

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 27, 2026 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. 101317
(CANADA OASIS DEVELOPMENT LTD. / 20726 – 80 AVENUE)

REPORT: 26-42
FILE: 08-23-0211

PROPOSAL:

Development Permit application to facilitate development of a 6-storey building containing a total of 110 apartments and 1,141.7 m² (12,289.3 ft²) of ground floor commercial space at 20726 – 80 Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101317 subject to five (5) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-175 zoning.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101317 to Canada Oasis Development Ltd. for property located at 20726 – 80 Avenue subject to the following conditions:

- a. Building and signage plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
- e. All refuse areas to be located within buildings and / or in enclosures 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. Submission of a site-specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
- b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- c. On-site landscaping and boulevard treatment to be secured by letter of credit at building permit stage.

DEVELOPMENT PERMIT APPLICATION NO. 101317
(CANADA OASIS DEVELOPMENT LTD. / 20726 – 80
AVENUE)
Page 2 . . .

- 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. Completion of conditions (and subsequent discharge) of CB1177566.
- f. Payment of supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

Canada Oasis Development Ltd. has applied for a development permit for a 6-storey building containing a total of 110 apartments and 1,141.7 m² (12,289.3 ft²) of ground floor commercial space at 20726 – 80 Avenue. Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's existing Comprehensive Development Zone CD-175. Issuance of Development Permit No. 101317 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Development Permit No. 101317.

DEVELOPMENT PERMIT APPLICATION NO. 101317
 (CANADA OASIS DEVELOPMENT LTD. / 20726 – 80
 AVENUE)
 Page 3 . . .

REFERENCE:

Owner / Agent:	Canada Oasis Development Ltd. 5516 Maple Street Vancouver BC V6M 3T7
Legal Description:	Lot 2 Section 23 Township 8 New West District Plan EPP130306
Location:	20726 – 80 Avenue
Area:	0.44 ha (1.09 ac)
Existing Zoning:	Comprehensive Development Zone CD-175
Willoughby Community Plan:	Town Centre
Yorkson Neighbourhood Plan:	Town Market Commercial

BACKGROUND/HISTORY:

- The subject site was part of a previous Rezoning and Subdivision application (ToL Project No. 08-23-0150) which created the subject lot and rezoned it to Comprehensive Development Zone CD-175.
- The Comprehensive Development Zone CD-175 (final reading granted February 12, 2024) permits a maximum of 120 apartments on the upper five floors and commercial uses and group children's daycare on the ground floor of the subject lot.
- The previous application also included property to the north of the subject site (20710 – 80 Avenue) to facilitate development of two mixed-use buildings (Development Permit No. 101307 issued February 12, 2024), however, construction has yet to commence on that site.
- Vehicular access is proposed via a new north/south road (secured by statutory right-of-way) as well as from 206A Street (secured via access easement from the site to the west).
- As a condition of the rezoning and subdivision, a restrictive covenant was registered on the subject lot restricting building until a development permit has been issued for the site and required servicing has been satisfied. Accordingly, discharge of CB1177566 is included as a prerequisite of building permit issuance.
- The site is located in Development Permit Area 'J' – Town Market Commercial in the Willoughby Community Plan.

DISCUSSION/ANALYSIS:

- Canada Oasis Development Ltd. has applied for a development permit to facilitate construction of a 6-storey building containing 110 apartments and 1,141.71 m² (12,289.31 ft²) of ground floor commercial space.
- The proposed building and uses are consistent with the site's existing Comprehensive Development Zone CD-175 zoning (120 units permitted / 110 units proposed).
- Staff are supportive of the proposal as it is consistent with the Willoughby Community Plan and Yorkson Neighbourhood Plan.

Adjacent Uses:

	Existing Use	Yorkson Neighbourhood Plan Designation	Existing Zoning
North:	Vacant property included in the overall rezoning / subdivision with an approved development permit (ToL Project No. 08-23-0150)	Town Market Commercial (FSR 2.85)	Comprehensive Development Zone CD-175
South:	A mixed-use building	Town Market Commercial (FSR 2.85)	Comprehensive Development Zone CD-89(B)
East:	Willoughby Elementary School	Town Market Commercial (FSR 2.85)	Civic Institutional Zone P-1
West:	Mixed-use buildings	Town Market Commercial (FSR 2.85)	Comprehensive Development Zones CD-89(B) and CD-89(E)

Development Permit No. 101317:

- The site is located in Development Permit Area 'J' – Town Market Commercial in the Willoughby Community Plan.
- Proposed Development Permit No. 101317 is attached to this report (Attachment B) and includes renderings, site plans, building elevations, tree and landscaping plans.
- The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan.

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
0	0	33	33	10	43

- The landscape plans propose plantings of trees, shrubs and groundcovers around the perimeter of the site.

Policy Considerations:

The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-175 zoning.

DEVELOPMENT PERMIT APPLICATION NO. 101317
(CANADA OASIS DEVELOPMENT LTD. / 20726 – 80
AVENUE)
Page 5 . . .

Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101317 be issued as attached.

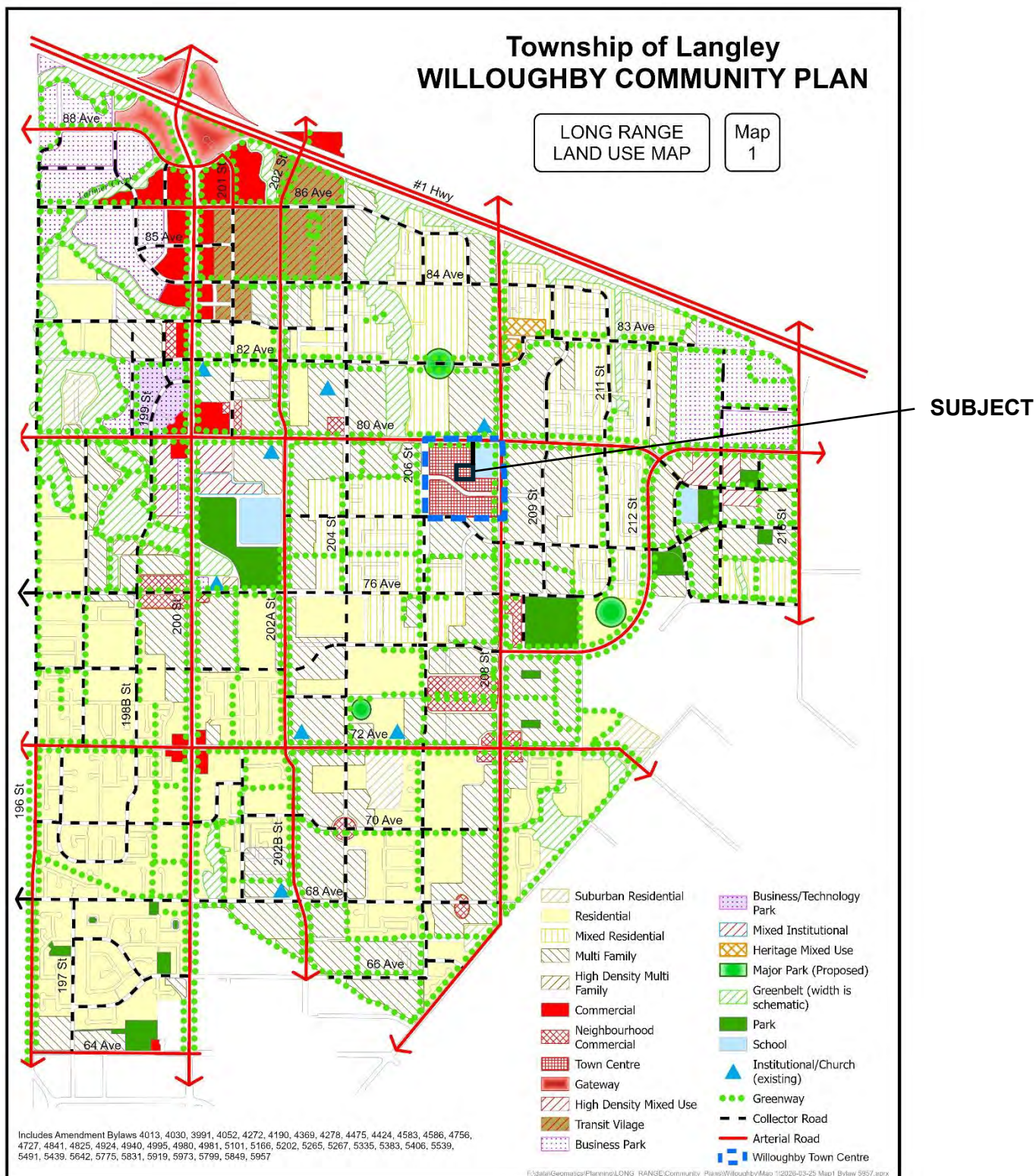
Respectfully submitted,

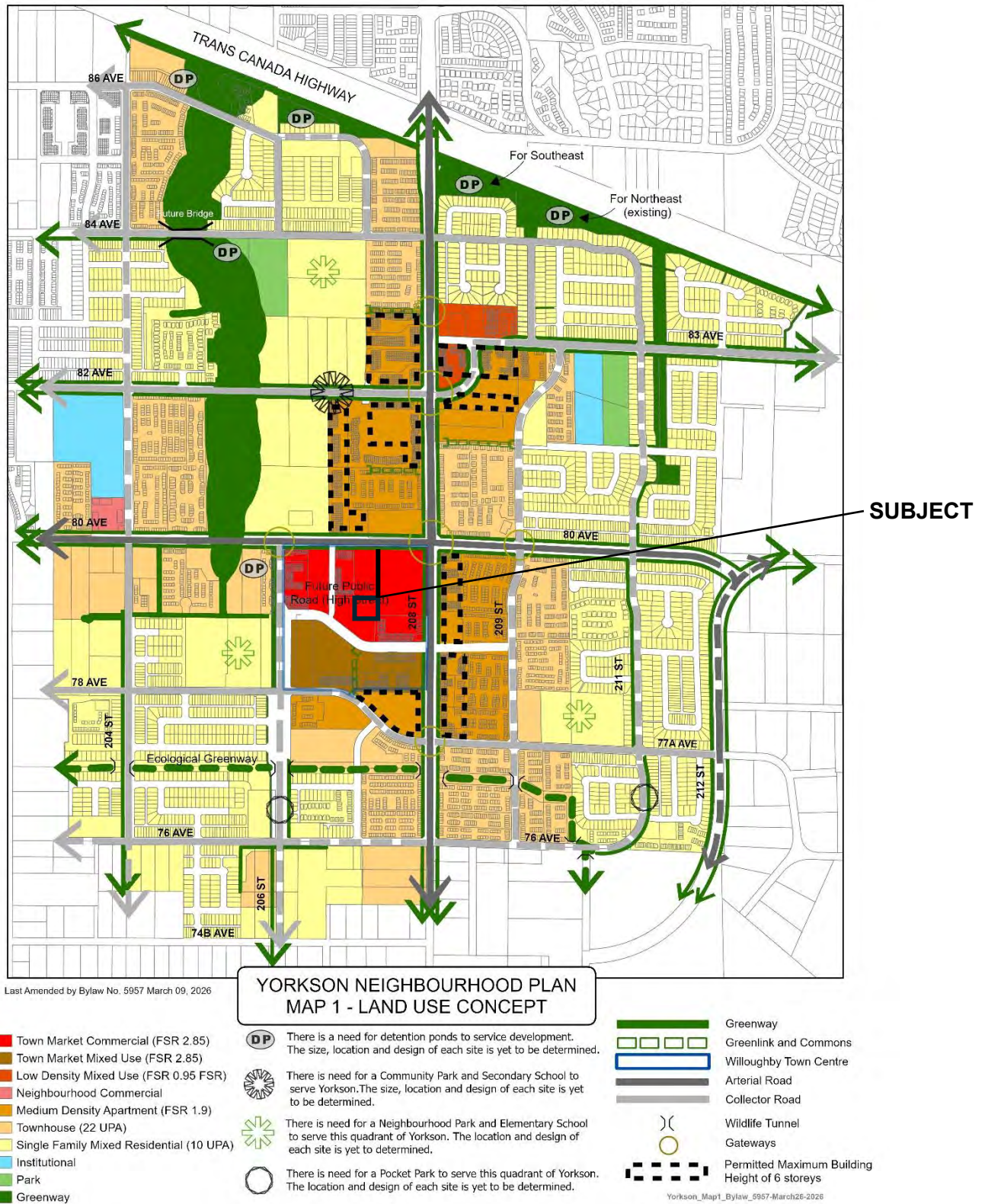
Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101317

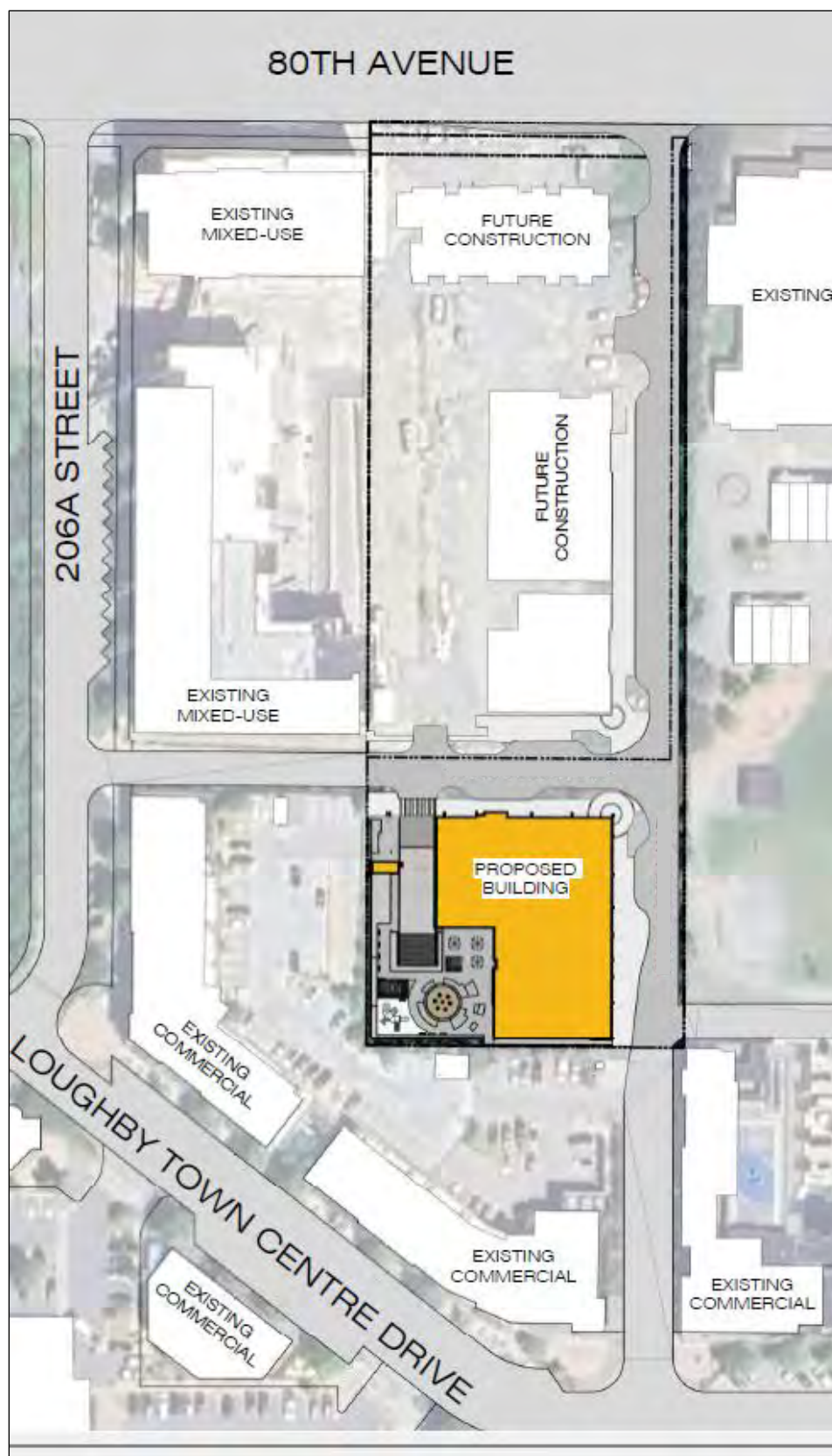


AERIAL CONTEXT MAP





E.5 - Page 9



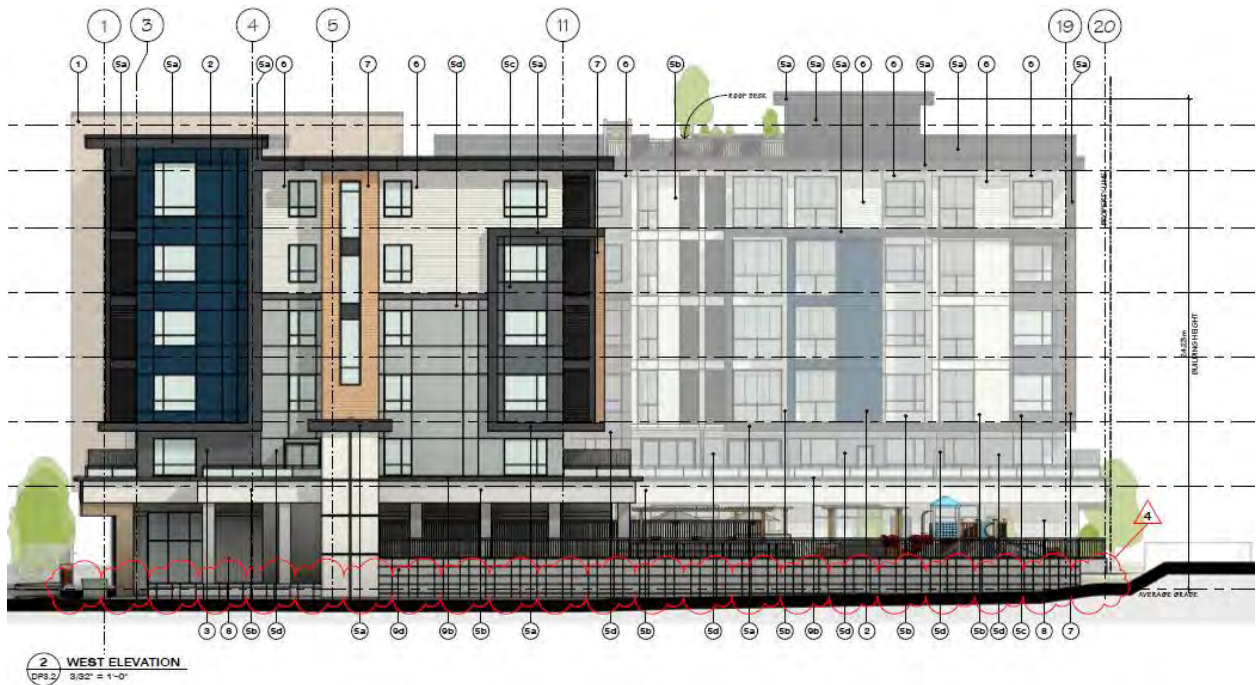
SITE PLAN – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101317

This Permit is issued this _____ day of _____, 2026 to:

1. NAME: Canada Oasis Development Ltd.

ADDRESS: 5516 Maple Street
Vancouver, BC V6M 3T7

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 2 Section 23 Township 8 New West District Plan EPP130306

CIVIC ADDRESS: 20726 – 80 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:

- a. Building and signage plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age-Friendly Amenity Area requirements.
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- d. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
- e. All refuse areas to be located within buildings and / or in enclosures 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. Submission of a site-specific on-site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
- b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- c. On-site landscaping and boulevard treatment 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. Completion of conditions (and subsequent discharge) of CB1177566.
- f. Payment of supplemental development permit application fees 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.

DEVELOPMENT PERMIT NO. 101317
(CANADA OASIS DEVELOPMENT LTD.
/ 20726 – 80 AVENUE)
Page 2 . . .

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 _____, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



80TH AVENUE SOUTH CONDOS

20772 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

COVER SHEET

80TH AVENUE SOUTH CONDOS

20722 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE
A00 NA 21008

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2025.09.12

604 793 9445
s1architects.com

2 - 8360 Mill Street
Chilliwack BC
V2P 4N2

4

2025.09.12
REVISION
DEVELOPMENT
POINT



DP0.0
station one
architects

SCHEDULE A

E.5



RENDERINGS 80TH AVENUE SOUTH CONDOS 2222 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE
1:200

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2025.09.12

604.703.9445
stationonearchitects.com

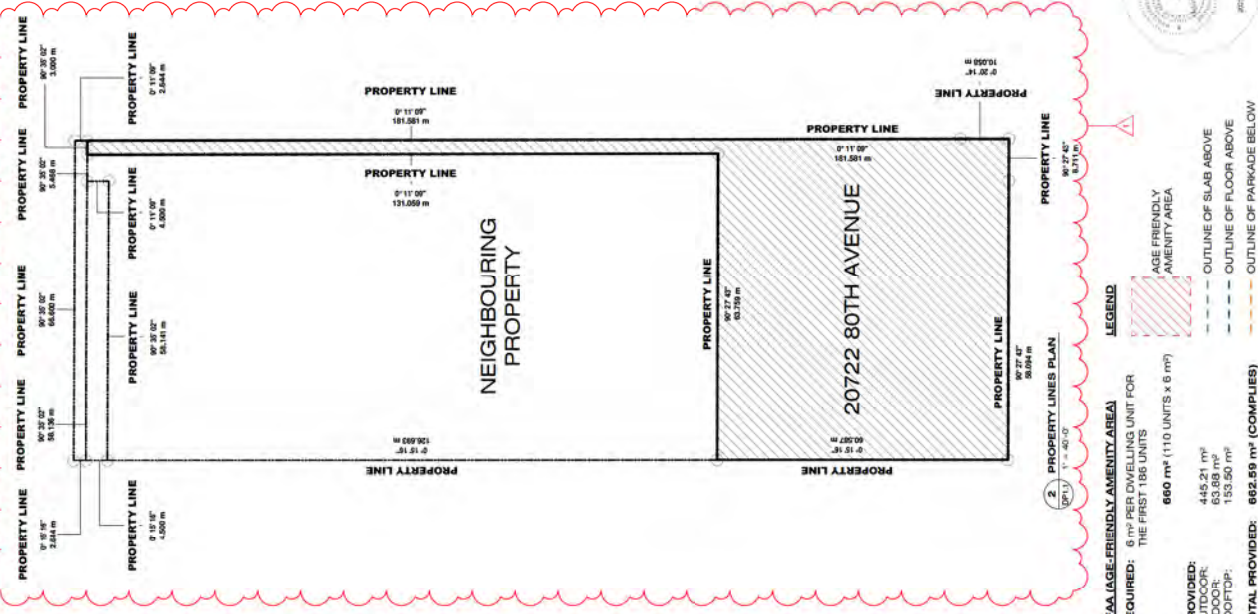
2 - 9360 MILL STREET
CHILLIWACK B.C.
V2P 4N2

4 2025.09.12

REVISION
DEVELOPMENT
PERMIT



DP0.1
station one
architects



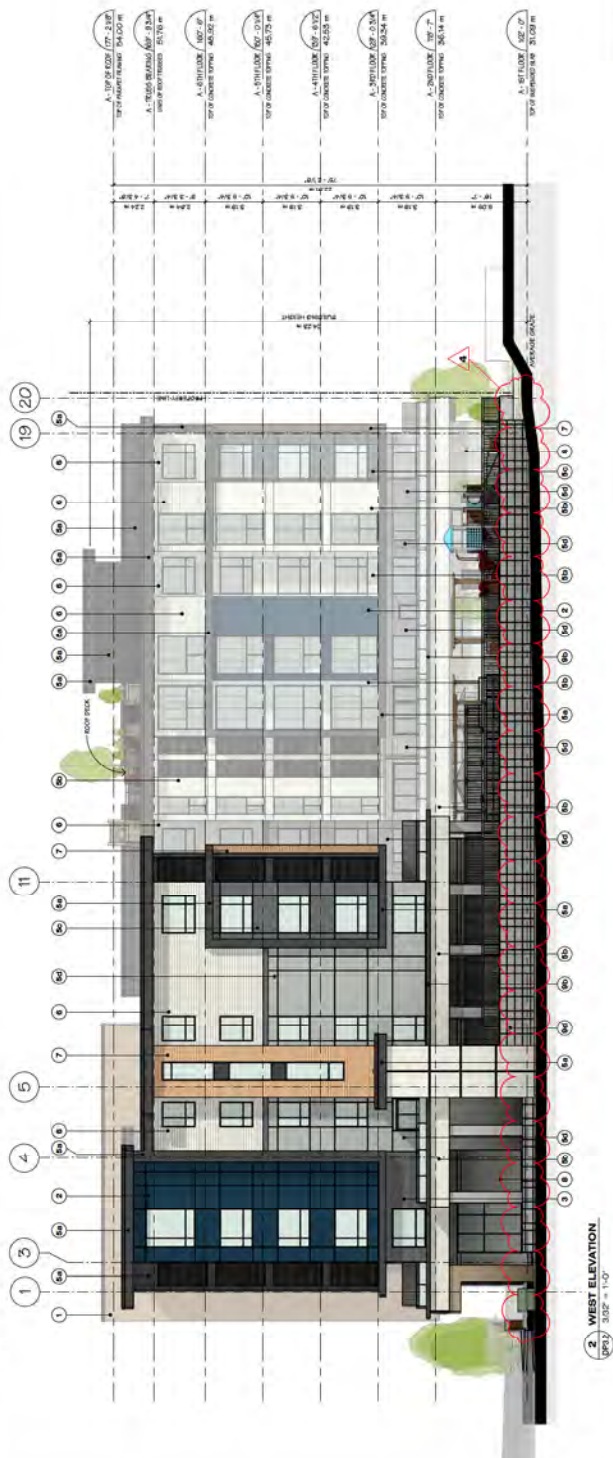
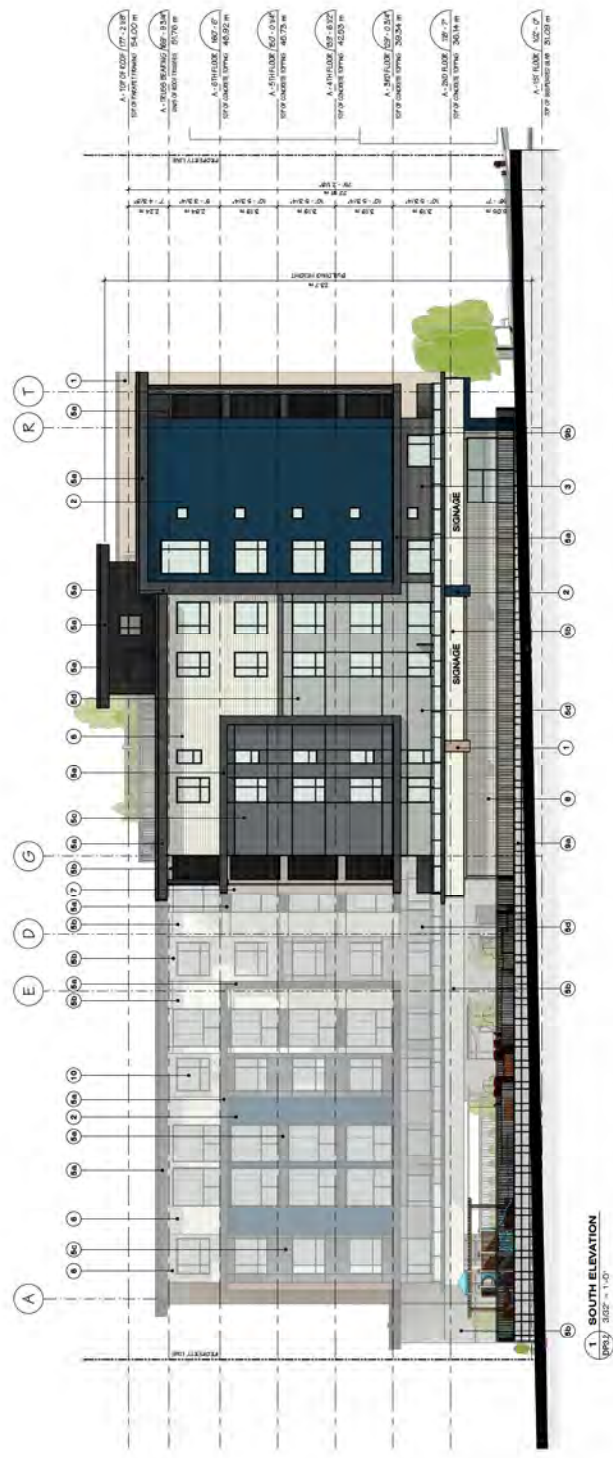
EXTERIOR FINISH SCHEDULE

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NOTES

- 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 FOR TO EXCAVATION





EXTERIOR FINISH SCHEDULE

1. WALL: METAL, HORIZONTAL, PANELS 1.5' x 1.5' x 0.07\"/>

NOTES

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

ELEVATIONS

8011 AVENUE SOUTH CONDOS
2222 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC

SCALE: AS INDICATED
JAN 15, 2008

2025.09.12

2 - 9380 MILL STREET
CHILLIWACK B.C.
V2P 4N2

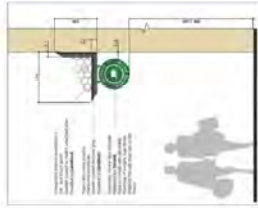
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RESUBMISSION
DEVELOPMENT
PERMIT



DP3.2
station one
architects
E.5





TYPICAL FACIA SIGN SECTION



TYPICAL FACIA SIGN SECTION

- GENERAL NOTES:**
1. SIGNAGE SHALL BE MOUNTED ON THE FACADE OF THE BUILDING.
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PROJECTING SIGNS

- SIGNAGE:**
1. AREA OF A PROJECTING SIGN SHALL NOT EXCEED 2.8 m (9.2 ft).
 2. PROJECTING SIGN SHALL NOT PROJECT MORE THAN 2.8 m (9.2 ft) FROM THE EXTERIOR WALL OF A BUILDING FACE TO WHICH IT IS ATTACHED.
 3. PROJECTING SIGN SHALL NOT PROJECT OVER ANY PORTION OF A STREET OR LAKE.
 4. PROJECTING SIGN SHALL NOT PROJECT OVER ANY PORTION OF A STREET OR LAKE.
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FASCIA SIGN MATERIALS & LIMITATIONS

- REQUIREMENTS:**
1. INDIVIDUAL LETTERS ILLUMINATED ON NON-ILLUMINATED LETTERS.
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 7. INDIVIDUAL LETTERS ILLUMINATED ON NON-ILLUMINATED LETTERS.

SIGNAGE ELEVATIONS

80TH AVENUE SOUTH CONDOS

2222 80TH AVENUE (SOUTHERN PORTION), LANGLEY, BC



1 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



2 WEST ELEVATION
Scale: 3/32" = 1'-0"



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DRAWING NAME

REVISIONS

NO.	DATE	DESCRIPTION
1	2023-11-23	Initial Plan
2	2023-11-23	Revised Plan
3	2023-11-23	Revised Plan
4	2023-11-23	Revised Plan

OVERALL LANDSCAPE PLAN

PROJECT START DATE: 2023-11-23

SCALE: As Indicated

JOB NO: 21008

E.5
L1.0

station one architects 604 793 9445 2 - 9360 Mill Street, Chilliwack B.C. V2P 4N2

SCHEDULE B

LANDSCAPE LEGEND

GRID REFERENCE

PROPERTY LINE

EXISTING PLANTING MATERIAL

PROPOSED PLANTING MATERIAL

PAVING

PLANTING BEDS

COLD CONCRETE

DECK RECONSTRUCTION

DECK FINISHES

INTER-LOCKED PAVING

CONCRETE SIDEWALK

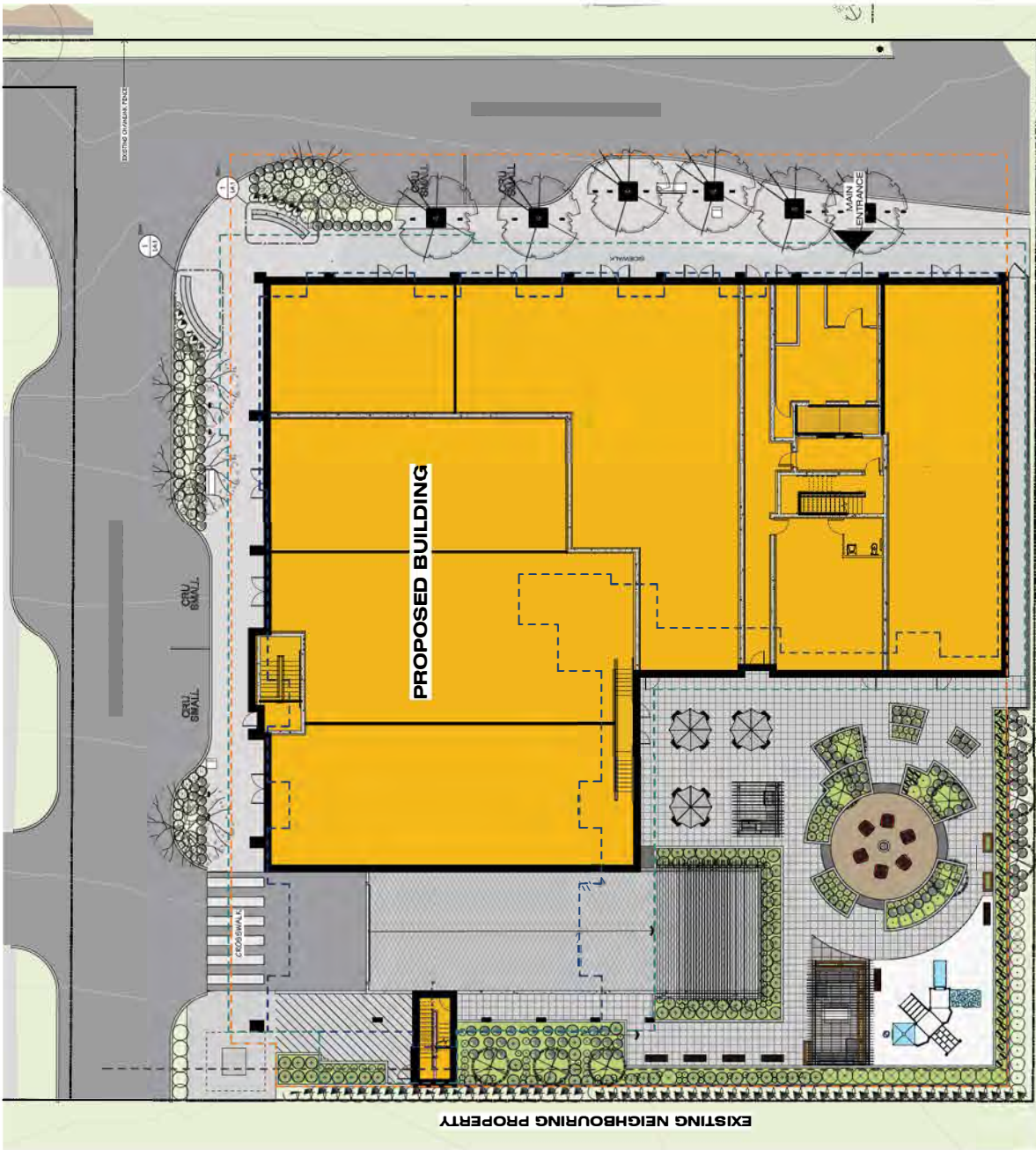
STAMPED CONCRETE

PERGOLA

WOOD TRELLIS

WOOD TRELLIS

WOOD TRELLIS



EXISTING NEIGHBOURING PARKING LOT

OVERALL LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"
NORTH



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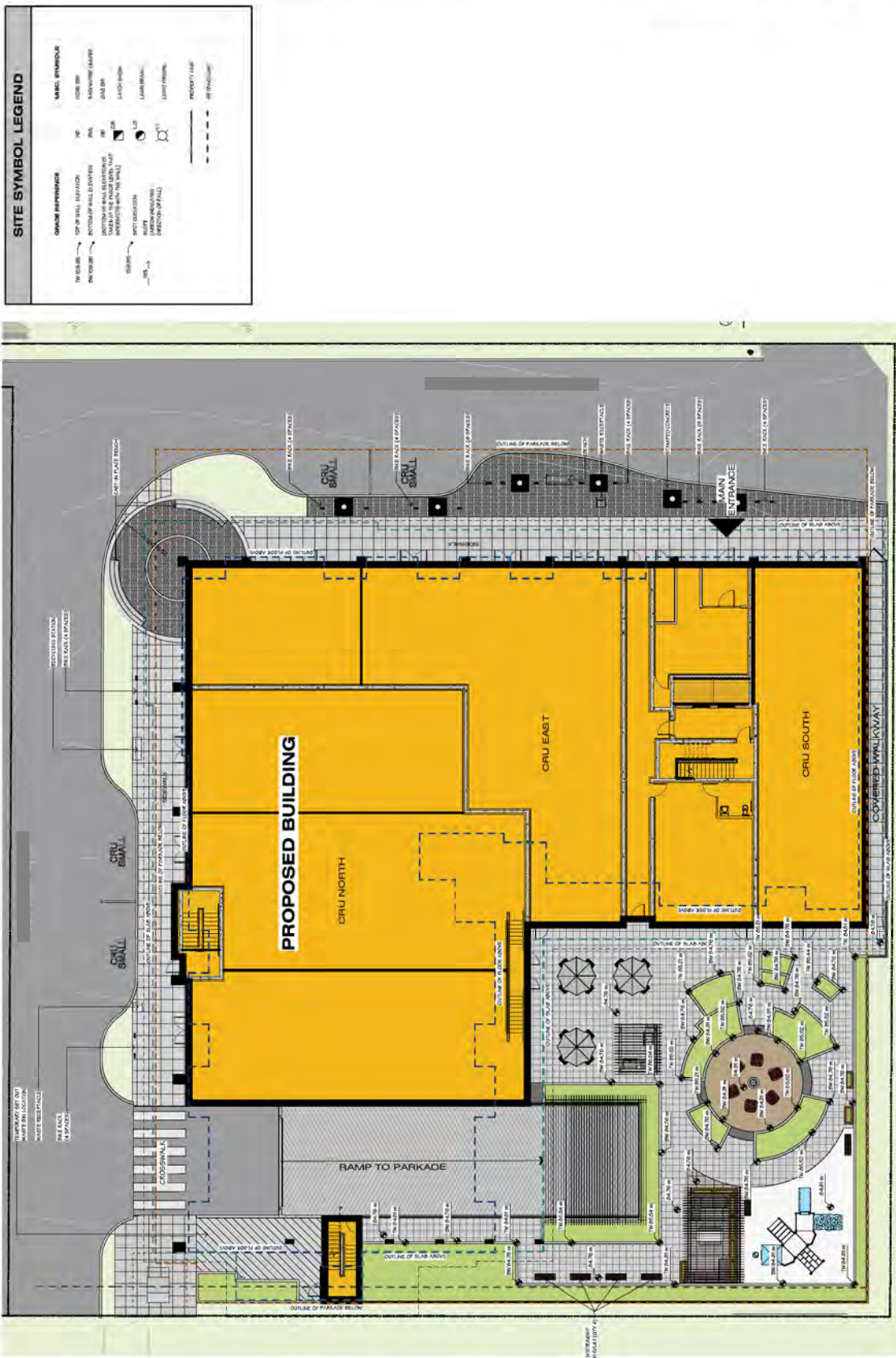
DATE: 01/11/2024
PROJECT: 21008
SCALE: AS SHOWN
PROJECT START DATE: 01/11/2024
PROJECT END DATE: 01/11/2024
DESIGNER: SEARCH ARCHITECTS
CLIENT: [REDACTED]
LOCATION: [REDACTED]

REVISIONS
NO. DATE DESCRIPTION
1. 01/11/2024 ISSUED FOR PERMIT
2. 02/11/2024 REVISIONS
3. 03/11/2024 REVISIONS
4. 04/11/2024 REVISIONS
5. 05/11/2024 REVISIONS

GRAPHIC NAME: LANDSCAPE GRADING
PLAN - 1ST FLOOR
JOB NO.: 21008
SCALE: AS SHOWN
PROJECT START DATE: 01/11/2024
PROJECT END DATE: 01/11/2024
DESIGNER: SEARCH ARCHITECTS
CLIENT: [REDACTED]
LOCATION: [REDACTED]

E.5
L1.1

station one architects 604 793 9445 2 - 9360 Mill Street, Chilliwack B.C. V2P 4N2



SITE SYMBOL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED BUILDING
[Symbol]	CRU NORTH
[Symbol]	CRU EAST
[Symbol]	CRU SOUTH
[Symbol]	RAMP TO PARKADE
[Symbol]	MAIN ENTRANCE
[Symbol]	WALKWAY
[Symbol]	TREE
[Symbol]	SHRUB
[Symbol]	GRASS
[Symbol]	PAVEMENT
[Symbol]	WATER FEATURE
[Symbol]	LANDSCAPE LIGHTING
[Symbol]	LANDSCAPE FURNITURE
[Symbol]	LANDSCAPE WALL
[Symbol]	LANDSCAPE FENCE
[Symbol]	LANDSCAPE SIGN
[Symbol]	LANDSCAPE BENCH
[Symbol]	LANDSCAPE BIKE RACK
[Symbol]	LANDSCAPE TRASH CAN
[Symbol]	LANDSCAPE WASTE BIN
[Symbol]	LANDSCAPE UTILITY
[Symbol]	LANDSCAPE EQUIPMENT
[Symbol]	LANDSCAPE OBSTACLE
[Symbol]	LANDSCAPE HAZARD
[Symbol]	LANDSCAPE DANGER
[Symbol]	LANDSCAPE WARNING
[Symbol]	LANDSCAPE INFORMATION
[Symbol]	LANDSCAPE OTHER

LANDSCAPE GRADING PLAN - 1ST FLOOR
SCALE: 1" = 10'
NORTH

[illegible]

CITY OF CHICAGO

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LANDSCAPE PLAN - 1ST FLOOR	NO. 00 DATE 2/10/08 PROJECT START DATE
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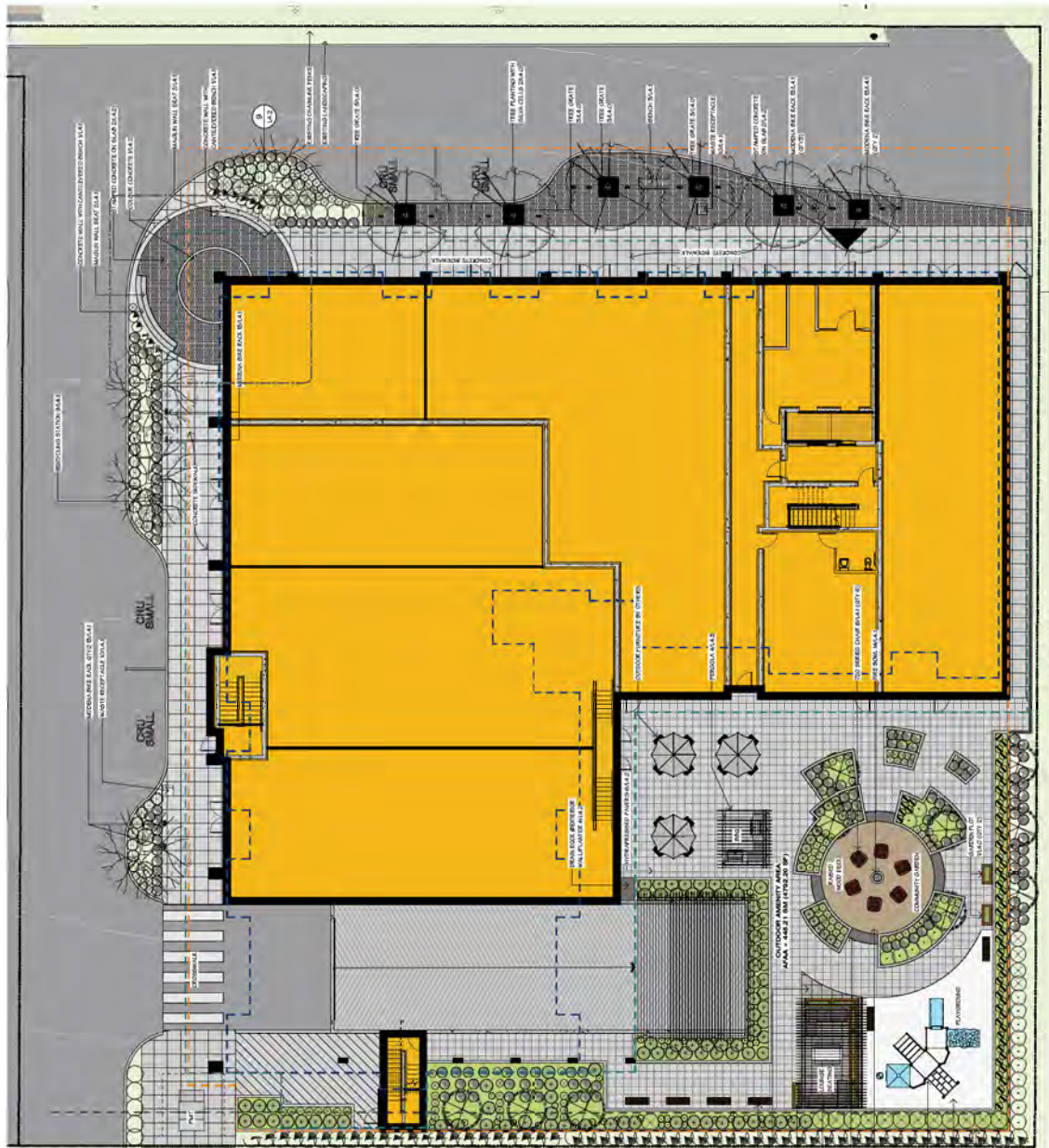
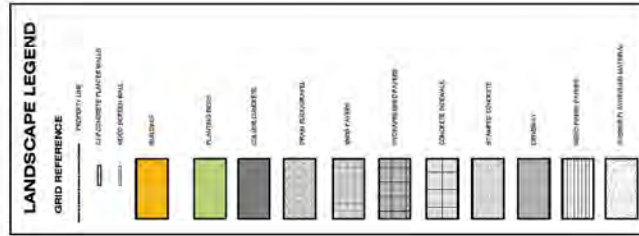
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V2P 4N2

604 793 9445 2 - 9360 Mill Street, Chilliwack B.C.

station or architects

AFAA (AGE-FRIENDLY AMENITY AREA):
REQUIRED: 6 m² PER DWELLING UNIT FOR THE FIRST 186 UNITS
 860 m² (110 UNITS x 6 m²)
PROVIDED:
 OUTDOOR: 445.21 m²
 INDOOR: 63.86 m²
 ROOFTOP: 153.50 m²
TOTAL PROVIDED: 662.59 m² (COMPLIES)



THESE TWO LAMINATIONS

LANDSCAPE PLAN - FIRST FLOOR
3/32" = 1'-0"
NORTH

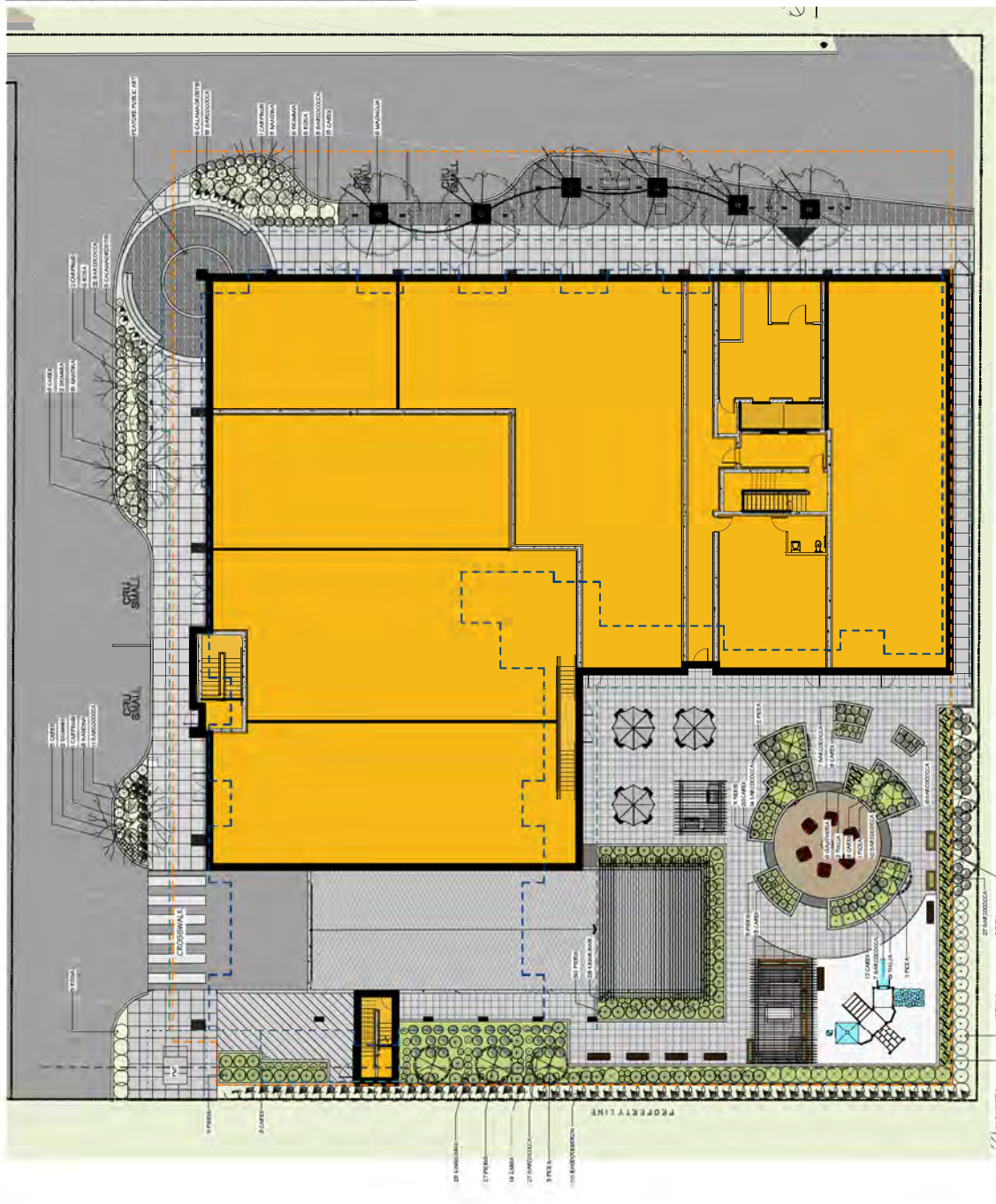


THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, DISTRICT, PROVINCIAL AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR ANY OTHER PURPOSES.

DRAWING NAME: ENLARGED PLANTING PLAN - 1ST FLOOR
DATE: 2024.11.29
DESCRIPTION: 1. 2024.11.29
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ENLARGED PLANTING PLAN - 1ST FLOOR
DATE: 2024.11.29
DESCRIPTION: 1. 2024.11.29
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FIRST FLOOR PLANTING SCHEDULE				
TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS
CONIFEROUS TREE	10	PICEA	2M	W5
DECIDUOUS TREE	1	CARPINUS BETULA EUROPEAN	60M CAL	W5
	6	MAGNOLIA STELLATA	60M CAL	W5
	10	THUJA OCCIDENTALIS 'AUREA NANA' / GOLDEN GLOBE CEDAR		
SHRUB	15	DAPHNE VARIEGATA 'VAREGATED'	#3 POT	
	54	WINTER DAPHNE	#2 POT	
	79	PERSEA JAPONICA 'CURTAIN' / LILY OF THE VALLEY SHRUB	#2 POT	
	35	RHOXODENDRON	#5 POT	
	17	ROSA NUTKAN / NUTK ROSE	#3 POT	
	150	SAEKOZUCKA KUSKOKUL / SWEETBOX	#2 POT	
	10	PERSEA JAPONICA KUSKOKUL / SWEETBOX	#3 POT	
	4	VIBURNUM DAVIDSON DAVIDSON VIBURNUM	#3 POT	
TRAILING PLANTS AND PERENNIALS	54	ARCTO STAPHYLIS LY URBY KINKRINE	#1 POT	
	11	CALAMAGOSTIS KARE TOBSTERE	#2 POT	
	110	FEATHER REED GRASS	#1 POT	
	50	GRASS		
	50	IMPERATA RUSSOGRASS	#1 POT	
	61	GHAIL THEA SHALLOON / SALAL	#1 POT	



ENLARGED PLANTING PLAN - 1ST FLOOR
SCALE: 1" = 1'-0"
NORTH

[illegible]

—CITY OF BOSTON

DATE	DESCRIPTION	AMOUNT PAID	AMOUNT RECEIVED
1997-01-01	Initial Investment		100000
1997-01-15	Interest Income		5000
1997-02-01	Withdrawal	20000	
1997-03-01	Interest Income		5000
1997-04-01	Withdrawal	20000	
1997-05-01	Interest Income		5000
1997-06-01	Withdrawal	20000	
1997-07-01	Interest Income		5000
1997-08-01	Withdrawal	20000	
1997-09-01	Interest Income		5000
1997-10-01	Withdrawal	20000	
1997-11-01	Interest Income		5000
1997-12-01	Withdrawal	20000	
1998-01-01	Interest Income		5000
1998-02-01	Withdrawal	20000	
1998-03-01	Interest Income		5000
1998-04-01	Withdrawal	20000	
1998-05-01	Interest Income		5000
1998-06-01	Withdrawal	20000	
1998-07-01	Interest Income		5000
1998-08-01	Withdrawal	20000	
1998-09-01	Interest Income		5000
1998-10-01	Withdrawal	20000	
1998-11-01	Interest Income		5000
1998-12-01	Withdrawal	20000	
1999-01-01	Interest Income		5000
1999-02-01	Withdrawal	20000	
1999-03-01	Interest Income		5000
1999-04-01	Withdrawal	20000	
1999-05-01	Interest Income		5000
1999-06-01	Withdrawal	20000	
1999-07-01	Interest Income		5000
1999-08-01	Withdrawal	20000	
1999-09-01	Interest Income		5000
1999-10-01	Withdrawal	20000	
1999-11-01	Interest Income		5000
1999-12-01	Withdrawal	20000	
2000-01-01	Interest Income		5000
2000-02-01	Withdrawal	20000	
2000-03-01	Interest Income		5000
2000-04-01	Withdrawal	20000	
2000-05-01	Interest Income		5000
2000-06-01	Withdrawal	20000	
2000-07-01	Interest Income		5000
2000-08-01	Withdrawal	20000	
2000-09-01	Interest Income		5000
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2000-11-01	Interest Income		5000
2000-12-01	Withdrawal	20000	
2001-01-01	Interest Income		5000
2001-02-01	Withdrawal	20000	
2001-03-01	Interest Income		5000
2001-04-01	Withdrawal	20000	
2001-05-01	Interest Income		5000
2001-06-01	Withdrawal	20000	
2001-07-01	Interest Income		5000
2001-08-01	Withdrawal	20000	
2001-09-01	Interest Income		5000
2001-10-01	Withdrawal	20000	
2001-11-01	Interest Income		5000
2001-12-01	Withdrawal	20000	
2002-01-01	Interest Income		5000
2002-02-01	Withdrawal	20000	
2002-03-01	Interest Income		5000
2002-04-01	Withdrawal	20000	
2002-05-01	Interest Income		5000
2002-06-01	Withdrawal	20000	
2002-07-01	Interest Income		5000
2002-08-01	Withdrawal	20000	
2002-09-01	Interest Income		5000
2002-10-01	Withdrawal	20000	
2002-11-01	Interest Income		5000
2002-12-01	Withdrawal	20000	
2003-01-01	Interest Income		5000
2003-02-01	Withdrawal	20000	
2003-03-01	Interest Income		5000
2003-04-01	Withdrawal	20000	
2003-05-01	Interest Income		5000
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2003-09-01	Interest Income		5000
2003-10-01	Withdrawal	20000	
2003-11-01	Interest Income		5000
2003-12-01	Withdrawal	20000	
2004-01-01	Interest Income		5000
2004-02-01	Withdrawal	20000	

LANDSCAPE PLAN - ROOF DECK		DRAWING NAME
NO. 10	DATE 2/10/08	AS NOTED
PROJECT START DATE		

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OUR WEBSITE AT WWW.123456.COM.
-THANK YOU FOR YOUR INTEREST-

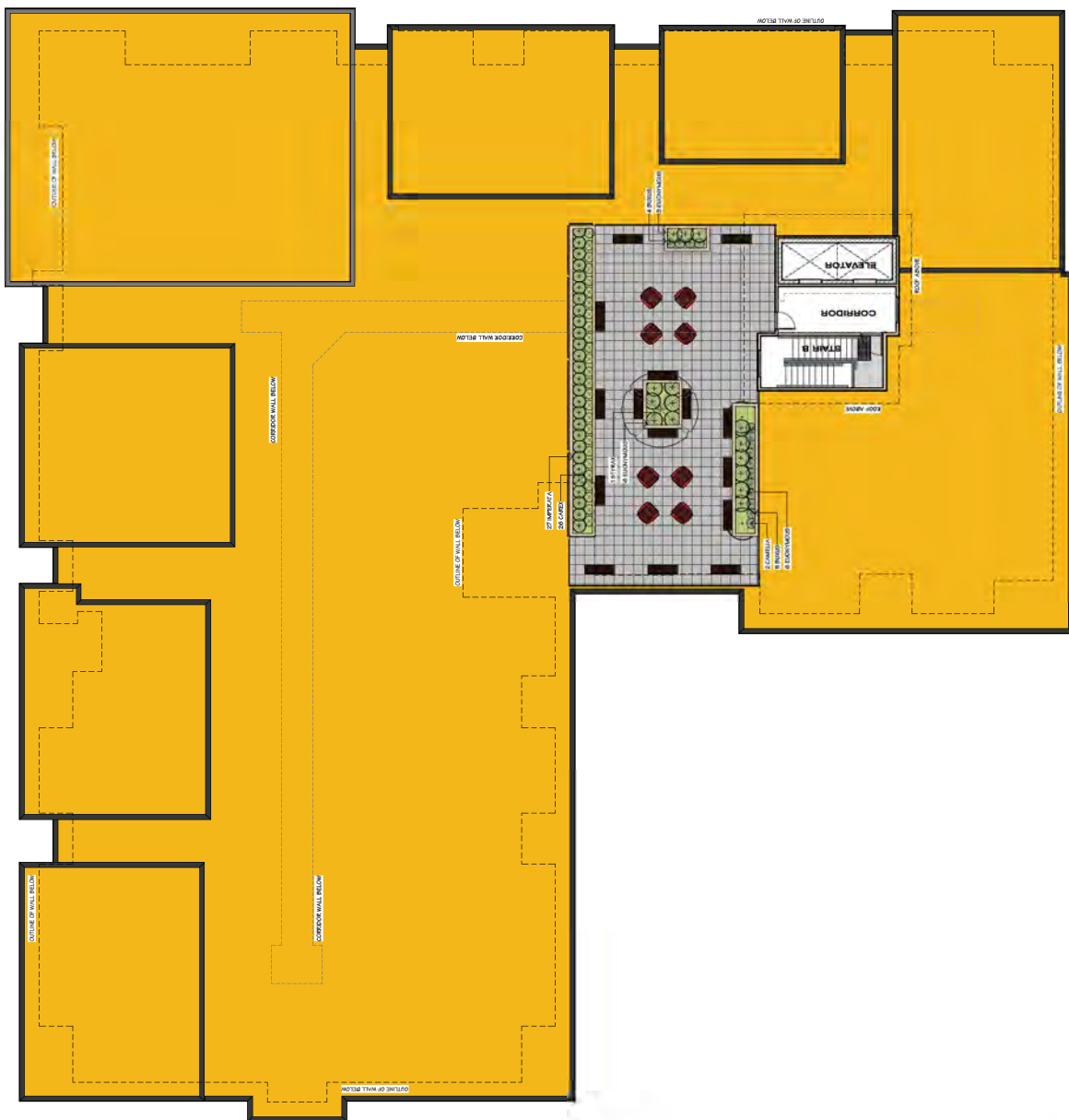
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PROJECT START DATE	As indicated
SCALE	2/1008
SHEET NO.	

**DECK
PLANTING PLAN - ROOF**

DRAWING TITLE

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ROOF DECK PLANTING SCHEDULE					
TYPE	QUANTITY	LATIN / COMMON NAME	SIZE	ROOTS	
SCULPTURE TREE					
1	1	STYPA JAVANICA / SAMPUL TREE	8CM CAL.	NO	
SHRUB					
15	15	IGURUS BAWANGKENDUS WHITECROAK	# 2 FT		
		OWENS BUNMOD	# 2 FT		
		STYPA JAVANICA / SAMPUL	# 2 FT		
		PASAPALAM CAMPILLA	# 2 FT		
15	15	IGURUS BAWANGKENDUS WHITECROAK	# 2 FT		
TRAILING PLANTS AND PERENNIALS					
20	20	STYPA JAVANICA / SAMPUL	# 1 FT		
20	20	STYPA JAVANICA / SAMPUL	# 1 FT		

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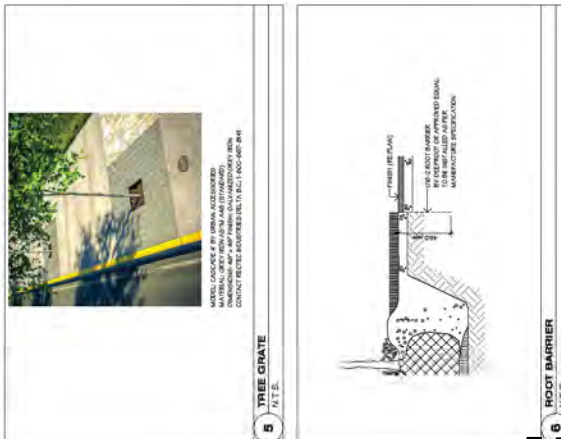
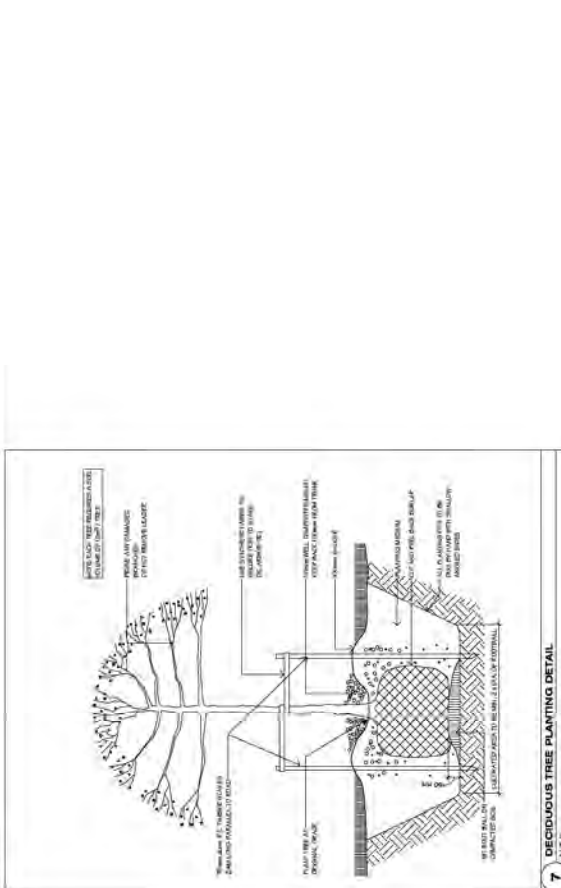
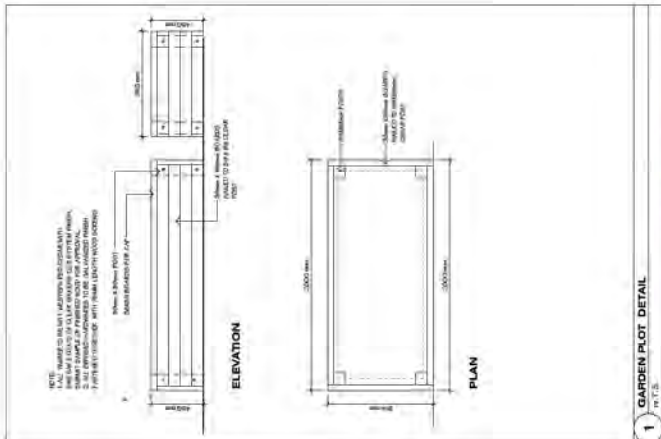
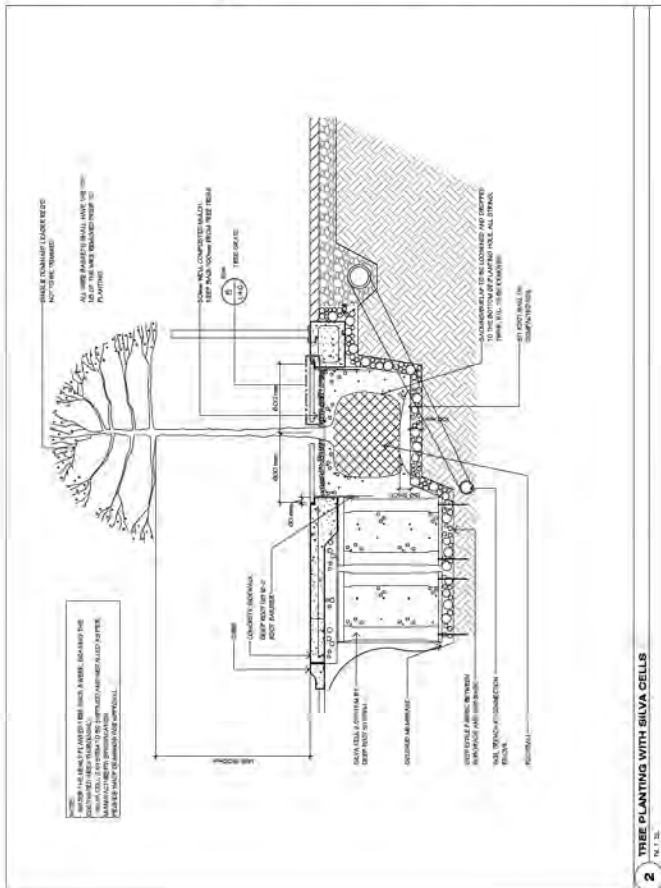
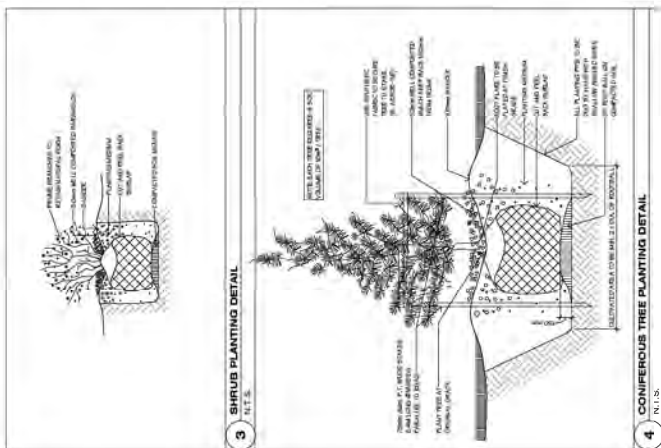
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 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 2023-11-17
 SITE NO: 604 793 9445

PROJECT NO: 2023-11-17
 SCALE: AS SHOWN
 PROJECT START DATE: 2023-11-17
 PROJECT END DATE: 2023-11-17
 PROJECT LOCATION: 604 793 9445

PROJECT NO: 2023-11-17
 SCALE: AS SHOWN
 PROJECT START DATE: 2023-11-17
 PROJECT END DATE: 2023-11-17
 PROJECT LOCATION: 604 793 9445

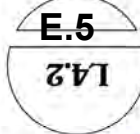
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604 793 9445 2 - 9360 Mill Street, Chilliwack B.C. V2P 4N2



SITE DETAILS	
PROJECT NAME	
PROJECT START DATE	
SCALE	AS SHOWN
DATE	2/10/20
NO.	
DATE	
DESCRIPTION	
REVISIONS	

NO.	DATE	DESCRIPTION
1	2020-10-10	Initial Design
2	2020-10-10	Final Design
3	2020-10-10	Final Design
4	2020-10-10	Final Design

NO.	DATE	DESCRIPTION
1	2020-10-10	Initial Design
2	2020-10-10	Final Design
3	2020-10-10	Final Design
4	2020-10-10	Final Design

NO.	DATE	DESCRIPTION
1	2020-10-10	Initial Design
2	2020-10-10	Final Design
3	2020-10-10	Final Design
4	2020-10-10	Final Design

1 COLOUR CONCRETE
N.T.S.

2 STAMPED CONCRETE ON SLAB
N.T.S.

3 POUR IN PLACE RUBBER ON SLAB
N.T.S.

4 DRAIN ROCK @ EXTERIOR WALL/PLANTER WALL
N.T.S.

5 PAVERS
N.T.S.

6 HYDRAPRESSED PAVERS
N.T.S.

7 WOOD FINISH PAVERS
N.T.S.

8 C.I.P. PLANTER WALLS
N.T.S.

9 SITE PAVING DETAIL
N.T.S.



V2P 4N2

B.C.

2 - 9360 Mill Street, Chilliwack B.C.

604 793 9445

DESIGNED NAME

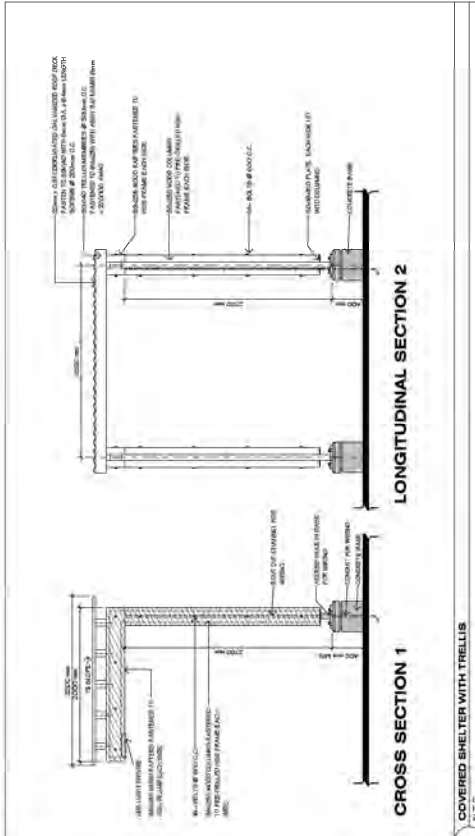
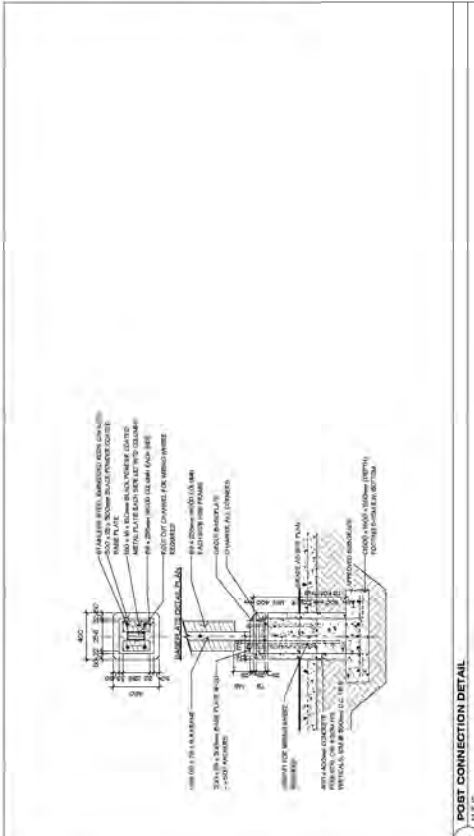
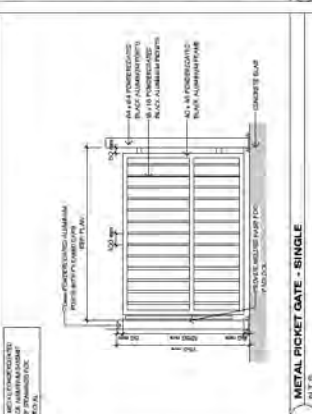
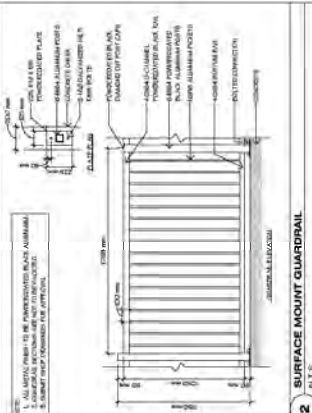
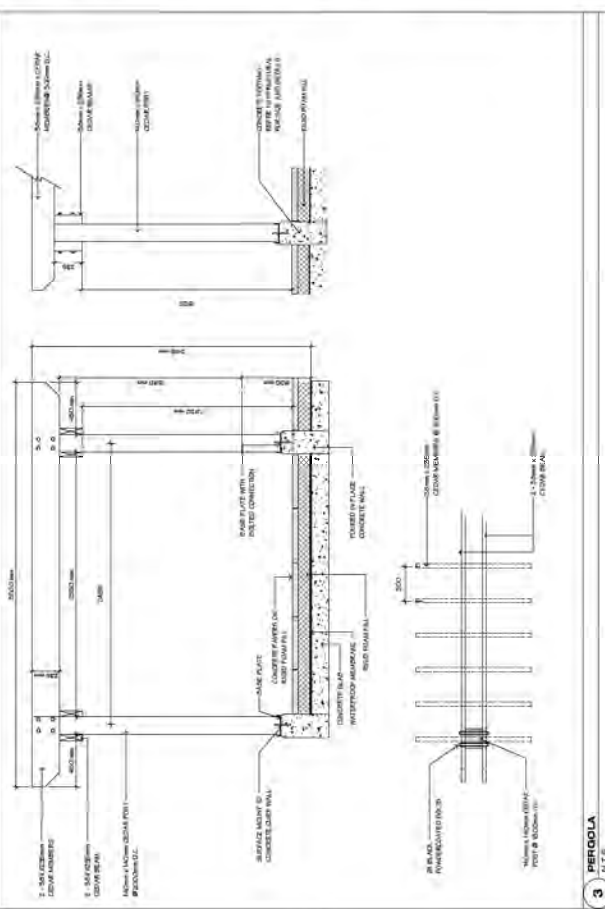
NO. DATE DESCRIPTION

SITE DETAILS

DATE: As indicated
SCALE: 2/1008
JOB NO. 21008

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CHILD LANGUAGE

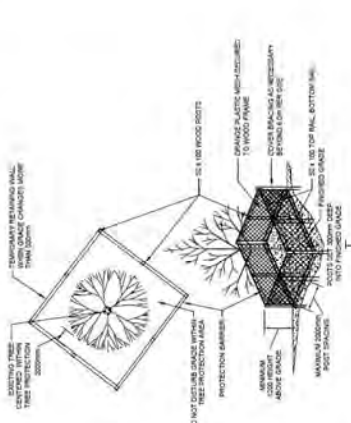
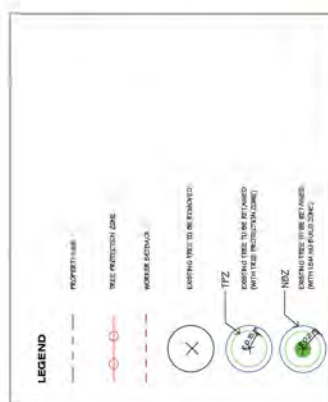
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401 (a) (9) Investment	100.00	100.00	100.00
401 (a) (9) Investment	100.00	100.00	100.00
401 (a) (9) Investment	100.00	100.00	100.00
TOTAL	400.00	400.00	400.00

PROJECT START DATE: As indicated DATE: 21008 NO. NO.	PROJECT START DATE: As indicated DATE: 21008 NO. NO.
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