

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: DECEMBER 14, 2020 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100532 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101013
 (1077420 BC LTD. / APNA GROUP / 7042 AND 7058 – 204 STREET)

REPORT: 20-168
FILE: 08-14-0211

PROPOSAL:

Application to rezone approximately 0.8 ha (2.0 ac) of land located at 7042 and 7058 – 204 Street to Comprehensive Development Zone CD-115, with an accompanying Development Permit application to facilitate development of 37 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5678 subject to 11 development prerequisites being satisfied prior to final reading, and authorize issuance (at time of final reading of Bylaw No. 5678) of Development Permit No. 101013; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the Willoughby Community Plan and overall objectives of the Central Gordon Estate Neighbourhood Plan (NP).



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5678 rezoning 0.8 ha (2.0 ac) of land located at 7042 and 7058 – 204 Street to Comprehensive Development Zone CD-115 to facilitate the development of 37 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, acquisition and transfer to the Township of a community stormwater detention site to serve the storm catchment area;
2. 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;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual townhouse units;
 - c. Identifying the units (minimum 5% for townhouses) required to comply with the adaptable housing requirements;
 - d. For the retention and maintenance of a 3 m wide ecological buffer located along the eastern property line of the subject site;
7. Registration of a 3 m (9.8 ft) wide wide statutory right of way for the purposes of a greenlink and 5 m (16.4 ft) for the purposes of an ecological buffer as identified on the site plan (Attachment A – Schedule B);
8. Consolidation of the two (2) subject properties for the proposed townhouse development;
9. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition and transfer to the Township of a Wildlife Habitat Patch;
10. Compliance with the Community Amenity Contributions Policy, and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

REZONING APPLICATION NO. 100532 AND
DEVELOPMENT PERMIT APPLICATION NO. 101013
(1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
Page 3 . . .

That Council at time of final reading of Rezoning Bylaw No. 5678 authorize issuance of Development Permit No. 101013 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”; and
- b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.

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

That Council authorize staff to proceed with the written submission opportunity notice prior to Council’s consideration of third reading of Rezoning Bylaw No. 5678 in conjunction with proposed Development Permit No. 101013.

EXECUTIVE SUMMARY:

Apna Group, on behalf of 1077420 BC Ltd., has applied to rezone 0.8 ha (2 ac) of land located at 7048 and 7052 – 204 Street to Comprehensive Development Zone CD-115 to facilitate development of 37 townhouse units.

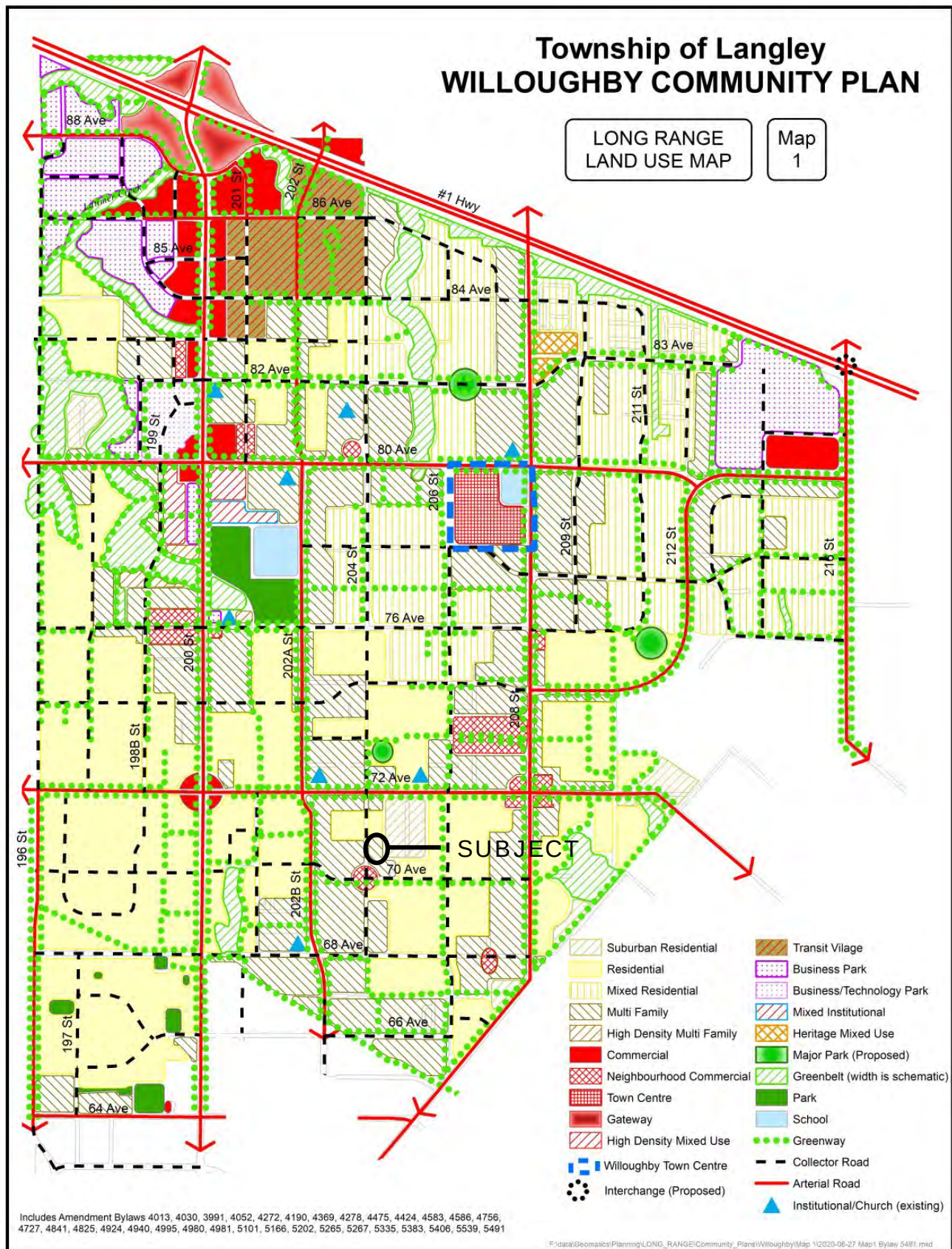
A Development Permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

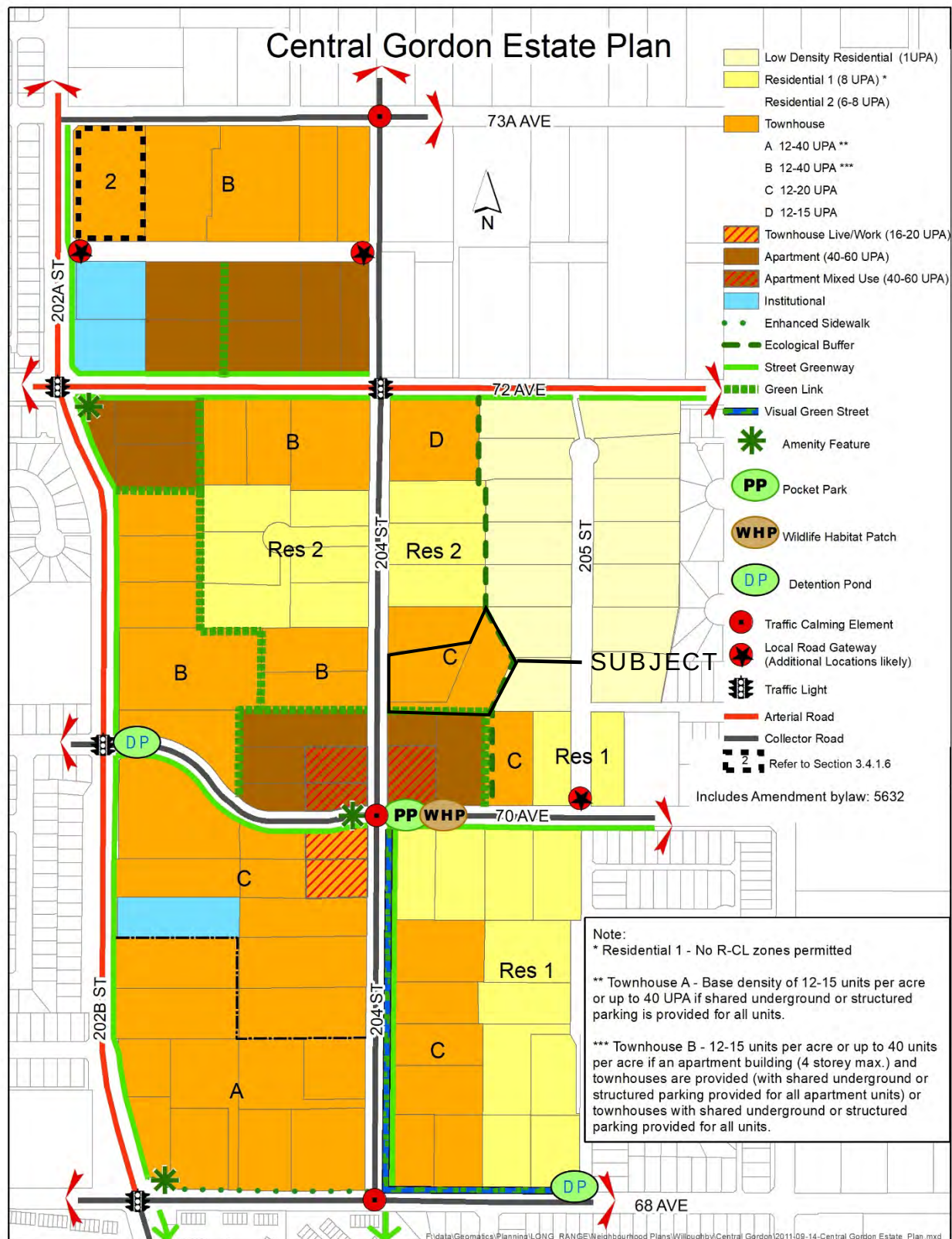
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Central Gordon Estate NP. Staff recommend that Council consider the rezoning request, subject to the completion of 11 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101013 at time of final reading of Bylaw No. 5678.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5678 and Development Permit No. 101013.

REZONING APPLICATION NO. 100532 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101013
 (1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
 Page 4 . . .





REZONING APPLICATION NO. 100532 AND
DEVELOPMENT PERMIT APPLICATION NO. 101013
(1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
Page 6 . . .



ZONING BYLAW NO. 2500

REZONING APPLICATION NO. 100532 AND
DEVELOPMENT PERMIT APPLICATION NO. 101013
(1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
Page 7 . . .



RENDERING – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100532 AND
DEVELOPMENT PERMIT APPLICATION NO. 101013
(1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
Page 8 . . .



view #2



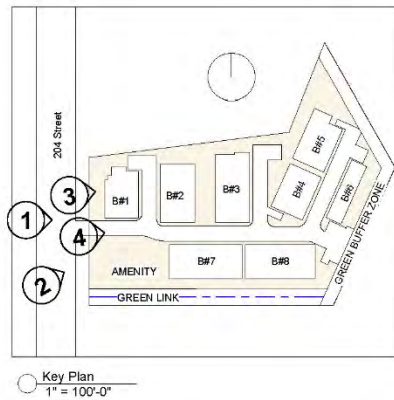
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SOUTHERN PERSPECTIVES – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100532 AND
DEVELOPMENT PERMIT APPLICATION NO. 101013
(1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
Page 9 . . .



view #1

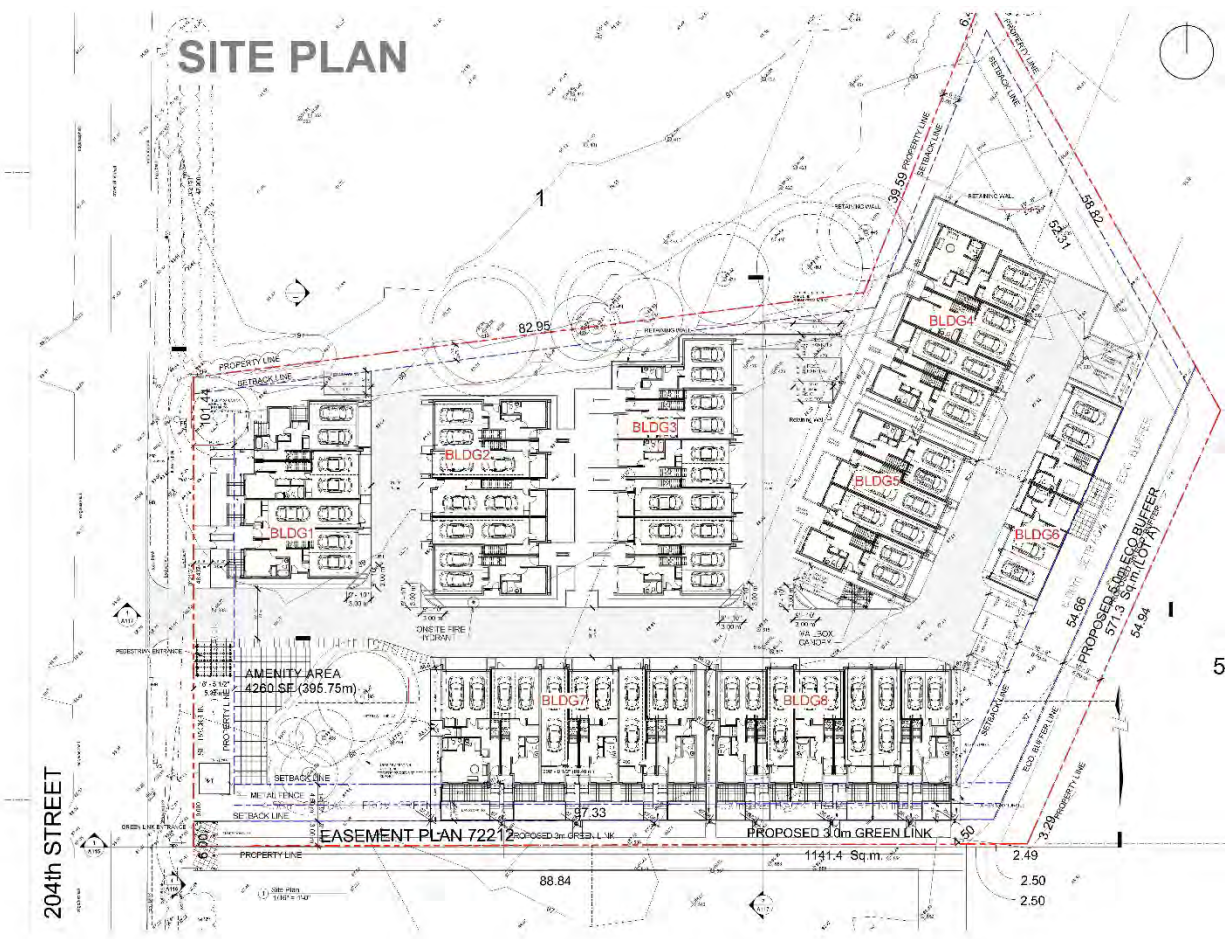


view #2

② View #2

PERSPECTIVES – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100532 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101013
 (1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
 Page 10 . . .



SITE PLAN – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100532 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101013
 (1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
 Page 11 . . .

REFERENCE:

Owner:	1077420 BC Ltd. 12638 – 59A Avenue Surrey, BC V3X 1V8
Legal Description:	Lot 2 & 3 Section 14 Township 8 New Westminster District Plan 72210
Location:	7042 and 7058 – 204 Street
Area:	0.8 ha (2.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-115
Willoughby Community Plan:	Multi Family
Central Gordon Estate Neighbourhood Plan:	Townhouse C (12- 20 UPA / 30 – 49 UPH) / Ecological Buffer/ Greenlink

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Townhouse C (12 – 20 Units Per Acre (UPA) / 30 – 49 Units Per Hectare (UPH)) in the Central Gordon Estate NP.

DISCUSSION/ANALYSIS:

Apna Group has applied to rezone the site Comprehensive Development Zone CD-115 to facilitate the development of 37 townhouse units. A Development Permit (Attachment A) for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the townhouse units.

The subject lands are composed of two (2) lots containing two (2) single family dwellings on each property. Staff note consolidation of the lands is required and is a development prerequisite.

North:	Two properties zoned Suburban Residential Zone SR-2, with the eastern property designated Low Density Residential (1 UPA) and the western property designated as Townhouse C (12 – 20 UPA) in the Central Gordon Estate NP;
South:	Two properties zoned Suburban Residential Zone SR-2, designated Apartment (40-60 UPA) and Apartment Mixed Use (40 – 60 UPA) in the Central Gordon Estate NP, currently under application (ToL Project # 08 -14-0210) for one (1) mixed use building and two (2) apartment buildings comprised of 127 residential units and eight (8) commercial units;

REZONING APPLICATION NO. 100532 AND
DEVELOPMENT PERMIT APPLICATION NO. 101013
(1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
Page 12 . . .

East: Two (2) residential properties zoned Suburban Residential Zone SR-2 and designated Low Density Residential 1 (1 UPA) in the Central Gordon Estate NP; and
West: 204 Street, beyond which, is a two lots zoned Suburban Residential Zone SR-2 and designated Townhouse B (12 – 40 UPA) in the Central Gordon Estate NP, with the southern property currently under application (ToL Project #08-14-0202) for 87 Townhouses.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5678 proposes to rezone the lands to Comprehensive Development Zone CD-115 to facilitate development of 37 townhouse units. The project complies with the provisions of the site's Townhouse C land use designation and with the provisions of the proposed Comprehensive Development Zone CD-115 in terms of siting, site coverage, parking, height, use and density (18.6 units per acre).

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B).

The proponent has submitted elevations and renderings detailing the form, height, exterior finishing, architectural style and massing of the proposed townhouses for Council's consideration.

The proposed development is comprised of eight (8) contemporary style townhouse buildings that front 204 Street, a greenlink on the south side of the property, and a 5 m (16.4 ft) eco-buffer (secured via statutory right of way) located on the easterly portion of the site. Two (2) two (2) storey townhouses are proposed to transition to lower density land uses east of the site, with the remainder units at three (3) storeys.

Floor areas of the individual units range from 150 m² to 228 m² (1,619 ft² to 2,451 ft²), with 23 double wide garage units (62%) and 14 tandem garage units (38%). As a pre-requisite of final reading, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units and from converting the garage for purposes other than the parking of vehicles.

Cladding materials include two tones of brick and hardie reveal panel in two colours (arctic white and sandstone). Each unit includes provides a rooftop deck with street facing unit elevations featuring design elements such as material diversity, roofline variety, covered entrances, front yard and strongly identifiable entrances.

The proposed building heights (3 storey maximum), site coverage (35%), siting, and density (18.6 UPA) comply with the requirements of the Comprehensive Development Zone CD-115.

Access and Parking:

Vehicular access is proposed from 204 Street. A total of 85 parking spaces are required and 85 are proposed with 32 (38%) in a tandem configuration. Parking is outlined in the table below:

	Spaces Required	Spaces Provided
Residential Spaces (23 Double wide/ 2.0 spaces required/unit)	46	46
Residential Spaces (14 Tandem)/ 2.3 spaces required/unit)	32	32
Visitor Parking Spaces (0.2 spaces required / unit)	7	7
Total	85	85

Age Friendly Amenity Area:

Section 111.5 of the Zoning Bylaw requires 296 m² (3,186 ft²) of Age Friendly Amenity Areas (8 m² per townhouse unit) with 396 m² (4,262 ft²) proposed. One (1) area located along the 204 Street frontage incorporating four (4) retained trees is proposed.

Adaptable Housing

In accordance with Section 3.4.9 of the Central Gordon Estate Neighbourhood Plan, a minimum of 5% of the townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant is aware of the Policy and has agreed to provide the current project specific target contribution amounts, which is \$5,536 per townhouse unit for a total of \$204,832.

Landscaping

The landscape plans propose planting trees, shrubs and groundcovers around the perimeter of the site. The streetscape landscaping includes low picket fencing for the front yards of the units to define the private and public realm.

Greenlink and Ecological Buffer:

The Central Gordon Estate NP identifies locations for a 6 m (19.6 ft) wide green link, which provides a combination of private and public space to create an interconnection of trails, pathways, and parks. Each development is required to integrate a public-right-of-way through the property or share it with a neighbouring property. The applicant has provided a 3 m (9.8 ft) wide statutory right of way as part of the subject proposal on the southern property line, the other half is to be secured by the project to the south (ToL Project #08-14-0210) for a total of 6 m (19.6 ft).

The plan further identifies the need for an ecological buffer with an average width of 5 m (16 ft) along the east edge of the subject lands to provide a buffer between the lower density lands to the east of the subject designation, to support wildlife habitat and facilitate wildlife movement between habitat areas. A restrictive covenant for the retention and maintenance of the ecological buffer has been included in the list of development prerequisites.

Tree Protection/ Replacement

The tree management plans submitted by the applicant indicate that 15 significant trees exist within the subject site with six (6) tree proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 43 replacement trees are required, with 43 replacement trees proposed. In addition, approximately four (4) street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 53 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the proposed development will generate approximately 10 new students for Willoughby Elementary School (located approximately 3.3 km northeast of the subject site), four (4) students for Peter Ewart Middle School (1.9 km northwest of the subject site) and nine (9) students for RE Mountain Secondary School (located approximately 1.5 km northwest of the subject site).

Public Consultation:

Policy 07-164 requires the subject application to hold a Developer Held Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic, Council has temporarily suspended the requirement for a public information meeting until December 31, 2020. Applications proceeding to Council for consideration prior to this date will not be required to hold a public information meeting.

Servicing:

Prior to final reading of the bylaw, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention facility and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

REZONING APPLICATION NO. 100532 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101013
 (1077420 BC LTD. / APNA GROUP/ 7042 AND 7058 – 204 STREET)
 Page 15 . . .

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations.

The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. The Central Gordon Estate NP includes the requirement of acquisition of a Wildlife Habitat Patch at or near the 204 Street and 70 Avenue intersection. The approximate 4,047 m² (1 acre) site is intended to be secured, enhanced and maintained for education and recreation opportunities which will provide food and foraging opportunities for wildlife and will serve as a small node in a network of greenways within the plan area and extending through Willoughby. Acquisition and transfer of the site to the Township for the Wildlife Habitat Patch is included in the rezoning prerequisites.

Transit:

Transit service is currently provided along 68 Avenue and 204 Street via the C64 bus route.

POLICY CONSIDERATIONS:

The proposed rezoning and Development Permit applications will facilitate the development of 37 townhouse units. The proposed development complies with the land use and density provisions of the Central Gordon Estate NP, and complies with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5678 subject to 11 development prerequisites, authorize issuance (at time of final reading of Bylaw No. 5678) of accompanying Development Permit No. 101013 and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Ruby Sandher
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101013
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101013

This Permit is issued this _____ day of _____, 2020 to:

1. Name: 1077420 BC Ltd.

Address: 12638 – 59A Avenue
Surrey, BC V2Y 0K7

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

LEGAL DESCRIPTION: Lots 2 & 3 Section 14 Township 8 New Westminster District
Plan 72210

CIVIC ADDRESS: 7042 and 7058 – 204 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- a. Building plans being in substantial compliance with Schedule “A”
- b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy; and

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

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

This Permit is not a Building Permit.

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

DEVELOPMENT PERMIT NO. 101013
(1077420 BC LTD. / 7042 AND 7058 – 204 STREET)
Page 2 . . .

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 _____, 2020.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



**MATTHEW CHENG
ARCHITECT INC.**
Unit 202 - 609 PAVAN AVENUE
Vancouver, BC V6C 1A5
Tel: (604) 731-5021 Fax: (604) 731-5088
Cell: (604) 699-6699 / Email: matthew@mcia.ca

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7/26/2022

Completed

Project File
**7042, 7058 204
Street, Langley
BC**

Sheet Title
Cover

SCHEDULE A

Draw: Author
Checked/Checker: _____
Scale: _____
Project Number: _____
Revision Date: _____
Original No: **A100**
Print Date: 03/30/23



3D VIEW FROM 204TH STREET TO BUILDING #1

Gross Lot Area		7042, 7058 20th Avenue, Langley	
of Units		Project Data	
37		86837 sf (8687.15 sm)	
18.37% A		37	
80408 (6469.9 sm)		[Deducted Eco. Buffer & Green Link]	
20.1 U/A			
Site Coverage		Site Coverage	
Building #1	3005	sf	279.16
Building #2	3552	sf	329.98
Building #3	4380	sf	406.9
Building #4	3230	sf	300.1
Building #5	2844	sf	264.2
Building #6	1789	sf	166.19
Building #7	4664	sf	433.28
Building #8	4261	sf	395.84
Total	27725	sf	2575.65
Site Coverage	27725/86837=31.9 %	2575.65/80677.15=31.9%	
Required		Provided	
Residential	2 x 23 + 2 X 13 (TANDEM)=78.2x78	78 (74+4 OPEN)	Number of Side by Side Unit 23 (62%)
Visitor	0.2 X 37=7.4	7 (4 + 3 SWALL)	Number of tandem Unit 14 (38%)
Small parking	20% of 37=7.4	3	
Age Friendly Amenity Area Calculation			
Required	37 X 8m=296m=3166 sf	4360 sf (395.75 sm)	
Provided			
Adaptable Units	Required	Adaptable Housing	Provided
	37 X 5m=185		2 Units

UNITS AREA					UNITS AREA sm				
BLOCK	LEVEL 1	LEVEL 2	LEVEL 3	Total TH	Total BLDG	LEVEL 1	LEVEL 2	LEVEL 3	Total TH
BLOCK 1					7197.58				
TH 1	365.56	773.00	773.00	1911.56		34.29	71.80	71.80	177.89
TH 2	376.81	724.78	724.78	1826.37		35.19	67.33	67.33	169.85
TH 3	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 4	375.53	729.92	729.92	1835.37		34.89	67.81	67.81	170.51
BLOCK 2					8476.81				
TH 5	375.53	729.92	729.92	1835.37		34.89	67.81	67.81	170.51
TH 6	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 7	388.43	689.54	689.54	1567.51		17.51	64.10	64.10	145.71
TH 8	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 9	375.53	729.92	729.92	1835.37		34.89	67.81	67.81	170.51
BLOCK 3					10412.56				
TH 10	322.50	705.44	705.44	1733.38		39.96	65.53	65.53	161.02
TH 11	378.81	724.78	724.78	1828.37		35.19	67.33	67.33	169.85
TH 12	382.72	697.08	697.08	1776.88		35.55	64.76	64.76	165.07
TH 13	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 14	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 15	375.53	729.92	729.92	1835.37		34.89	67.81	67.81	170.50
BLOCK 4					7685.48				
TH 16	587.02	922.40	922.40	2451.82		54.53	86.60	86.60	227.73
TH 17	378.81	724.78	724.78	1828.37		35.19	67.33	67.33	169.85
TH 18	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 19	375.53	705.44	705.44	1786.41		34.89	65.53	65.53	165.95
BLOCK 5					6860.34				
TH 20	375.53	705.44	705.44	1786.41		34.89	65.53	65.53	165.95
TH 21	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 22	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 23	375.53	729.92	729.92	1835.37		34.88	67.81	67.81	170.50
BLOCK 6					2594.04				
TH 24	391.75	905.27	1397.02			36.39	84.09		120.48
TH 25	391.75	905.27	1397.02			36.39	84.09		120.48
BLOCK 7					10986.89				
TH 26	570.24	891.36	891.36	2352.96		52.97	82.80	82.80	218.57
TH 27	382.72	724.78	724.78	1828.28		35.55	67.33	67.33	170.21
TH 28	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 29	382.72	697.08	697.08	1776.88		35.55	64.76	64.76	165.07
TH 30	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 31	375.53	705.44	705.44	1786.41		34.89	65.53	65.53	165.95
BLOCK 8					10952.72				
TH 32	373.64	705.44	705.44	1784.52		34.71	65.53	65.53	165.77
TH 33	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 34	382.72	697.08	697.08	1776.88		35.55	64.76	64.76	165.07
TH 35	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 36	369.72	724.78	724.78	1819.28		15.77	67.33	67.33	150.43
TH 37	373.64	729.92	729.92	1833.48		34.71	67.81	67.81	170.33
Total					64466.42				5986.92

Sheet Number		Sheet Title	
Sheet Number		Sheet Title	
A107	Garage Floor	Sheet Number	
A108	Garage Floor	Sheet Title	
A109	Garage Floor	Sheet Number	
A110	Garage Floor	Sheet Title	
A111	Garage Floor	Sheet Number	
A112	Garage Floor	Sheet Title	
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A198	Garage Floor	Sheet Title	
A199	Garage Floor	Sheet Number	
A200	Garage Floor	Sheet Title	

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10

Consultant

Project Title
7042, 7058 204
Street, Langley
BC

Great Title

Survey Plan

Drawn: Author

Checked: **Checker**

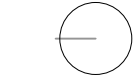
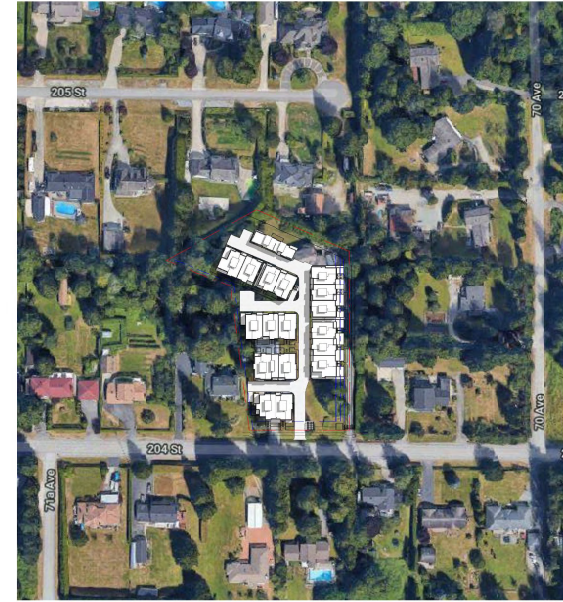
Order

Request Number:

Revision Date: Dwg. No.:

Print Outline: _____ A101



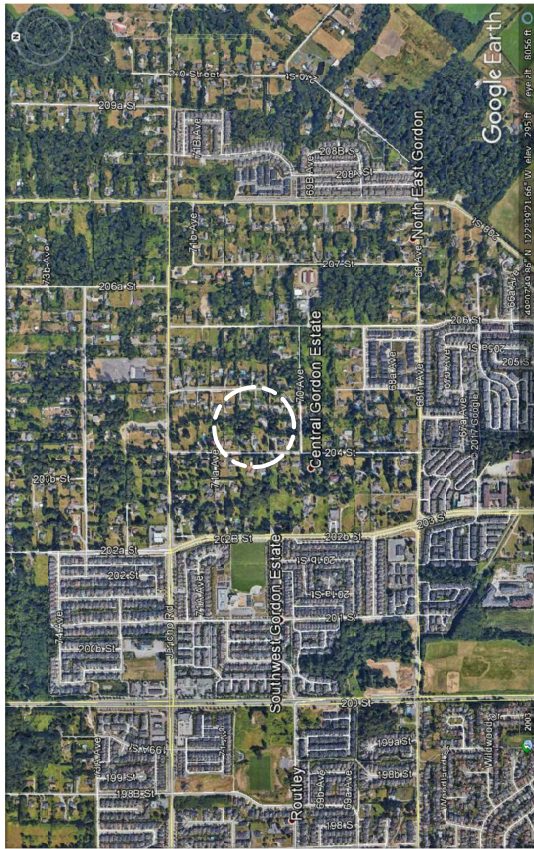


① Aerial View
1" = 100'-0"

CONTEXT PLAN



204 St
Langley, BC



Project File
7042, 7058 204
Street, Langley
BC

Sheet Title
Context Plan

Drawn: HR
Checked: MC
Scale: 1" = 100'-0"
Project Number:
Revision Date:
Drawn By: A102
Print Date: 03/10/16

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7/16/2012

Context Plan

SITE PLAN



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7/20/2022

7/20/2022

Project File
7042, 7058 204
Street, Langley
BC

5

Sheet No.
SITE PLAN

Drawn: HR	Scale: 1/16" = 1'-0"
Checked: MC	Project Number: A103
Revised: 08/09/20	Revision Date: 08/09/20
Drawn: HR	Drawn: HR

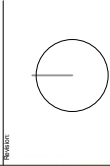


204th STREET



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Consultant
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Project File
7042, 7058 204
Street, Langley
BC

Sheet Title
Site Roof Plan

Drawn: HR
Checked: MC
Scale: 1/16" = 1'-0"
Project Number:
Revision Date:
Draw No: A104



Site Plan Roof
1/16" = 1'-0"

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 POSSIBLE BUILDING LOCATIONS FOR NORTH PROPERTY
 PROPOSED ROAD NETWORK FOR NORTH PROPERTY
 POSSIBLE LOCATION OF AMENITY AREA FOR NORTH PROPERTY
 PROPOSED ROAD NETWORK FOR SOUTH PROPERTY

Legend 1
 $\frac{1}{4}'' = 1'-0''$

PLA

Project Title
7042, 7058 204
Street, Langley
BC

Road Network Covering North Property

Drawn:	Author
Checked:	Checker
Scale:	As indicated

Project Number:

A106





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7/16/2022

Project File

7042, 7058, 204
Street, Langley
BC

Sheet Title

Shadow Study
(March)

Drawn: HR

Checked: MC

Scale:

Project Number:

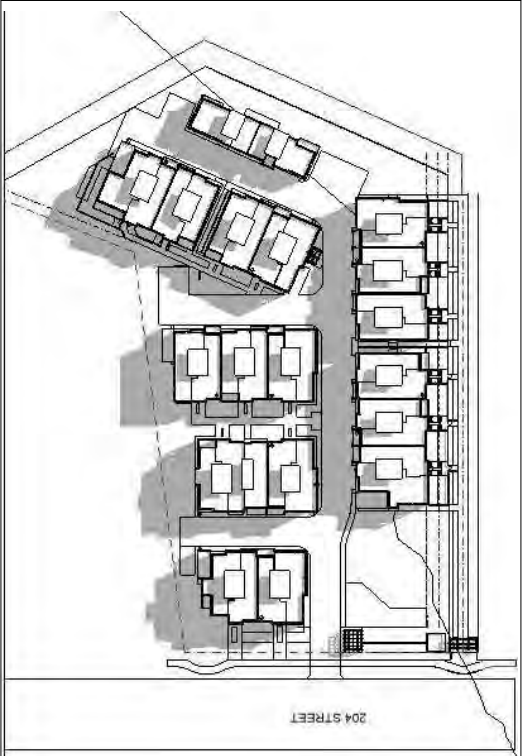
Revision Date:

Print Date:

03/09/25

Draw No.

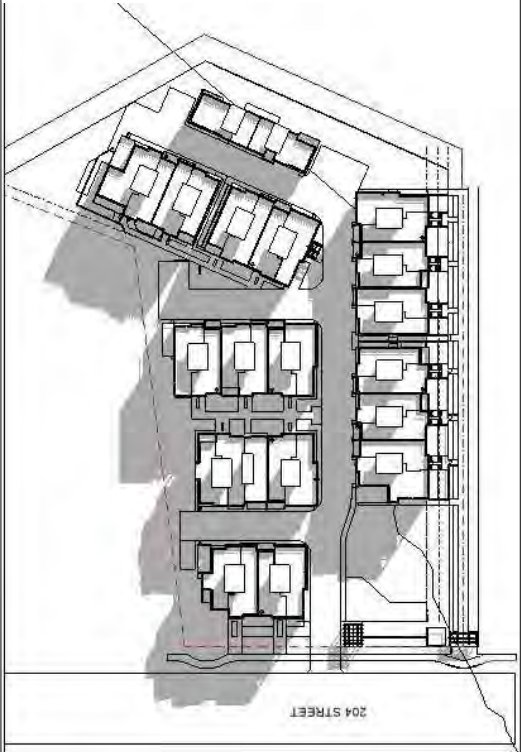
A107



March 21 12PM



March 21 4PM



March 21 10AM



March 21 2PM

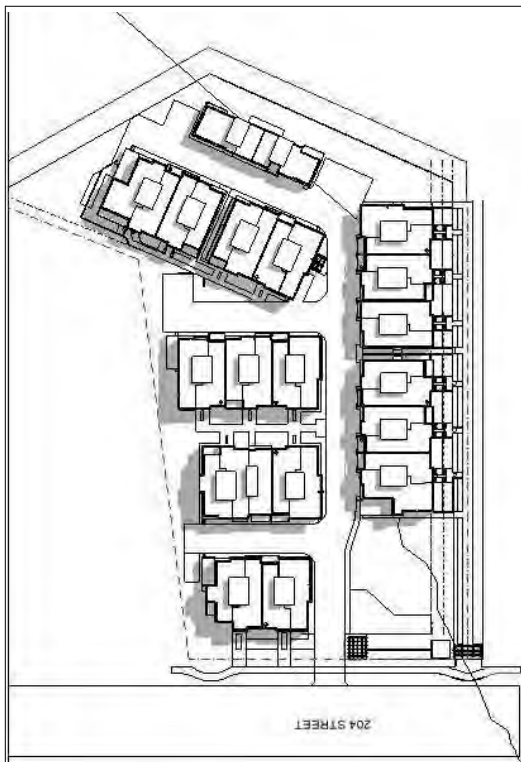


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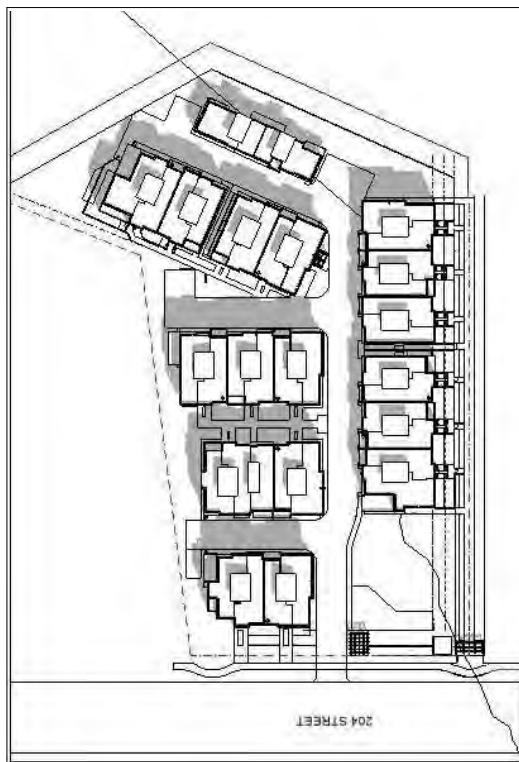
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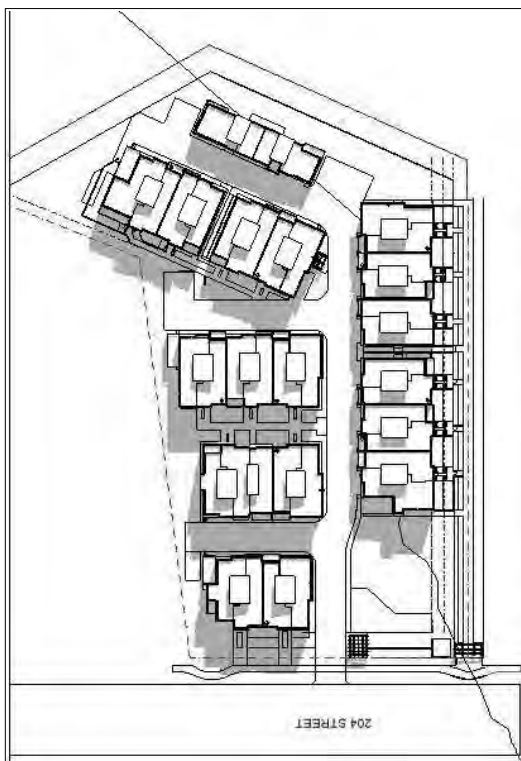
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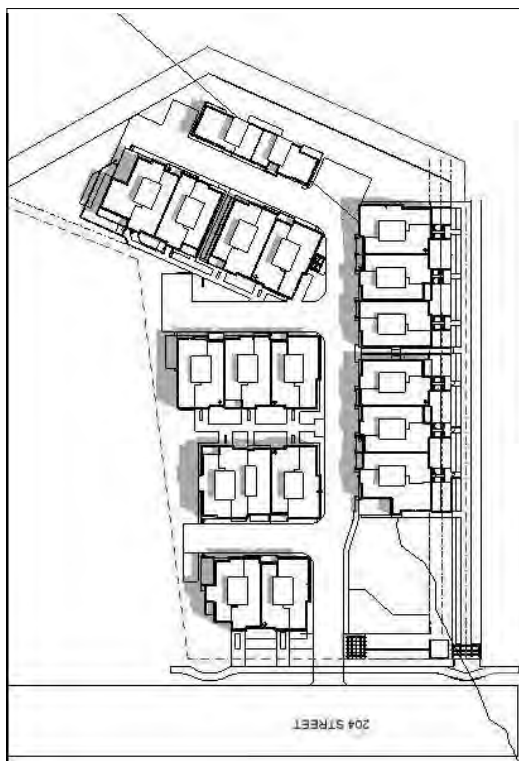
June 21 12PM



June 21 4PM



June 21 10AM



June 21 2PM

Product Title

7042, 7058 204
Street, Langley
BC

Chen et al.

Shadow Study
(June)

110

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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1155

Product Number:

A108



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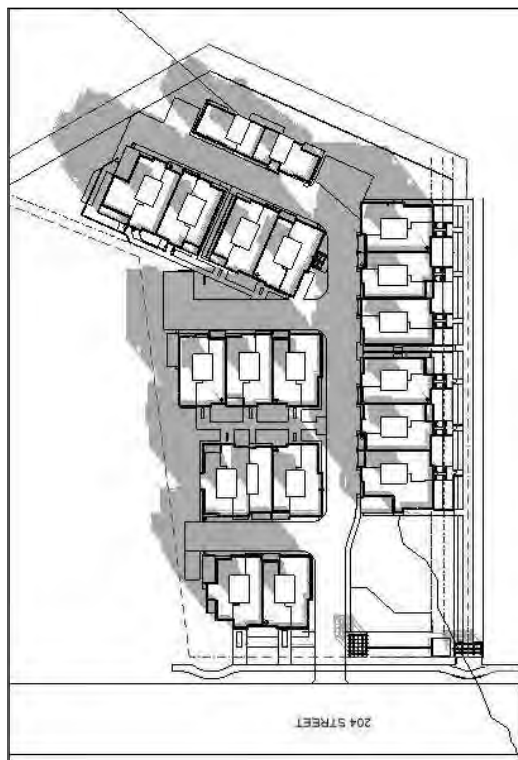
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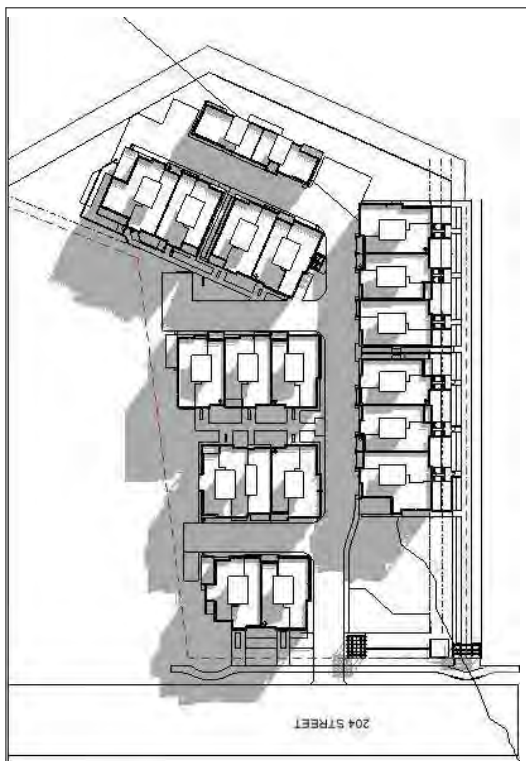
1053



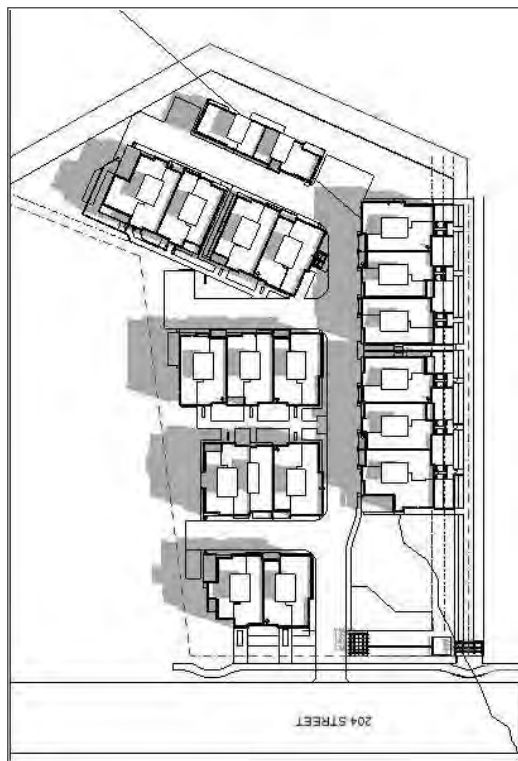
September 21 12PM



September 21 4PM



September 21 10AM



September 21 2PM

Product Title

7042, 7058 204
Street, Langley
BC

Sheet Title

Shadow Study
(September)

Drawn: HR

Checked **MC**:

Page

[illegible]

Request Number: _____

Revision Date: Dwg. No.:

Print Date: 10/20/17

A109



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7/10/2022

Completed

Project File

7042, 7058, 204
Street, Langley
BC

Sheet Title

Aerial Views

Drawn: HR
Checked: MC
Scale:
Project Number:
Revision Date:
Print Date:
06/07/2022

Draw No:
A113



South/West Aerial View



South/East Aerial View



North/East Aerial View



North/West Aerial View



**MATTHEW CHENG
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7/10/2022

Completed
9

Project File

7042, 7058 204
Street, Langley
BC

Sheet Title

Aerial Views

Draw: Author

Check: Checker

Scale:

Project Number:

Revision Date:

Print Date:

08/25/22

Draw No.

A114



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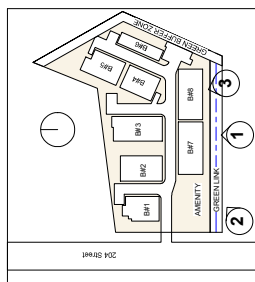
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Revisions



Key Plan

Key Plan



BUILDING #8

BUILDING #7

AMENITY AREA

GREEN LINK
ENTRANC

1 SECTION THROUGH GREEN LINK (#1)
1/16" = 1'-0"

view #1



view to Building #7 & #8 From Green Link

view #2



4 [View of Unit Entrance From Green Link](#)

view #3

Project Title

7042, 7058 204
Street, Langley
BC

Sheet Title

Site Elevations & 3D Views

Drawn: Author

Checked: ☐ **Checker**

Scale

As indicated

Project number:

Revision Date:

Print Date: 09/19/19



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1045



BUILDING #6

MAIL BOX BUILDING #5

BUILDING #3

BUILDING #2

BUILDING #1

view #1

1 Section 1 Through Main Road
1/16" = 1'-0"



view #3



view #4



view #5

7 View From Road Between B#3 & #5

Project Title

7042, 7058 204
Street, Langley
BC



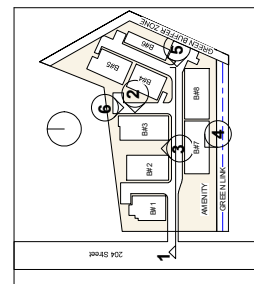
BUILDING #3

BUILDING #8

② Section 4
1/16" = 1'-0"



view #6



Chen et al.

Site
Elevation/Section
& 3D Views

Drawn: Author

Checked: ☐ Checked: ☐

Scale: 0 = Not at all, 1 = A little, 2 = Somewhat, 3 = Quite a bit, 4 = Very much

Product Number:

... (continued)

Revision Date: _____ Dwg. No.: 001

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Revision:

Consultant

•

7042, 7058 204
Street, Langley
BC

1

BLDG 1
ELEVATIONS,
SECTION
& 3D VIEWS

Drawn: Author

hedged Checker

code	As indicated
------	--------------

Project Number:

Revision Date: Dwg. No.:

Print Date: _____

Print Date: 07/10
A 201

BLDG 1

LEGEND:

- | | | |
|----------|---|--|
| A |  | HARDIE REVEAL PANEL
ARCTIC WHITE JH10-20 |
| B |  | HARDIE REVEAL PANEL
SANDSTONE BEIGE JH30-20 |
| C |  | FACE BRICK
MANGANESE IRONSPOT |
| E |  | WOOD PANEL DOOR
2124-30 |
| F |  | WINDOW FRAME
DARK GREY ONYX 2133-10 |
| G |  | HARDIE REVEAL
PANEL DARK GREY |
| H |  | GARAGE DOOR
DARK GREY |
| J |  | FACE BRICK
BURGUNDY BLEND |

Material Board

$$\frac{1}{16"} = 1'-0"$$

4 BLDG 1 North Elevation
 $\frac{1}{8"} = 1'-0"$

④ BLDG 1 North
1/8" = 1'-0"

Section 1

 $\frac{1}{8}'' = 1'-0''$

5 STREET VIEW

9

6 FRONT VIEW

9



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Project File
**7042, 7058 204
Street, Langley
BC**

Sheet Title
**BLDG 2
ELEVATIONS,
SECTION &
3D VIEWS**

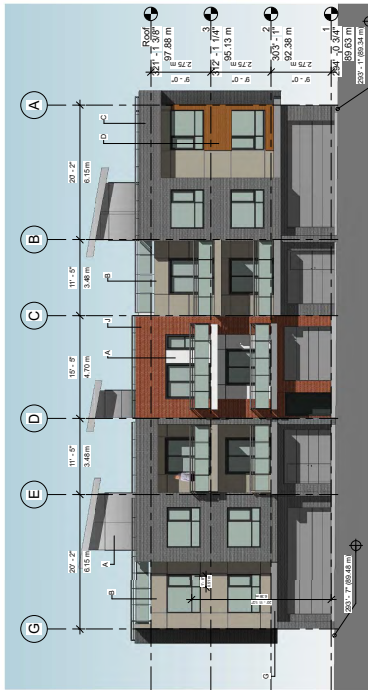
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Checked: Checker
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Project Number:
Revision Date:
Orig. No.:
Print Date:
02/07/19
A203

BLDG 2

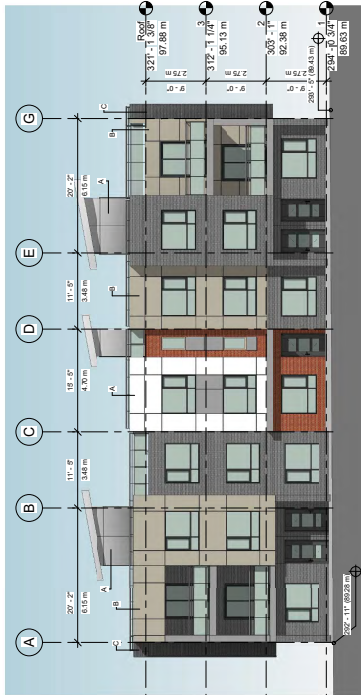
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- B HARDC REVEAL PANEL
SANDSTONE BEIGE JH0-20
- C FACE BRICK
MANGANESE IRONSPOT
- D SAGWALL LAZEL OAK
GROOVE PANELS
- E WOOD PANEL DOOR
BENJAMIN MOORE
2124-30
- F WINDOW FRAME
BENJAMIN MOORE
ONYX 2133-10
- G HARDC REVEAL
PANEL DARK GREY
- H GARAGE DOOR
DARK GREY
- J FACE BRICK
BURGLINDY BLEND

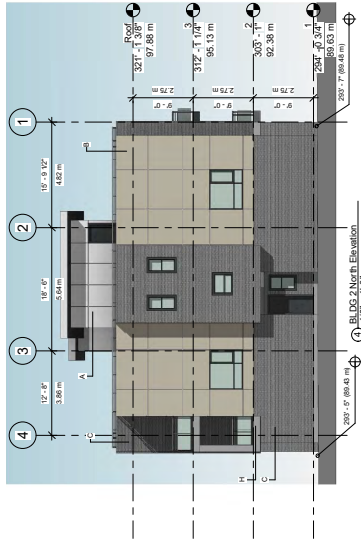
○ Material Board
1/16" = 1'-0"



① BLDG 2 West Elevation
1/8" = 1'-0"



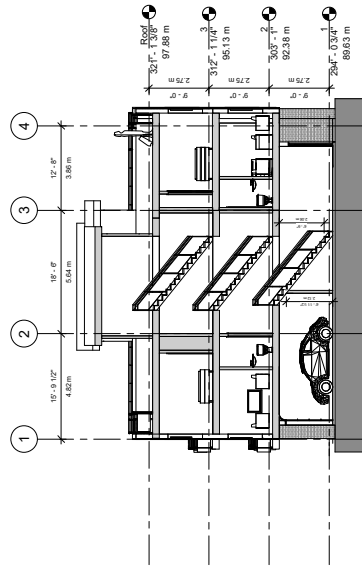
② BLDG 2 East Elevation
1/8" = 1'-0"



③ BLDG 2 North Elevation
1/8" = 1'-0"



④ BLDG 2 South Elevation
1/8" = 1'-0"



⑤ Section 1
1/8" = 1'-0"



⑦ FRONT VIEW



⑧ STREET VIEW



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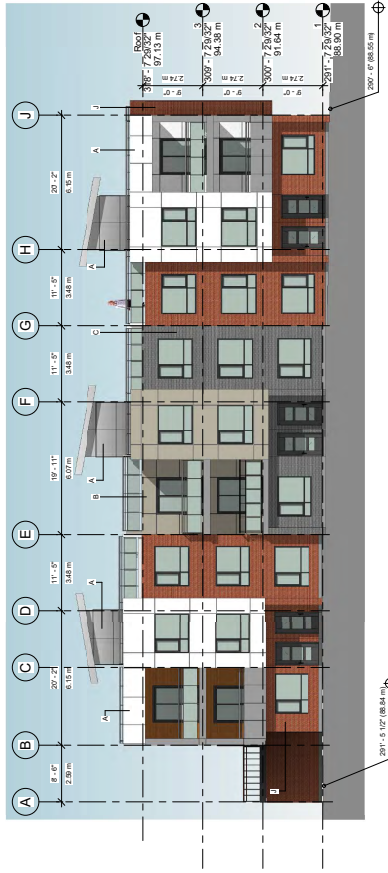
**7042, 7058 204
Street, Langley
BC**

BLDG 3

LEGEND:

- A HARDE REVEAL PANEL ARCTIC WHITE JH10-20
- B HARDE REVEAL PANEL SANDSTONE BEIGE JH30-20
- C FACE BRICK MANGANES IRONSPOT
- E WOOD PANEL DOOR BENJAMIN MOORE 2124-30
- F WINDOW FRAME ONYX 2133-10
- G HARDE REVEAL PANEL DARK GREY
- H GARAGE DOOR DARK GREY
- J FACE BRICK BURGUNDY BLEND

Material Board
1/8" = 1'-0"



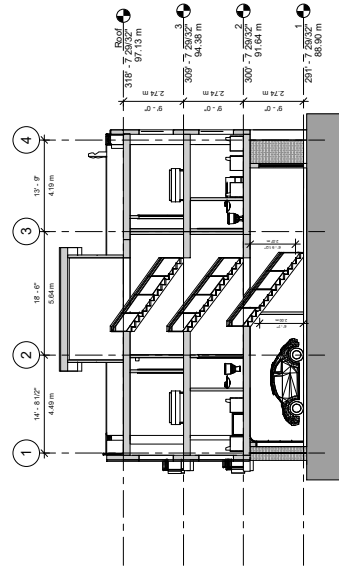
BLDG3 West Elevation
1/8" = 1'-0"



FRONT VIEW
1/8" = 1'-0"



STREET VIEW
1/8" = 1'-0"



BLDG 3 ELEVATIONS, SECTION & 3D VIEWS

Drawn: Author
Checked: Checker
Scale: As indicated
Project Number: A205
Revision Date: 03/09/19

Section 1
1/8" = 1'-0"

STREET VIEW
1/8" = 1'-0"

FRONT VIEW
1/8" = 1'-0"



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Sheet Title
**BLDG 4
ELEVATIONS,
SECTION & 3D
VIEWS**

Drawn: Author
Checked: Checker
Scale: As Indicated

Project Number
Revision Date
Orig. No.

Revision
Period Date
03/07/19

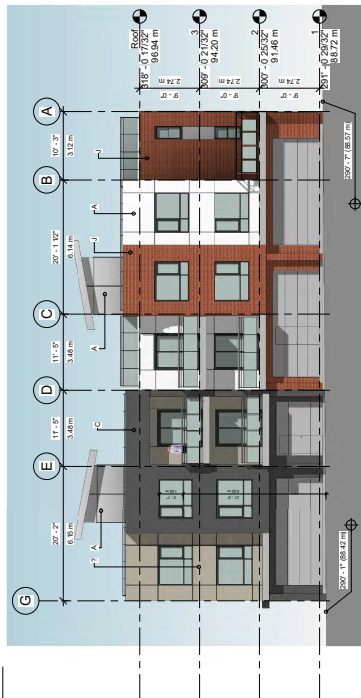
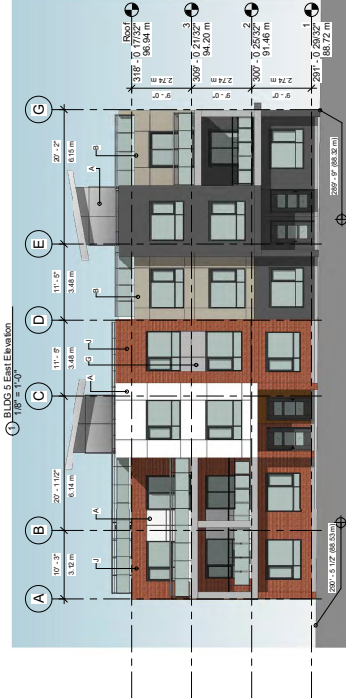
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BLDG 4

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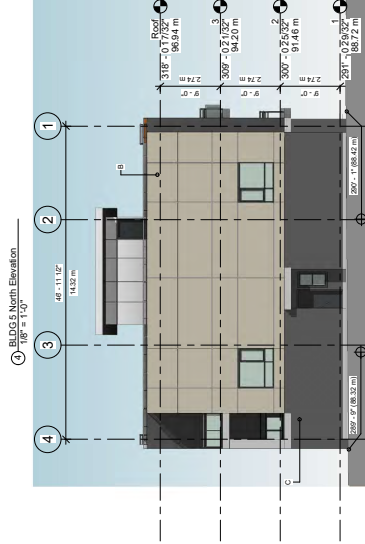
- A** HARDIE REVEAL PANEL
ARCTIC WHITE JH1020
- B** HARDIE REVEAL PANEL
SANDSTONE BEIGE JH30-20
- C** FACE BRICK
MANGANESE ROMPSPOT
- E** WOOD PANEL DOOR
PANEL PIN IN MOORE
2124-20
- F** WINDOW FRAME
PANEL PIN IN MOORE
ONYX 2133-10
- G** HARDIE REVEAL
PANEL DARK GREY
- H** GARAGE DOOR
DARK GREY
- J** FACE BRICK
BURGUNDY BLEND

○ Material Board
1/16" = 1'-0"



① BLDG 4 East Elevation
1/8" = 1'-0"

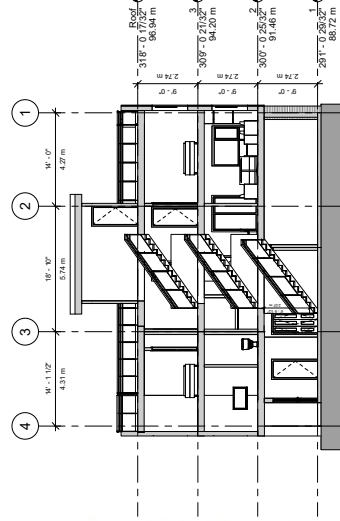
② BLDG 4 West Elevation
1/8" = 1'-0"



③ BLDG 4 North Elevation
1/8" = 1'-0"



④ BLDG 4 South Elevation
1/8" = 1'-0"



⑤ Section 1
1/8" = 1'-0"



⑥ STREET VIEW



⑦ FRONT VIEW

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1045

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Product Title

7042, 7058 204
Street, Langley
BC

Sheet Title
**BLDG 6
ELEVATIONS,
SECTION &
3D VIEWS**

Drawn: Author

Headed Checker

As indicated

Project Number:

Drawing No.:

Print Date: 3/07/19

A211

BLDG 6

LEGEND:

- | | | |
|---|---|--|
| A |  | HARDIE REVEAL PANEL
ARCTIC WHITE JH10-20 |
| B |  | HARDIE REVEAL PANEL
SANDSTONE BEGIE H360-20 |
| C |  | FACE BRICK
MANGANES IRONSPOT |
| D |  | SAGWAIL HAZEL OAK
PVC TONGUE &
GROOVE PANELS |
| E |  | WOOD PANEL DOOR
214-30 |
| F |  | WINDOW FRAME
BENJAMIN MOORE
N1X3-130 |
| G |  | HARDIE REVEAL
PANEL DARK GREY |
| H |  | GARAGE DOOR
DARK GREY |
| J |  | FACE BRICK
BURGUNDY BLEND |

Material Board
 $1'16'' = 1'0''$

2 BLDG 6 South Elevation
1/8" = 1'-0"

7042, 7058 204
Street, Langley
BC

This architectural rendering shows a modern multi-story building with a complex, geometric form. The facade is composed of several materials: red brick, grey concrete, and white panels. Large, dark-framed windows are integrated into the design, some of which are set into cantilevered sections. A prominent feature is a glass-enclosed staircase or elevator shaft that runs vertically along one side of the building. The building is set against a plain, light blue sky, and its shadow is cast onto the ground below.

5. STREET VIEW

6 REAR VIEW

Section 1

Project Number :

Revision Date: 3/07/19
Dwg. No.: A211



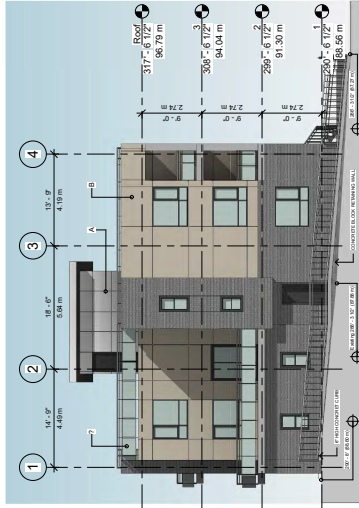
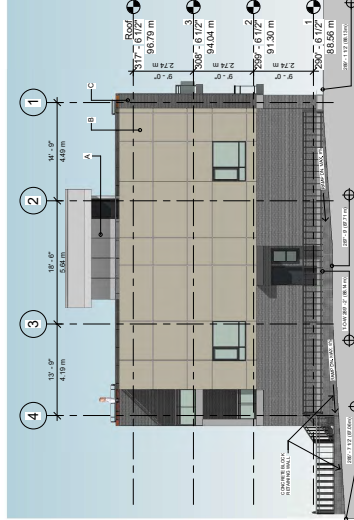
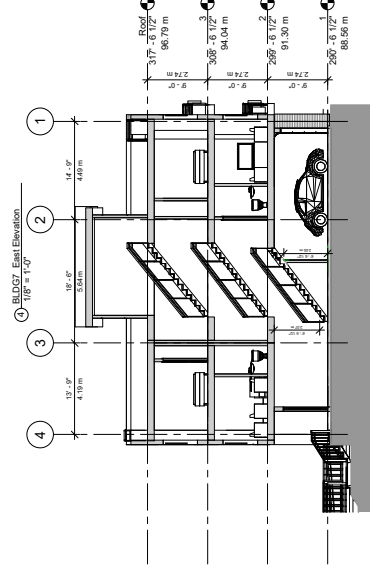
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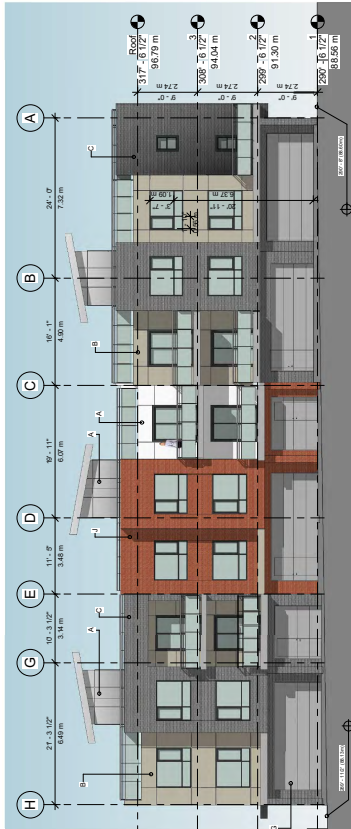
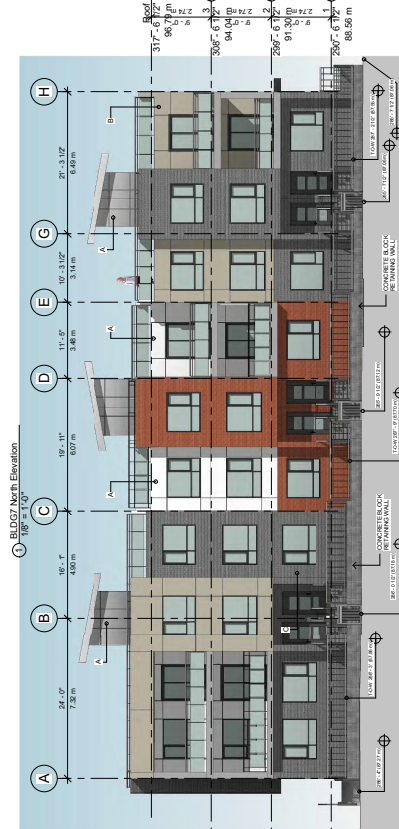


BLDG 7

LEGEND:

- A HARDE REVEAL PANEL ARCTIC WHITE JH10-20
- B HARDE REVEAL PANEL SANDSTONE BEGIE JH30-20
- C FACE BRICK MANGANES IRONSPOT
- E WOOD PANEL DOOR BENJAMIN MOORE 2124-30
- F WINDOW FRAME BENJAMIN MOORE ONYX 2133-10
- G HARDE REVEAL PANEL DARK GREY
- H GARAGE DOOR DARK GREY
- J FACE BRICK BURGUNDY BLEND

○ Material Blend
1/16" = 1'-0"



⑤ STREET VIEW

⑥ FRONT VIEW

⑦ Section 1
1/8" = 1'-0"

Drawn: Author
Checked: Checker
Scale: As indicated
Project Number: A213
Revision Date: 03/09/22



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Continued

Project File

7042, 7058 204
Street, Langley
BC

Sheet Title

**BLDG 8
ELEVATIONS,
SECTION &
3D VIEWS**

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Checked: Checker

Scale: As indicated

Project Number

Revision Date

Draw No.

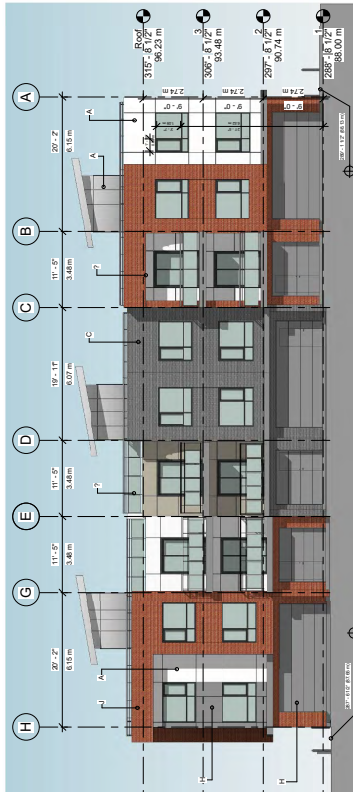
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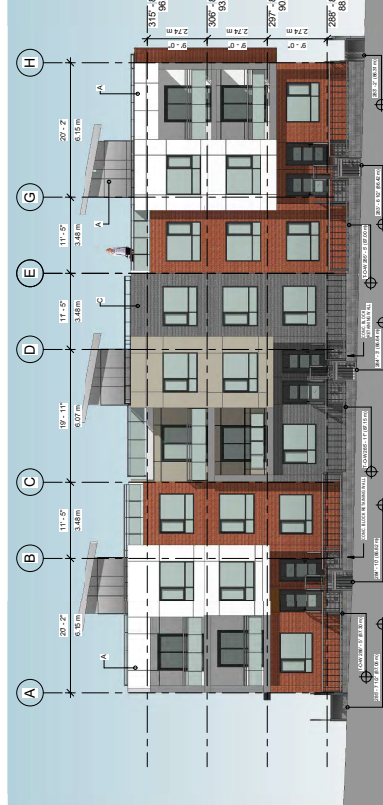
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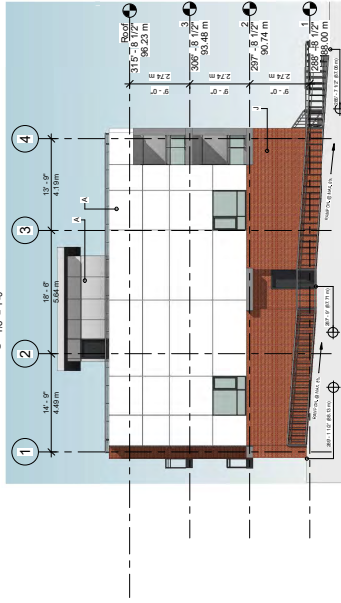
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- B HARDE REVEAL PANEL SANDSTONE BEGIE JH30-20
- C FACE BRICK MANGANES IRONSPOT
- D SAGINAW HAZEL OAK PVC TONGUE & GROOVE PANELS
- E WOOD PANEL DOOR BENJAMIN MOORE 214-30
- F WINDOW FRAME BENJAMIN MOORE BEYONCE 213-1
- G HARDE REVEAL PANEL DARK GREY
- H GARAGE DOOR DARK GREY
- I FACE BRICK BURGUNDY BLEND



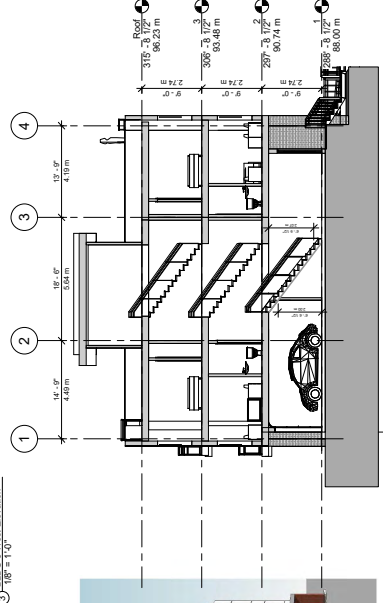
① BLDG 8 North Elevation
1/8" = 1'-0"



② BLDG 8 South Elevation
1/8" = 1'-0"



③ BLDG 8 East Elevation
1/8" = 1'-0"



④ BLDG 8 West Elevation
1/8" = 1'-0"

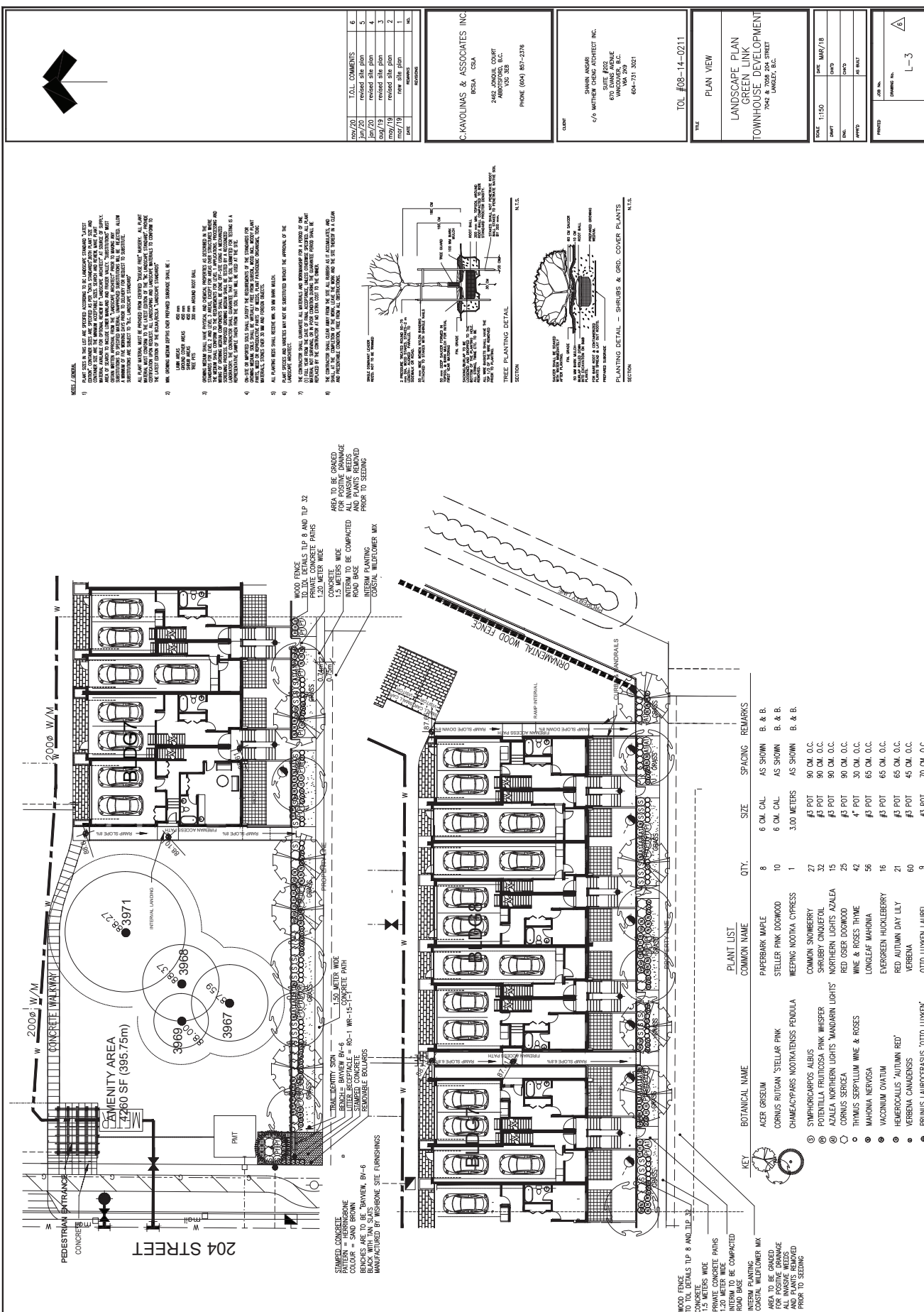


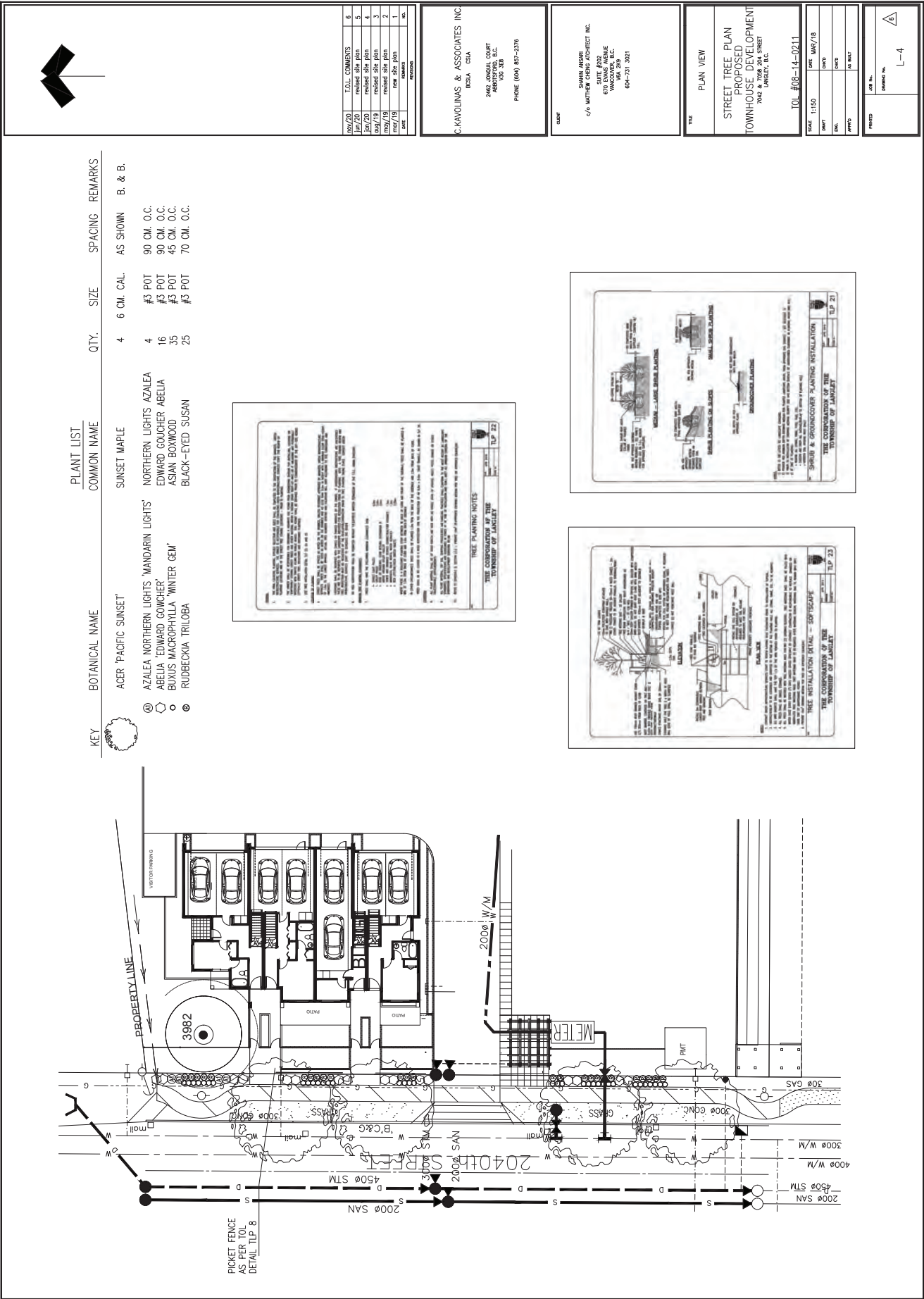
⑤ STREET VIEW



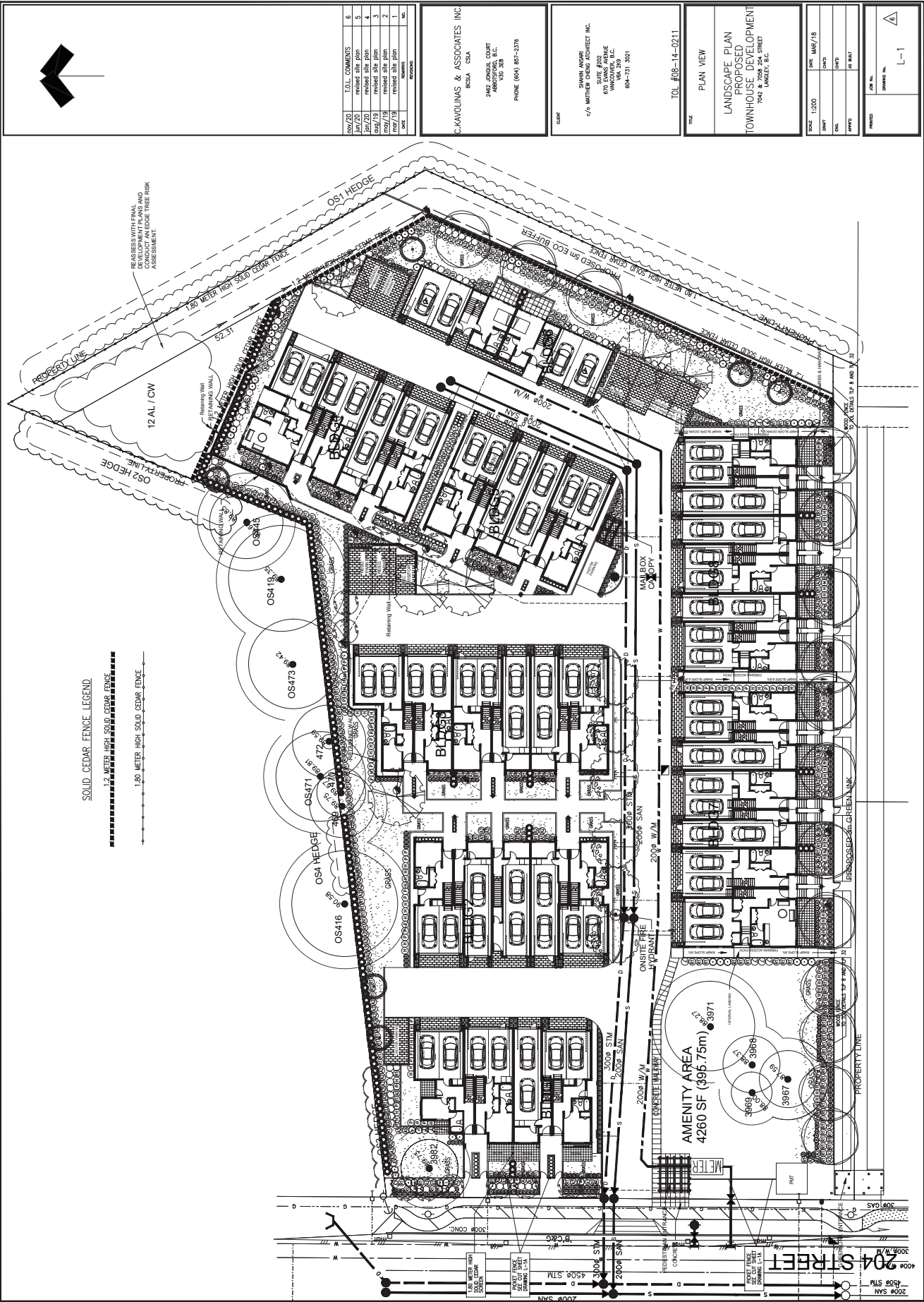
⑥ FRONT VIEW FROM GREEN LINK











ATTACHMENT B4586
04/02/08**4.1.2 DEVELOPMENT PERMIT AREA “B” - RESIDENTIAL**

Lands identified as “Residential” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area “B.”

4.1.2.2 SINGLE FAMILY DEVELOPMENT*General*

- o Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- o No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- o All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- o Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- o Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- o Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11**4.1.2.3 MULTIPLE UNIT DEVELOPMENT***General*

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- o While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- o Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- o Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- o On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- o Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- o In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- o Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- o Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- o Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- o Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- o A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- o A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- o Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- o Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- o Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- o Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

- o Rooftopscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- o Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- o Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- o The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- o Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- o Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- o Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- o Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- o Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- o To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- o Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- o All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

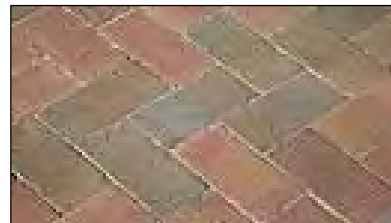
- o Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- o Roof top patios shall be landscaped with water and electrical outlets.
- o On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- o A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- o Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- o Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- o Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- o If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- o A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- o The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- o Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- o Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- o Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- o All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- o The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- o The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- o Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- o On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- o Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- o Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- o The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- o Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



- o Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.



- o Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- o Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- o Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

5101
28/09/15

Parking Lot Landscaping

- o Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- o If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- o Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- o In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- o Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- o Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- o Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- o Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- o Tandem parking on all end units is not permitted.
- o Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- o Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- o Wheelchair access shall be provided throughout the development.
- o Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- o Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.



- o Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- o At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- o Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- o Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- o Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
 - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
 - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
 - Recessing the portion of the facade where the entry is located to help conceal it.
 - Extending portions of the structure over the garage entry to help conceal it.
 - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
 - Use of screening and landscaping to soften the appearance of the garage entry from the street.
 - Locating the garage entry where the topography of the site can help conceal it.
- o Pedestrian entrances shall be separate from vehicular access points.
- o Uses near access and egress points shall include design elements that reduce conflict between uses.
- o Ramps to additional levels are to be contained within the structure and screened from view.
- o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- o Provide separate parking areas for residential and commercial uses.
- o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- o Setbacks from above the second storey shall be incorporated into the design.
- o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- o Public and private parking shall be clearly identified through a system of numbering and signage.

5101
28/09/15

- o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

4825
30/05/11

4.1.2.4 TOWNHOUSES/ROWHOUSE

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- o Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- o Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- o Scale building height and massing in proportion to open spaces.
- o A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- o Tandem parking on end units is not permitted.

Landscaping

- o Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

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4.1.2.5 APARTMENTS

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- o Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- o The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- o Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- o Building height and massing shall be in proportion to adjacent open space.

- o The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- o Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- o Avoid blank or undifferentiated facades.
- o Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- o Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- o Minimize above grade projection of parking structures.
- o Provide drop-off areas at grade level near the main building entrance where possible.
- o Provide resident parking underground or within the building.



30 November 2020

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-14-0211/1077420 BC Ltd./APNA Group

CIVIC: 7042 & 7058 – 204 Street

LEGAL: Lots 2 & 3 Section 14 Township 8 NWD Plan 72210

We have reviewed the above proposal.

We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	37	10	4	9

Given the current school catchments this development would impact Willoughby Elementary School, Peter Ewart Middle School and R.E. Mountain Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer



December 1, 2020

Ruby Sandher, MCIP, RPP | Planner

Development Services | Community Development

20338 – 65 Avenue, Langley, BC V2Y 3J1

Project 08-14-0211 (7042, 7058 204 St Townhouse development)

Design Rationale:

The subject property is designated as Townhouse Type “C” with 12-20 UPA in the Central Gordon Estate Neighbourhood Plan, and is also located in Development Permit Area “B” of Willoughby Community Plan. This application proposes 35 “3-storey” townhouse units and 2 “2-storey” adaptable townhouse units. The development provides total of 37 units in 8 separate buildings. 23 units have side by side parking spaces and 14 units have tandem parking spaces. All the units have access to private flat rooftops.

Setbacks:

Additional setback are considered for the type C designation:

- 1- On the East side of property, 5m set back is provided for Ecological Buffer as well as 6m regular setback .
- 2- On the south side, 3m setback for green link as well as 4.5m regular setback are provided.
- 3- 5m setback on the west side along 204th street and 2m setback on the north side are also provided.

Context:

This project sits on along 204th Street.

- 1- The north property located at 7080-204th Street is also designated as Townhouse C. To avoid this property of adversely affecting from its full development potential, the proposed road network is designed to tie into this property. Refer to page A 106.
- 2- In respect to lower density areas on the east side of subject property, proposed site plan complements this area by proposing a 2-storey building adjacent to this area.

Site Design/Components:

This development will be accessed through one vehicle entry along 204th Street as well as one pedestrian entry connected to green link. Two trellises proposed at the beginning of these two entries.

- 1- The vehicle access route is designed for Fire and waste collection trucks, considering min. 6m width for all the access routes. Refer to page A 105 for more details. To avoid the residents to leave the garbage bins along the roads, a location inside of all the parking spaces is proposed for garbage bins. Refer to all the ground level floor plans.
- 2- A mailbox kiosk is proposed in a central location next to building #5 and is protected from weather by a covered trellis. This mailbox is also located adjacent to a visitor parking stall.



MATTHEW CHENG ARCHITECT INC.

#202-670 EVANS AVE., VANCOUVER, B.C. V6A 2K9

TEL: 604-731-3012 CEL: 604-649-0669

Email: matthew@mcai.ca

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- 3- The proposed age friendly amenity is located between two above mentioned entries and adjacent to 204th Street. This location intended to act as gateway and landmark feature for this project as well as the neighbourhood. Proposed location of age amenity also save 5 existing trees at this location. The proposed age friendly amenity area is over the required area. Refer to page A100.
 - 4- To save as many trees as possible, site design modified repeatedly due to location of existing trees; even at the cost of losing one unit and dropping the total number of units from 38 to 37.

Building Design:

- 1- All the proposed buildings have access to private flat rooftop for every townhouse unit. Flat roofs are designed to improve the roofscape.
- 2- Proposed building entrances are identified by the architecture of the building and include articulation or added elements to provide weather protection.
- 3- Proposed paired units are significantly different from other adjoining units including variation of rooflines, variation in exterior materials, variation in colour treatments and architectural detailing.
- 4- Building #6 is proposed as two adaptable townhouse units. The concept design of adaptable units is based on schedule 2 of adaptable housing requirements.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1077420 BC LTD.) BYLAW 2020 NO. 5678

EXPLANATORY NOTE

Bylaw 2020 No. 5678 rezones land at 7042 and 7058 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to permit a comprehensive development consisting of 37 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1077420 BC LTD.) BYLAW 2020 NO. 5678**

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 (1077420 BC Ltd.) Bylaw 2020 No. 5678”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 2 Section 14 Township 8 New Westminster District Plan 72210

Lot 3 Section 14 Township 8 New Westminster District Plan 72210

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-115.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
NOTICE WAS ADVERTISED the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5678

