road closure bylaw for the portion of 67 Avenue cul-de-sac bulb between 206 Street and 207 Street.
 5. Registration of a statutory right-of-way over the portion of the 67 Avenue cul-de-sac bulb that is subject to a road closure bylaw until such time as 67 Avenue and associated greenway are constructed to the full standard.
 6. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
 7. Consolidation of the lands to facilitate the townhouse and apartment properties, including completion of a lot line adjustment between 20738 and 20750 – 68 Avenue to facilitate the full future Blue Link.
 8. Design and construction of the west half of the Blue Link on proposed Lot 6 including interim pedestrian route via statutory right-of-way to connect the Blue Link to 207 Street.
 9. Registration of a statutory right-of-way on proposed Lot 6 for the purpose of accommodating the Blue Link.
 10. 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).
 11. Registration of restrictive covenants acceptable to the Township:
 - a. restricting development of the townhouse portion of the site until a Development Permit is issued
 - b. prohibiting access to 206 Street
 - c. prohibiting clearing of the proposed townhouse lot (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection)
 - d. identifying the units (5% of townhouse units and 10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - e. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
 - f. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
 12. Registration of statutory rights-of-ways for the purpose of a public pedestrian corridor over the townhouse portion of the site and proposed Lot 5 connecting 206 Street to 207 Street.
 13. Registration of a cross access easement between the townhouse site and proposed Lot 5 for the purpose of providing joint access to 68 Avenue.
 14. Dedication and construction of a 0.25 ac Urban Green between 67 and 68 Avenue.
 15. Finalization of the architectural and landscape plans.

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16. Compliance with the Community Amenity Contributions Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
17. 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 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055 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. 6056 authorize issuance of Development Permit No. 101391 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscape plans included in Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
- 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. Landscaping and boulevard treatment to be secured by letter of credit at the building permit stage.
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- f. 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. 6055 and 6056.

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EXECUTIVE SUMMARY:

Langley Properties has applied on behalf of the owners to amend the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan and rezone approximately 4.64 ha (11.47 ac) of land located at 20615, 20643 and 20663 – 67 Avenue and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of 509 apartments (in five 6-storey mixed use buildings and one 4-storey residential building), 99 townhouses and 929 m² (10,000 ft²) of commercial space. A Development Permit (Attachment A) for the apartments and mixed-use buildings is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development. A delegated Development Permit for form and character for the proposed townhouses is being processed concurrently and will be considered by the delegated official should Council elect to advance the application.

The site is currently designated Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) in the Northeast Gordon Estate Neighbourhood Plan. Within the Willoughby Community Plan the site is designated Residential, Multi Family and Neighbourhood Commercial.

To accommodate the proposed development, the applicant has applied to amend the Willoughby Community Plan by redesignating the westerly portion of the site along 206 Street from Residential to Multi Family to be consistent with the provisions of the Northeast Gordon Estate Neighbourhood Plan. The applicant has further applied to amend the Northeast Gordon Estate Neighbourhood Plan to increase the permitted density on proposed Lots 4, 5 and 6 and permit a maximum height of 6-storeys in the Medium Density Apartment (1.9 FSR) land use designation. Additionally, the application proposes to rezone the site to Comprehensive Development Zones CD-206 and CD-207.

As the proposed development generally supports objectives in the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan including locating higher densities around commercial nodes, staff recommend that Council consider the community and neighbourhood plan amendments and rezoning request, subject to the completion of 17 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6055 and Rezoning Bylaw No. 6056.

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REFERENCE:

Agent:	Langley Properties 201, 27617 Fraser Highway Abbotsford BC V4X 1M3
Owner:	1320581 / 412903 / 412906 BC Ltd. J Reimer Investments Ltd. Cara and Peter Reimer Reimer Pacific Holdings Ltd. 201, 27617 Fraser Highway Abbotsford BC V4X 1M3
Legal Description:	Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913 Lot 81 Except Firstly: Plan 63808 and Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953 Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543 Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306
Location:	20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue
Area:	4.64 ha (11.47 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zones CD-206 and CD-207
Willoughby Community Plan (existing):	Multi Family, Neighbourhood Commercial and Residential
Willoughby Community Plan (proposed):	Multi Family and Neighbourhood Commercial
Northeast Gordon Estate Neighbourhood Plan (existing):	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)

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**Northeast Gordon Estate
 Neighbourhood Plan
 (proposed):**

Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family and Residential in the Willoughby Community Plan (Attachment B) and designated Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) in the Northeast Gordon Estate Neighbourhood Plan (Attachment B).

DISCUSSION/ANALYSIS:

- Langley Properties has applied to amend the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan and rezone the site to Comprehensive Development Zones CD-206 and CD-207.
- The proposal will facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of ground-floor commercial space.
- The proposal includes provision of a neighbourhood commercial centre, greenways and enhanced sidewalks, completion of the north half of 67 Avenue, widening of 68 Avenue, extension of 207 Street, completion of 206 Street fronting the site, Blue Link, accommodation of an amenity feature and a portion of Urban Green.

Adjacent Uses:

	Existing Use	Northeast / Southwest Gordon Neighbourhood Plan Designation	Existing Zoning
North:	68 Avenue and residential properties designated Institutional, Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)	Institutional, Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR)	Comprehensive Development Zone CD-160 and Suburban Residential Zone SR-2
South:	67 Avenue and residential properties (as well as a stormwater detention facility) some of which are currently under application (ToL Project No. 08-14-0166)	Single Family Mixed Residential (10 UPA), Townhouse (22 UPA) and Townhouse Live Work (22 UPA)	Residential Compact Lot Zone R-CL(A) and Suburban Residential Zone SR-2
East:	Residential properties, some of which are currently under application (ToL Project No. 08-14-0166)	Townhouse (22 UPA) and Townhouse Live Work (22 UPA)	Suburban Residential Zone SR-2
West:	206 Street, beyond which are single family residential properties	Single Family (6 UPA)	Residential Zone R-1A

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Willoughby Community Plan Amendment:

- The westerly portion of the site fronting 206 Street is currently designated Residential in the Willoughby Community Plan. Section 3.1.7 of the Willoughby Community Plan indicates a permitted density of 15 UPH (6 UPA) for lands designated Residential.
- The proposed amendment to the Willoughby Community Plan to designate this portion of the site as Multi Family is consistent with the land use designation and associated density (10 UPA) permitted in the Northeast Gordon Estate Neighbourhood Plan.
- Staff do not object to the proposed amendment as it brings the Community Plan in alignment with the Neighbourhood Plan.

Northeast Gordon Estate Neighbourhood Plan Amendments:

- The subject site consists of the following land use designations in the Northeast Gordon Estate Neighbourhood Plan: Single Family Mixed Residential (10 UPA), Townhouse (22 UPA), Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR). The subject site includes two Significant Tree Areas.
- The Northeast Gordon Estate Neighbourhood Plan further indicates permitted densities of 40 – 80 UPA in the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) land use designations as well as a maximum height of 4-storeys in the Medium Density Apartment (1.9 FSR).
- Consistent with the intent of Bylaw No. 5887 (Willoughby Omnibus Bylaw) which received final reading on June 26, 2023 and proposed that “all apartment densities be calculated as FSR,” staff recommend removing the “40 – 80 UPA” provision from the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) designations and calculating the density only on an FSR basis as part of the amendments to the Northeast Gordon Estate Neighbourhood Plan.
- The proponent has applied to amend the Medium Density Apartment (1.9 FSR) and Medium Density Mixed Use (1.9 FSR) designations on a site-specific basis to permit up to 2.02 FSR, as well as permitting heights up to 6-storeys in the Medium Density Apartment (1.9 FSR) land use designation noting a maximum height of 6-storeys is already permitted in the Medium Density Mixed Use (1.9 FSR) designation.
- The application proposes 73.34 UPA based on a gross developable area of 6.94 ac for the apartment / mixed use portion of the site.
- Section 3.1 of the Northeast Gordon Estate Neighbourhood Plan indicates that a plan objective is “Design higher density development around commercial nodes and near major roads.”
- Section 4.1 of the Northeast Gordon Estate Neighbourhood Plan further states that “The highest density residential units are located in clusters around two walkable mixed use commercial centres located at the intersections of 72 Avenue and 208 Street and 68 Avenue and 207 Street. The 68 Avenue node is intended to provide a highly urbanized node...”
- Staff do not object to the proposed amendments to the Northeast Gordon Estate Neighbourhood Plan given the location of the commercial node, objectives of the Plan and the construction and improvements to the local road network, including full dedication of 207 Street.

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Zoning Amendment:

- Bylaw No. 6056 proposes to rezone the site to new Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.
- Proposed Comprehensive Development Zone CD-206 permits apartments with a density of up to 2.02 FSR and maximum height of 6-storeys as well as ground-floor commercial areas that align with the specified overall commercial space requirements of the Northeast Gordon Estate Neighbourhood Plan.
- Proposed Comprehensive Development Zone CD-207 permits townhouses with a density of up to 22 UPA and a 3-storey height limit.
- The project complies with the provisions of the site's proposed Comprehensive Development Zones CD-206 and CD-207 zoning in terms of siting, site coverage, height, use and density.
- Securing items specified in the Northeast Gordon Estate Neighbourhood Plan (Blue Link, Urban Green, greenways, enhanced sidewalks) have been included as development prerequisites of Rezoning Bylaw No. 6056. Funds for the Amenity Feature identified at 68 Avenue and 207 Street is included in the Willoughby Greenway Amenity Policy.
- On April 29, 2024, Council adopted Bylaw No. 5994 which requires new apartment developments with ten or more residential units to include a minimum 15% of the units as at least two-bedrooms and a minimum of 10% of the units as at least three-bedrooms, as well as an average project unit size of no less than 725 ft² (67.36 m²). As the subject application was submitted prior to April 29, 2024 it is granted an eighteen month grace period, meaning the rezoning bylaw must receive final reading by October 29, 2025 in order to be exempt from the requirements of Bylaw No. 5994.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan.
- Development Permit No. 101391, attached to this report, includes conceptual renderings, site plans, building elevations and tree and landscaping plans for the apartment and mixed-use portion of the site.
- The subject site slopes from the north to the south and includes a mixed use neighbourhood commercial node that requires design considerations with respect to grading and architectural integration within the neighbourhood at time of finalization of the Development Permit. A condition of final reading is finalization of the architectural and landscape plans.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 UPA to a delegated staff official.
- As the proposed townhouse portion of the development is less than 25 UPA (19.34 UPA proposed), the associated Development Permit application is being processed concurrently for consideration by a delegated staff official.

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Community Amenity Contributions:

- The Community Amenity Contribution (CAC) Policy applies to the subject application and specifies target contribution amounts based on unit types.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional \$25 / ft² target contribution for apartment uses (6-storeys or less) is applicable, in addition to the base contribution.
- The proposed plan amendment results in an additional 25,406.06 ft² of floor space provided in the Northeast Gordon Estate Neighbourhood Plan. Based on current target rates, this results in a total contribution of \$7,659,751.50 as outlined below:

	Unit Count	Rate per unit	Total
Townhouses	99	\$14,400	\$1,425,600
Low Rise Apartments (6-storeys or less)	509	\$11,000	\$5,599,000
ft ² exceeding Northeast Gordon Estate Neighbourhood Plan	25,406.06 ft ²	\$25 / ft ²	\$635,151.50
Total			\$7,659,751.50

Tree Protection / Replacement:

The applicant has submitted preliminary 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
185	13	304	304	49	353

Three of the significant trees proposed to be retained are located in the Significant Tree Area that overlaps the Blue Link on the easterly portion of the site.

The landscape plans propose extensive plantings of trees, shrubs and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Detailed Tree Management and Landscape plans for onsite areas of the townhouse portion of the development will be provided in conjunction with a future delegated development permit application.

Policy Considerations:

The proposed Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendments and rezoning application facilitate the development of approximately 509 apartments, 99 townhouses and 929 m² (10,000 ft²) of commercial space.

In staff's opinion the proposal is consistent with the overall goals and objectives of the Willoughby

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Community Plan and Northeast Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6055 and 6056 (subject to 17 development prerequisites) and authorize staff to schedule the required Public Hearing for Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan Amendment Bylaw No. 6055 and Rezoning Bylaw No. 6056.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101391

ATTACHMENT B Maps and Graphics

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT A

Development Permit No. 101391

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

1. Name: 1320581 / 412903 / 412906 BC Ltd.
J Reimer Investments Ltd.
Cara and Peter Reimer
Reimer Pacific Holdings Ltd.

Address: 201, 27617 Fraser Highway
Abbotsford BC V4X 1M3

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 32 Section 14 Township 8 New Westminster District Plan 43913;

Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953;

Lot 1 District Lot 311 Group 2 New Westminster District Plan 68504;

Lot 31 Section 14 Township 8 New Westminster District Plan 43913;

Lot 2 District Lot 311 Group 2 New Westminster District Plan 68504;

Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543; and

Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306

CIVIC ADDRESS: 20615, 20643 and 20663 – 67 Avenue; 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:
 - a. Building plans being in substantial compliance with Schedule “A”.

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- b. Landscape plans included in Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. All rooftop mechanical equipment to be screened from view by compatible architectural treatments.
- 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. Landscaping and boulevard treatment to be secured by letter of credit at the building permit stage.
 - e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
 - f. 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



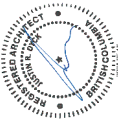
NORTHEAST GORDON

LOOKING SOUTHWEST AT LOT 4, 5, AND 6 FROM 207TH STREET AND 68TH AVENUE

F.1

COVER SHEET
NORTH EAST GORDON
VILLAGE OF LOUGHBRY NEIGHBORHOOD

SCALE
JOB NO. 2009



604.793.9445
searchitects.com

Chilliwack
9555 Young Rd
V2P 4S3

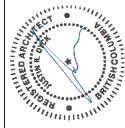
Abbotsford
203-2190 W. Railway St
V2S 2E2



DP 0.0
station one
searchitects

OVERALL SITE PLAN
PORTH EAST GORDON
 NEIGHBOURHOOD

SCALE: 1" = 60'-0"
 JOB NO. 2009



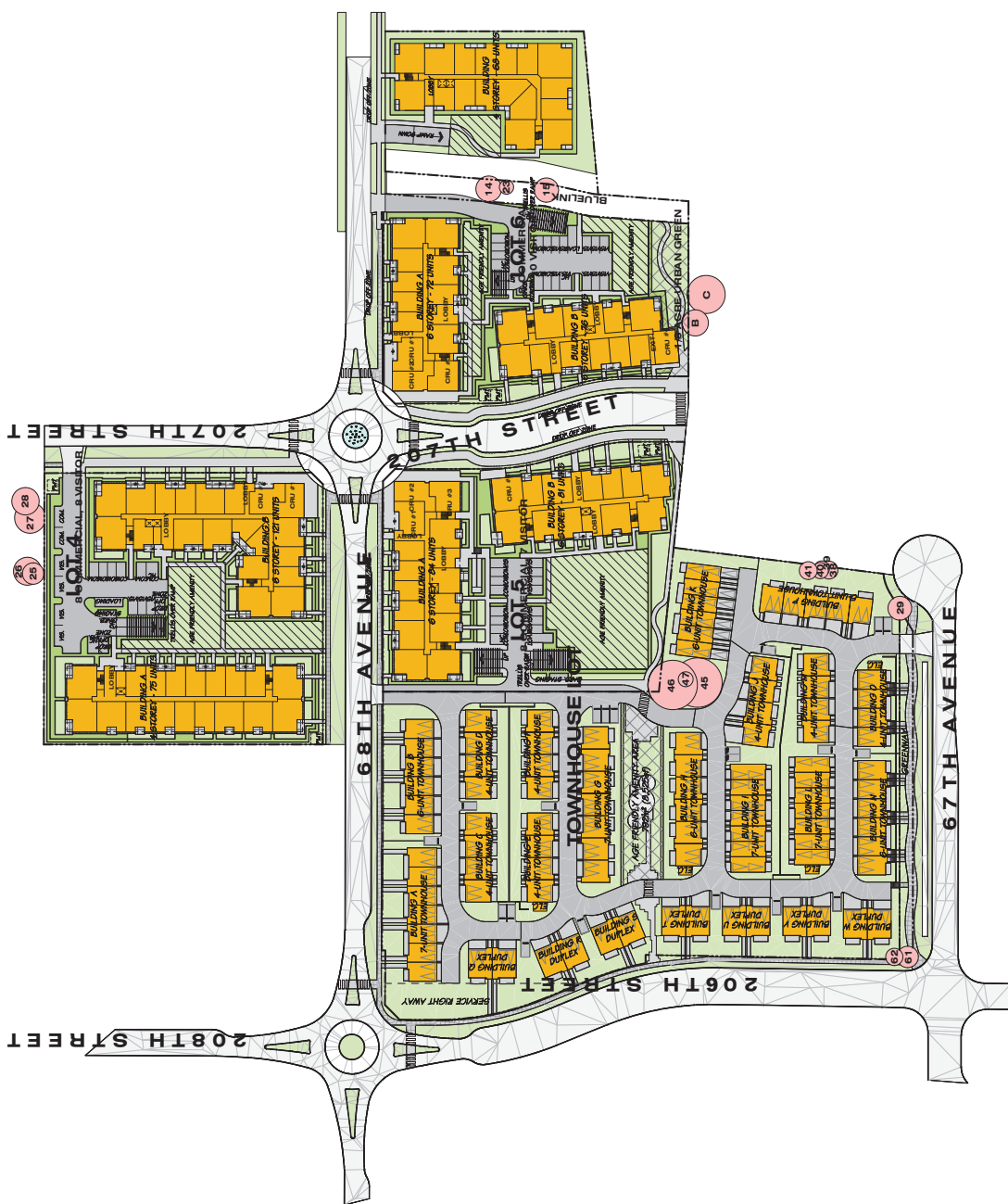
604 793 9445
 searchitects.com

Chilliwack
 9355 Young Rd
 V2P 4S3

Abbotsford
 203-2180 W. Railway St
 V2S 2E2



DP0.4
station one
architects





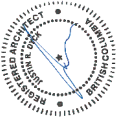
LOT 4

LOOKING NORTHWEST AT LOT 4 FROM 68TH AVENUE AND 207TH STREET

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COVER SHEET
NORTHEAST GORDON
 VILLAGE OF LOUGHBY NEIGHBORHOOD

SCALE
 JOB NO.



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 Abbotsford
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 V2S 2E2



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LOOKING SOUTHWEST AT BLDG B FROM 207TH STREET



LOOKING NORTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHWEST AT BLDG A FROM ABOVE GRADE PARKING

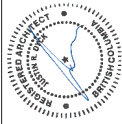


LOOKING SOUTHEAST AT BLDG B FROM ABOVE GRADE PARKING

F.1

RENDERINGS
NORTHEAST GORDON
VILLAGE NEIGHBORHOOD

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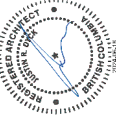
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LOOKING SOUTH AT TYPICAL TRELLIS ENTRY FEATURE FROM 207TH STREET



LOOKING SOUTH AT LANDSCAPE FEATURE



PROJECT INFORMATION

[illegible]

BUILDING A INFORMATION

UNIT SUMMARY		AREA - SF		UNITS
UNIT TYPE	BEDROOMS			
A1	1	680	32	
A2	1	682	0	
A3	1	682	0	
C1	2	1,111	0	
C2	2	1,111	0	
C3	2	1,096	0	
C4	2	1,096	0	
E1	1	923	0	
E2	1	923	0	
G3	2	1,019	0	
G4	2	1,019	0	
H1	1	910	0	
H2	1	910	0	
K2	1	930	0	
K3	1	930	0	
K4	1	930	0	
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K330	1	930	0	
K331	1	930	0	
K332	1	930	0	
K333	1	930	0	
K334	1			

BUILDING B INFORMATION

UNIT SUMMARY		AREA - SF		UNITS
UNIT TYPE	SUBTOTALS			
A1	1	0	0	0
A2	1	0	0	0
B1	2	1,076	0	2
B2	2	983	0	2
C1	2	1,007	0	2
C2	2	1,004	0	2
D1	1	863	0	1
D2	1	863	0	1
E1	2	1,077	0	2
E2	2	1,077	0	2
F1	1	783	0	1
F2	1	783	0	1
G1	2	826	0	2
G2	2	826	0	2
H1	2	1,100	0	2
H2	2	1,100	0	2
TOTAL				181

FLOOR AREA - BF (SQ)		INSULATED		TOTAL AREA	
STORY	GPU				
1	0	0	0	0	0
2	0	15,000	0	15,000	10,866
3	0	15,000	0	15,000	10,866
4	0	15,000	0	15,000	10,866
5	0	15,000	0	15,000	10,866
TOTAL				75,000	53,466
	0.000			112,004.1387	112,004.1387

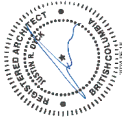
LEGEND

AD	AREA DRAIN	BD	SMALL CURB PARKING STALL
CB	CATCH BASIN	SU	SURFACE
DD	DECK DRAIN	EX	EXHAUST AIR
DO	DOOR	EV	ELECTRIC VEHICLE CHARGER
PD	PED DRAIN	EVW	ELECTRIC VEHICLE CHARGER
RD	RAIO DRAIN	EA	TOP OF ASPHALT
TD	TO BE CONFIRMED	TO	TOP OF FINISHED CONCRETE
BNW	SERVICE POINT OF WAY	TO	TOP OF GRADE
UN	UNLESS NOTED OTHERWISE	TS	TOP OF STRUCTURAL SLAB
WWL	RAIN WATER LEADER	TSB	TOP OF SUBFLOOR
WV	RAIN VENT	WB	TOP OF SUBFLOOR
FG	FIXED GLASS	BM	BOTTOM OF WALL
HD	HANDICAPPED PARKING	TW	TOP OF WALL
ST	STANDARD PARKING STALL		

PROJECT DATA & ZONING ANALYSIS

96
NORTHEAST GORDON
WOLLOUGHBY NEIGHBORHOOD

SCALE 1/4" = 1'-0"



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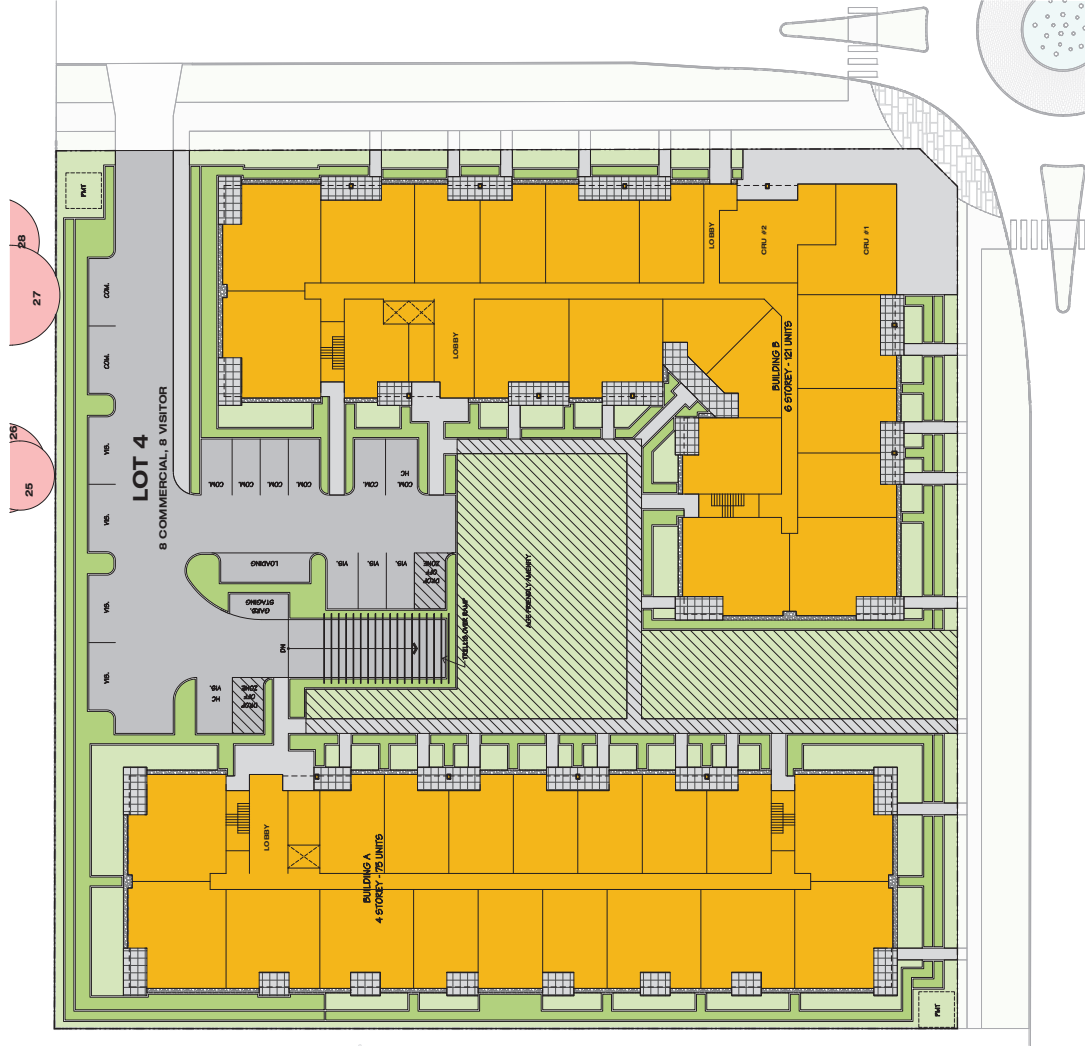
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DP-4-0.3

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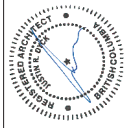
DRAWING INDEX - DP	
DP-4-0.0	COVER SHEET
DP-4-0.1	RENDERINGS
DP-4-0.2	RENDERINGS
DP-4-0.3	PROJECT DATA
DP-4-1.1	SITE PLAN LOT 1
DP-4-1.2	SITE SECTIONS
DP-4-1.3	UNDERGROUND
DP-4-2.1a	1ST FLOOR PLAN
DP-4-2.2a	2ND FLOOR PLAN
DP-4-2.3a	3RD FLOOR PLAN
DP-4-2.4a	4TH FLOOR PLAN
DP-4-3.1a	ELEVATIONS
DP-4-3.2a	ELEVATIONS
DP-4-3.1b	1ST FLOOR PLAN
DP-4-3.2b	2ND FLOOR PLAN
DP-4-3.3b	3RD FLOOR PLAN
DP-4-3.4b	4TH FLOOR PLAN
DP-4-2.5b	5TH FLOOR PLAN
DP-4-3.5b	6TH FLOOR PLAN
DP-4-3.1b	ELEVATIONS
DP-4-3.2b	ELEVATIONS



SITE PLAN
1" = 20'-0"



SITE PLAN LOT 4
NORTHEAST GORDON
VILLAGE OF LOUGHBRY NEIGHBORHOOD



SCALE: As Indicated
JOB NO.

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B - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1 - WALL - INTERIOR MATERIAL	18 - GLASS - INTER. TRIM - INTERIOR FACTORY BLACK, INTERIOR FACTORY WHITE
2 - WALL - INTERIOR - CEMENT PANEL MATERIAL	19 - GLASS - CUSTOM WALL - FACTORY BLACK FRAME
3 - WALL - INTERIOR - MASONRY LAY BRICK MATERIAL	20 - METAL ROOF - FACTORY BLACK
4 - WALL - PAINTED CONCRETE BRICK MATERIAL	21 - METAL ROOF - WOOD TEXTURE MATERIAL
5 - WALL - PAINTED CONCRETE BRICK MATERIAL	22 - STEEL CANOPY - FACTORY BLACK
6 - FRAMING - CONCRETE - ALUMINUM MATERIAL	23 - FRAMING - CONCRETE - PREMANUFACTURED ALUMINUM FRAME WITH SLAT SYSTEM, FINISH
7 - FRAMING - CONCRETE - ALUMINUM MATERIAL	24 - TRANSLUCENT POLYCARBONATE PANEL ON STANDOFFS ADHESIVE GLASS BRIDGEWAY
8 - FRAMING - CONCRETE - ALUMINUM MATERIAL	25 - FRAMING - CONCRETE - PREMANUFACTURED ALUMINUM FRAME
9 - FRAMING - CONCRETE - ALUMINUM MATERIAL	26 - FRAMING - CONCRETE - PREMANUFACTURED ALUMINUM FRAME
10 - FRAMING - CONCRETE - ALUMINUM MATERIAL	27 - FRAMING - CONCRETE - PREMANUFACTURED ALUMINUM FRAME
11 - FRAMING - CONCRETE - ALUMINUM MATERIAL	28 - FRAMING - CONCRETE - PREMANUFACTURED ALUMINUM FRAME
12 - FRAMING - CONCRETE - ALUMINUM MATERIAL	29 - FRAMING - CONCRETE - PREMANUFACTURED ALUMINUM FRAME
13 - FRAMING - CONCRETE - ALUMINUM MATERIAL	30 - FRAMING - CONCRETE - PREMANUFACTURED ALUMINUM FRAME



B - NORTH ELEVATION
1/8" = 1'-0"

ELEVATIONS

NORTHEAST GORDON, BUILDING B

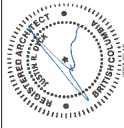
WILLOWHURST NEIGHBORHOOD

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B - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
1 - WALL WITH CORNER METAL MATERIAL	18 - ALUMINUM WITH TRIM - INTERIOR FACTORY BLACK, INTERIOR FACTORY WHITE
2 - WALL WITH CORNER METAL MATERIAL	19 - SOLID - CUSTOM WALL - FACTORY BLACK FRAME
3 - WALL WITH CORNER METAL MATERIAL	20 - SOLID - CUSTOM WALL - FACTORY BLACK FRAME
4 - WALL WITH CORNER METAL MATERIAL	21 - METAL ROOF - FACTORY BLACK
5 - WALL WITH CORNER METAL MATERIAL	22 - METAL ROOF - FACTORY BLACK
6 - WALL WITH CORNER METAL MATERIAL	23 - METAL ROOF - FACTORY BLACK
7 - WALL WITH CORNER METAL MATERIAL	24 - METAL ROOF - FACTORY BLACK
8 - WALL WITH CORNER METAL MATERIAL	25 - METAL ROOF - FACTORY BLACK
9 - WALL WITH CORNER METAL MATERIAL	26 - METAL ROOF - FACTORY BLACK
10 - WALL WITH CORNER METAL MATERIAL	27 - METAL ROOF - FACTORY BLACK
11 - WALL WITH CORNER METAL MATERIAL	28 - METAL ROOF - FACTORY BLACK
12 - WALL WITH CORNER METAL MATERIAL	29 - METAL ROOF - FACTORY BLACK
13 - WALL WITH CORNER METAL MATERIAL	30 - METAL ROOF - FACTORY BLACK
14 - WALL WITH CORNER METAL MATERIAL	31 - METAL ROOF - FACTORY BLACK
15 - WALL WITH CORNER METAL MATERIAL	32 - METAL ROOF - FACTORY BLACK
16 - WALL WITH CORNER METAL MATERIAL	33 - METAL ROOF - FACTORY BLACK
17 - WALL WITH CORNER METAL MATERIAL	34 - METAL ROOF - FACTORY BLACK
18 - WALL WITH CORNER METAL MATERIAL	35 - METAL ROOF - FACTORY BLACK
19 - WALL WITH CORNER METAL MATERIAL	36 - METAL ROOF - FACTORY BLACK
20 - WALL WITH CORNER METAL MATERIAL	37 - METAL ROOF - FACTORY BLACK
21 - WALL WITH CORNER METAL MATERIAL	38 - METAL ROOF - FACTORY BLACK
22 - WALL WITH CORNER METAL MATERIAL	39 - METAL ROOF - FACTORY BLACK
23 - WALL WITH CORNER METAL MATERIAL	40 - METAL ROOF - FACTORY BLACK
24 - WALL WITH CORNER METAL MATERIAL	41 - METAL ROOF - FACTORY BLACK
25 - WALL WITH CORNER METAL MATERIAL	42 - METAL ROOF - FACTORY BLACK
26 - WALL WITH CORNER METAL MATERIAL	43 - METAL ROOF - FACTORY BLACK
27 - WALL WITH CORNER METAL MATERIAL	44 - METAL ROOF - FACTORY BLACK
28 - WALL WITH CORNER METAL MATERIAL	45 - METAL ROOF - FACTORY BLACK
29 - WALL WITH CORNER METAL MATERIAL	46 - METAL ROOF - FACTORY BLACK
30 - WALL WITH CORNER METAL MATERIAL	47 - METAL ROOF - FACTORY BLACK
31 - WALL WITH CORNER METAL MATERIAL	48 - METAL ROOF - FACTORY BLACK
32 - WALL WITH CORNER METAL MATERIAL	49 - METAL ROOF - FACTORY BLACK
33 - WALL WITH CORNER METAL MATERIAL	50 - METAL ROOF - FACTORY BLACK
34 - WALL WITH CORNER METAL MATERIAL	51 - METAL ROOF - FACTORY BLACK
35 - WALL WITH CORNER METAL MATERIAL	52 - METAL ROOF - FACTORY BLACK
36 - WALL WITH CORNER METAL MATERIAL	53 - METAL ROOF - FACTORY BLACK
37 - WALL WITH CORNER METAL MATERIAL	54 - METAL ROOF - FACTORY BLACK
38 - WALL WITH CORNER METAL MATERIAL	55 - METAL ROOF - FACTORY BLACK
39 - WALL WITH CORNER METAL MATERIAL	56 - METAL ROOF - FACTORY BLACK
40 - WALL WITH CORNER METAL MATERIAL	57 - METAL ROOF - FACTORY BLACK
41 - WALL WITH CORNER METAL MATERIAL	58 - METAL ROOF - FACTORY BLACK
42 - WALL WITH CORNER METAL MATERIAL	59 - METAL ROOF - FACTORY BLACK
43 - WALL WITH CORNER METAL MATERIAL	60 - METAL ROOF - FACTORY BLACK
44 - WALL WITH CORNER METAL MATERIAL	61 - METAL ROOF - FACTORY BLACK
45 - WALL WITH CORNER METAL MATERIAL	62 - METAL ROOF - FACTORY BLACK
46 - WALL WITH CORNER METAL MATERIAL	63 - METAL ROOF - FACTORY BLACK
47 - WALL WITH CORNER METAL MATERIAL	64 - METAL ROOF - FACTORY BLACK
48 - WALL WITH CORNER METAL MATERIAL	65 - METAL ROOF - FACTORY BLACK
49 - WALL WITH CORNER METAL MATERIAL	66 - METAL ROOF - FACTORY BLACK
50 - WALL WITH CORNER METAL MATERIAL	67 - METAL ROOF - FACTORY BLACK
51 - WALL WITH CORNER METAL MATERIAL	68 - METAL ROOF - FACTORY BLACK
52 - WALL WITH CORNER METAL MATERIAL	69 - METAL ROOF - FACTORY BLACK
53 - WALL WITH CORNER METAL MATERIAL	70 - METAL ROOF - FACTORY BLACK
54 - WALL WITH CORNER METAL MATERIAL	71 - METAL ROOF - FACTORY BLACK
55 - WALL WITH CORNER METAL MATERIAL	72 - METAL ROOF - FACTORY BLACK
56 - WALL WITH CORNER METAL MATERIAL	73 - METAL ROOF - FACTORY BLACK
57 - WALL WITH CORNER METAL MATERIAL	74 - METAL ROOF - FACTORY BLACK
58 - WALL WITH CORNER METAL MATERIAL	75 - METAL ROOF - FACTORY BLACK
59 - WALL WITH CORNER METAL MATERIAL	76 - METAL ROOF - FACTORY BLACK
60 - WALL WITH CORNER METAL MATERIAL	77 - METAL ROOF - FACTORY BLACK
61 - WALL WITH CORNER METAL MATERIAL	78 - METAL ROOF - FACTORY BLACK
62 - WALL WITH CORNER METAL MATERIAL	79 - METAL ROOF - FACTORY BLACK
63 - WALL WITH CORNER METAL MATERIAL	80 - METAL ROOF - FACTORY BLACK
64 - WALL WITH CORNER METAL MATERIAL	81 - METAL ROOF - FACTORY BLACK
65 - WALL WITH CORNER METAL MATERIAL	82 - METAL ROOF - FACTORY BLACK
66 - WALL WITH CORNER METAL MATERIAL	83 - METAL ROOF - FACTORY BLACK
67 - WALL WITH CORNER METAL MATERIAL	84 - METAL ROOF - FACTORY BLACK
68 - WALL WITH CORNER METAL MATERIAL	85 - METAL ROOF - FACTORY BLACK
69 - WALL WITH CORNER METAL MATERIAL	86 - METAL ROOF - FACTORY BLACK
70 - WALL WITH CORNER METAL MATERIAL	87 - METAL ROOF - FACTORY BLACK
71 - WALL WITH CORNER METAL MATERIAL	88 - METAL ROOF - FACTORY BLACK
72 - WALL WITH CORNER METAL MATERIAL	89 - METAL ROOF - FACTORY BLACK
73 - WALL WITH CORNER METAL MATERIAL	90 - METAL ROOF - FACTORY BLACK
74 - WALL WITH CORNER METAL MATERIAL	91 - METAL ROOF - FACTORY BLACK
75 - WALL WITH CORNER METAL MATERIAL	92 - METAL ROOF - FACTORY BLACK
76 - WALL WITH CORNER METAL MATERIAL	93 - METAL ROOF - FACTORY BLACK
77 - WALL WITH CORNER METAL MATERIAL	94 - METAL ROOF - FACTORY BLACK
78 - WALL WITH CORNER METAL MATERIAL	95 - METAL ROOF - FACTORY BLACK
79 - WALL WITH CORNER METAL MATERIAL	96 - METAL ROOF - FACTORY BLACK
80 - WALL WITH CORNER METAL MATERIAL	97 - METAL ROOF - FACTORY BLACK
81 - WALL WITH CORNER METAL MATERIAL	98 - METAL ROOF - FACTORY BLACK
82 - WALL WITH CORNER METAL MATERIAL	99 - METAL ROOF - FACTORY BLACK
83 - WALL WITH CORNER METAL MATERIAL	100 - METAL ROOF - FACTORY BLACK



B - SOUTH ELEVATION
1/8" = 1'-0"

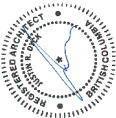


LOT 5

LOOKING SOUTHWEST AT LOT 5 FROM 68TH AVENUE AND 207TH STREET

COVER SHEET
NORTHEAST GORDON
 NEIGHBORHOOD

DP-5-3.0
station one
architects



SCALE
 JOB NO.

Chilliwack
 9555 Young Rd
 V2P 4S3
 604.793.9445
 soarchitects.com

Abbotsford
 203-2190 W. Railway St
 V2S 2E2



LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTH AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHWEST AT BLDG A FROM 207TH STREET

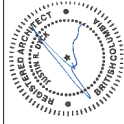


LOOKING NORTHWEST AT BLDG B FROM 207TH STREET

F.1

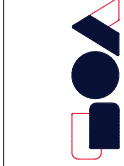
RENDERINGS
NORTHEAST GORDON
 NE LOUGHBRY NEIGHBORHOOD

SCALE
 JOB NO.



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Abbotsford
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 V2S 2E2



DP-5-1.1
station one
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PROJECT INFORMATION

LOCAL ADDRESS: 2005 W. LAUREL AVENUE, CHILLIWACK, BC V2P 4S3
LOCAL DESCRIPTION: LOT 1 (SOUTH) FREELY, PLAN 8000 AND SECONDLY, PLAN 8000, PLAN 271853
PROPOSED: 6 STOREY APARTMENT/COMMERCIAL DEVELOPMENT

ZONE: R-2 SUBURBAN RESIDENTIAL

PROPOSED: CD

LOT AREA: 81,432 S.M.

1,142.4 S.M.

7,400 S.M.

NET

COMPREHENSIVE DEVELOPMENT ZONE (CD)

MINIMUM AREA: 4.0 S.M. PER UNIT - 1.65 UNITS = 660.0 S.M. PROVIDED

AGE FREQUENCY: AGE FREQUENCY: 15, 25, 35, 45, 55, 65, 75, 85, 95, 105, 115, 125, 135, 145, 155, 165, 175, 185, 195, 205, 215, 225, 235, 245, 255, 265, 275, 285, 295, 305, 315, 325, 335, 345, 355, 365, 375, 385, 395, 405, 415, 425, 435, 445, 455, 465, 475, 485, 495, 505, 515, 525, 535, 545, 555, 565, 575, 585, 595, 605, 615, 625, 635, 645, 655, 665, 675, 685, 695, 705, 715, 725, 735, 745, 755, 765, 775, 785, 795, 805, 815, 825, 835, 845, 855, 865, 875, 885, 895, 905, 915, 925, 935, 945, 955, 965, 975, 985, 995, 1005, 1015, 1025, 1035, 1045, 1055, 1065, 1075, 1085, 1095, 1105, 1115, 1125, 1135, 1145, 1155, 1165, 1175, 1185, 1195, 1205, 1215, 1225, 1235, 1245, 1255, 1265, 1275, 1285, 1295, 1305, 1315, 1325, 1335, 1345, 1355, 1365, 1375, 1385, 1395, 1405, 1415, 1425, 1435, 1445, 1455, 1465, 1475, 1485, 1495, 1505, 1515, 1525, 1535, 1545, 1555, 1565, 1575, 1585, 1595, 1605, 1615, 1625, 1635, 1645, 1655, 1665, 1675, 1685, 1695, 1705, 1715, 1725, 1735, 1745, 1755, 1765, 1775, 1785, 1795, 1805, 1815, 1825, 1835, 1845, 1855, 1865, 1875, 1885, 1895, 1905, 1915, 1925, 1935, 1945, 1955, 1965, 1975, 1985, 1995, 2005, 2015, 2025, 2035, 2045, 2055, 2065, 2075, 2085, 2095, 2105, 2115, 2125, 2135, 2145, 2155, 2165, 2175, 2185, 2195, 2205, 2215, 2225, 2235, 2245, 2255, 2265, 2275, 2285, 2295, 2305, 2315, 2325, 2335, 2345, 2355, 2365, 2375, 2385, 2395, 2405, 2415, 2425, 2435, 2445, 2455, 2465, 2475, 2485, 2495, 2505, 2515, 2525, 2535, 2545, 2555, 2565, 2575, 2585, 2595, 2605, 2615, 2625, 2635, 2645, 2655, 2665, 2675, 2685, 2695, 2705, 2715, 2725, 2735, 2745, 2755, 2765, 2775, 2785, 2795, 2805, 2815, 2825, 2835, 2845, 2855, 2865, 2875, 2885, 2895, 2905, 2915, 2925, 2935, 2945, 2955, 2965, 2975, 2985, 2995, 3005, 3015, 3025, 3035, 3045, 3055, 3065, 3075, 3085, 3095, 3105, 3115, 3125, 3135, 3145, 3155, 3165, 3175, 3185, 3195, 3205, 3215, 3225, 3235, 3245, 3255, 3265, 3275, 3285, 3295, 3305, 3315, 3325, 3335, 3345, 3355, 3365, 3375, 3385, 3395, 3405, 3415, 3425, 3435, 3445, 3455, 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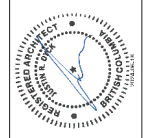


SITE PLAN
1" = 20'-0"



SITE PLAN LOT 5
NORTHEAST GORDON
WILLOUGHBY NEIGHBORHOOD

DP-5-1.1
station one
architects



Chilliwack
9555 Young Rd
V2P 4S3
604.793.9445
searchitects.com

Abbotsford
203-2180 W. Railway St
V2S 2E2

SCALE: As indicated
JOB NO.



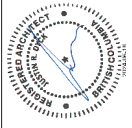


EXTERIOR FINISH SCHEDULE	
1 - WALL - BRICK MASONRY MATERIAL MATERIAL	12 - GLAZING - MAIN TYP. - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2 - WALL - AAC WITH HORIZONTAL TYP.	13 - GLAZING - CURTAIN WALL - FACTORY BLACK FRAME
3 - WALL - PAINTED CONCRETE - APPROVED & LISTED BRAND NAME	14 - METAL SKYFILL - FACTORY BLACK
4 - WALL - PAINTED CONCRETE - APPROVED & LISTED BRAND NAME	15 - METAL SKYFILL - WOOD TEXTURE ARTISANAL
5 - WALL - PAINTED CONCRETE - APPROVED & LISTED BRAND NAME	16 - STEEL CASSETTE - FACTORY BLACK
6 - FINISH - PAINTED CONCRETE - APPROVED & LISTED BRAND NAME	17 - FINISH - EXTERIOR - PREFABRICATED ALUMINUM FRAME WITH SLIVER BRICK PANELS
7 - FINISH - PAINTED CONCRETE - APPROVED & LISTED BRAND NAME	18 - TRANSLUCENT POLYCARBONATE PANEL ON BRACKETS ACCENT COLOR: BROWNS
8 - GLAZING - ALUMINUM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE	
9 - GLAZING - ALUMINUM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE	
10 - GLAZING - ALUMINUM - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE	
11 - TYP. - PAINTED CONCRETE - APPROVED & LISTED BRAND NAME	

NOTES

1. SUPPLEMENTAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEOMETRIC
3. MAIN FLOOR GEOMETRIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO RECONSTRUCTION

E.1





EXTERIOR FINISH SCHEDULE	
1 - WALL - BRICK MASONRY MATERIAL FINISH	12 - GLASS - MAIN TYP. - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2 - WALL - METAL INSULATED PANEL MATERIAL FINISH	13 - GLASS - CURTAIN WALL - FACTORY BLACK FRAME
3 - WALL - PAINTED COMBUSTIBLE SIDING WITH 1/2" INSULATION & 1/2" AIR SPACE BEHIND MASONRY	14 - METAL SKIRT - FACTORY BLACK
4 - WALL - PAINTED COMBUSTIBLE SIDING WITH 1/2" INSULATION & 1/2" AIR SPACE BEHIND MASONRY	15 - METAL SKIRT - WOOD TEXTURE ARTIFICIAL
5 - WALL - PAINTED COMBUSTIBLE SIDING WITH 1/2" INSULATION & 1/2" AIR SPACE BEHIND MASONRY	16 - STEEL CANOPY - FACTORY BLACK
6 - FINISH - PAINTED ALUMINUM CLADDING	17 - FINISH - EXTERIOR - PREFABRICATED ALUMINUM FRAME WITH GLASS INFILL PANELS
7 - FINISH - PAINTED ALUMINUM CLADDING	18 - TRANSLUCENT POLYCARBONATE PANEL ON BRACKETS ACCENT COLOR ENERGY
8 - GLASS - PAINTED ALUMINUM CLADDING	
9 - GLASS - PAINTED ALUMINUM CLADDING	
10 - GLASS - PAINTED ALUMINUM CLADDING	
11 - GLASS - PAINTED ALUMINUM CLADDING	

NOTES

1. SUPPLEMENTAL FLOOR GRADE ELEVATIONS ARE ASSUMED

2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEOMETRIC

3. MAIN FLOOR GEOMETRIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO CONSTRUCTION

F.1 ELEVATIONS

NORTHEAST GORDON, BUILDING B

LOUGHBOROUGH NEIGHBORHOOD

DP-5-31b

station one architects

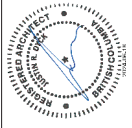
Abbottford
203-2180 W. Railway St.
V2S 2E2

Chilliwack
9555 Young Rd.
V2P 4S3

604.793.9445
searchitects.com

SCALE: As Indicated

JOB NO.





EXTERIOR FINISH SCHEDULE

- [illegible]

NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

F

REFERENCES

REPORT

DR MILAS GORDON, BUILDING D

DLOUGHBY NEIGHBORHOOD

35

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tation one
architects

Abbotsford
203-2190 W. Railway St
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Chilliwack
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V2P 4S3

604 793 9445
soarchitects.com

SCALE As indicated
JOB NO.

ELEVATIONS

NORTHEAST GORDON, BUILDING B

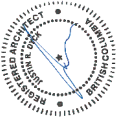
WOLFOUGHBY NEIGHBORHOOD

35



LOT 6

LOOKING SOUTHEAST AT LOT 6 FROM 68TH AVENUE AND 207TH STREET





LOOKING SOUTHWEST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE



LOOKING SOUTHEAST AT BLDG A FROM 68TH AVENUE

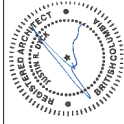


LOOKING NORTHEAST AT BLDG B FROM 207TH STREET

F.1

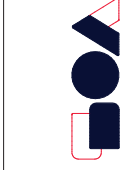
RENDERINGS
NORTHEAST GORDON
VILLAGE NEIGHBORHOOD

SCALE
JOB NO.



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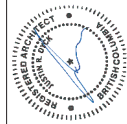
LEGEND

= SIGNIFICANT TREES RETAINED, SEE ARBORIST REPORT

SITE PLAN LOT 6

DR. NORTHEAST GORDON
WOLLOUGHBY NEIGHBORHOOD

SCALE As indicated
JOB NO.



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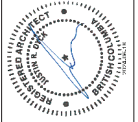
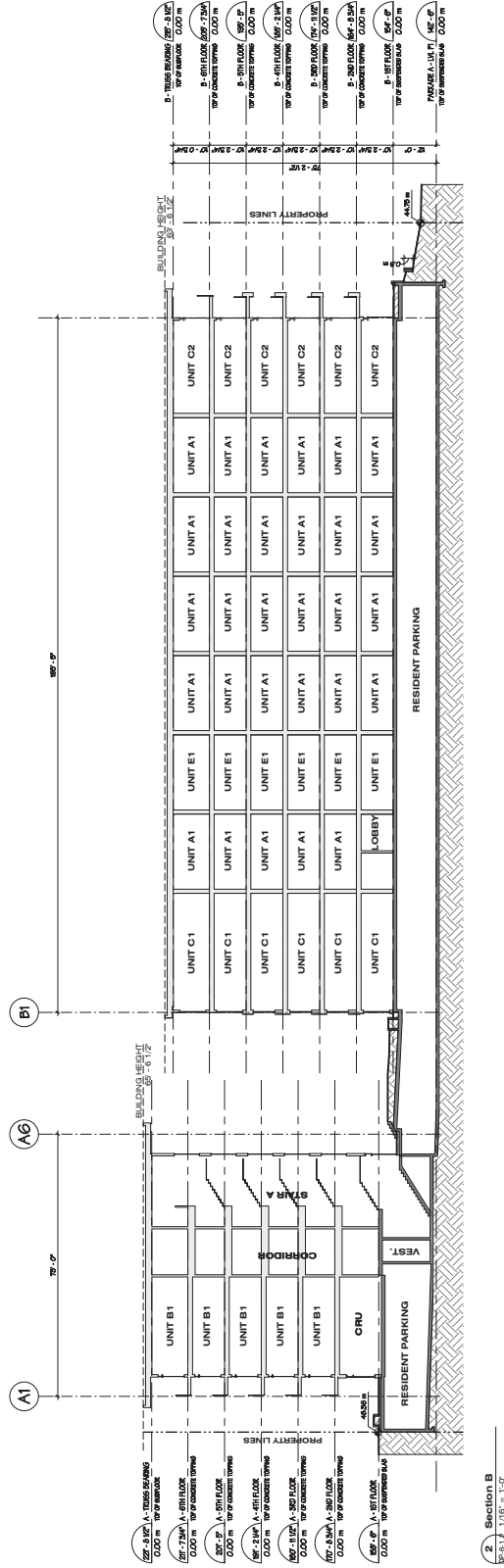
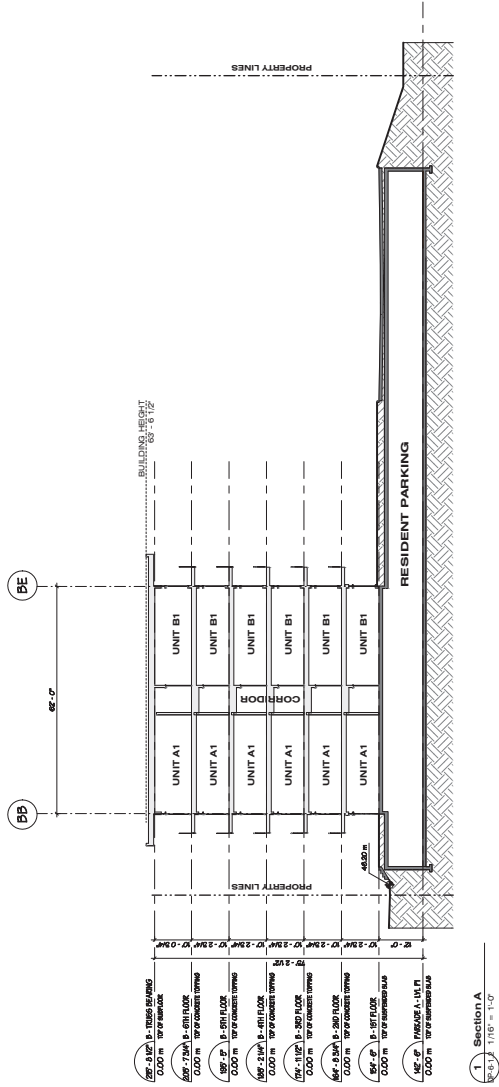
Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

DP-6-F.1



station one
architects





NORTH F.

DR. NORTHEAST GORDON
WOLLOUGHBY NEIGHBORHOOD

A circular professional seal for Justin R. Olick, a Registered Architect in the State of Virginia. The seal features his name "JUSTIN R. OLICK" around the top inner edge and "REGISTERED ARCHITECT" around the bottom inner edge. In the center, there is a stylized graphic of a mountain range with a star above it. The outermost ring of the seal consists of small tick marks.

Abbotsford
203-2190 W. Railway St
V2S 2E2



DP-6-1.3 station one architects



EXTERIOR FINISH SCHEDULE	
1 - WALL - BRICK MASONRY MATERIAL MATERIAL	12 - CLADDING - METAL - EXTERIOR FACTORY BLACK & INTERIOR FACTORY WHITE
2 - WALL - BRICK MASONRY - METALLIC BRUSH MATERIAL MATERIAL	13 - CLADDING - CERAMIC WALL - FACTORY BLACK FRAME
3 - WALL - BRICK MASONRY - METALLIC BRUSH MATERIAL MATERIAL	14 - METAL SKIN - FACTORY BLACK
4 - WALL - PAINTED CONCRETE BRICK BRICK MASONRY	15 - METAL SKIN - WOOD TEXTURE BRICK MASONRY
5 - WALL - PAINTED CONCRETE BRICK BRICK MASONRY	16 - STEEL CASING - FACTORY BLACK
6 - WALL - PAINTED CONCRETE BRICK BRICK MASONRY	17 - FINISH EXTERIOR - PREMANUFACTURED ALUMINUM FRAME WITH SLIVER BRICK PANELS
7 - GLAZING - STAINLESS STEEL WINDOW FRAME - PREMANUFACTURED ALUMINUM	18 - TRANSLUCENT POLYCARBONATE PANEL ON BRACKETS ACCENT COLOR BRACKETS
8 - GLAZING - STAINLESS STEEL WINDOW FRAME - PREMANUFACTURED ALUMINUM	
9 - GLAZING - STAINLESS STEEL WINDOW FRAME - PREMANUFACTURED ALUMINUM	
10 - WALL - PAINTED CONCRETE BRICK BRICK MASONRY	
11 - WALL - PAINTED CONCRETE BRICK BRICK MASONRY	

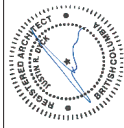
NOTES
 1. MATERIAL ELEVATION ELEVATIONS ARE ASSUMED
 2. MATERIAL ELEVATIONS ARE A FINAL AND DETAILED
 3. MAIN FLOOR DETAILED ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO CONSTRUCTION

A - WEST ELEVATION
 1/8" = 1'-0"



ELEVATIONS NORTHEAST GORDON, BUILDING A WILLOWHURST NEIGHBORHOOD

DP-6-32a
 station one
 architects



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 V2P 4S3
 604.793.9445
 search@stationone.ca

SCALE: As Indicated
 JOB NO.



B - EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- | | |
|--|--|
| 1 - WALL - BRICK MASONRY
MATERIAL MATERIAL | 12 - CLADDING - METAL - EXTERIOR FACTORY BLACK & INTERIOR
FACTORY WHITE |
| 2 - WALL - GLASS BLOCK - METALLIC BLUE*
METAL FRAME WITH 1/2" GLASS | 13 - CLADDING - CERAMIC WALL - FACTORY BLACK FRAME |
| 3 - WALL - BRICK MASONRY - METALLIC BLUE*
METAL FRAME WITH 1/2" GLASS | 14 - METAL SHEET - FACTORY BLACK |
| 4 - WALL - PAINTED CONCRETE BRICK
BRICK MASONRY | 15 - METAL SHEET - WOOD TEXTURE
BRICK MASONRY |
| 5 - WALL - PAINTED CONCRETE BRICK
BRICK MASONRY | 16 - STEEL SHEET - FACTORY BLACK |
| 6 - WALL - PAINTED CONCRETE BRICK
BRICK MASONRY | 17 - FINISH EXTERIOR - PREMANUFACTURED ALUMINUM FRAME
WITH GLASS BLOCK PANELS |
| 7 - GLASS BLOCK - EXTERIOR STEEL MOUNT FACE MOUNT -
PREMANUFACTURED ALUMINUM | 18 - TRANSLUCENT POLYCARBONATE PANEL ON BRACKETS
ACCENT COLOR BRACKETS |
| 8 - GLASS BLOCK - EXTERIOR STEEL MOUNT FACE MOUNT -
PREMANUFACTURED ALUMINUM | |
| 9 - GLASS BLOCK - EXTERIOR STEEL MOUNT FACE MOUNT -
PREMANUFACTURED ALUMINUM | |
| 10 - GLASS BLOCK - EXTERIOR STEEL MOUNT FACE MOUNT -
PREMANUFACTURED ALUMINUM | |
| 11 - GLASS BLOCK - EXTERIOR STEEL MOUNT FACE MOUNT -
PREMANUFACTURED ALUMINUM | |

NOTES

1. MATERIAL FINISH SCHEDULES ARE ASSIGNED
2. MATERIAL FINISH SCHEDULES ARE ASSIGNED
3. MATERIAL FINISH SCHEDULES ARE ASSIGNED

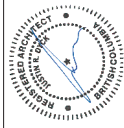
1/8" = 1'-0"

ELEVATIONS

NORTHEAST GORDON, BUILDING B

WILLOWBOURNE NEIGHBORHOOD

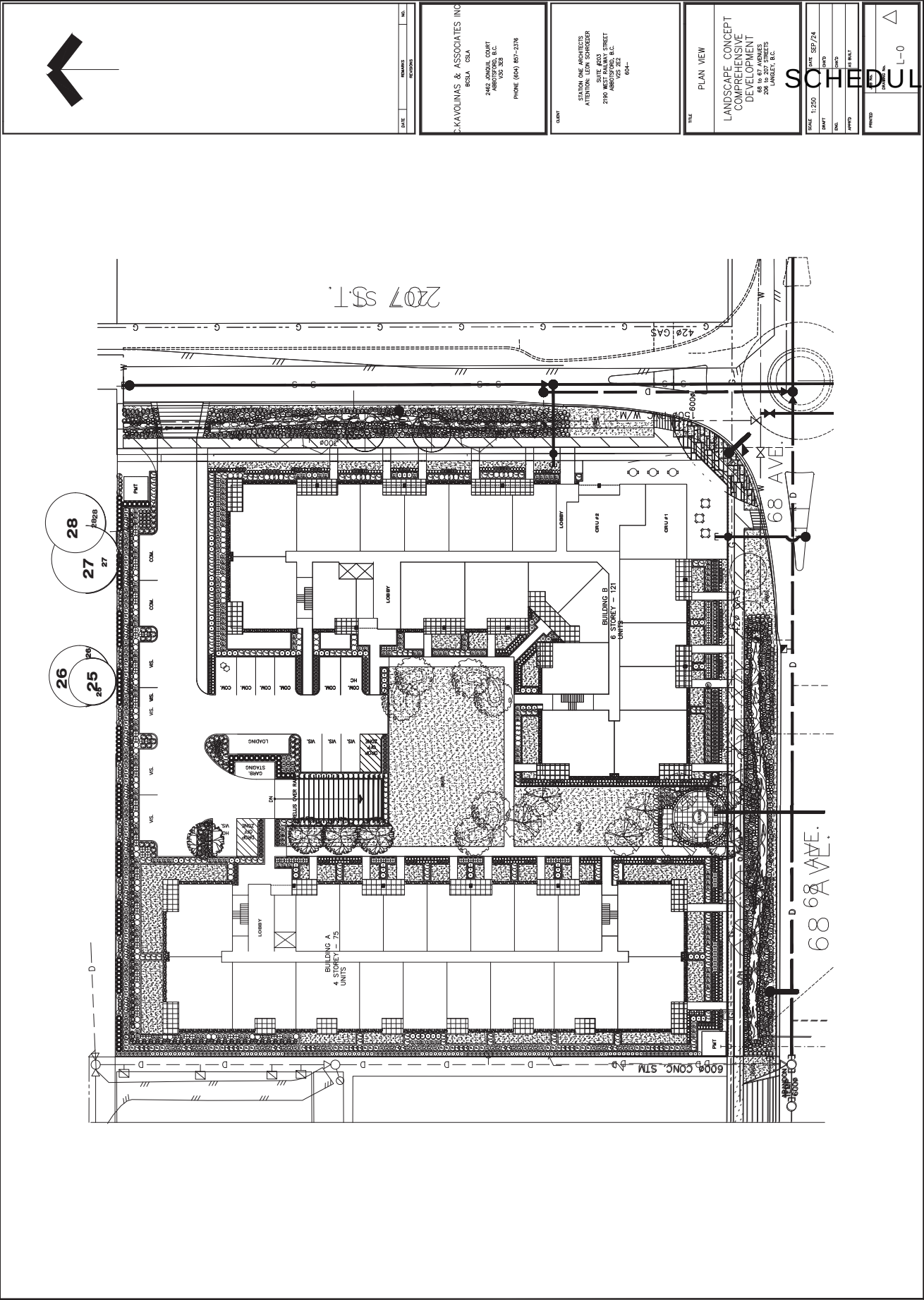
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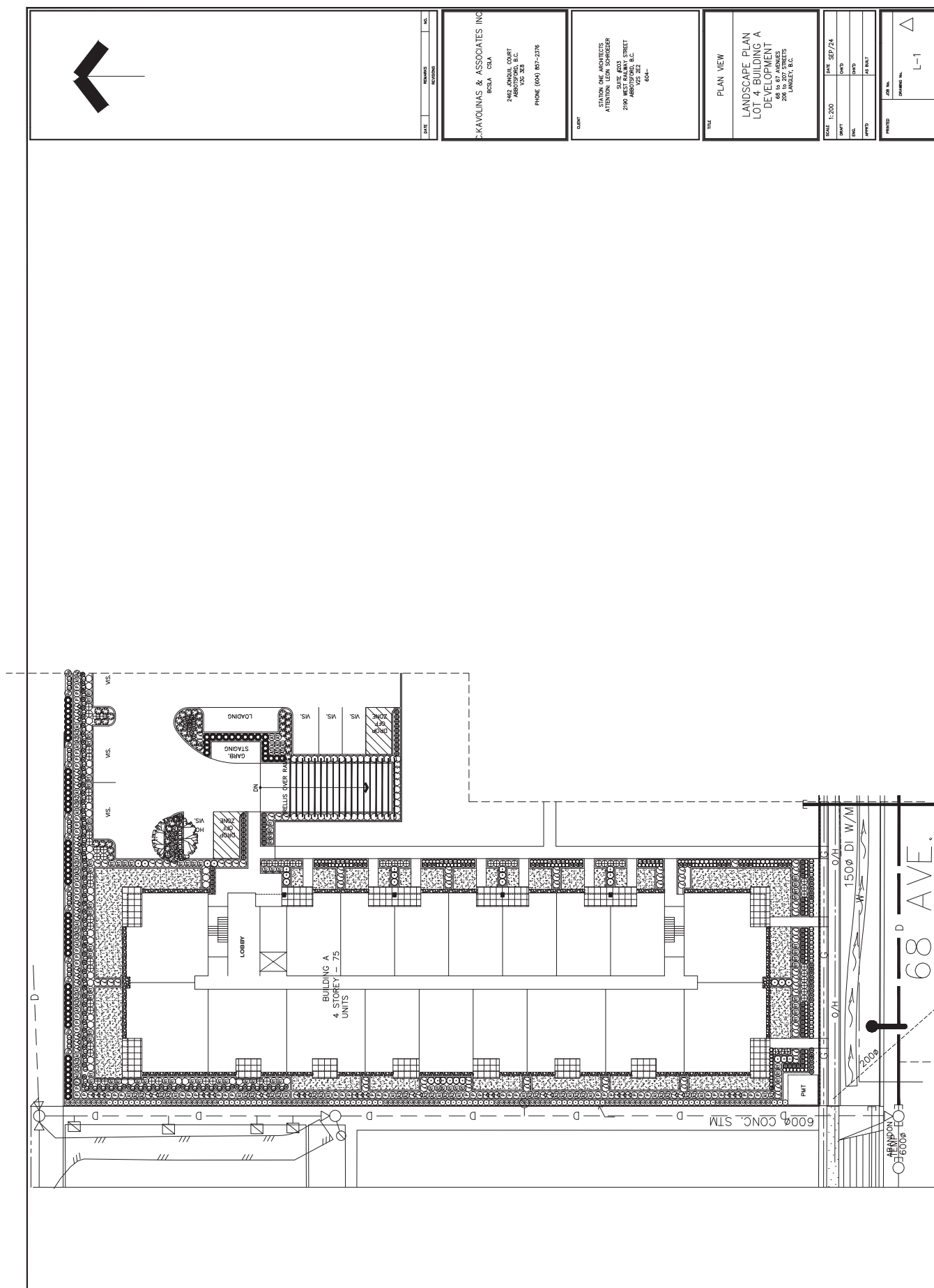


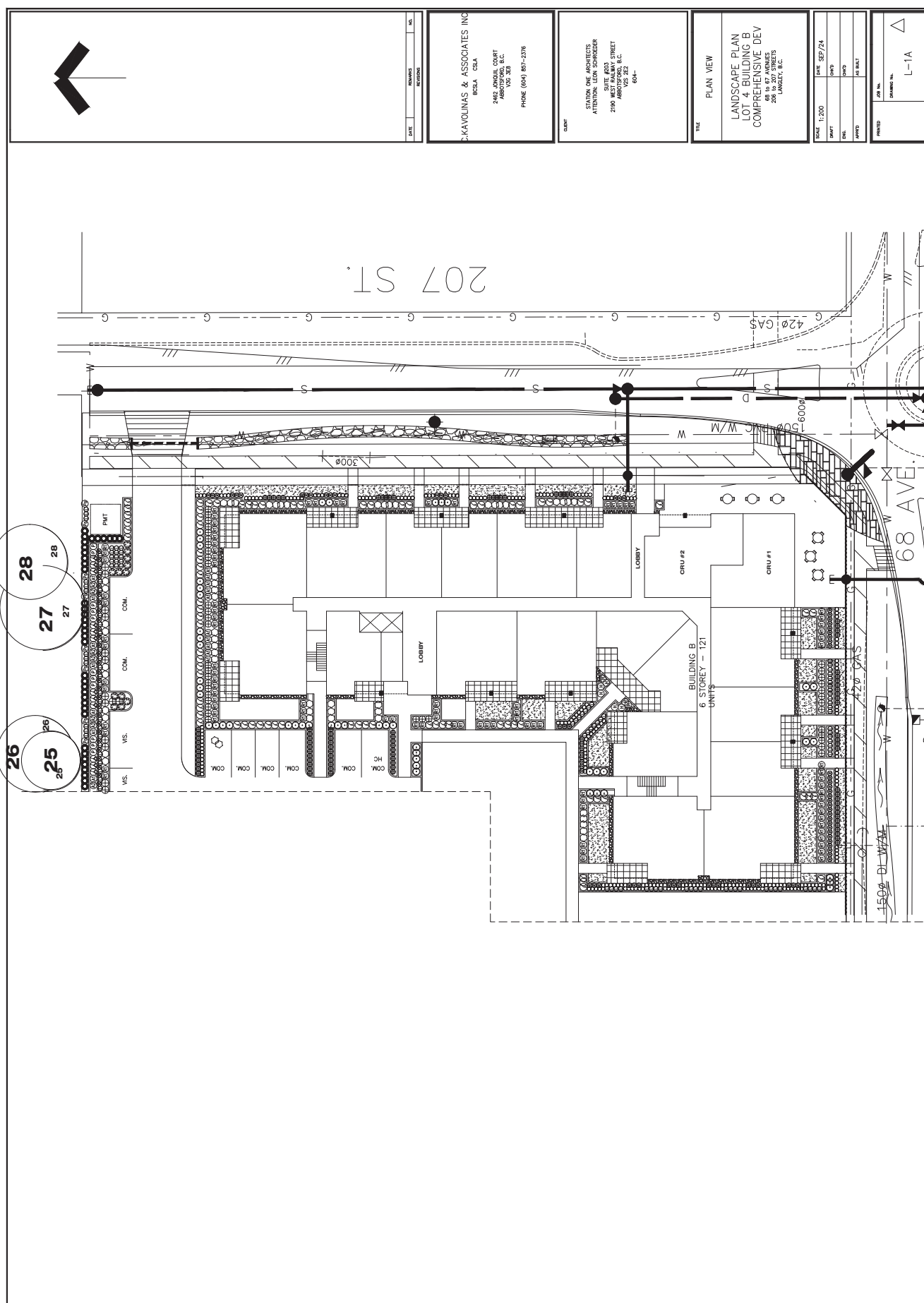
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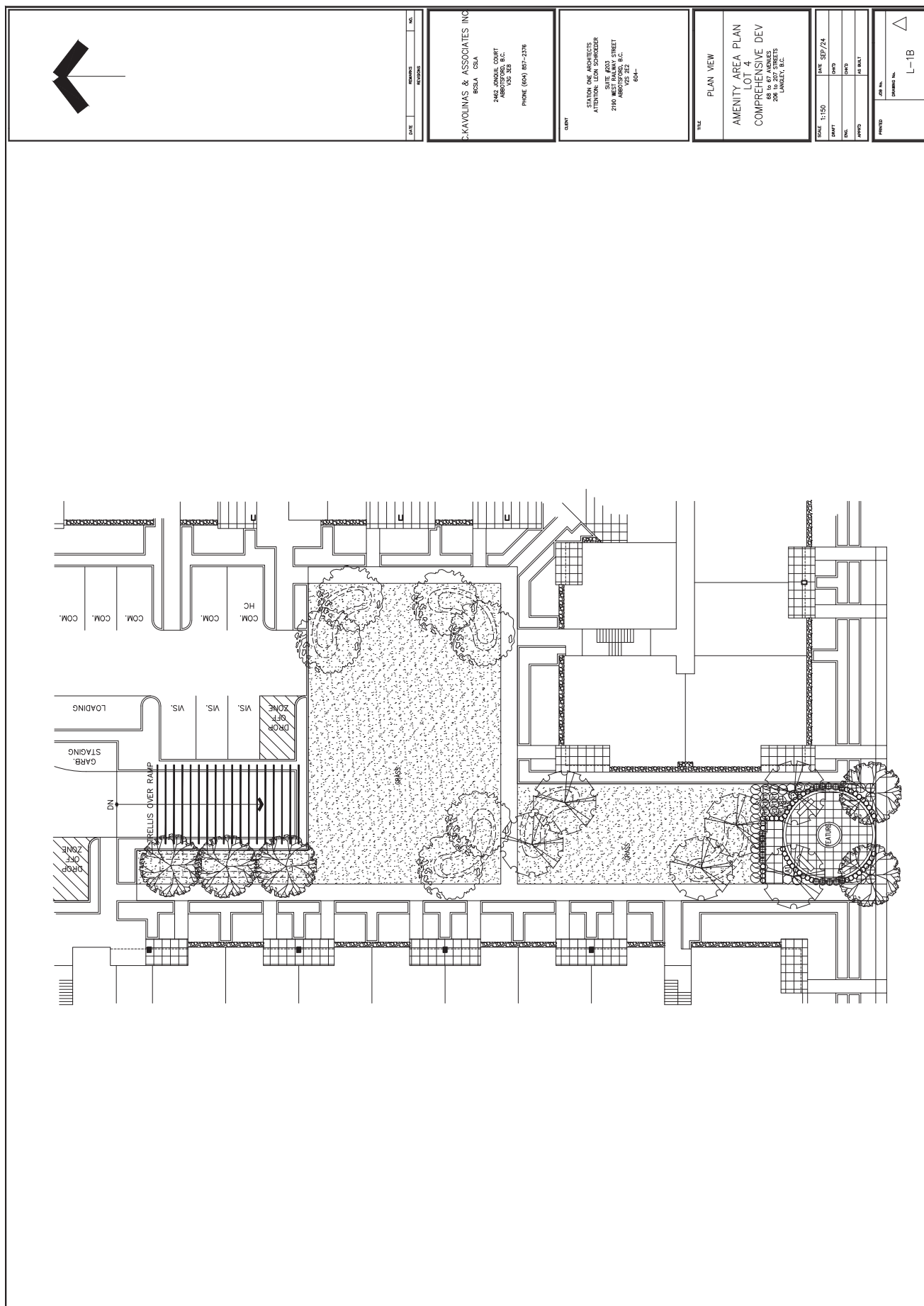
Chilliwack
9555 Young Rd
V2P 4S3

Abbotsford
203-2180 W. Railway St
V2S 2E2

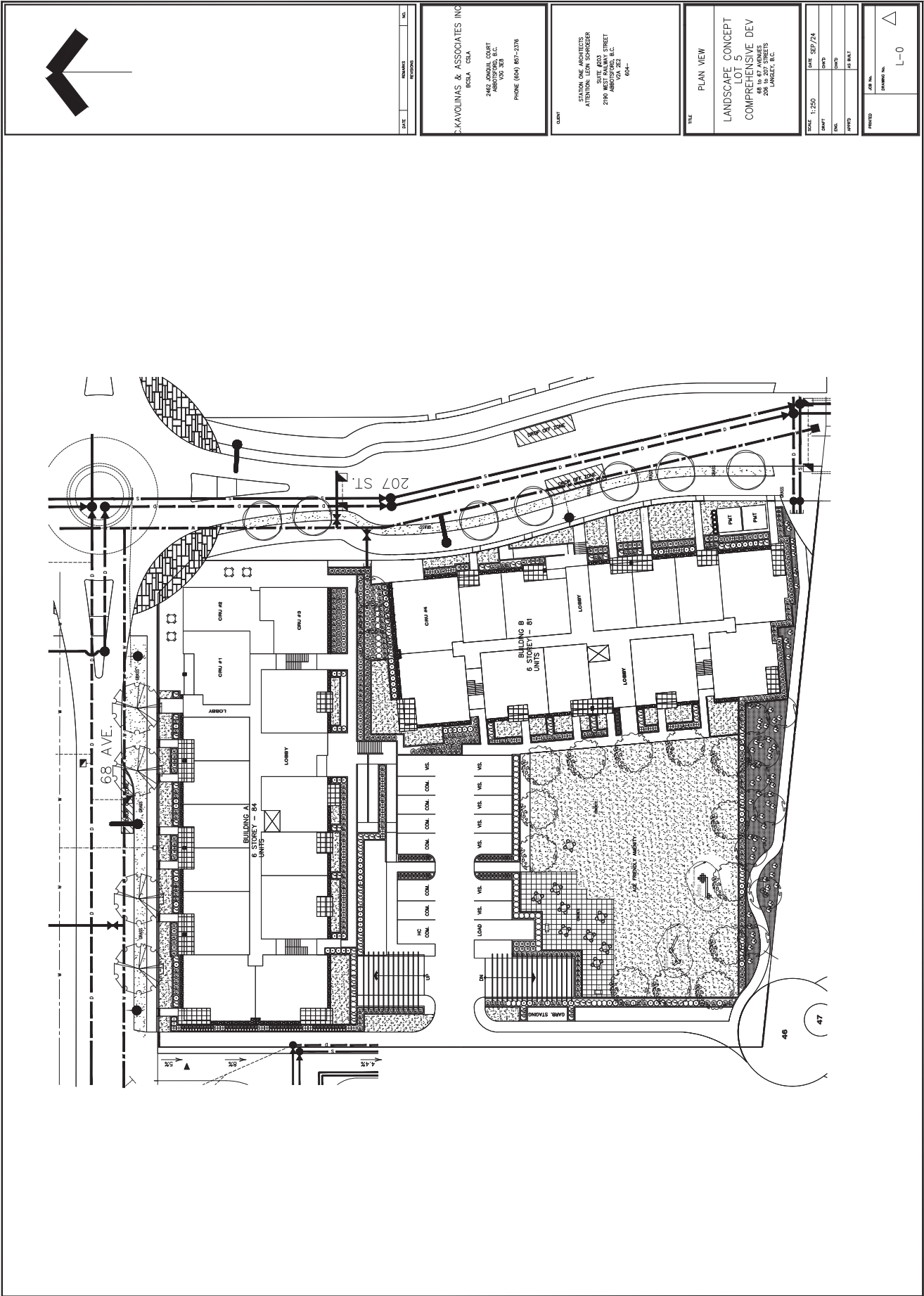


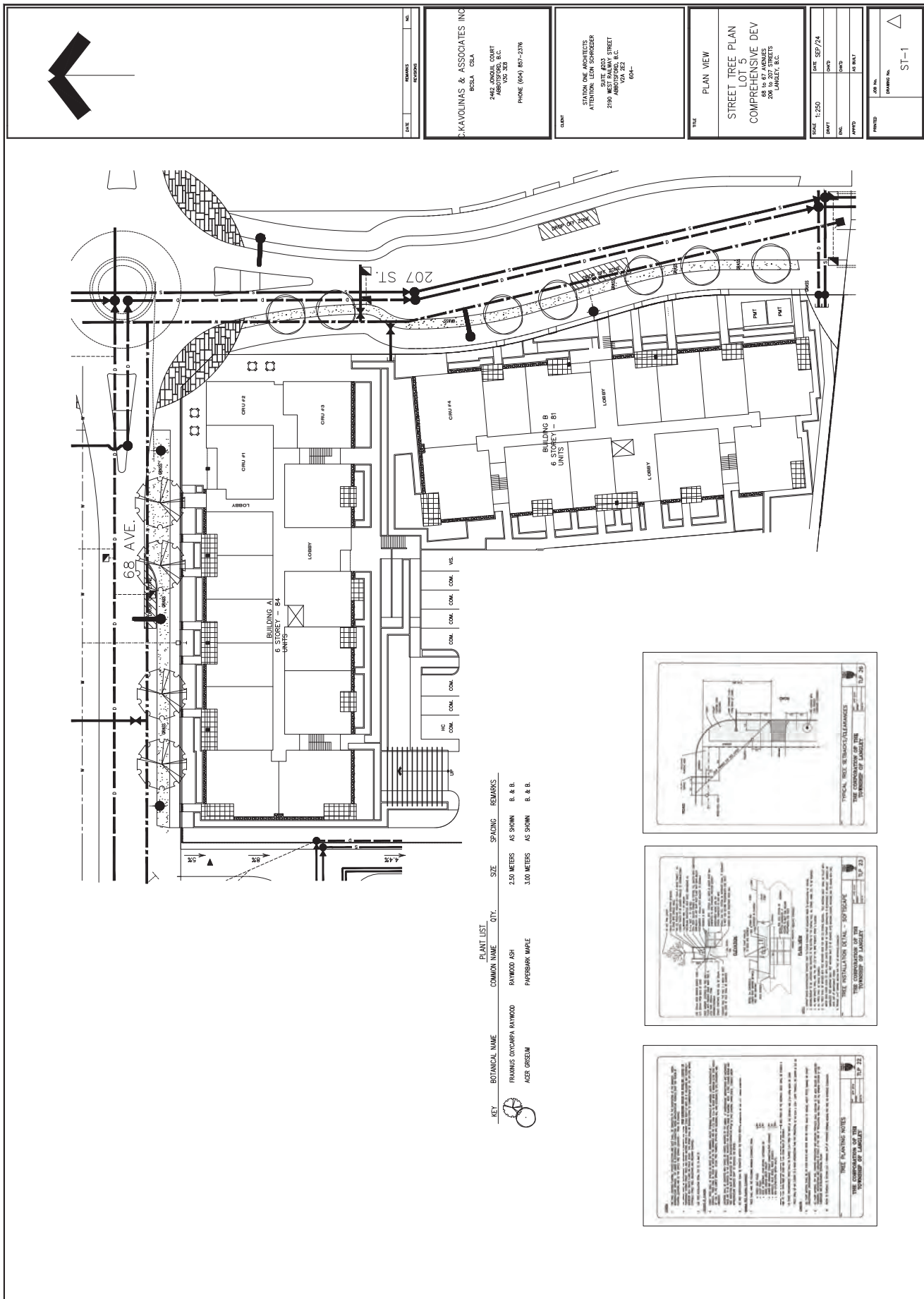


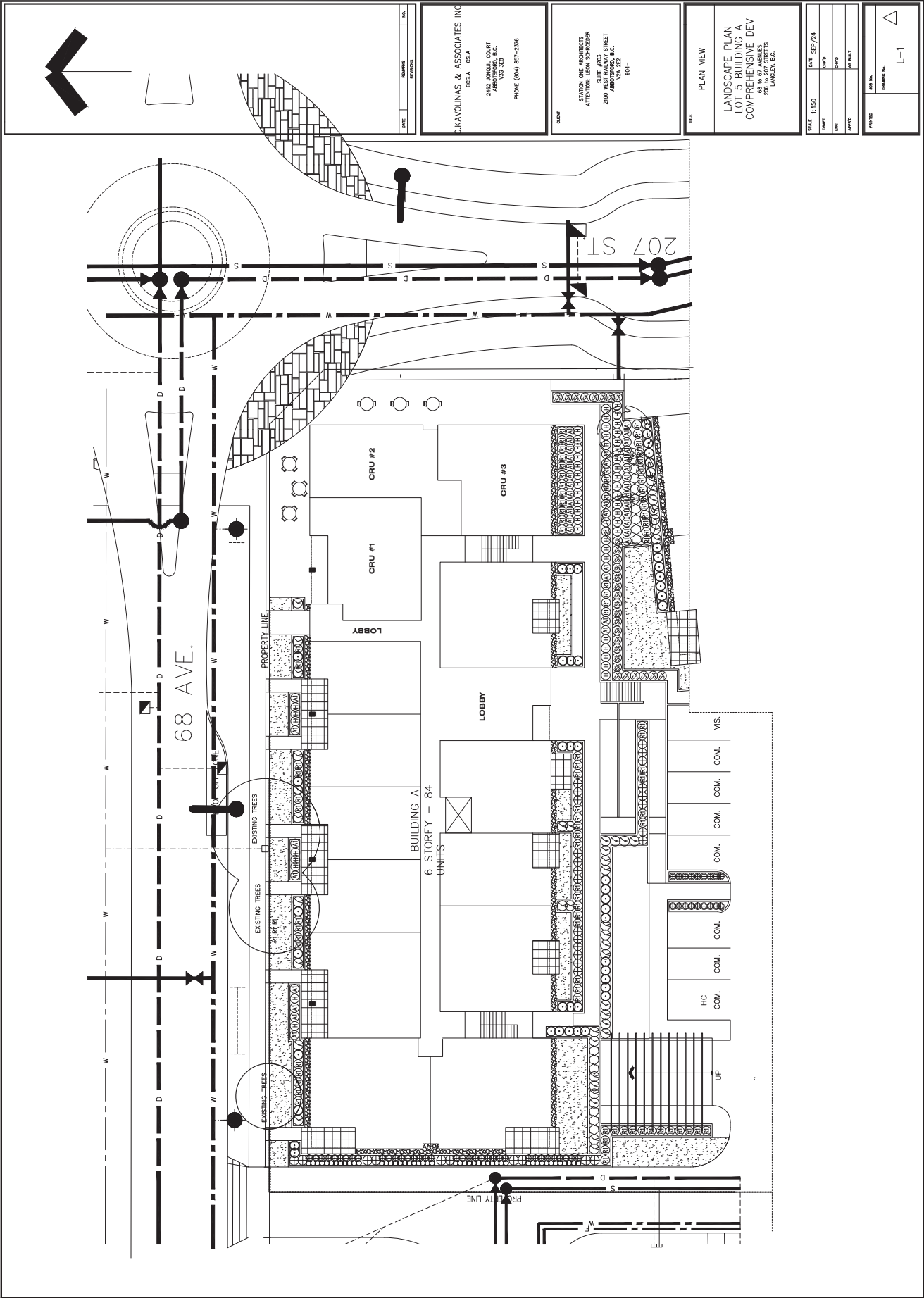


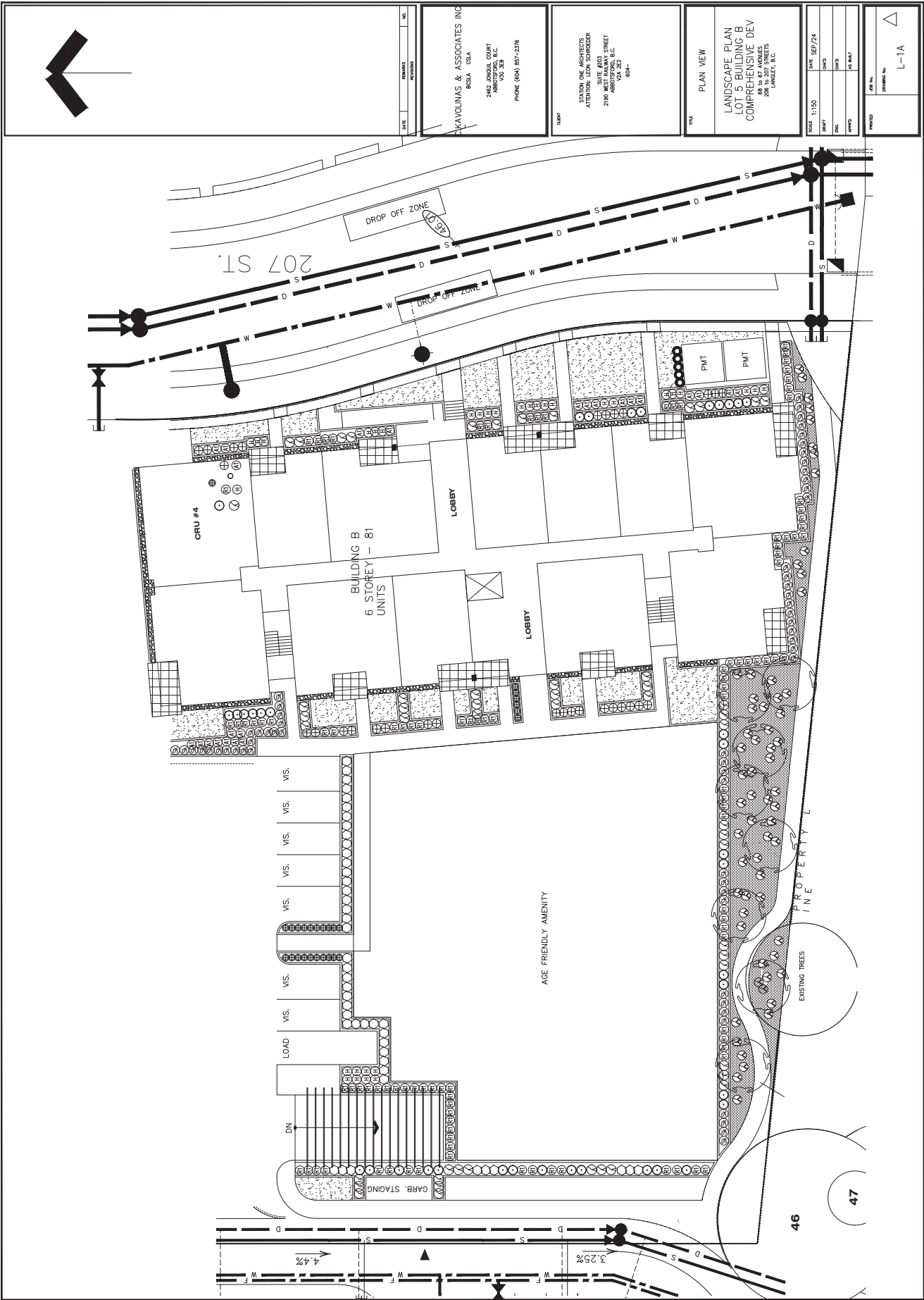


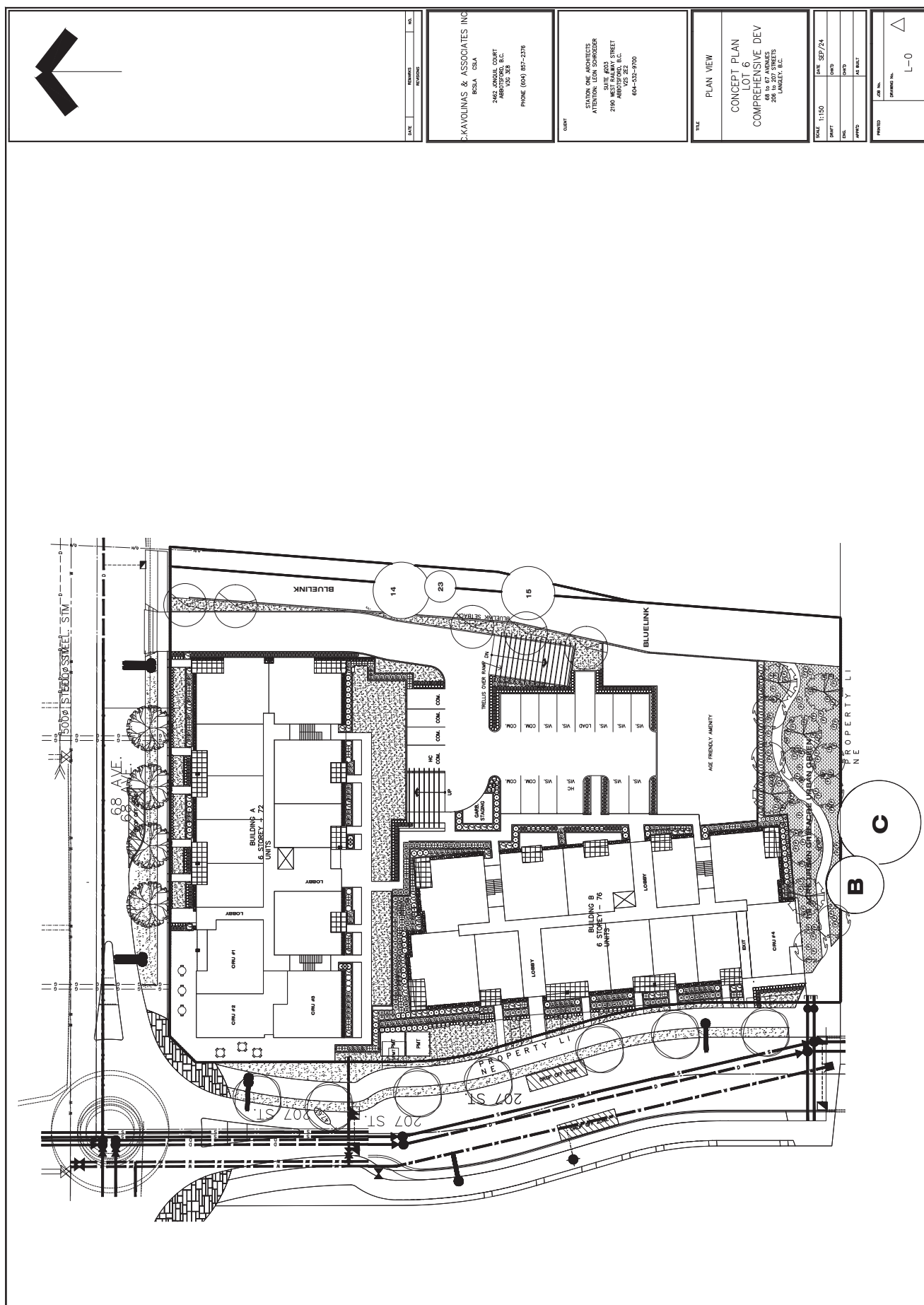
F.1 - Page 51

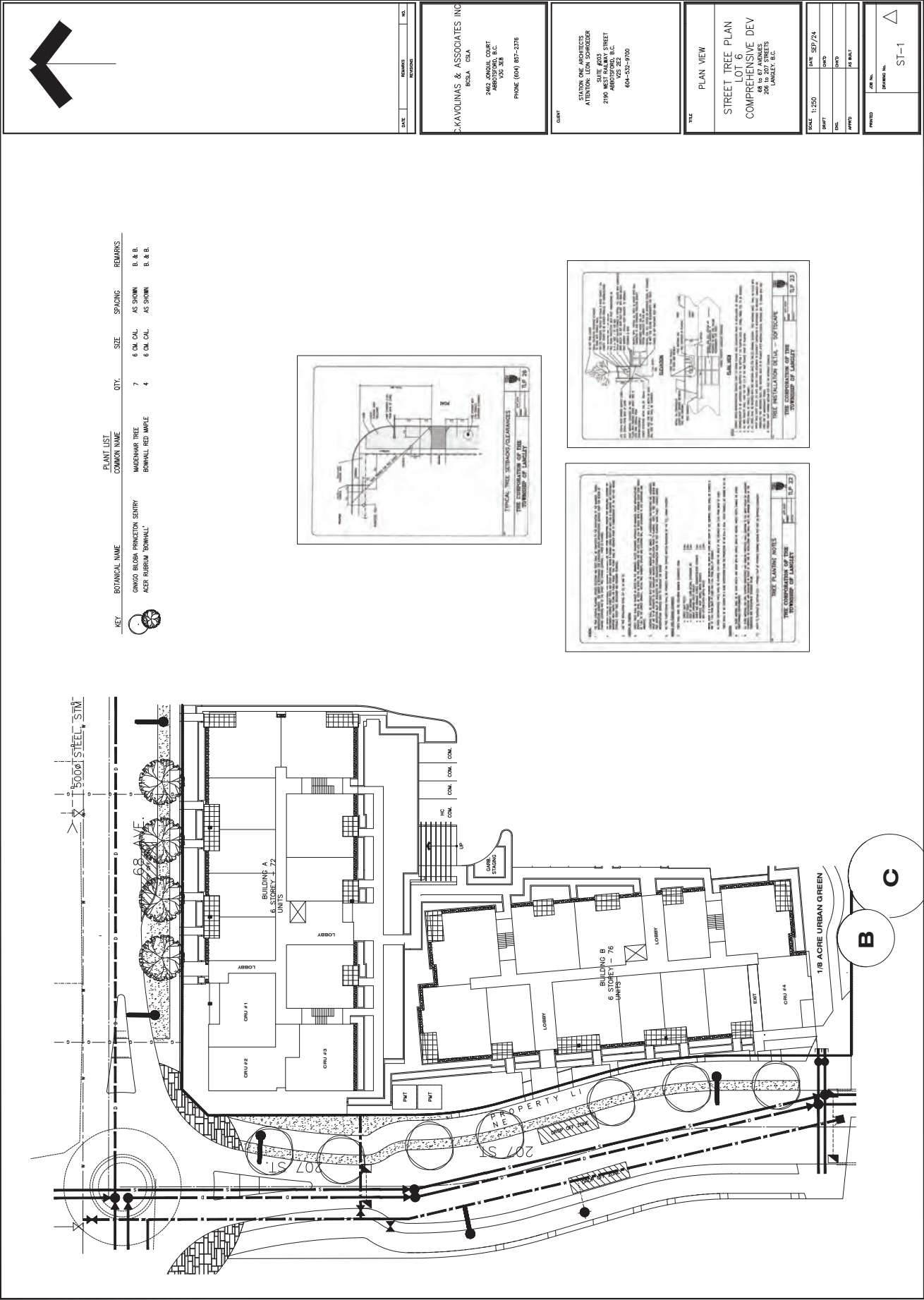


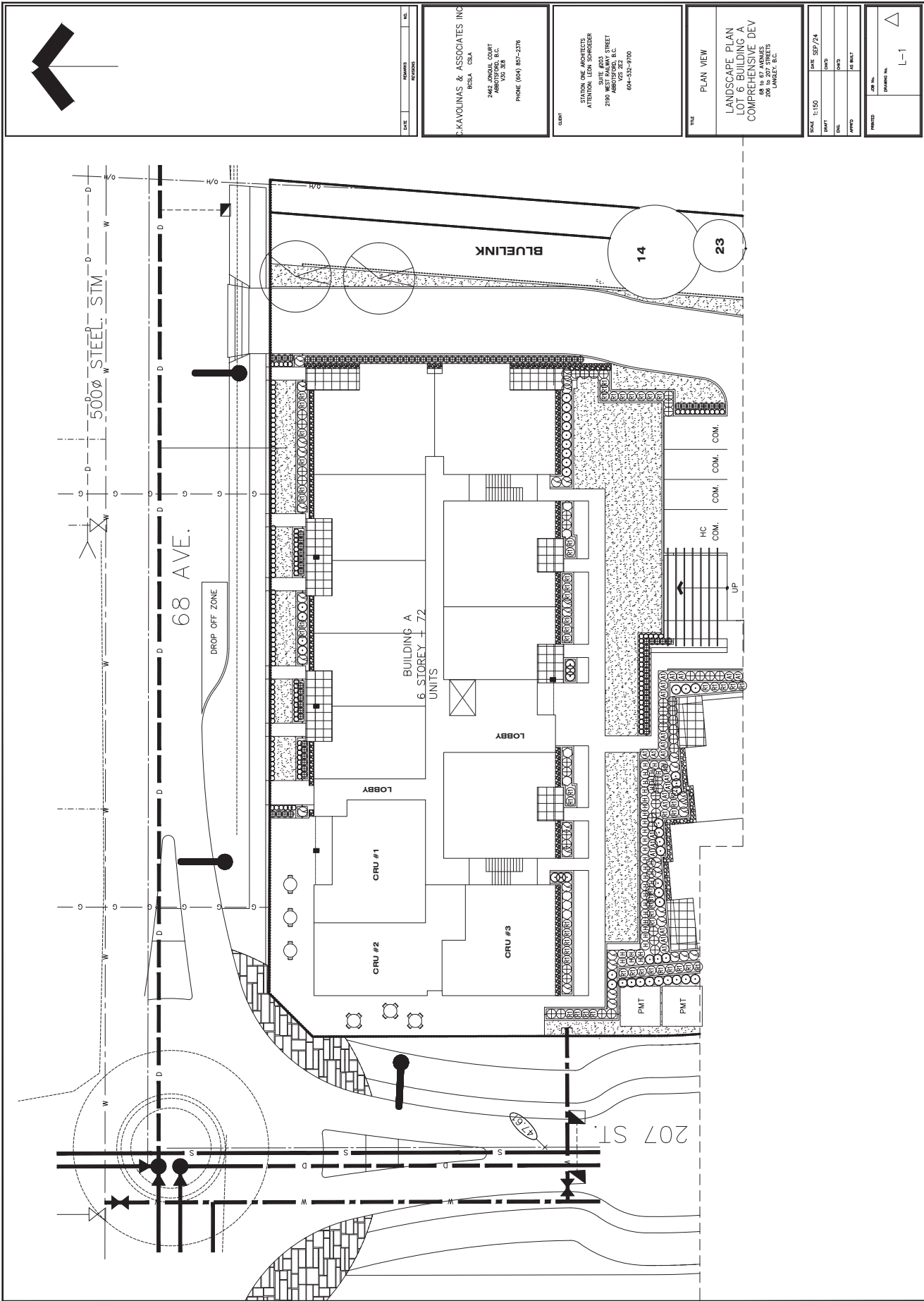


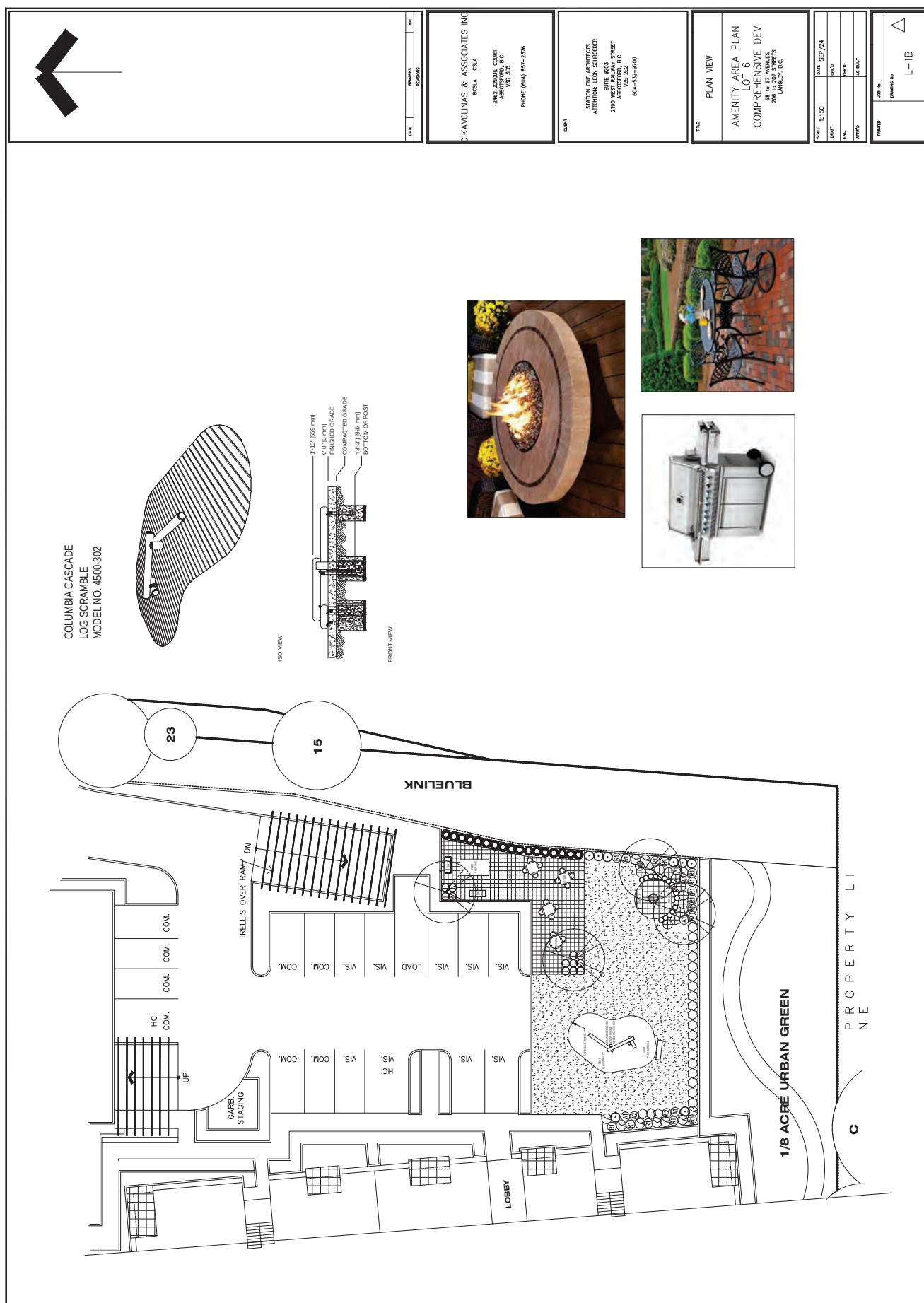




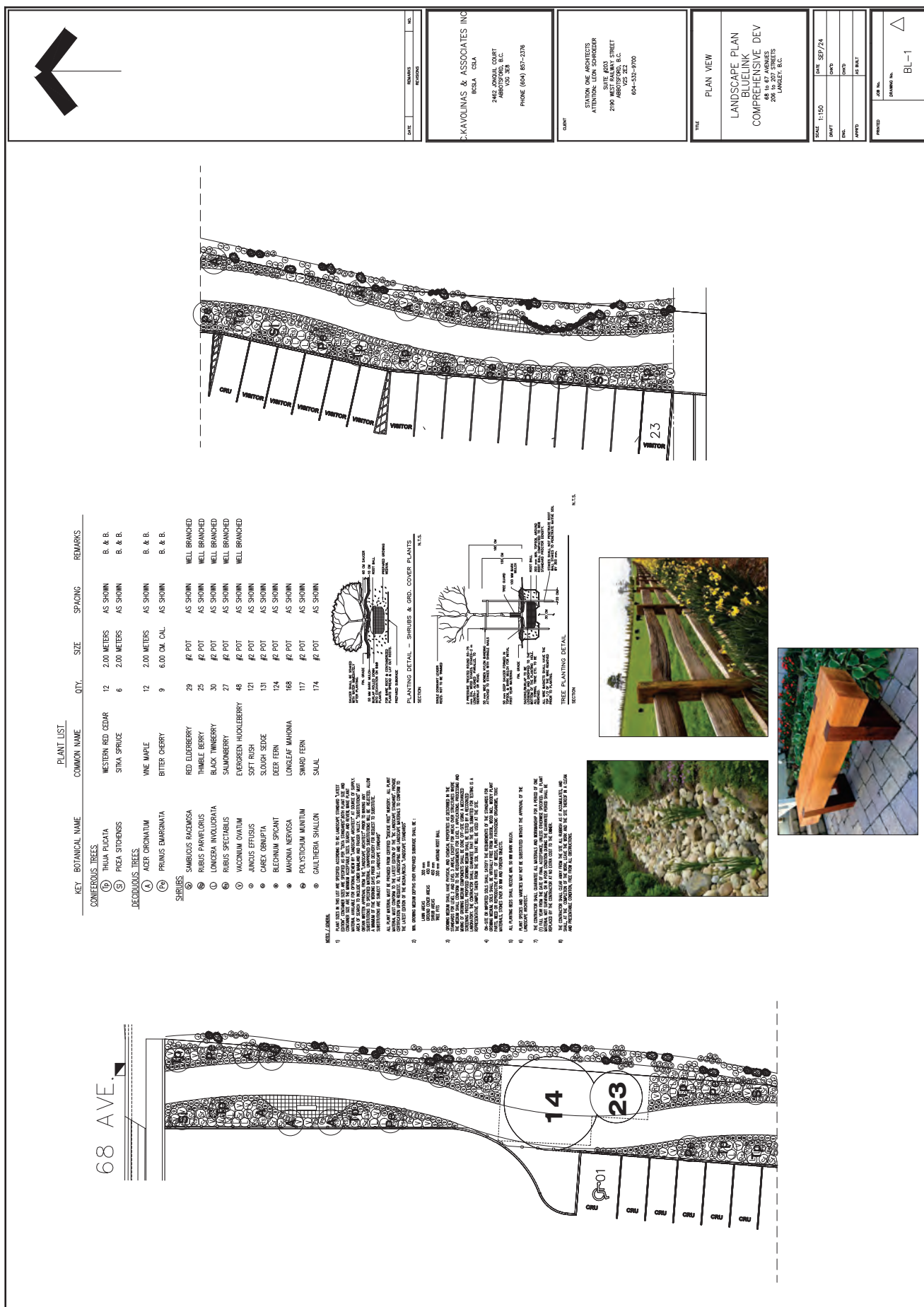








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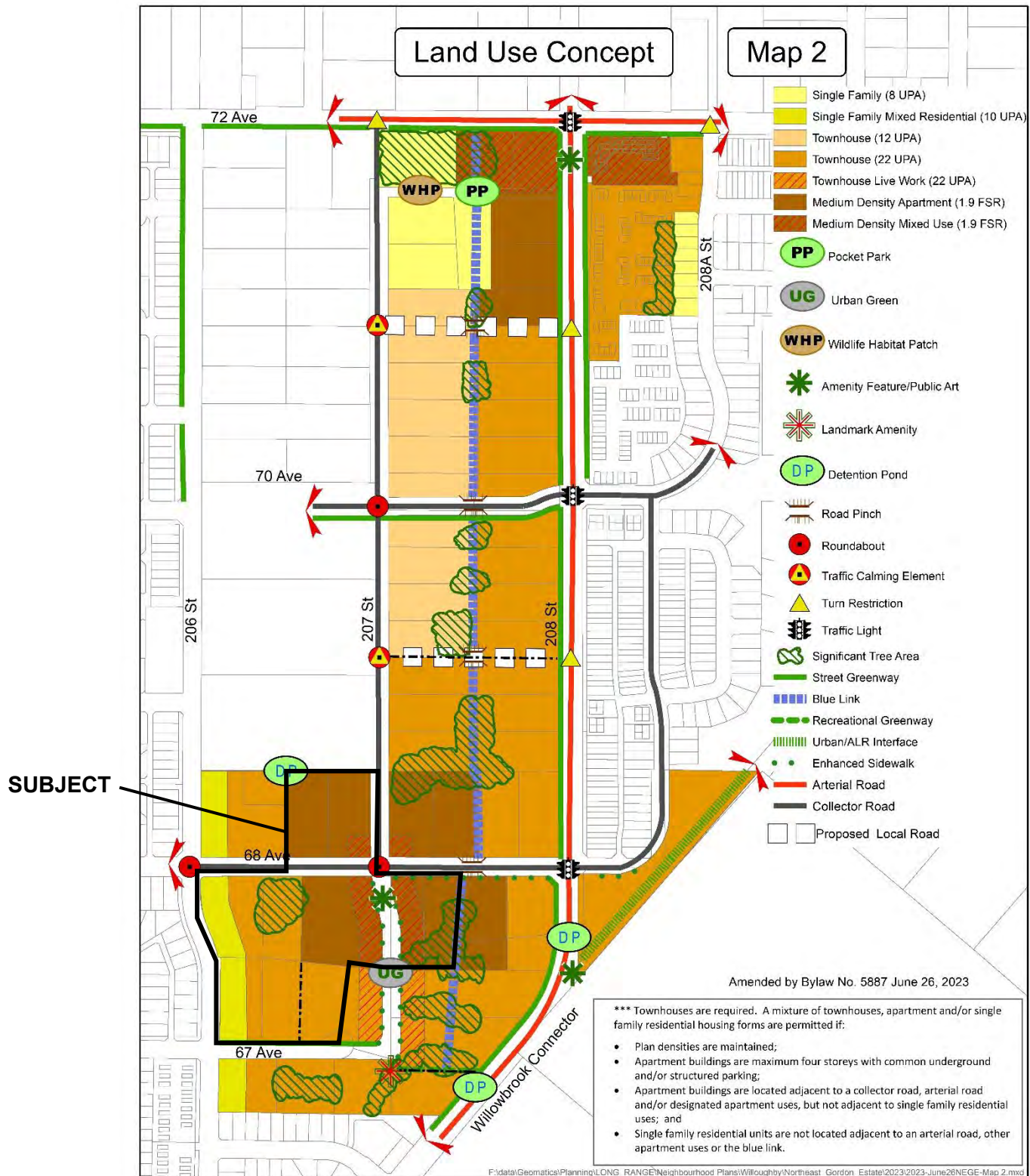
ATTACHMENT B

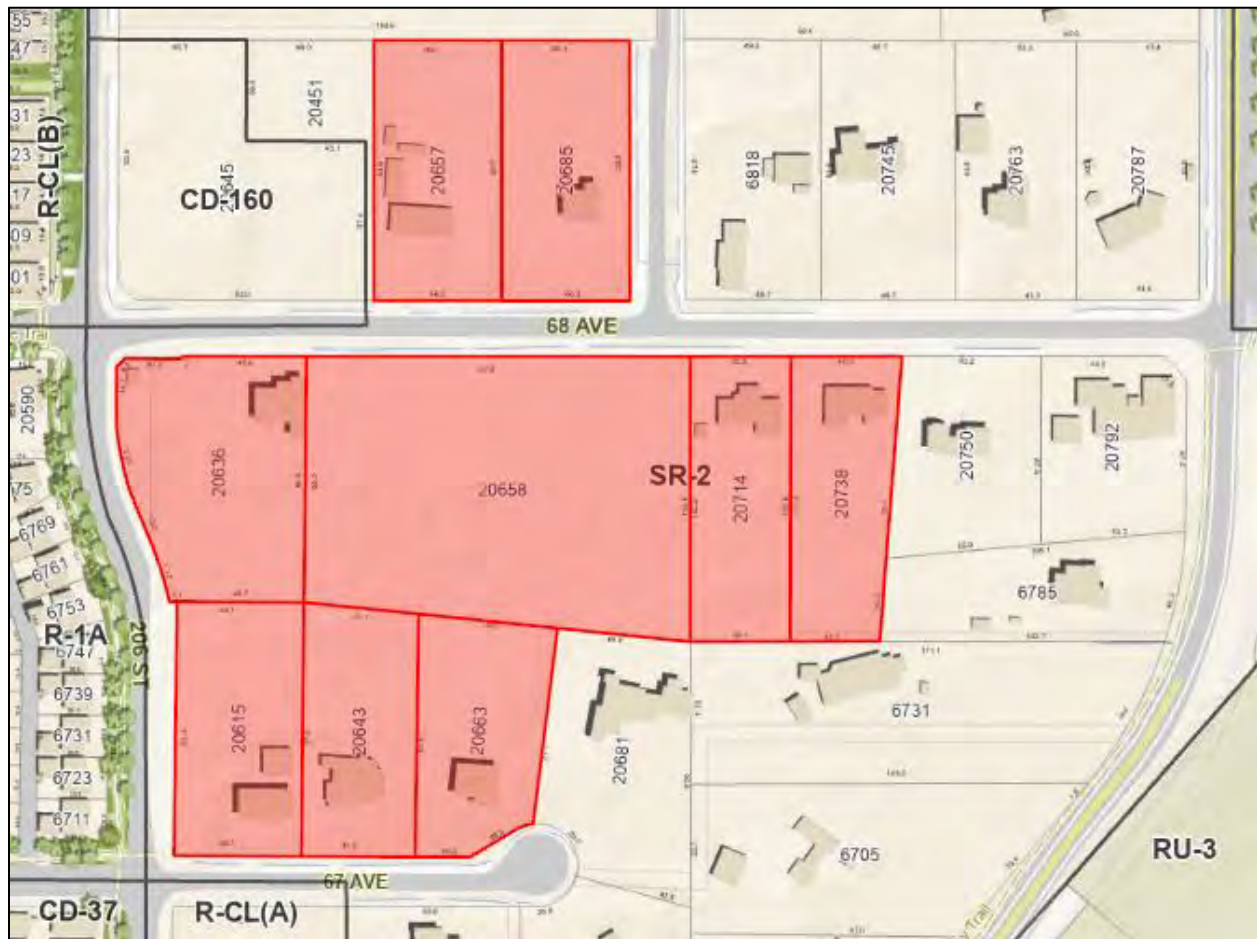


AERIAL PHOTO

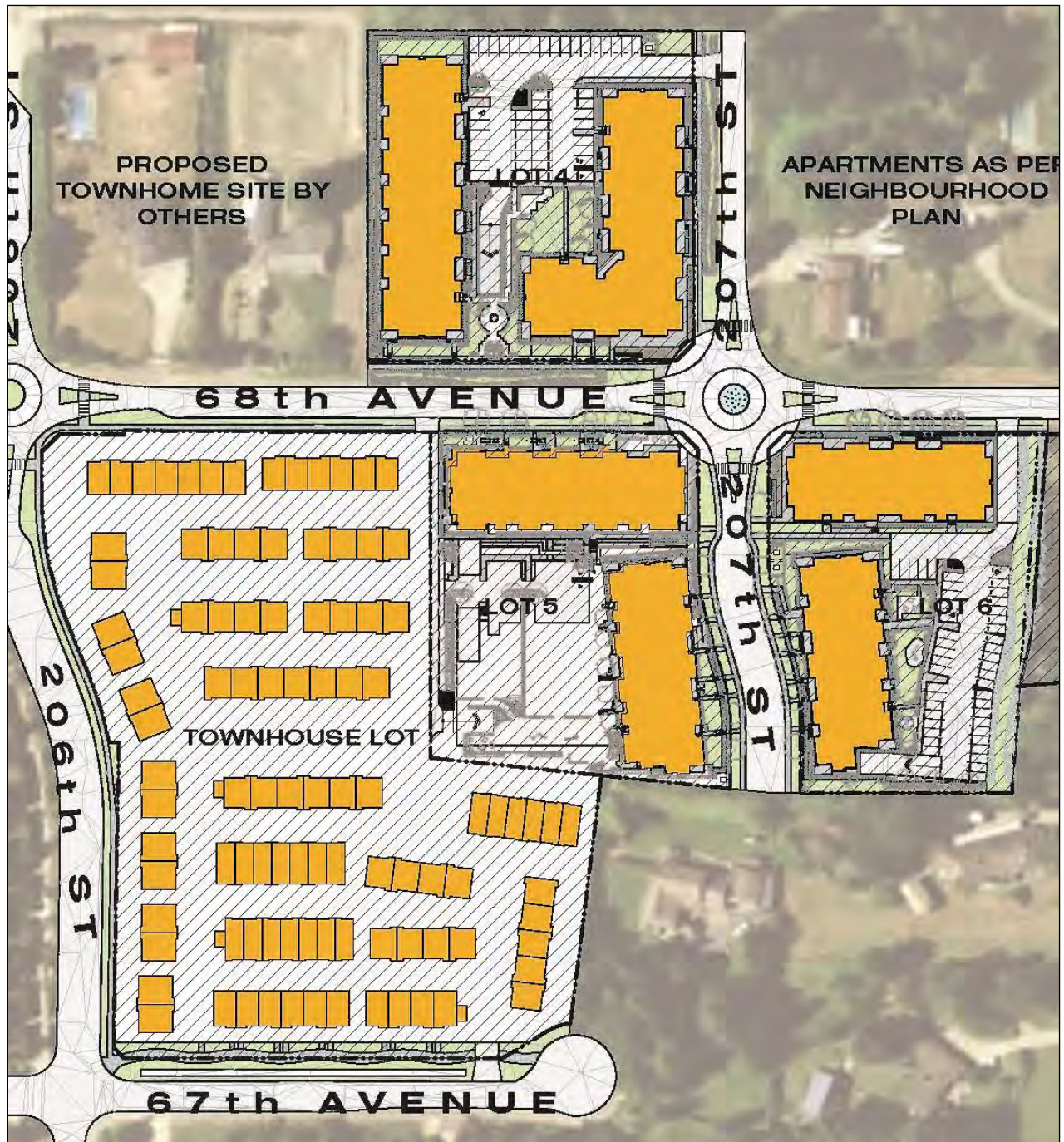
Map
1







ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW

2005 NO. 4475

AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6055

EXPLANATORY NOTE

Bylaw No. 6055 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate a portion of properties at 20615 and 20636 – 67 Avenue to Multi Family and increases the site specific permitted density to 2.02 FSR and the permitted height to six storeys to facilitate development of approximately 509 apartments and 99 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW

2005 NO. 4475

AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6055

A Bylaw to amend Willoughby Community Plan Bylaw No. 3800 and Northeast Gordon Estate Neighbourhood Plan Bylaw No. 4475.

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 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 (Langley Properties) Bylaw No. 6055”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as:

Portions of Lots 1 District Lot 311 Group 2 New Westminster District Plan 68306 and Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543

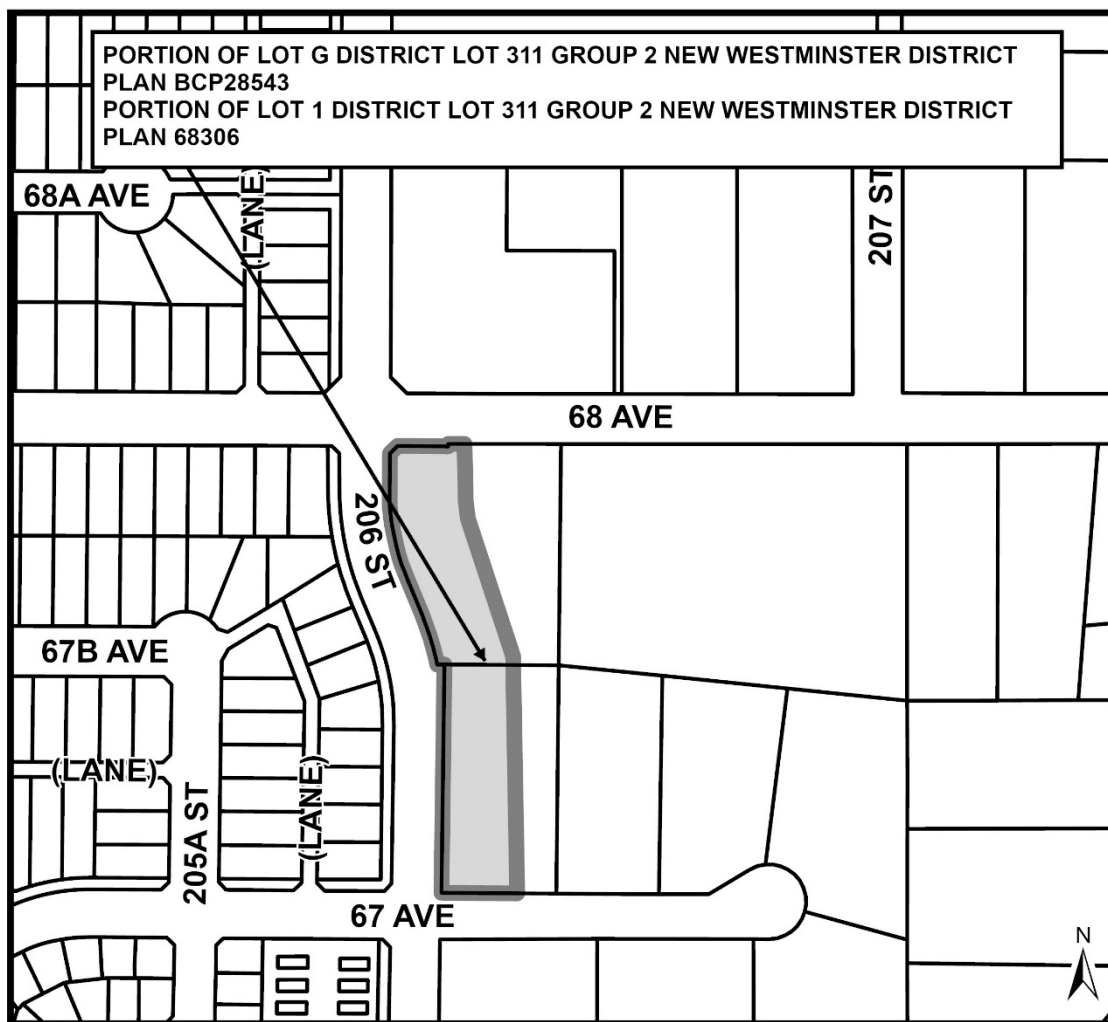
 - a) By amending Map 1 to change the land use designation for the lands to “Multi Family” for the area shown on Schedule “A” attached to and forming part of this Bylaw.
3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475” as amended is further amended by:
 - a) Adding the following bullet point after the last bullet point to Section 4.2.9:
 - Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913, Portion of Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953, and Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 shall be 2.02 FSR and the maximum permitted height shall be six storeys.
 - b) Adding the following bullet point as the first bullet point to Section 4.2.10:

- Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913, Portion of Lot 81 Except Firstly: Plan 63808 And Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953, and Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504 shall be 2.02 FSR.
- c) By removing “Densities of 99 to 198 units per hectare (40 to 80 units per acre) would be permitted.” From the first paragraph of Section 4.2.9.
- d) By removing “at densities of 99 to 198 units per hectare (40 to 80 units per acre).” from the first paragraph of Section 4.2.10.

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

SCHEDULE 'A' BYLAW NO. 6055



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6056****EXPLANATORY NOTE**

Bylaw No. 6056 rezones approximately 4.64 ha (11.47 ac) of land located at 20615, 20643, and 20663 – 67 Avenue; and 20636, 20657, 20658, 20685, 20714 and 20738 – 68 Avenue to Comprehensive Development Zones CD-206 and CD-207 to facilitate development of approximately 509 apartments, 99 townhouses and ground-floor commercial uses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (LANGLEY PROPERTIES) BYLAW NO. 6056

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 (Langley Properties) Bylaw No. 6056".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD-206" and "Comprehensive Development Zone CD-207" after the words "Comprehensive Development Zone CD-205"
 - b. Adding to Section 110 after the words "CD-205" the words "CD-206 – 0.6 ha" followed by "CD-207 – 3 ha"
 - c. By adding after Sections 1105 "Comprehensive Zone CD-205" the following as Sections 1106 "Comprehensive Development Zone CD-206" and 1107 "Comprehensive Development Zone CD-207"

1106 **COMPREHENSIVE DEVELOPMENT ZONE CD-206**

Uses Permitted

- 1106.1 In the CD-206 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) *residential uses* subject to Section 1106.2
 - 4) *commercial uses* subject to Section 1106.3
 - 5) *Licensee Retail Store* subject to the provisions of the "Liquor Control and Licensing Act" and Regulations pursuant thereto and Section 1106.3
 - 6) *group children's day care* subject to 1106.3

Residential Uses

- 1106.2 *Residential uses* shall consist of *apartments* on lands zoned Comprehensive Development Zone CD-206

Commercial Uses

- 1106.3 *Commercial uses, licensee retail stores and group children's day care* are only permitted on the ground floor of the mixed-use *buildings* as indicated in Section 1106.13 and are required be a minimum of 4,000 ft² total and maximum of 8,000 ft² total on each side of 207 Street south of 68 Avenue and a minimum of 2,000 ft² north of 68 Avenue. *Commercial uses* adjacent to the urban green shall be limited to retail store, convenience store and *restaurant*. Drive-thrus are not permitted.

Density

- 1106.4 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-206 shall not exceed 2.02 FSR.

1106.5 **Lot Coverage**

Buildings and *structures* shall not cover more than 45% of the *lot area*.

Siting of Buildings and Structures

- 1106.6 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1106.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed 6 *storeys*, plus a rooftop-enclosure to access rooftop amenity, except for Building A on Lot 4 which shall not exceed 4 *storeys* plus a rooftop-enclosure to access rooftop amenity. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1106.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1106.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

- 1106.10 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

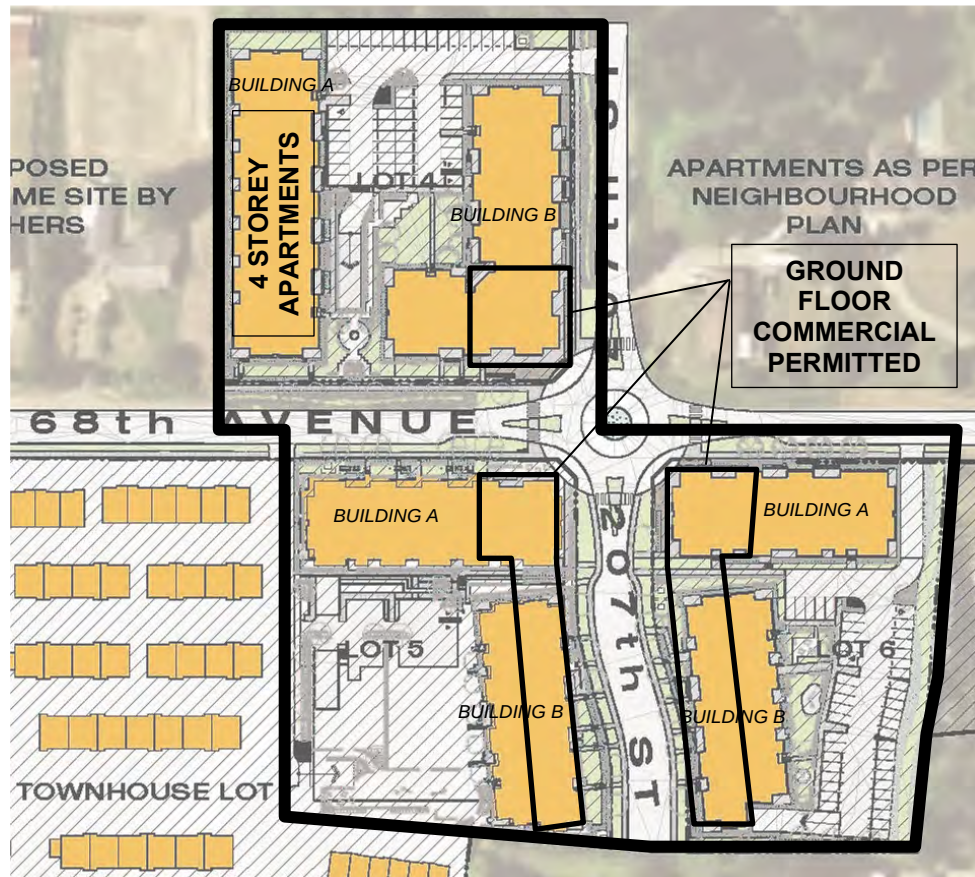
- 1106.11 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1106.12 **Development Permit Requirements**

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

Overall Development Plan

- 1106.13 Development in this zone shall conform substantially to the site plan as shown below:



1107 **COMPREHENSIVE DEVELOPMENT ZONE CD-207**

Uses Permitted

1107.1 In the CD-207 Zone only the following *uses* are permitted and all other *uses* are prohibited:

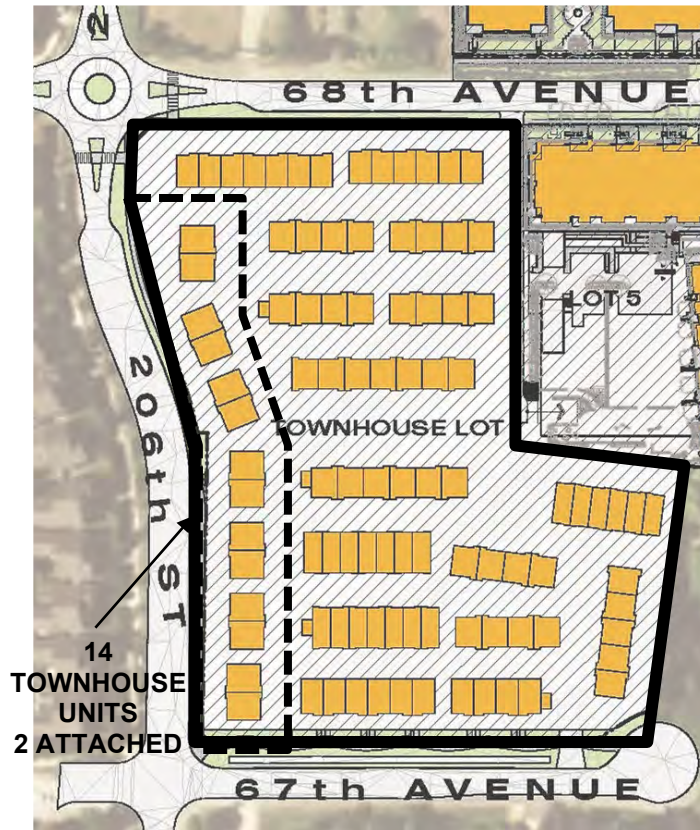
- 1) *accessory buildings and uses*
- 2) *accessory home occupations* subject to Section 104.3
- 3) *residential units* subject to Section 1107.2 and 1107.3

Residential Uses

1107.2 *Residential uses* shall consist of 14 *townhouse* units (2 units attached) and 85 *townhouse* units (minimum 3 units attached, maximum 7 units attached), for a total of 99 units on lands zoned Comprehensive Development Zone CD-207.

Location of Residential Uses

1107.3 The location of each *residential use* shall be in accordance with the following plan:



1107.4 Lot Coverage

Buildings and structures shall not cover more than 45% of the lot area.

Siting of Buildings and Structures

1107.5 Siting of *buildings and structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1107.6 Except as provided for in Section 104.5 the *height* of principal or amenity *buildings and structures* shall be in accordance with a Development Permit and not exceed three *storeys*. The *height* of *accessory buildings and structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1107.7 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

1107.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1107.9 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1107.10 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1107.11 Development Permit Requirements

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

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

Lots 31 and 32 Section 14 Township 8 New Westminster District Plan 43913

Lot 81 Except Firstly: Plan 63808 and Secondly: Plan 68306, District Lot 311 Group 2 New Westminster District Plan 27953

Lots 1 and 2 District Lot 311 Group 2 New Westminster District Plan 68504

Lot G District Lot 311 Group 2 New Westminster District Plan BCP28543, and

Lots 1, 2 and 3 District Lot 311 Group 2 New Westminster District Plan 68306

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-206 and Comprehensive Development Zone CD-207.

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. 6056

