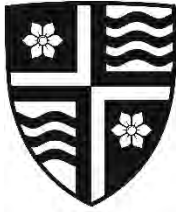


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 5, 2020 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100173 AND
HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
(GRAYROSE / 21600 BLOCK 48 AVENUE)

REPORT: 20-127
FILE: 10-31-0160

PROPOSAL:

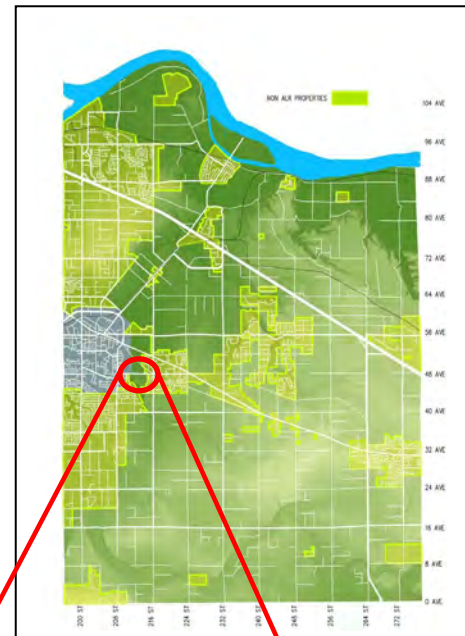
Application to amend the Murrayville Community Plan from "Single Family Two" to "Limited Commercial"; to rezone 0.2 ha (0.5 ac) of vacant land located in the 21600 Block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153; and to issue a Heritage Alteration Permit to provide for the development of two 2-storey, limited commercial / mixed use buildings.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5640 and 5641, subject to completion of ten (10) development prerequisites and authorize issuance of Heritage Alteration Permit No. 101031, subject to five (5) conditions, noting five (5) additional conditions to be addressed at time of building permit, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed Murrayville Community Plan Amendment, Rezoning, and Heritage Alteration Permit applications are consistent with the overall goals and objectives of the Murrayville Community Plan, and comply with the Murrayville Heritage Conservation Area policies and requirements as outlined in the Murrayville Community Plan.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 to change the designation of 0.2 ha (0.5 ac) of land located in the 21600 Block of 48 Avenue from “Single Family Two” to “Limited Commercial”; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641 to rezone the subject lands, from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to provide for the development of two limited commercial / mixed use buildings, subject to the following prerequisites being satisfied to the acceptance of the General Manager Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including onsite detention, in accordance with the Township’s Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township’s Master Transportation Plan and the 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 final off-site servicing landscape design drawings including street trees, sidewalk materials and layout, fencing, signage, landscaping details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
 - a. Prohibiting vehicular access to and from the site to 48 Avenue;
 - b. Prohibiting reliance on off-site parking; and,
 - c. Restricting access to the site to right in right out only from 216 Street;
7. Registration of an easement granting access to 21628 – 48 Avenue from 216 Street via the drive aisle and associated discharge of easements BL280567 and BL280569 from 4742 – 216 Street and 21617 – 47A Avenue;
8. Satisfaction of the conditions within and discharge of restrictive covenants BK99488 and BK99491;
9. Compliance with the Community Amenity Contributions Policy; and,
10. Payment of applicable 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;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 consistent with the Township’s Five Year Financial Plan as updated annually and with Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100173 AND
 HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
 (GRAYROSE / 21600 BLOCK 48 AVENUE)
 Page 3 . . .

That Council authorize issuance of Heritage Alteration Permit No. 101031 at the time of final reading of Bylaws No. 5640 and 5641, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy requirements;
- c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule "A", and the Township's Sign Bylaw;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas to be located within a building in substantial compliance with Schedule "A";

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

- a. Payment of supplemental Heritage Alteration Permit application, Murrayville Pedestrian Overpass and Building Permit Administration Fees; and Development Cost Charges
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
- e. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment Bylaw No. 5640 and Rezoning Bylaw No. 5641 in conjunction with the hearing proposed for Heritage Alteration Permit No. 101031.

EXECUTIVE SUMMARY:

Grayrose (Murrayville) Developments Ltd. proposes to develop two 2-storey, limited commercial / mixed use buildings fronting 48 Avenue on 0.2 ha (0.5 ac) of vacant land at the southeast corner of the five corners intersection in the Murrayville Heritage Conservation Area.

Building A, the most northerly building adjacent to 216 Street contains 163 m² (1,757 ft²) of commercial space on the ground floor with one residential unit above. Building B, located to the east of Building A contains 75 m² (805 ft²) of commercial space on the ground floor with a live/work unit occupying the remainder of the ground floor plus the top floor.

On March 20, 1989, Council passed a resolution providing the opportunity for consideration of an amendment to the Murrayville Community Plan for limited commercial uses in a special review area at the intersection of 216 Street, 48 Avenue and Old Yale Road. In keeping with this resolution, the application includes a request to amend the Murrayville Community Plan land use designation for the site from "Single Family Two" to "Limited Commercial".

The applicant proposes to rezone the lands from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100173 AND
HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
(GRAYROSE / 21600 BLOCK 48 AVENUE)
Page 4 . . .

A Heritage Alteration Permit for the site is being processed in conjunction with this application to provide Council the opportunity to review the form, character and siting of the proposed development located in the Murrayville Heritage Conservation Area.

The current proposal is in consideration of feedback received by the applicant following a Public Information Meeting (PIM) held last year. The initial proposal was for one (1) two-storey building with commercial on the ground floor and a residential unit above, plus a townhouse building containing four (4) 3-storey units. In response to comments received at the April 2, 2019 PIM, the applicant has revised the proposal to the current configuration, reducing the total floor space by approximately 50%.

While the requirements for the holding of PIMs have been temporarily suspended, as authorized by Council based on the current health considerations in light of the COVID 19 pandemic, the applicant provided for another round of public input opportunity, by hosting a meeting to share the proposed revisions with the community on September 10, 2020 from 5:00 to 7:00 pm at the Sharon United Church. According to the applicant's summary, 37 comments were received, provided as Attachment E to this report.

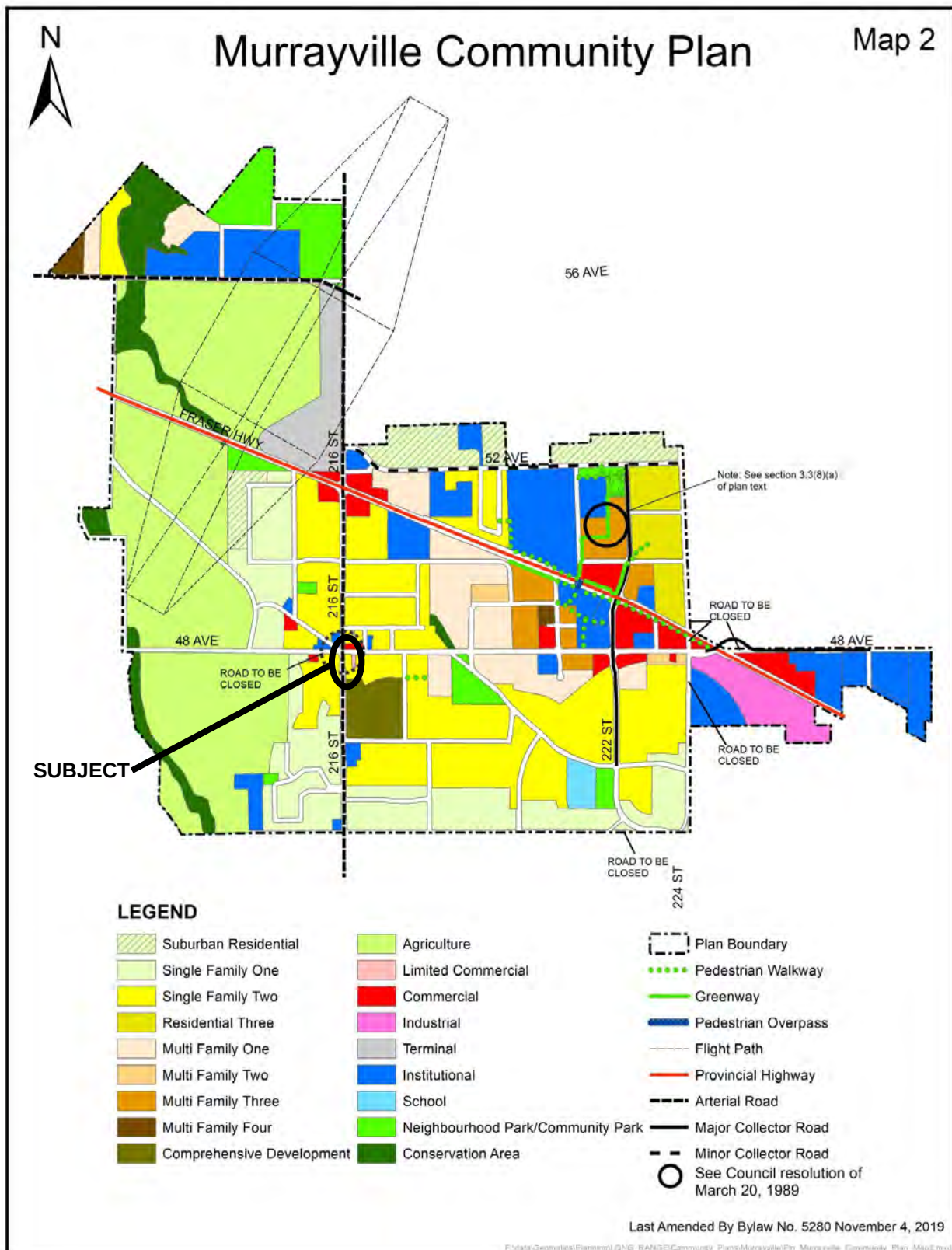
The Murrayville Heritage Review Panel has also reviewed the revised proposal and confirmed its support, generally being pleased with the proposed changes to the original application. At its meeting on September 2, 2020, the Heritage Advisory Committee supported the recommendations of the Murrayville Heritage Review Panel for the Project.

Staff is supportive of the proposed Murrayville Community Plan amendment as it meets the 1989 criteria by providing ultimate road widening on 216 Street and 48 Avenue, the site is adequate to support the intended use as demonstrated by conformance with the Zoning Bylaw and Subdivision and Development Servicing Bylaw, and the form and character of the development is in keeping with the Murrayville Heritage Conservation Area guidelines.

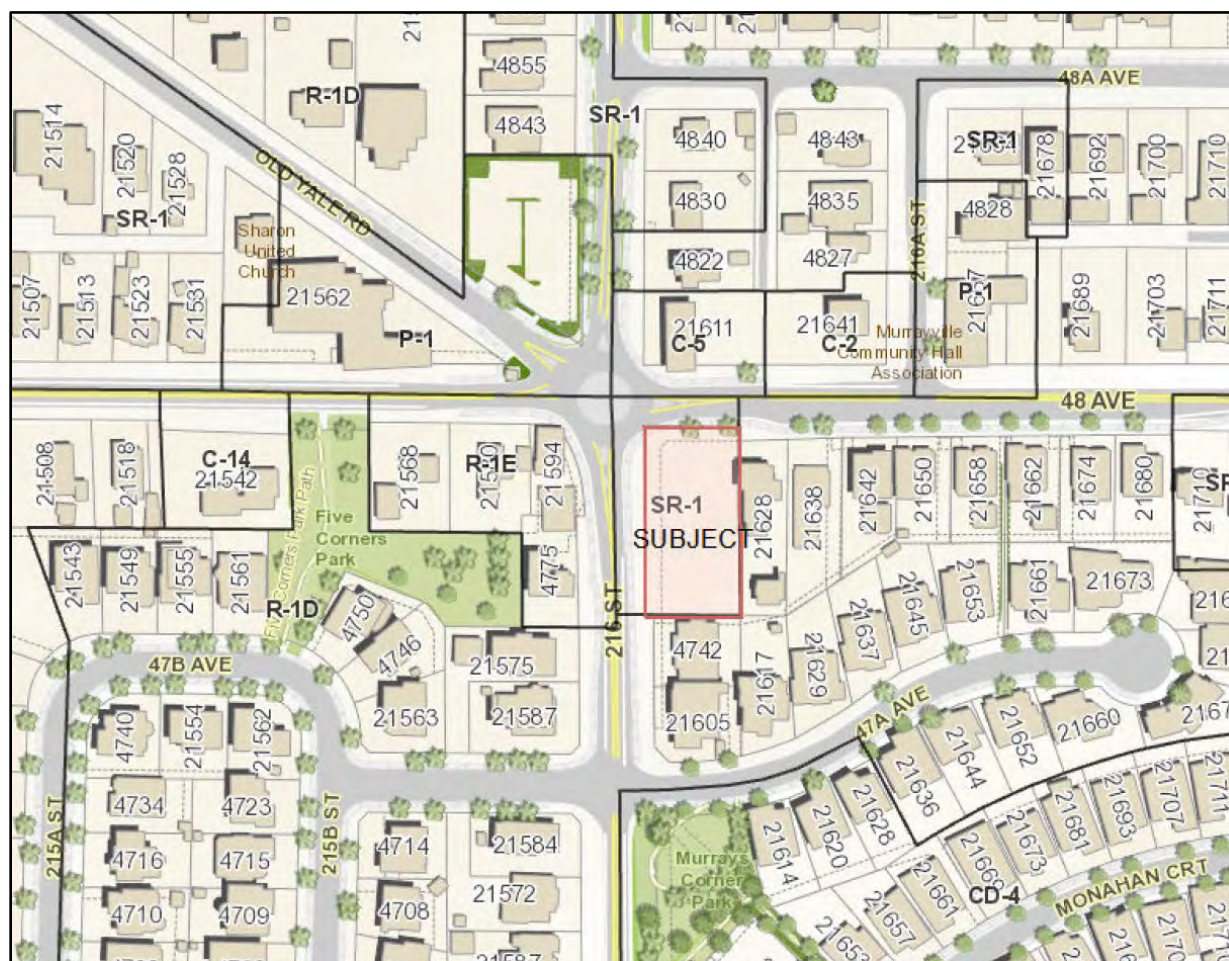
Based on the above, staff recommend that the Murrayville Community Plan amendment, rezoning and Heritage Alteration Permit applications be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading.

PURPOSE:

This report is to advise and make recommendations with respect to Murrayville Community Plan Amendment Bylaw 2020 No. 5640, Rezoning Bylaw 2020 No. 5641 and Heritage Alteration Permit No. 101031.



OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100173 AND
 HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
 (GRAYROSE / 21600 BLOCK 48 AVENUE)
 Page 6 . . .



ZONING BYLAW NO. 2500

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100173 AND
 HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
 (GRAYROSE / 21600 BLOCK 48 AVENUE)
 Page 7 . . .



SITE PLAN – SUBMITTED BY APPLICANT

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100173 AND
 HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
 (GRAYROSE / 21600 BLOCK 48 AVENUE)
 Page 8 . . .



RENDERING – SUBMITTED BY APPLICANT



STREETSCAPES

GRAY ROSE
 LANDSCAPE ARCHITECTS
 WILSON ZAHM
 ARCHITECTS
 site lines
 ARCHITECTURE
 TELEPHONE: 604.271.1111 / 2 SEPTEMBER 2018

216 STREET AND 48 AVENUE STREETSCAPE – SUBMITTED BY APPLICANT

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100173 AND
 HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
 (GRAYROSE / 21600 BLOCK 48 AVENUE)
 Page 9 . . .

ADDITIONAL INFORMATION:

REFERENCE:

Owner:	Grayrose (Murrayville) Developments Ltd. 202-15388 – 24 Avenue Surrey, BC V4A 2J2
Agent:	Sitelines Architecture Inc. 200 – 23160 – 96 Avenue Fort Langley, BC V1M 2R6
Legal Description:	Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831
Location:	21600 Block – 48 Avenue
Area:	0.2 ha (0.5 ac)
Murrayville Community Plan: (existing)	Single Family Two
Murrayville Community Plan: (proposed)	Limited Commercial
Existing Zoning:	Suburban Residential Zone SR-1
Proposed Zoning:	Comprehensive Development Zone CD -153

BACKGROUND/HISTORY:

The subject property is located at the southeast corner of 216 Street, Old Yale Road and 48 Avenue at the five corners intersection in Murrayville. The site has been vacant since its creation as a stand-alone lot as part of a single family residential infill development that was built to the south and west of the subject site in the 1990's. Prior to that, and through the historic development of Murrayville, with the exception of a two year period in the late 1920's when the Murrayville Cash Grocery temporarily existed on the corner of what was a larger lot that encompassed the historic Traveller's Hotel, the corner itself has remained vacant. Protected heritage buildings are located to the east, north and west of the subject site. The parking lot at the northwest corner of Old Yale Road and 216 Street and the subject site are the remaining undeveloped parcels in the area.

On March 20, 1989, Council passed a resolution providing the opportunity for consideration of an amendment to the Murrayville Community Plan for limited commercial uses in a special review area at the intersection of 216 Street, 48 Avenue and Old Yale Road (Attachment B).

Council established the Murrayville Heritage Conservation Area in 2010 to accommodate infill development that is both consistent with existing heritage buildings and enhances the heritage character of the area. The Murrayville Community Plan notes that over time "the area has experienced new infill projects on vacant or redeveloped lots that reflects a more contemporary aesthetic in their form, scale, design and materials. These new additions have value in themselves and form part of the evolving story of Murrayville and how it has responded to economic and social change over time. This concentration of heritage buildings is a significant community resource, and an important reminder of an earlier way of life in Langley.

Today, this heritage precinct is still centered on the Murray's Corners intersection, which remains the heart of the Murrayville community."

DISCUSSION/ANALYSIS:

The Murrayville Community Plan designates the site "Single Family Two" and includes the site in the Murrayville Heritage Conservation Area. Council's 1989 resolution (Attachment B) provides consideration for limited commercial development in this area. In keeping with these objectives of the Murrayville Community Plan, Grayrose (Murrayville) Developments Ltd. is proposing to amend the Murrayville Community Plan and rezone the site to allow for two limited commercial / mixed use buildings. A Heritage Alteration Permit is also included in the project.

The development proposes a total gross floor area of 582 m² (6,262 ft²). Building A is proposed to contain 163 m² (1,757 ft²) of ground floor commercial space with a single two bedroom residential unit above. The ground floor commercial space could be divided into two units or maintained as one. Building B is proposed to contain 75 m² (805 ft²) of commercial space fronting the courtyard on the north side of the building. The remainder of the building is designed as a live/work unit including 39 m² (416 ft²) of ground floor commercial space with a two bedroom living space on the second storey.

The subject site is surrounded by designated heritage properties and a variety of commercial and residential land uses as follows:

- | | |
|------------|--|
| North: | 48 Avenue, beyond which is Porter's General Store (currently operated as Porters Bistro). Porter's General Store is a scheduled heritage property. The building is protected and its uses managed in accordance with Heritage Revitalization Agreement Bylaw No. 4705. The site is zoned Neighbourhood Commercial Zone C-5 and designated for Commercial uses in the Murrayville Community. |
| East: | The Traveller's/Murrayville Hotel is a scheduled heritage property currently operated as the Princess and the Pea B&B. The building is protected and its uses managed in accordance with Heritage Revitalization Agreement Bylaw No. 3780. The site is zoned Residential Zone R-1D and designated for Limited Commercial Uses in the Murrayville Community Plan. |
| South: | A single family subdivision of approximately 650 m ² (7,000 ft ²) sized lots zoned Residential Zone R-1D and designated Single Family Two in the Murrayville Community Plan. |
| West: | 216 Street, beyond which is Matthew's (aka Murrayville) Cash Grocery (currently operated as Traceycakes Bakery Café), and a house currently including a chiropractic clinic. Matthew's Cash Grocery is a scheduled heritage property. The building is protected and its uses managed in accordance with Heritage Revitalization Agreement Bylaw No.'s 4473 and 4554. The site is zoned Residential Zone R-1E and designated Single Family Two in the Murrayville Community Plan. |
| Northwest: | The five corners roundabout at the intersection of Old Yale Road, 216 Street and 48 Avenue, beyond which is the Sharon Presbyterian (later United) Church and the Murrayville Pumphouse. The Sharon Presbyterian Church is a scheduled heritage property protected and its uses managed in accordance |

with Heritage Revitalization Agreement Bylaw No. 4139. The site is zoned Institutional Zone P-1 and designated Institutional in the Murrayville Community Plan.

Murrayville Community Plan Amendment:

The subject site is currently designated “Single Family Two” in the Murrayville Community Plan. The applicant proposes to change the designation of the site to “Limited Commercial”. The “Single Family Two” land use designation provides for single family residential development at a maximum permitted density of 15 units per hectare (6 units per acre) and a minimum lot size of 650 m² (6,996.8 ft²). Staff note that the current Single Family Two land use designation could permit development of two single family lots (with secondary suites) with access to 216 Street. Alternatively, Council’s 1989 motion (Attachment B) provides for consideration of limited commercial uses in the five corners area subject to the following conditions:

- the proposal takes into account the ultimate road widening and intersection improvements;
- the development site is adequate to support the intended use including access points, parking, on-site circulation and buffering; and
- the form and character of the development has a heritage appearance.

The applicant has provided the following rationale (Schedule A to Attachment A) in support of the proposed amendment:

“Although currently zoned SR-1, the current Murrayville Community Plan acknowledges the obvious good fit of the proposal site to commercial use. Historically, the use of the site was as a stables and as a store – both commercial in nature. At a review specific to 5 Corners on March 20, 1989, council noted that “Council is prepared to consider an amendment to the Murrayville Plan for limited commercial uses subject to the following criteria:

- The proposal takes into account the ultimate road widening and intersection improvements;*
- The development site is adequate to support the intended use included access points, parking, on-site circulation and buffering; and*
- The form and character of the development has a heritage appearance.”*

Our proposal meets the council review criteria by:

- Proposing small-scale pedestrian-oriented commercial use complemented by residential occupancy, forming a bridge in use between adjacent residential uses and the commercial uses pinwheeling around the intersection.*
- Built elements of the proposal are fully clear of road widening and road support ROW’s.*
- The proposal is self-sufficient in parking, circulation and buffering.*
- The form and character complements local heritage structures, not competing with them, as described below.*

In addition, the other sites at the 5 Corners have a commercial/assembly use, including Porter’s Coffee and Tea house, Tracey Cakes (the former Cash Grocery), and the Sharon Presbyterian Church. The proposal completes this commercial/civic node and acts as transition towards surrounding residential uses.”

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100173 AND
HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
(GRAYROSE / 21600 BLOCK 48 AVENUE)
Page 12 . . .

The form and character of the development has a heritage appearance in keeping with the Murrayville Heritage Conservation Area guidelines (Attachment C) that form part of the Murrayville Community Plan. Staff note that the applicant's proposal is for ground floor commercial uses limited in scale to be consistent, sympathetic and complementary to the surrounding commercial uses as shown in the attached summary of the September 2020 public input opportunity (Attachment E).

As indicated by the applicant, the uses envisioned are intended to provide for neighbourhood retail and service oriented businesses that keep similar hours to the existing businesses at five corners such as physiotherapy, yoga/fitness studio, gift/artisan shop, flower/plant shop, ice cream/frozen yogurt, book store, hair/nail studio, massage therapist, restaurant/café, wine store and professional consultants. The permitted uses would be specifically limited to those commercial uses that support the local neighbourhood and are consistent with the surrounding commercial uses. Consistent with many of the scheduled heritage buildings at five corners, the proposal includes a residential unit on the upper floor of each of the buildings.

The proposal provides dedication for the ultimate road widening of 216 Street and 48 Avenue in accordance with the Master Transportation Plan and includes interim improvements to the 216 Street frontage of the site.

The proposed parking, on-site circulation and access is sufficient for the intended use as demonstrated through conformance with Zoning Bylaw and Subdivision and Development Servicing Bylaw requirements. Landscape screening is planned between the proposed buildings, parking and adjacent lots. The location of the buildings and the landscape screening has been specifically designed to maintain views to the Traveller's Hotel from Old Yale Road and to the north for adjacent single family homes to adjacent lots. Staff note that the development proposal includes an interpretive heritage plaza with seating and signage that highlights the history of the area as a contribution to the local community in support of the change of use from Single Family Two to Limited Commercial.

In addition to the criteria in the 1989 motion, the applicant has considered the policy in the Murrayville Community Plan with regards to the Heritage Conservation Area, as well as input received from the public in designing a project that seeks to fit within the existing context of the five corners area to support and enhance the existing commercial node. Staff is supportive of the proposed Murrayville Community Plan amendment as it meets the 1989 criteria by providing ultimate road widening on 216 Street and 48 Avenue, the site is adequate to support the intended use as demonstrated by conformance with the Zoning Bylaw and Subdivision and Development Servicing Bylaw, and the form and character of the development is in keeping with the Murrayville Heritage Conservation Area guidelines.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment D). Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Council Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste Management Plans as the plans anticipate development in the Murrayville Community Plan.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100173 AND
 HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
 (GRAYROSE / 21600 BLOCK 48 AVENUE)
 Page 13 . . .

In accordance with the Developer Held Public Information Meeting (PIM) Policy, the applicant held a PIM on April 2, 2019 from 5:00 to 7:00 pm at the Sharon United Church to seek input from the public with regards to the initial proposal.

The initial proposal was for a single two storey building with commercial on the ground floor and a residential unit above plus a townhouse building containing four (4) 3-storey units. In the initial configuration, parking and access were along the eastern edge of the site with the buildings fronting 216 Street.

According to the applicant's summary of the PIM, approximately 60 to 70 people attended the PIM and 27 people provided comments. In response to comments received at the April 2, 2019 PIM, the applicant revised the proposal to the subject configuration and reduced the floor space of the proposal by approximately half. The applicant elected to host a second public input opportunity (PIO) to share the revised proposal with the community on September 10, 2020 from 5:00 to 7:00 pm at the Sharon United Church. According to the applicant's summary of the PIO, 30 people signed in at the PIO and 37 comments were received at the PIO and in the week following. The applicant's summary of the public engagement is included as Attachment E to this report.

Zoning Bylaw:

Rezoning Bylaw No. 5641 proposes to rezone the subject lands from Suburban Residential SR-1 to Comprehensive Development Zone CD-153. The rezoning will facilitate development of two buildings containing ground floor commercial uses with residential uses on the second floor. Consistent with the Murrayville Community Plan, the proposed zone restricts the maximum size of commercial units, the commercial uses permitted and the maximum number of residential units.

Staff reviewed the existing uses in the immediate area and note that a number of commercial zones have been used both in combination with site specific Heritage Revitalization Agreements and on their own to define the permitted commercial uses in the area. Permitted uses include retail uses, general or convenience store uses, commercial and professional offices, restaurants, bed and breakfast, medical clinics, and office and professional buildings. While selecting suitable uses for the zone, staff's goal was to ensure that uses would support the local community while also being careful to limit uses to achieve compatibility with and sensitivity to adjacent uses. The zone therefore is intended to allow uses like restaurants, cafes, hairdressers, offices, retail, recreation (for example: yoga studio), and education (for example: tutoring services). As requested by the applicant, a wine store is also included as a permitted use. The zone also requires that the commercial uses be conducted within the building (with the exception of patios and temporary displays accessory to a commercial use) and prohibits drive-in or drive-thru establishments.

The proposed zone includes a specific limitation on the size of a single commercial use of 190 m² (2,045 ft²) based on the ground floor area of Building A intended to achieve consistency with surrounding uses. Building B is smaller and the south unit in Building B has been designed to function as part of the second storey residential unit. The zone provides some flexibility to building B allowing the south unit to function as part of the second storey residential unit as designed or as an independent commercial unit.

The maximum number of residential units permitted on the site is two. The applicant proposes to accommodate those units on the second storey of the buildings noting that the residential unit in Building B is currently designed as a live/work unit where the ground floor commercial at the south end of the building is part of the residential unit.

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 has reviewed the policy and agreed to provide the current target contribution amounts specific to this development, which are \$4,350 per residential unit for a total of \$8,700. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5. of the CAC Policy.

Heritage Alteration Permit:

The subject property is located in the Murrayville Heritage Conservation Area, which provides Council the opportunity to review the form, character and siting of new infill development within the area. The guidelines for new construction in the conservation area outlined in the Murrayville Community Plan seek to preserve and enhance the historic character of the buildings and elements that comprise historic Murrayville. Accordingly, new construction should be compatible with the existing streetscape and surrounding buildings in form, scale, and character following the recommendations outlined in the Murrayville Heritage Conservation Area Design Guidelines (Attachment C). The applicant's design rationale is contained in Schedule A of Attachment A.

Heritage Alteration Permit No. 101031 facilitates the construction of two 2-storey buildings (7.1 m / 23 ft and 6.6 m / 21.7 ft) in height (Attachment A). The buildings are designed to accommodate the second storey residential units within the roof reducing the overall height and scale of the structures to align with the scale of the heritage buildings in the area. The applicant has separated the total mass of building proposed for the site into two (2) separate buildings with footprints consistent with other buildings in the area. The proposed lot coverage of 22% is less than surrounding sites and permitted by surrounding zoning.

Following the historic precedent of the area, the proposed architectural form is simple in character. Consistent with the design guidelines, Building A is proposed to be clad in white Hardie board and batten siding, and Building B is proposed to be clad in white Hardie shake siding. Black framed vinyl windows are proposed at the storefront and for the residential units. Yellow doors highlight the entrances to the residential units. Signage for the commercial units includes wooden sign panels with raised lettering and projecting signage consistent with the design guidelines. The signage is proposed to be externally lit with black gooseneck lighting and soffit LED lighting.

The buildings are set back from 48 Avenue on the site 10 m (33 ft) and 18 m (59 ft) to retain the historic view of the Traveller's Hotel from Old Yale Road west of the five corners intersection. Landscape plantings north of the buildings are located and restricted in height to maintain the view of Traveller's Hotel from Old Yale Road. The applicant has provided the perspectives below showing the proposed relationship between the Traveller's Hotel and the new infill buildings when viewed from Old Yale Road eastbound and from 48 Avenue westbound.



The separation between 48 Avenue and the proposed buildings is proposed to be developed as a soft landscape area and outdoor plaza area providing space for the commercial units to activate the public realm. The soft landscape area includes a wet garden feature in consideration of interest indicated in the existing bulrushes on the site by the community during public consultation. The plaza is paved and configured to mirror the five corners intersection with a wayfinding sign at its center to highlight the location and age of nearby heritage buildings. The proposed site furniture and split rail fencing are consistent with the heritage style of the area.

The buildings are set back 31 m (102 ft) and 23.5 m (77 ft) from the southern lot line and existing single family lots to the south. This area is proposed to accommodate the access and parking for the site as well as the access to the rear of 21628 – 48 Avenue (the Traveller's Hotel). Landscape buffering in the form of fencing, trees and shrubs are proposed along the southern lot line to screen the parking area. Staff note that the proposed building location and buffering are designed to retain views from the existing single family house south of the site to the north.

Building B is set back 3.1 m (10 ft) from the eastern property line and the Traveller's Hotel to the east. Buffer planting is proposed along this lot line and the buildings have been designed so that limited windows face the Traveller's Hotel with the only doors being those required to access mechanical and waste management rooms.

The proposed development conforms to the proposed Comprehensive Development CD-153 zone.

Heritage Review:

Between August 14 and 21, 2020, the Murrayville Heritage Review Panel reviewed the revised proposal for the subject site in follow up to their original review in March of 2019. In summary, the Panel was pleased with the proposed changes to the original application and were unanimous in recommending support for the proposal. On September 2, 2020, the Heritage Advisory Committee supported the recommendations of the Murrayville Heritage Review Panel for this project.

Access and Parking:

The subject site has frontage on 48 Avenue and 216 Street. In consideration of the function of the roundabout, access to the site is restricted to 216 Street at the south end of the site and limited to right in right out only. In addition, restrictive covenants prohibiting access to the site from 48 Avenue and prohibiting reliance on street parking are included as conditions of development.

Access to the Traveller's Hotel from 216 Street is currently achieved by easement over 4742 - 216 Street and 21617 - 47A Avenue. This easement was secured as a condition of the surrounding development on the understanding that future rezoning of the subject lot would provide ultimate access to the Traveller's Hotel from 216 Street. To satisfy this commitment, access is proposed to be provided to the Traveller's Hotel by easement over the driveway from 216 Street through the parking area of the proposed development. Provision of this access will allow for discharge of easements currently registered on the lands to the south of the subject site.

The Township's Zoning Bylaw requires parking by use. In this case, the applicant has provided 16 parking spaces which provides sufficient parking to accommodate all of the proposed commercial and residential uses:

	Zoning Bylaw Requirement	Parking Spaces Required	Parking Spaces Provided
Commercial: Retail/restaurant/personal service use Offices	1 space per 20 m ² 1 space per 28 m ²	12 1	13
Residential:	1.5 spaces per unit	3	3
Total		16	16

Tree Protection/ Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that three (3) significant trees exist on the subject site one (1) of which is proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 12 replacement trees are required and 14 are proposed to be planted on the site. Staff note that there are trees located along the common lot line shared with 21628 – 48 Avenue and street trees along 216 Street and 48 Avenue which are proposed to be retained as part of the development.

Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township prior to final reading. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100173 AND
HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
(GRAYROSE / 21600 BLOCK 48 AVENUE)
Page 17 . . .

Servicing:

Prior to final reading of the proposed rezoning bylaw, the applicant is required to enter into a Servicing Agreement to secure works and services including construction of road works on 216 Street and 48 Avenue, tree replacement, stormwater management plan, including on site detention, and utility upgrades and/or extensions to the acceptance of the Township. Staff note that the required road dedications on 216 Street and 48 Avenue are currently secured by right of way BK134960, BK99495 and BK99498. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

School Sites:

The subject site is located within the catchment area for James Hill Elementary School (located approximately 1.2 kilometres to the southeast along Old Yale Road), HD Stafford Middle School (located approximately 2.3 kilometres to the west on 48 Avenue) and Langley Secondary School (located approximately 2.0 kilometres to the northwest along 216 Street). School District No. 35 has provided comments (Attachment D) and does not anticipate that the two residential units will generate new students for the schools.

Parks:

The nearest neighbourhood parks are Denny Ross Memorial Park (550 m east of the subject site), James Hill Elementary School Park (located approximately 1.2 kilometres to the east along Old Yale Road), Porter Park (located approximately 430 m northwest) and Murrayville Outdoor Activity Park (located approximately 1.1 kilometres to the east along 48 Avenue). Other parks located in the area include Arthur Rose (52 Avenue and 223 Street) and the Langley Fundamental Elementary School park (50 Avenue and 217B Street).

Environmental:

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 Township's Official Community Plan, 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. There are no watercourses on the subject site.

Transit:

Currently, transit service is provided via Community Shuttle along 216 Street fronting the site with stops to the south of the site.

POLICY CONSIDERATIONS:

The proposed Murrayville Community Plan amendment to change the designation of the site from "Single Family Two" to "Limited Commercial" is presented to Council for consideration consistent with Council's resolution of March 20, 1989 which allows consideration of limited commercial uses in this area subject to conditions. As described in this report, the subject application addresses those conditions.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100173 AND
HERITAGE ALTERATION PERMIT APPLICATION NO. 101031
(GRAYROSE / 21600 BLOCK 48 AVENUE)
Page 18 . . .

The rezoning bylaw proposes to rezone the lands from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153. The zone is specifically designed to limit the size and scale of buildings on the site as proposed by the applicant to respect the heritage character and context of the five corners area.

Heritage Alteration Permit No. 101031 complies with the Heritage Alteration Permit Area “A” Guidelines in the Murrayville Community Plan. Staff note that the applicant has worked within the constraints of the site to ensure views of the Traveller’s Hotel are maintained and to highlight the heritage amenities in the community. Staff recommend that the Murrayville Community Plan amendment, rezoning and Heritage Alteration Permit applications be considered subject to the development prerequisites listed in this report being satisfied prior to Council’s consideration of final reading.

Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5640 and 5641 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Heritage Alteration Permit No. 101031 (to be issued at time of final reading of Bylaw No. 5641), and authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 101031
ATTACHMENT B	March 20, 1989 Council Resolution Murrayville 5 Corners Review
ATTACHMENT C	Murrayville Community Plan – Appendix A Murrayville Heritage Conservation Area Design Guidelines
ATTACHMENT D	School District Comments
ATTACHMENT E	Public Information Opportunity Summary Provided by Applicant

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101031

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

1. Name: Grayrose (Murrayville) Developments Ltd.

Address: 202-15388 – 24 Avenue
Surrey, BC V4A 2J2

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 1 Section 31 Township 10 New Westminster District
Plan LMP27831

CIVIC ADDRESS: 21600 Block – 48 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 General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy requirements;
- c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule “A”, and the Township’s Sign Bylaw;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas to be located within a building in substantial compliance with Schedule “A”;

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

- a. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
- e. Registration of a restrictive covenant requiring onsite detention.

HERITAGE ALTERATION PERMIT NO. 101031
(GRAYROSE / 21600 BLOCK 48 AVENUE)
Page 2 . . .

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 Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration 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 _____, 2020.

Attachments:

SCHEDULE A	Architectural Plans Site Lines Architecture Revised September 18, 2020
SCHEDULE B	VDZ + A Revised August 28, 2020

REVISIONS	
DATE	DESCRIPTION
1 2018.07.30	Issue for DP-Regeneration MAP
2 2018.08.01	Response to 1st comments
3 2018.02.05	Response to 2nd comments
4 2018.12.02	Issue for Heritage Review Panel
5 2019.03.14	Response to 1st comments
6 2020.03.17	Issue for HRP
7 2020.06.15	Issue for HRP - rev1

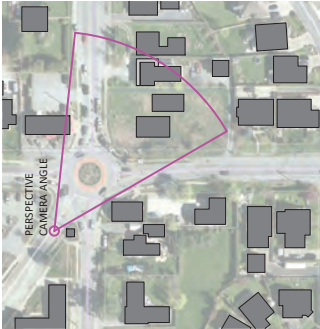
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SHEET NUMBER		SHEET NAME
AL 01	COVER PAGE	
AL 02	GENERAL INFORMATION	
AL 03	GENERAL NOTES	
AL 04	PROPOSED FLOOR PLANS	
AL 05	PROPOSED PLANS	
AL 06	PROPOSED ELEVATIONS	
AL 07	PROPOSED SECTIONS	
AL 08	PROPOSED DETAILS	
AL 09	PROPOSED SCHEDULES	
AL 10	PROPOSED SCHEDULES	

GRAYROSE

MURRAYVILLE

21600 48 AVENUE LANGLEY, BC

*PROPOSED BUILDING VIEW FROM OLD YALE ROAD



GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
COVER PAGE

scale 1" = 100'-0"
8 1/4" x 11"
date 2020 APR
drawn TV checked GK

job no. 1806
sheet no. A0.00

SCHEDULE A

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2020-06-15 12:45:27 PM

REVISIONS	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HP REVIEW
6	2020.03.01	ISSUE FOR PRE-HP REVIEW
7	2020.06.15	ISSUE FOR HP REV1
8	2020.09.18	ISSUE FOR HP REV2

GrayRose
Murrayville

21600.48 AVENUE
LANGLEY, BC

title
GROUND FLOOR
PLANS

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date 2020 APR

drawn Author checked Checker

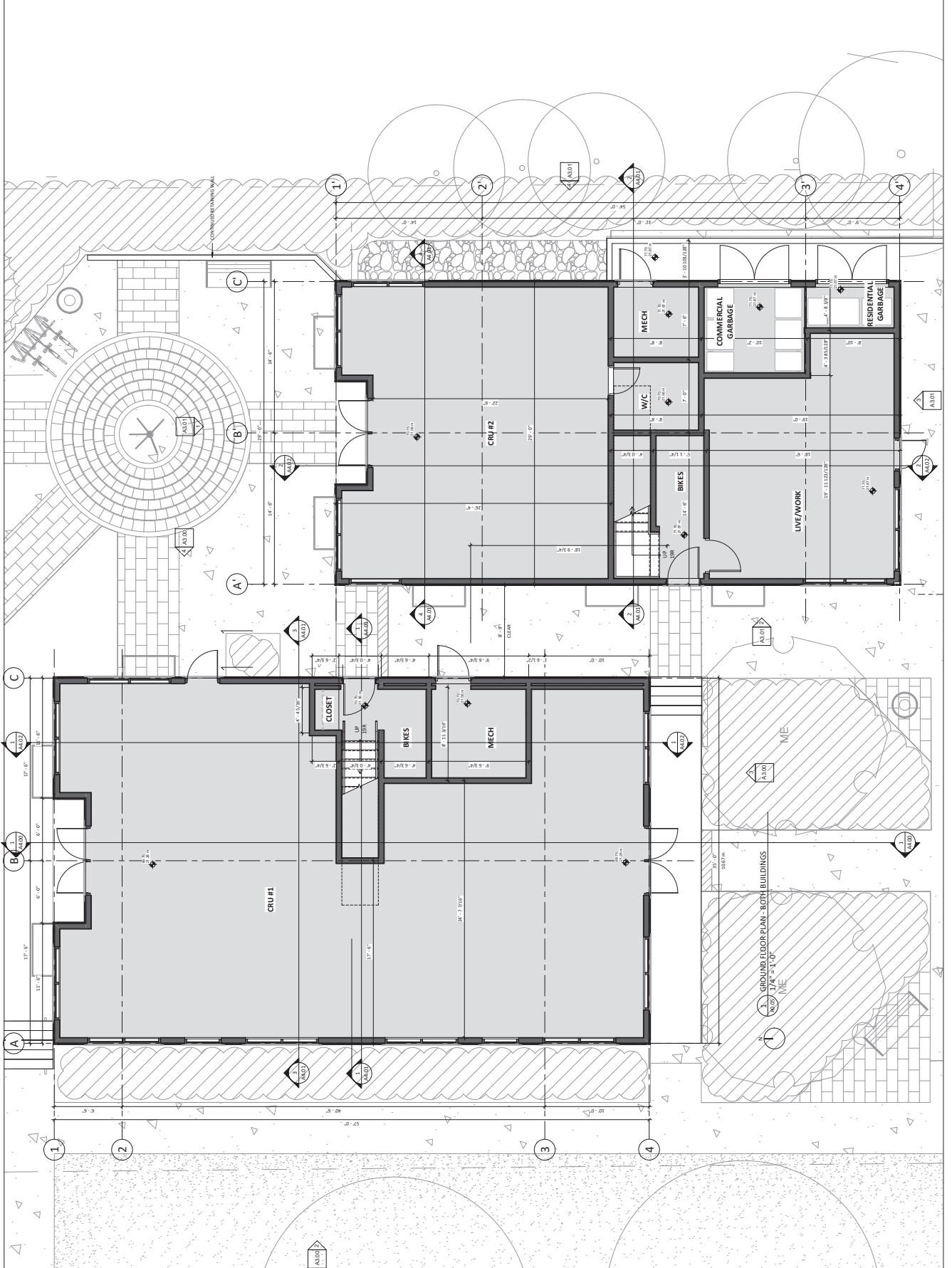
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sheet no. A1.01

seal

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REVISIONS		DESCRIPTION
	DATE	
5	2020 02 21	ISSUE FOR PRE-HRP REVIEW
6	2020 03 17	ISSUE FOR HRP
7	2020 08 15	ISSUE FOR HRP_wv1

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
2ND FLOOR PLANS

scale $1/4'' = 1'-0''$

date 2020. APR

drawn Author checked Checker

job no.	1806
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sheet no. A1.02

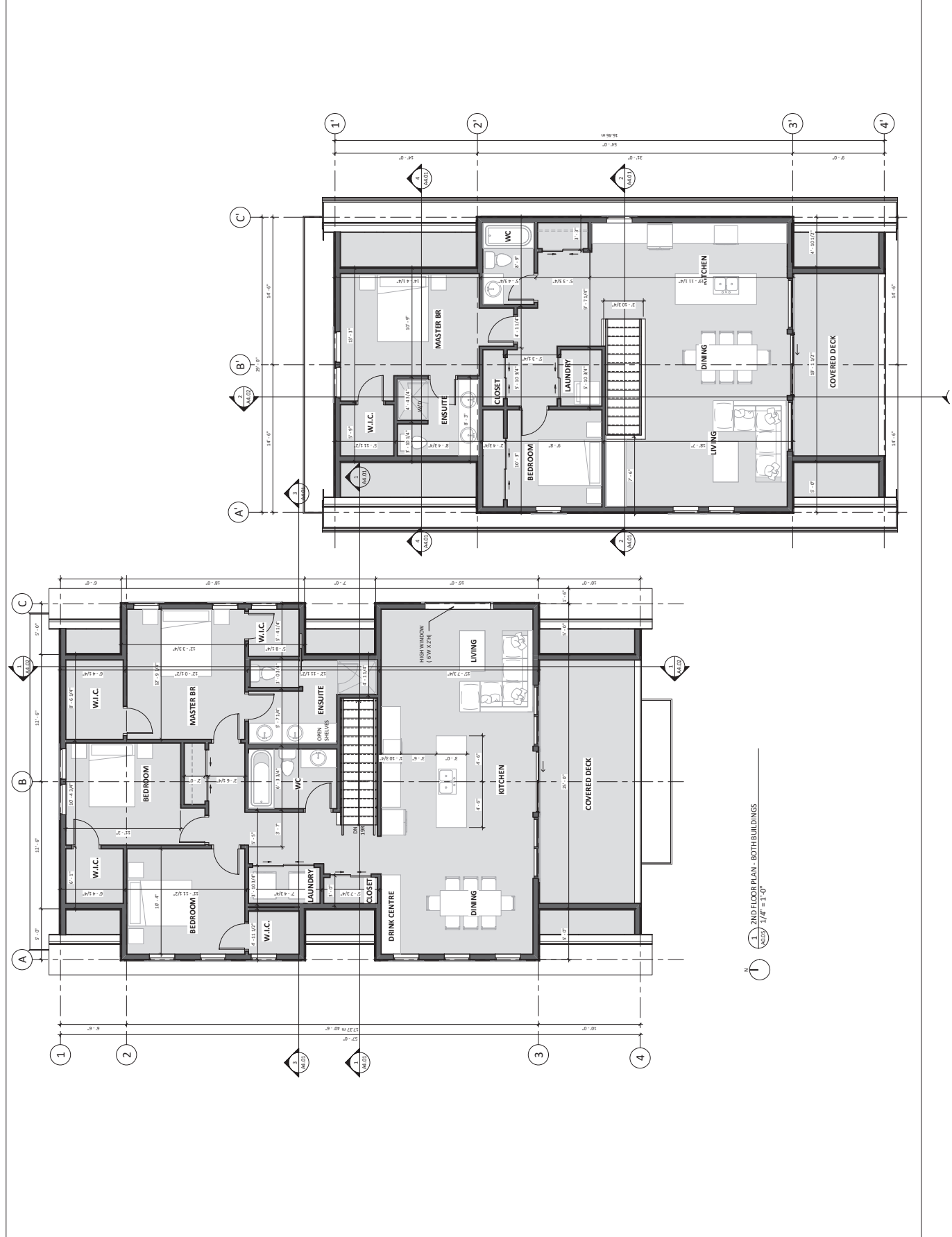
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REVISIONS	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.11	ISSUE FOR PRE-HRP REVIEW
7	2020.06.15	ISSUE FOR HRP rev1

GrayRose
Murrayville

21600.48 AVENUE
LANGLEY, BC

title
ROOF PLAN

scale 3/16" = 1'-0"
8 3/16" = 1'-0"

date 2020 APR

drawn Author checked Checker

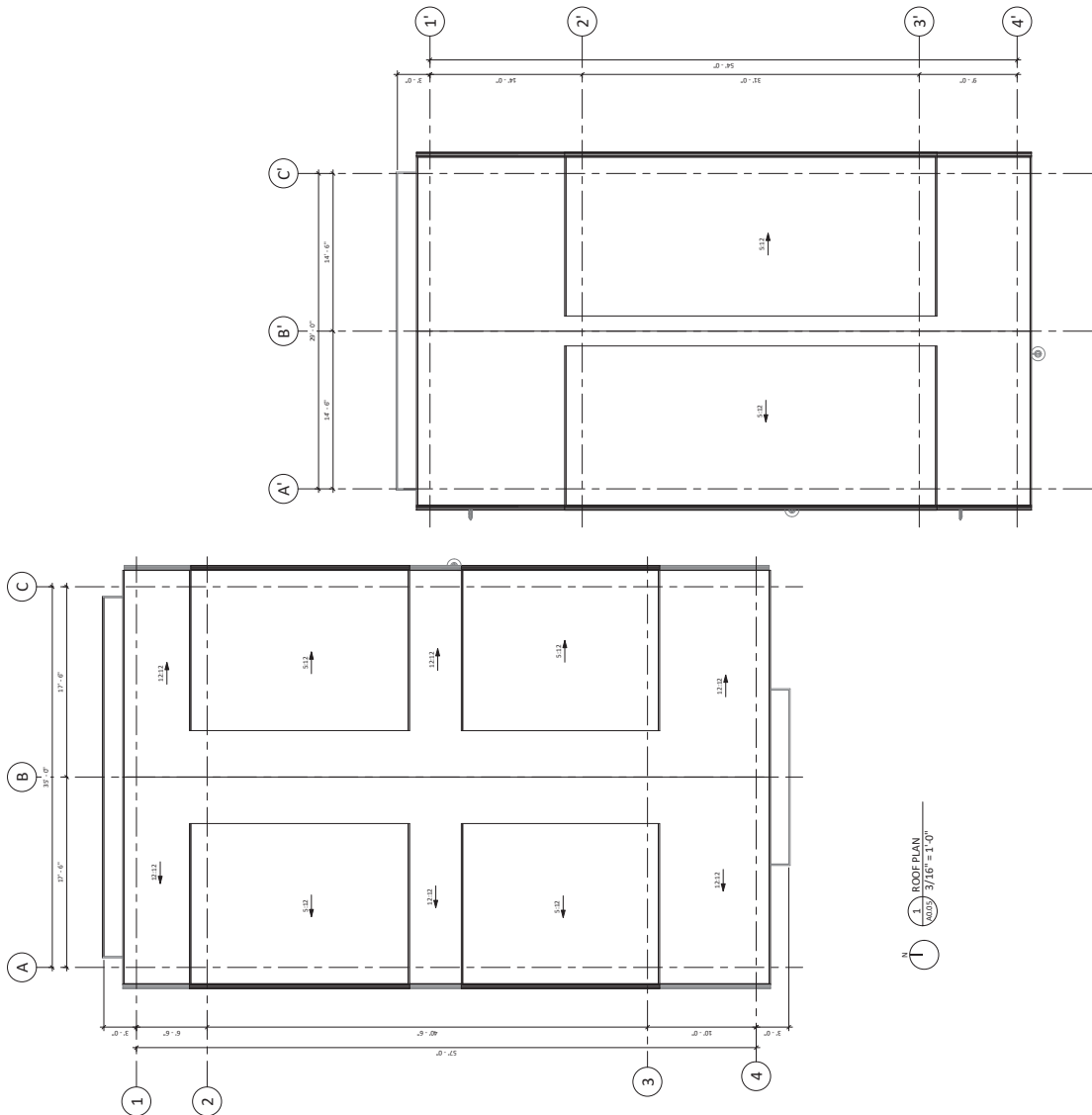
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REVISIONS		DATE	DESCRIPTION
5		20.02.21	ISSUE FOR PRE-ERP REVIEW
6		20.03.17	ISSUE FOR ERP
7		20.06.15	ISSUE FOR ERP

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
BUILDING A
ELEVATIONS

scale $1/4" = 1'-0"$

date 2020. APR

drawn
checked[illegible]

job no. 1806

sheet no. A3.00

1



DATE	DESCRIPTION
2010.01.17	Response to Tel. comments
2020.03.17	Issue for HRP REVIEW
2020.03.17	Issue for HRP
2020.06.15	Issue for HRP - v01

DATE	DESCRIPTION
2010.01.17	Response to Tel. comments
2020.03.17	Issue for HRP REVIEW
2020.03.17	Issue for HRP
2020.06.15	Issue for HRP - v01

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
BUILDING B
ELEVATIONS

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date 2020. APR

drawn checked

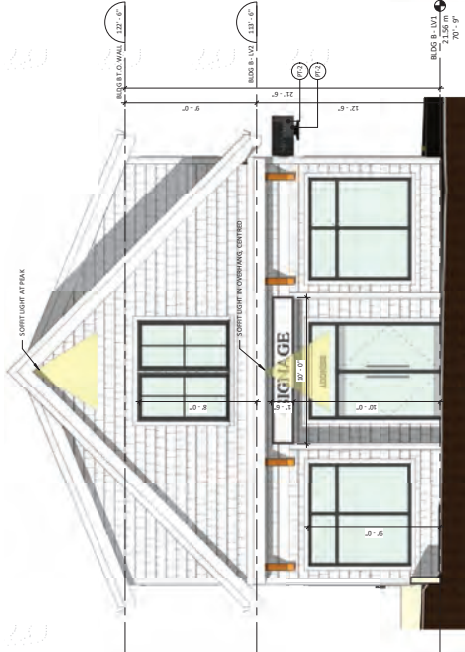
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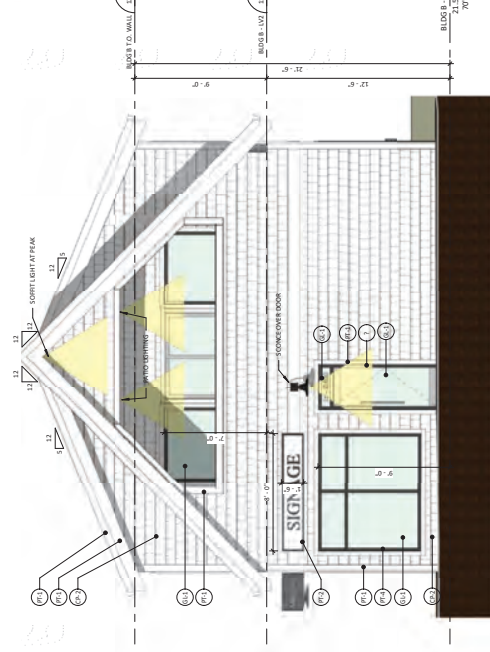
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MAT'L	FINISH SCHEDULE DESCRIPTION	MODEL	COMMENTS
CL-1	WOOD SHAK BATTEN SILING 1" BATTEN SPACING		
CL-2	SHAKLE BOARD		
CL-3	CLEAR GLASS		
CL-4	WALLS SHAK		
W-1	ALUMINUM		
W-2	PAINTED FINISH WHITE		
W-3	PAINTED FINISH WHITE		
W-4	PAINTED FINISH WHITE		
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W-100	PAINTED FINISH WHITE		



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2. BLDG B WEST
1/4" = 1'-0"

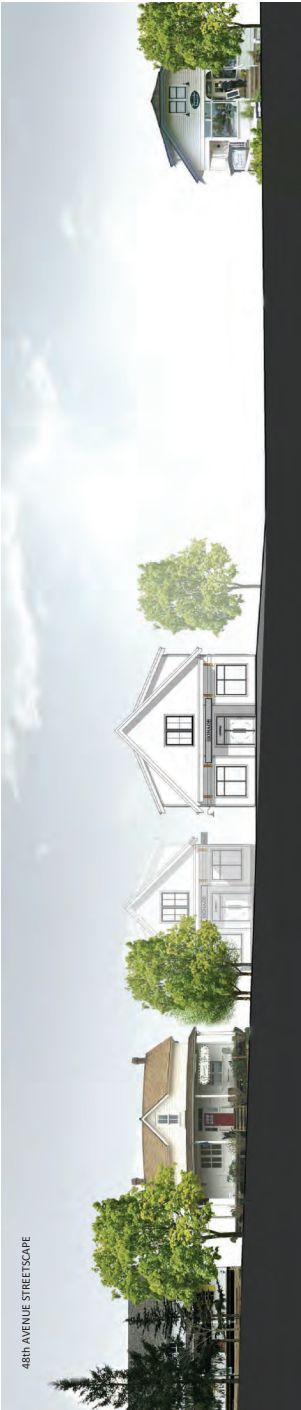


3. BLDG B EAST
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4. BLDG B SOUTH
1/4" = 1'-0"

REVISIONS	
DATE	DESCRIPTION
1 2016.07.30	Issue for DP-Residential-Map
2 2016.08.02	Revised for DP-Residential-Map
3 2020.02.21	Issue for PRE-PRP REVIEW
4 2020.03.17	Issue for PRE-PRP REVIEW
5 2020.03.17	Issue for PRE-PRP REVIEW
6 2020.03.17	Issue for PRE-PRP REVIEW
7 2020.08.16	Issue for PRE-PRP REVIEW



GrayRose

Murrayville

21600 48 AVENUE

LANGLEY, BC

title

STREETSCAPES

scale

8' 0" = 1" @

date

2020 APR

drawn SL

checked TV

job no.

1806

sheet no.

A3.03

seal



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6	2020.02.21	ISSUE FOR PRE-HPV REVIEW
7	2020.03.15	ISSUE FOR PRE-HPV REVIEW
7	2020.03.15	ISSUE FOR PRE-HPV REVIEW

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
E-W BUILDING
SECTIONS

scale 1/4" = 1'-0"

date 2020 APR

drawn checked

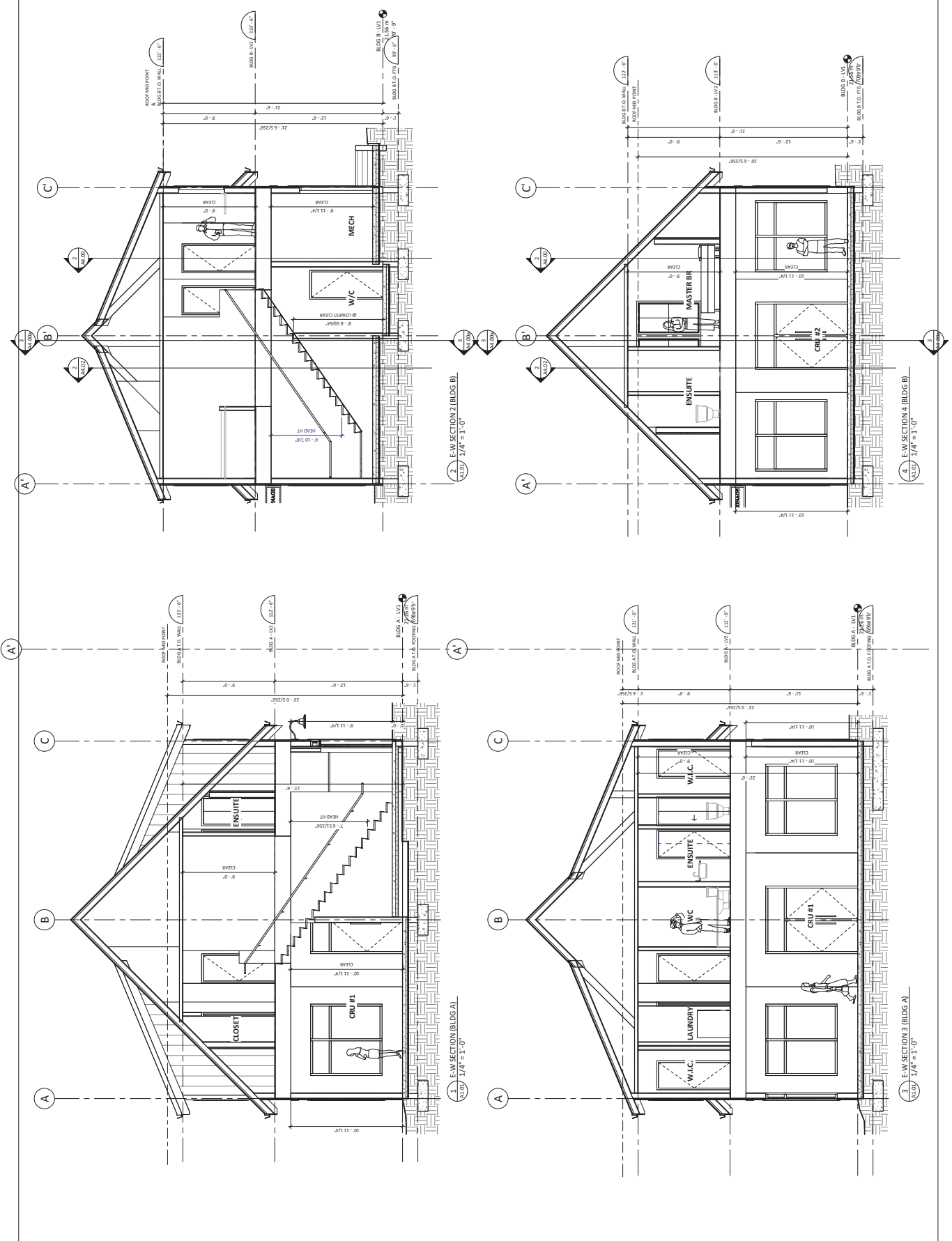
job no. 1806

sheet no. A4.01

seal

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REVISIONS	DATE	DESCRIPTION
5	2020.02.21	ISSUE FOR PRE-HRP REVIEW
6	2020.03.11	ISSUE FOR PRE-HRP REVIEW
7	2020.03.15	ISSUE FOR HRP REVIEW

GrayRose
Murrayville

21600 48 AVENUE
LANGLEY, BC

title
N-S BUILDING
SECTIONS

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date 2020. APR

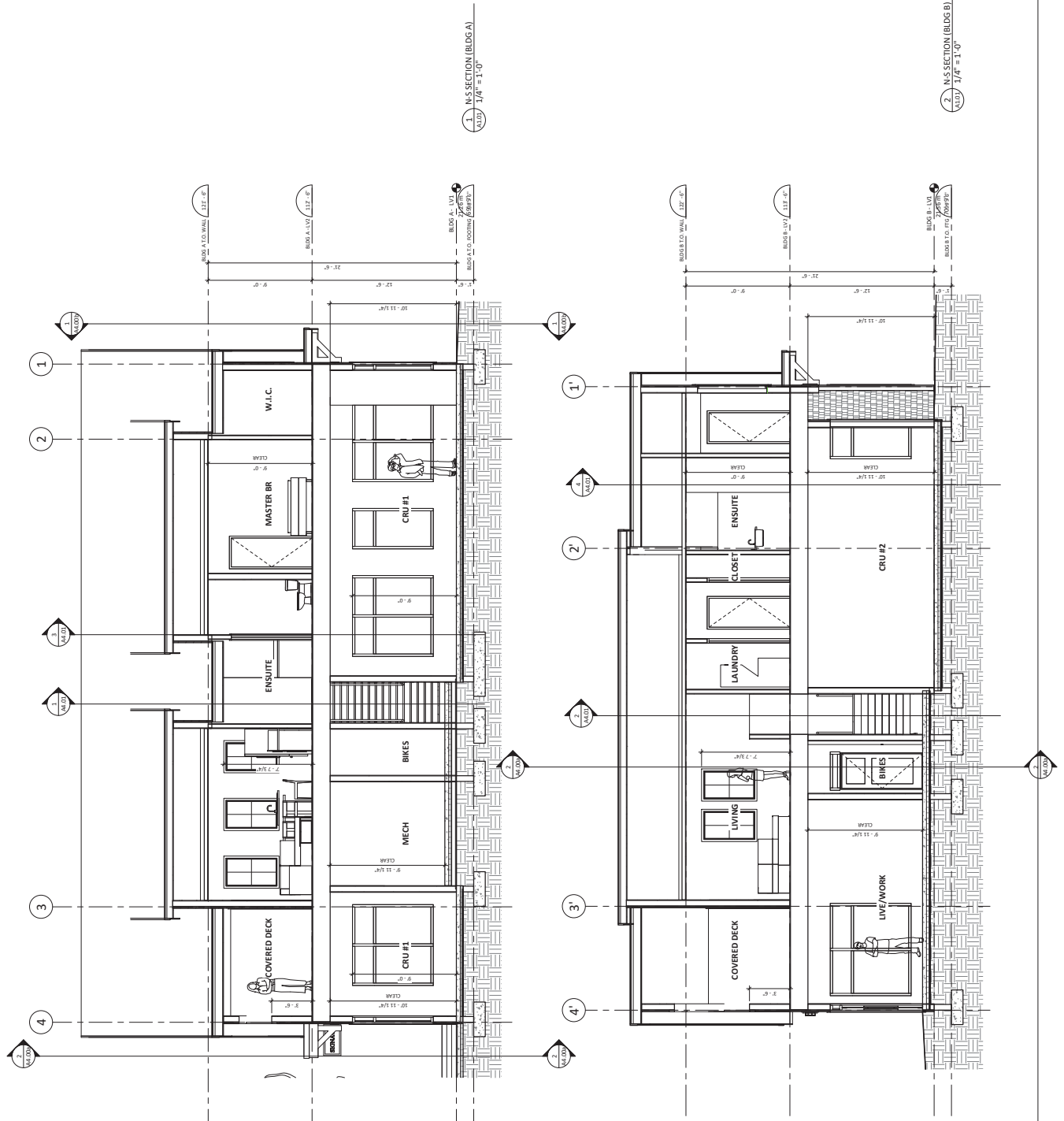
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job no. 1806

sheet no. A4.02

seal

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Murrayville 5 Corners

Issued for Development permit

TOL File No: 10-31-0160

Contact Information	Other Key Contacts:
VDZ+A Project Landscape Architecture Fort Langley Studio 100 - 931 Church Street Fort Langley, British Columbia, V1M 2N6 Mount Pleasant Studio 100 - 1000 Main Street Vancouver, British Columbia, V5T 3J7 Primary project contacts Stephen Hsieh, BCALA stephen@vdz.ca or 604-240-0262 Associate contact Principal Landscape Architect in 604-240-0262	GrayRose Developments Ltd. Project Owner 8000 13388 24th Ave. Surrey BC V4N 0Z6 604-542-1992 Site Lines Architecture Project Landscape Architecture 8000 23160 19 Ave. Fort Langley BC V1M 2N6 604-881-7173
Legal Address and Description: Lot 1, Section 21, T1P 16, NW16, PL LMP72631	

Sheet List Table

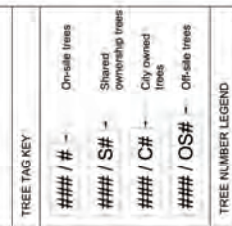
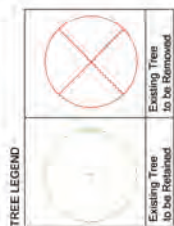
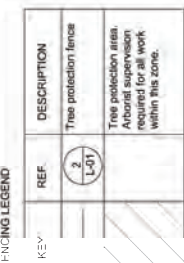
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L-00	COVER PAGE
L-01	TREE MANAGEMENT PLAN
L-02	SITE PLAN
L-03	LANDSCAPE PLAN ULTIMATE
L-04	PLANTING PLAN
L-05	GRADING AND LIGHTING PLAN
LD-01	DETAILS
LD-02	DETAILS



1 LOCATION MAP
N12

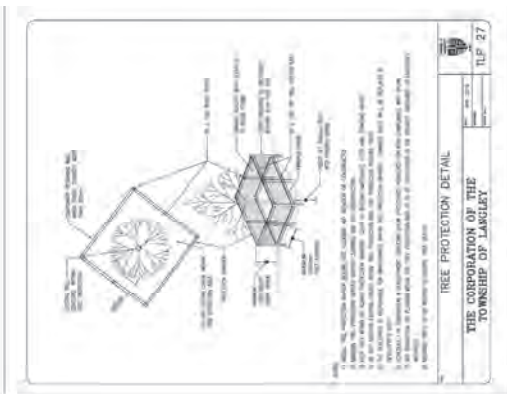


2 SITE PLAN OVERVIEW
Scale 1:200

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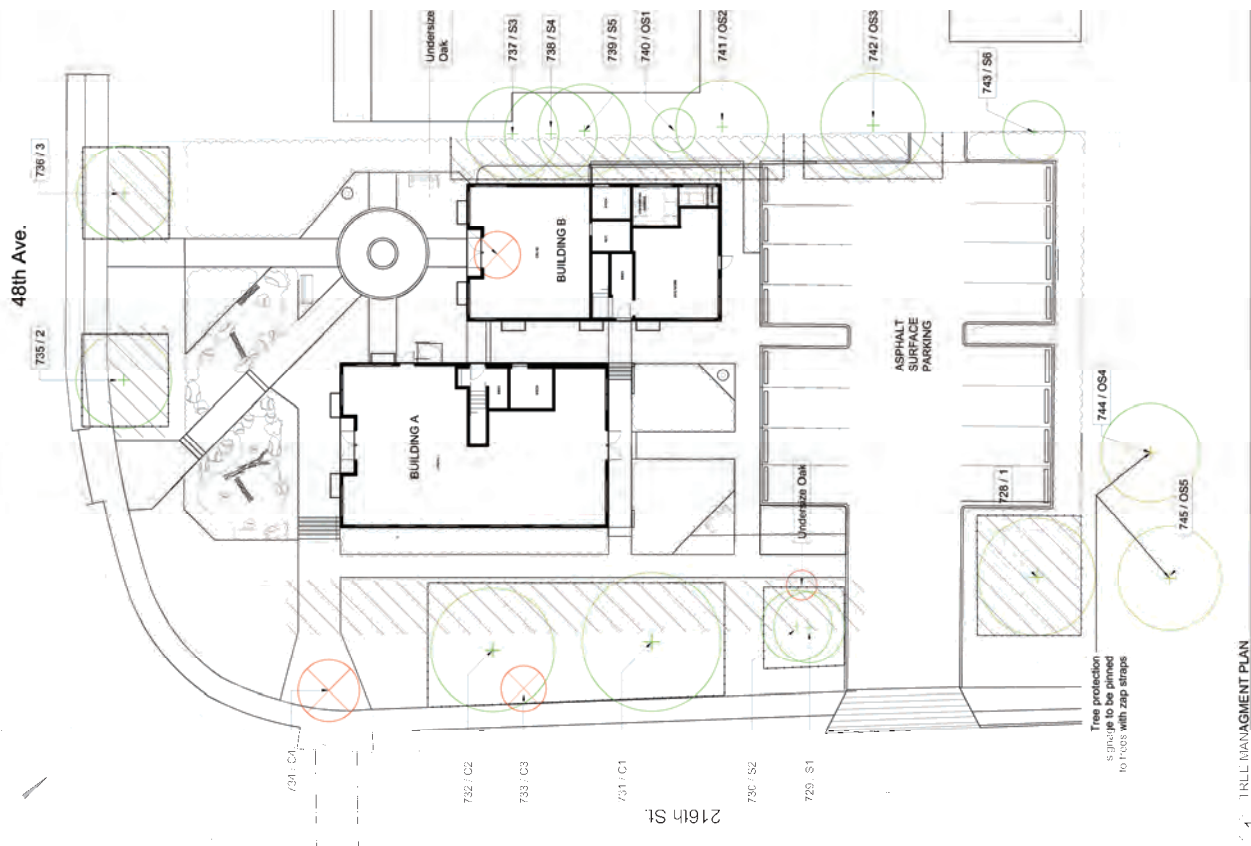
Project:
Murrayville 5 corners
TOL File no. 10-31-0160
Location:
48th AVENUE & 218th STREET
LANGLEY BC

Drawn: KK ET	Stamped: SH	Original Sheet Size: 24" x 36"	Scale: 1" = 1'-0"
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TREE DATA CHART		20	
# OF TREES IDENTIFIED ON OR ADJACENT TO THE DEVELOPMENT SITE (FROM TREE SURVEY)		TO BE RETAINED	TO BE REMOVED
TREE ASSESSMENT RECOMMENDATION			
TOTAL # OF SIGNIFICANT SHARED TREES (NOTED S#)		6	0
TOTAL # OF ON-SITE SIGNIFICANT TREES (excluding trees < 20 dbh)		1	0
TOTAL # OF MUNICIPAL TREES ADJACENT TO THIS PROJECT (NOTED C#)		2	2
TOTAL # OF OFF-SITE TREES ADJACENT TO THIS PROJECT (NOTED G#)		5	
# OF REPLACEMENT TREES REQUIRED AS PER T.O.L. TREE PROTECTION BY-LAW (No 447) Schedule B)		12	
Lot Area = 0.5 acres (0.5 acres x 30') = 15 15 - (2x1) = 12			

1. Contact Kneidel (Kelly Korne, 604-822-6234, kneidel@da.ca) for inspection 72 hrs prior to any grading or excavation within the tree selection zone. (If any excavations are found that cannot be completed without severing roots that are critical to the trees health a meeting may be necessary to remove additional trees.)
2. Read this plan together with the arborist report prepared by VDA-A.
3. An additional 'Pin' method is shown for all hand-selected trees to be retained and 'Pin Grading' is to occur in close proximity to trees which are to be retained from the requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating TPZ Fencing
 - Locating Work Zone and Machine access corridors where required
 - Reviewing the Report with the project foreman or site supervisor.
6. Tree cabling between April 1st, August 1st must comply with Federal and Provincial law regulating dangerous trees and their nesting activity.





TREE SCHEDULE

LANDSCAPE | LEGEND[illegible]

Project: Murrayville 5 corners	TOL File no. 10-31-0160	Location: 48th AVENUE & 216th STREET, LANGLEY BC	Drawn: E	Stamp:
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Diameter	Slange
EI	
Unbraced Length	
Applied Load	Original Sheet Size
(kips)	24"x36"
P-150	



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Aster grandiflorus 'Sonnenschein' / Lady's Mantle	80cm cal	2
	Castanopsis japonica 'Kikujo' Tree	80cm cal	4
	Magnolia grandiflora 'D.D. Baranoff' / D.D. Baranoff Magnolia	80cm cal	2
	Prunella canadensis 'Shiro-Flora' / Shiro-Flora	2m cal	4
	Prunella americana 'Fragrantissima' / Fragrantissima	2.5m cal	4

LANDSCAPE LEGEND

ROOFING AND WALLS		
SYMBOL	DESCRIPTION	DETAIL
	Color privacy fence	
	Concrete retaining Wall	
	Steel grating plan	
	Steel rail fence	
ARCHITECTURE		
SYMBOL	DESCRIPTION	DETAIL
	Concrete retaining plan	
	Circular Plaque	
	Linear Plaque Band	
	Coated Gravel	
	Landscape Building entrance	
	Existing Scaffolding	
SITE FURNITURE		
SYMBOL	DESCRIPTION	DETAIL
	Set on 150 mm base	
	Slab bed	
	Wall Curtain	
	Wall Curtain Planting	
	Wall Curtain Loggia	
SITE FURNITURE		
SYMBOL	DESCRIPTION	DETAIL
	Simple large table	
	Wooden Bench (bench)	
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48th Ave.

216th St.

EXISTING
TRAVELLERS
B+B

BUILDING A

BUILDING B

ASPHALT
SURFACE PARKING

TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	QTY	SIZE	QTY
•	Acer glaberrimum 'Schnitz' / Honey Mountain Sweet Maple	10	10cm cal.	2
•	Coniophytum japonicum / Japanese Tree	10	10cm cal.	4
•	Magnolia grandiflora 'D.D. Blanchard' / D.D. Blanchard Magnolia	10	10cm cal.	6
•	Prunella canadensis / Shrub Pine	10	10cm cal.	1
•	Prunella virginiana / Pyramidal White Pine	10	10cm cal.	4

SHRUB AND PERENNIAL SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	QTY
•	Buxus sempervirens 'Suffruticosa' / True Dwarf Boxwood	225
•	Quercus alba / Oak	31
•	Rosa rugosa 'Bonsai' / Miniature Rose	26
•	Saxifraga oppositifolia / Dwarf Arctic Willow	39
•	Taxus canadensis / Yew	42
•	Veronica americana / American Veronika	22
PERENNIALS	BOTANICAL / COMMON NAME	QTY
•	Blackberry (Rubus) / Blackberry	44
GRASSES	BOTANICAL / COMMON NAME	QTY
•	Carex acutata / Slough Sedge	27
•	Juncus effusus / Soft Rush	24
•	Typha angustifolia / Broadleaf	5
PERENNIALS	BOTANICAL / COMMON NAME	QTY
•	Agrostis hyemalis / Common Yarrow	54
•	Aster multiflorus / Douglas Aster	55
DWARF CONIFERS	BOTANICAL / COMMON NAME	QTY
•	Pinus mugo 'Stout mugo' / Stout Mugo Pine	7

GROUND COVER SCHEDULE

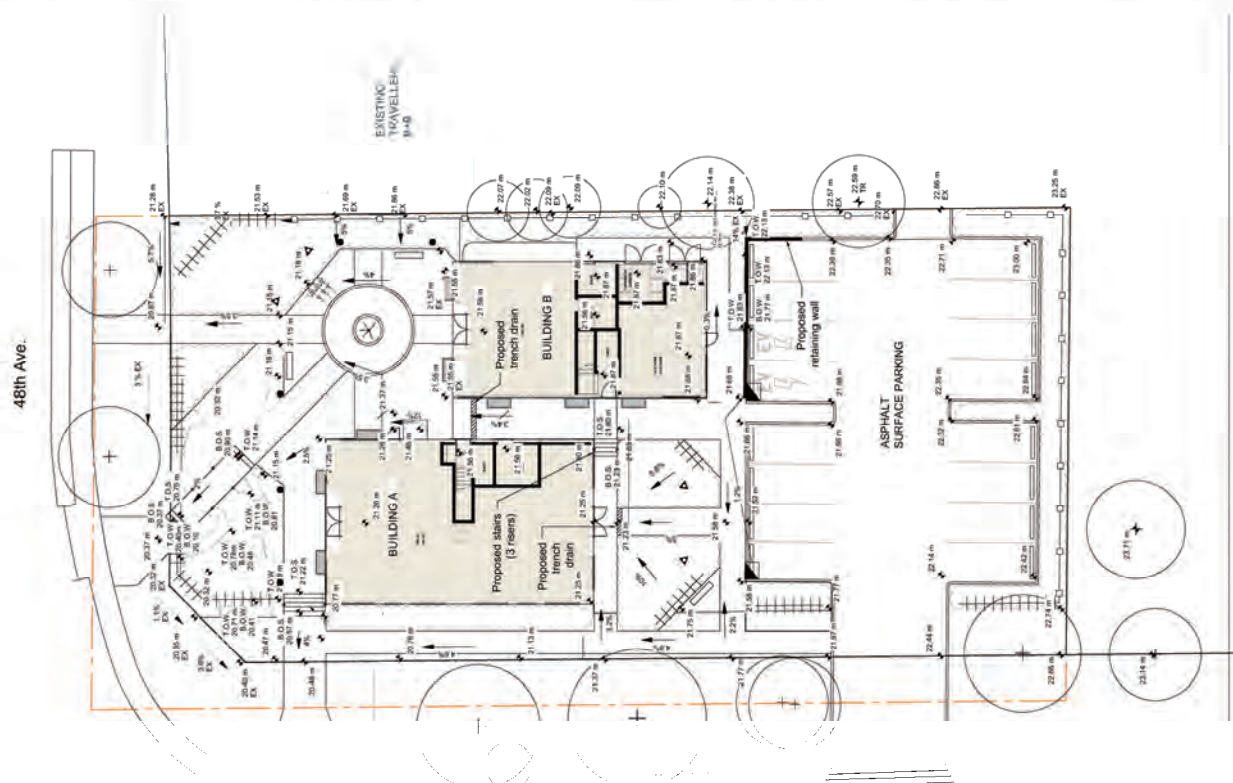
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	SPACING	QTY
•	Andropogon scoparius / Virginia Wildflower	81	100mm	42
•	Andropogon scoparius / Virginia Wildflower	81	500mm	42
•	Andropogon scoparius / Virginia Wildflower	81	500mm	42
•	Andropogon scoparius / Virginia Wildflower	81	500mm	42

REVISIONS TABLE FOR SHEET	No.	Rev.	Description	Date
1	1	1	Initial Development Phase	2020/04/14
2	1	1	Initial Development Phase	2020/04/14
3	1	1	Initial Development Phase	2020/04/14
4	1	1	Initial Development Phase	2020/04/14
5	1	1	Initial Development Phase	2020/04/14
6	1	1	Initial Development Phase	2020/04/14
7	1	1	Initial Development Phase	2020/04/14
8	1	1	Initial Development Phase	2020/04/14
9	1	1	Initial Development Phase	2020/04/14
10	1	1	Initial Development Phase	2020/04/14

Project
Langleyville 5 corners
TOL File no. 10-31-0160
Location:
18th AVENUE & 216th STREET
LANGLEY BC

Stamp
Original Sheet Size
24" x 36"

1 GRADING PLAN
Sheet 1/3



GRADING LEGEND

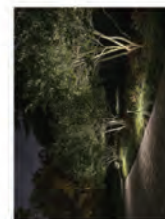
KEY	DESCRIPTION
22.14 m	SPOT ELEVATION PROPOSED
22.10 m	SPOT ELEVATION EXISTING
2%	DIRECTION AND DEGREE OF SLOPE
2%	SLOPE DRAIN REFER TO CIVIL
2%	TRENCH DRAIN PROPOSED
2%	EXISTING PROPERTY LINE (INTERIM)
2%	FUTURE PROPERTY LINE (FUTURE)
2%	EASEMENT

LIGHTING

KEY	REF	DESCRIPTION
1	1	STEP LIGHT
2	2	BOLLARD LIGHTING
3	3	UPLIGHT



2 BOLLARD LIGHTING

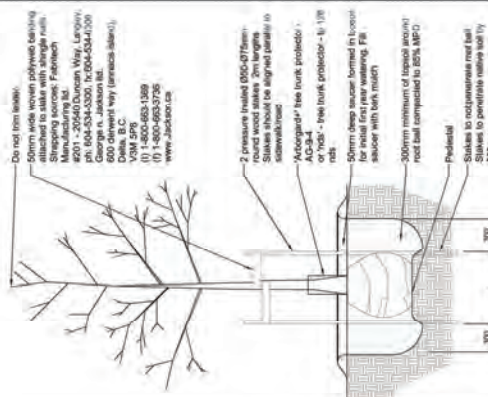


3 UPLIGHT



4 STEP LIGHT

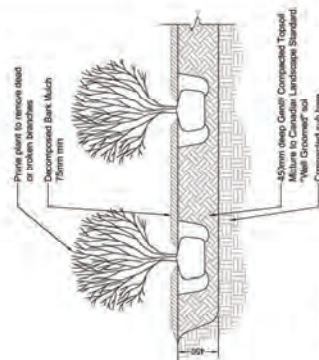
DAVE LANGLEY STUDIO MOUNT PLEASANT STUDIO
300-9143 Church St. 802-355-8899
Fort Langley BC Vancouver BC
V2M 2B6 VST 117 604-681-0018
www.sds.ca



Notes:

1. Sacking/burlap to be loosened & dropped to the bottom of the planting hole, all string, twine, etc to be removed.
2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
3. All trees shall be single stem

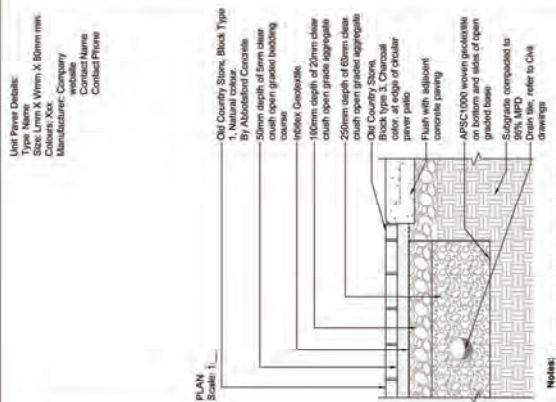
1 DECIDUOUS TREE PLANTING



NOTES:

1. Remove all string, twine, pots, tags from plant.
2. All soil and plant material to meet latest Canadian Landscape Standard.
3. Topioli saucers diameter to be 1.5X diameter of plant container.

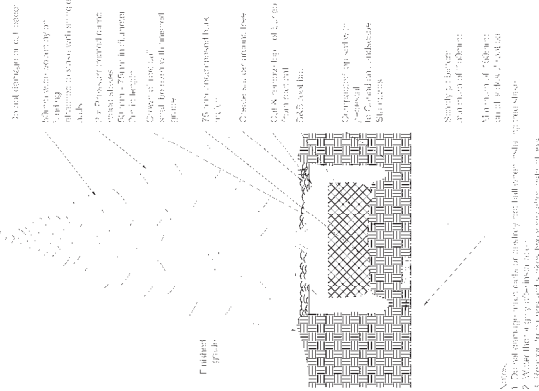
2 SHRUB BEDS



Notes:

1. Install all components as per manufacturer's specifications.
2. AquaPave - Part Exfiltration System
3. Running bond pattern.
4. Concrete curb control joint every 3m.

CIRCULAR PAVING PATIO AND EDGER



Notes.

CONIFEROUS TREE PLANTING



Notes:
-Simple Aluminum tube bike rack
-Powder coated black

6 BIKE RACK



Notes:
Name: Bessel park bench
Model number: BAL-5
Material: Powder coated aluminum frame
Colours: Black
Manufacturer: Wiltborne site furnishings
<https://www.wiltborneit.com/tilo-furnishings/>
tilo_benches@wiltborneit.com, benches@wiltborneit.com

7 ALUMINUM BENCH



Notes:
Name: Besall Round Waste Receptacle
Model number: BTRR-24
Material: Powder coated aluminum frame
Colours: Black
Manufacturer: Washbond site furnishings
<https://www.washbond.co.uk/site-furnishings>
Waste-receptacles/bins/besall-round-waste-receptacle

8 GARBAGE BIN

[illegible]

Project:
Murrayville 5 corners
TOL File no. 10-31-0160

Location:
18th Avenue & 216th Street,
Langley BC

Drawings	Stamp
----------	-------

14	
----	--

Chlorine	35.45
Sulfur	32.06

Adjusted	Original Sheet Size
----------	---------------------

Unit	24" x 36"	CENTRIC (780) 983-6111
Details		

AS SHOWN

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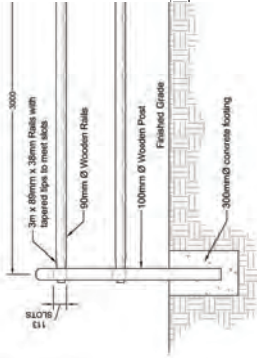
Notes:
- Signage to be aligned with historically significant railways
- Alignment to be coordinated and confirmed with Archival on file

1 WALKING TOUR SIGNAGE
1/8"



Notes:
- Simple, classic, square planter box
- Black

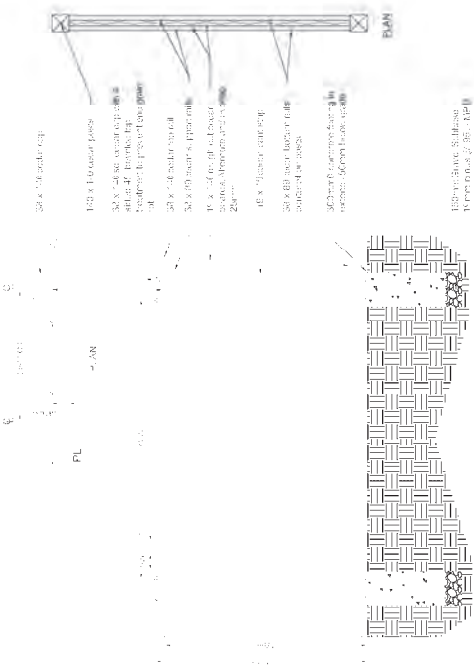
2 MOVEABLE PLANTER BOX
1/8"



4 SPLIT RAIL FENCE
Scale: 1/8"

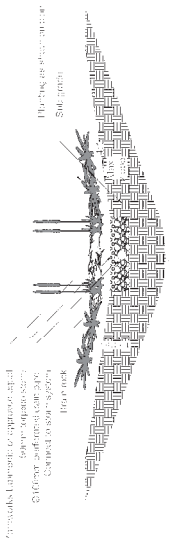


5 WET GARDEN
1/8"



Notes:
1. Fences to be constructed in accordance with the Virginia Creek Design Guidelines and the City of Richmond
2. Fences to be constructed in accordance with the Virginia Creek Design Guidelines and the City of Richmond

3 6\"/>



Notes:
1. Fences to be constructed in accordance with the Virginia Creek Design Guidelines and the City of Richmond

5 WET GARDEN
1/8"

No.	Rev.	Description	Date
1	1	Revised Development Permit	2020/04/14
2	1	Revised Development Permit	2020/04/14
3	1	Revised Development Permit	2020/04/14
4	1	Revised Development Permit	2020/04/14
5	1	Revised Development Permit	2020/04/14
6	1	Revised Development Permit	2020/04/14
7	1	Revised Development Permit	2020/04/14
8	1	Revised Development Permit	2020/04/14
9	1	Revised Development Permit	2020/04/14
10	1	Revised Development Permit	2020/04/14

Project:
Langleyville 5 corners
TOL File no: 10-31-0160
Location:
18th Avenue & 21st Street
Langley BC

Drawn:	Stamp:
ET	
Checked:	Original Sheet Size
SH	24"x36"
Verified:	
JH	
Scale:	
(As Shown)	

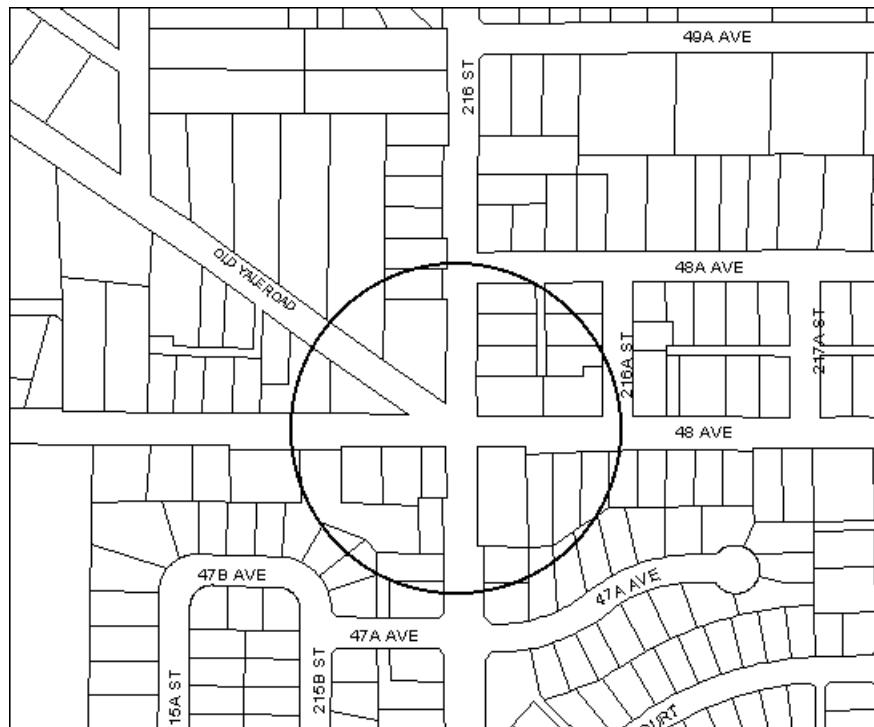
COUNCIL RESOLUTION -
MURRAYVILLE 5 CORNERS REVIEW

MARCH 20, 1989

THAT the properties in the vicinity of the intersection of 48th Avenue and 216th Street be identified as a special review area where Council is prepared to consider an amendment to the Murrayville Plan for limited commercial uses subject to the following criteria:

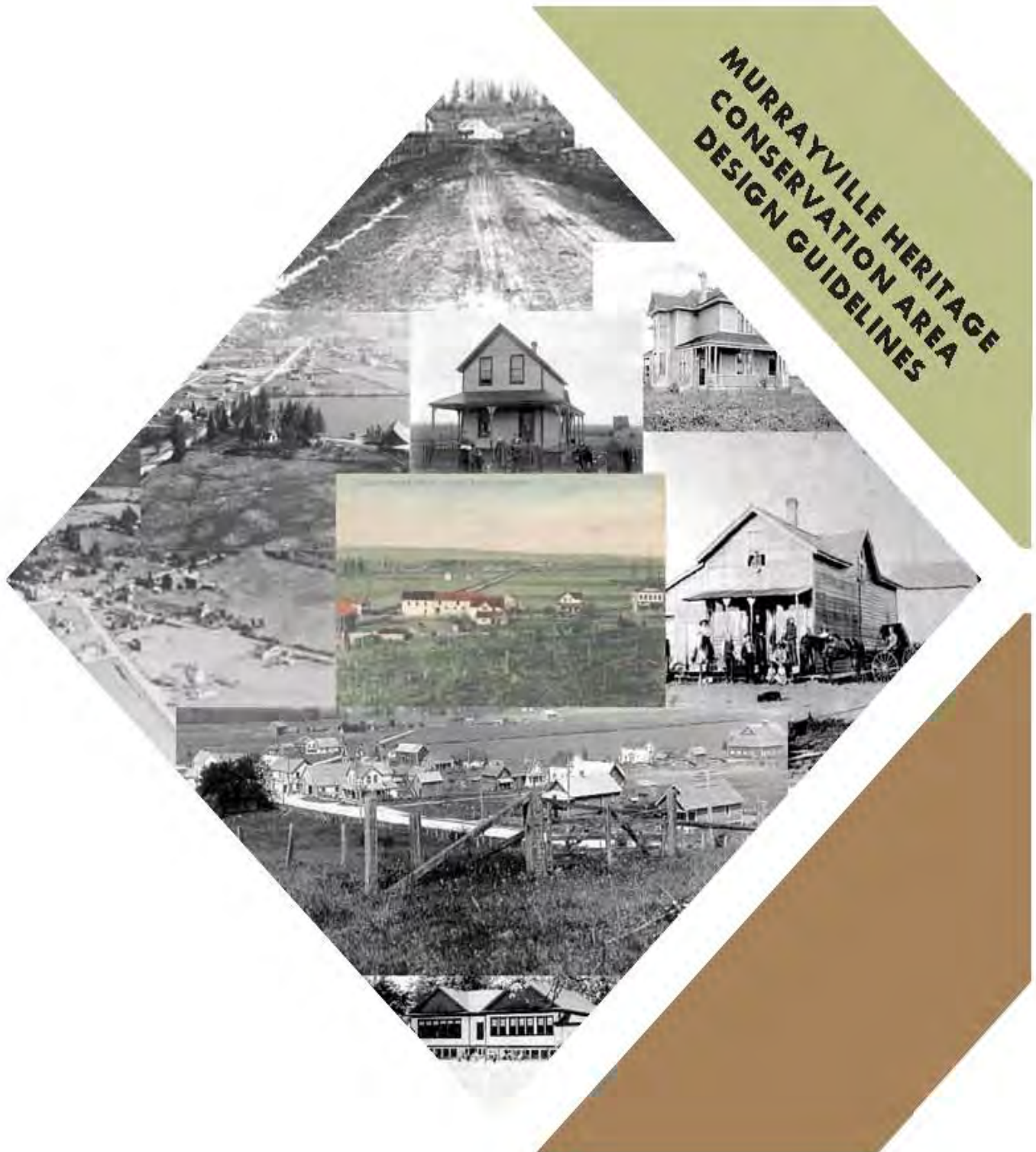
- the proposal takes into account the ultimate road widening and intersection improvements;
- the development site is adequate to support the intended use including access points, parking, on-site circulation and buffering; and
- the form and character of the development has a heritage appearance.

AND FURTHER THAT staff prepare the design for intersection improvements of 48th Avenue and 216th Street including the closure of Old Yale Road. The road closure plan is to include the heritage preservation of the Murrayville pump house for review with the Heritage Advisory Committee and the Heritage Society.



APPENDIX A

4833
29/11/10



SECTION 1: GENERAL PRINCIPLES

1.1 INTRODUCTION

Murrayville, with its unique five-corner intersection, was the second area in the Township to develop into a distinct community. Its history is over 140 years old, and since the 1890s it has functioned as a centre for local government as well as health, education, social and commercial services. Today there is a diverse range of heritage resources associated with the different eras of development in Murrayville's past, ranging from 1887 through to the present day. These include buildings, roadways, natural heritage, views and pioneer histories. In terms of the concentration of built heritage resources, Murrayville, along with Fort Langley, is one of the most intact early areas in the Township. Collectively these assets present a unique opportunity not only to preserve but also to enhance this already important heritage community of Murrayville. Growing community interest has already resulted in the successful restoration and adaptive use of a number of historic structures. Experience shows that a vital and well-planned heritage area provides economic as well as social and environmental benefits to individual owners as well as the entire community.

Preserving heritage values has a significant impact on the social, cultural, economic and environmental sustainability of a community. Through the recognition, revitalization and preservation of our built heritage we strengthen our community identity, promote the economic stability of livable, sought-after neighbourhoods and reduce energy consumption by reusing and retrofitting our existing building stock. These are key considerations in achieving the Township's vision of becoming a more sustainable community.



Murrayville circa 1910 [Langley Centennial Museum #3440]

In recognition of its heritage value to the citizens of Langley, Murrayville has been designated as a Heritage Conservation Area (HCA). These guidelines are intended to assist property owners, merchants, developers, architects, designers and the Township of Langley in designing, evaluating and implementing the rehabilitation of existing buildings, and the design of new buildings, in the Murrayville Heritage Conservation Area. Any person renovating, restoring or undertaking new construction work within the HCA should first consult these guidelines.

Historic building rehabilitation should be based on the integrity of a building's original design, and new buildings should relate to Murrayville's authentic architectural legacy. Depending on the complexity of a project, building owners are encouraged to retain suitable professional consultants that can provide sound advice and prepare project designs that achieve a set of objectives that all parties — including, where applicable, the public and Council — can support.

These design guidelines cover building facades, awnings, signs, lighting and landscaping. Sketches are included to illustrate concepts but should not be considered the only options available to designers. The historic photograph collection of the Langley Centennial Museum archives can also be a source of information and inspiration.

1.2 Purpose of the Guidelines

The purpose of these guidelines is to preserve and enhance the historic character of the buildings and elements that comprise the Murrayville Heritage Conservation Area. They are based on an examination of the existing conditions of the area and an analysis of potential conservation treatments. The underlying principles of the Guidelines are based on the integrity of individual buildings, and respect for the original design concept for each structure, as well as the integration of each building within a unified vision for the entire area. Therefore it is strongly recommended that the original materials of individual buildings be retained or uncovered, that lost details be replaced, and that historically inappropriate elements not be added. The objectives of the Guidelines are to:

- inform the building owners, tenants, retail merchants and the public of the intent to enhance the character of historic Murrayville;
- promote economically viable commercial and residential projects;
- encourage the retention and revitalization of individual historic buildings;
- provide guidance for new construction; and
- encourage a consistent and appropriate streetscape appearance that will benefit the entire heritage area.

1.3 General Requirements

Although modest in scale, the character of Murrayville is defined by its entire collection of buildings, streets, and structures, and it is essential that these different components work together to provide a harmonious appearance. A variety of activities and businesses will draw tourists and promote commercial success. The overall framework for this activity should be a cohesive and visually appealing streetscape based on authentic historic character. While these guidelines do not apply to the interior of buildings, owners are encouraged to design interiors in a manner that is complimentary to exterior facades.

All permit applications within the HCA must conform to existing municipal bylaws, unless these bylaws are varied, amended or supplemented. Within the context of the Heritage Conservation Area, and specifically for heritage projects, variances can be considered in order to achieve better outcomes within the context of the area. In those cases where zoning requirements are considered for variance, the heritage character of the overall area will remain the primary concern.

Special requirements to vary provisions in the Zoning Bylaw related to heritage situations can be enabled either through Heritage Alteration Permits or Heritage Revitalization Agreements. In non-heritage developments, variances can be considered if they will complement or contribute to the area's heritage character. Heritage Alteration Permits are obtained by applying to the Township.

Property owners within the Heritage Conservation Area may do any of the following types of development if approved through a Heritage Alteration Permit:

- Subdivision of a property;
- Addition/alteration to the exterior of a building (including windows, doors, porches and exterior siding;
- Construction of a new building; or
- Demolition of a building.

The following activities do not require a Heritage Alteration Permit:

- Scheduled Heritage Properties where the exterior alterations do not change the form and scale of a building, and use original materials, materials similar to those on the building or materials recommended in the *Design Guidelines*;
- Non-Scheduled Properties where any changes, accessory buildings or minor additions less than 50 square metres (538 square feet) do not front a road, are in conformity with the *Design Guidelines* and are constructed with similar materials and in a similar style to the existing building;
- Exterior maintenance, routine or in-kind repairs, including repainting in similar or identical colours;
- Interior renovations;
- Landscaping;
- Construction and maintenance activities carried out by, or on behalf of, the Township; or
- Regular and emergency maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.

The process for considering applications for a Heritage Alteration Permit is as follows:

1. Presentation by the applicant of a concept sketch of the project to the Heritage Review Panel of the Heritage Advisory Committee. This panel includes expertise in architectural design and construction and provides advice and recommendations on proposed designs. This step should be initiated early in the process.
2. Application to the Township for a Heritage Alteration Permit.
3. Presentation by the applicant of a final design, including building elevations, material, colours, landscaping, signs and interpretation to the Heritage Review Panel.
4. Report to Council by staff.
5. Notification of surrounding property owners and residents by staff.
6. Public Hearing.
7. Issuance of Permit.

The Township also administers the B.C. Building Code and other technical codes and regulations that control development. In dealing with heritage buildings, where finding technical solutions is not always straightforward, staff can consider equivalencies that achieve an acceptable level of Code compliance.

In all applications dealing with heritage properties, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* will be used as the basis for review. These standards outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention including additions. The *Murrayville Heritage Conservation Area Design Guidelines* provide additional, specific guidance for appropriate interventions and for infill and new construction.

1.3.1 Scheduled Heritage Properties

As part of the Heritage Conservation Area Bylaw, a number of properties with heritage character and value are listed as Scheduled Heritage Properties. These sites are legally protected, and should be conserved in a manner appropriate to their original period and style. These sites are eligible for the highest level of conservation incentives offered under the Township of Langley's Heritage Building Incentive Program. Building details should be consistent with the date the building was constructed or, in certain circumstances, to a historically defensible later date based on documentary evidence. Applied ornamentation, detailing and forms that never existed should not be added. Specific guidance is provided in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.



The Traveller's Hotel, 1887: a Scheduled Heritage Property

1.3.2 Heritage Inventory Sites

Another 18 sites of potential heritage value are identified on the Township of Langley's Heritage Inventory and can apply for legal protection in order to be eligible for the highest level of conservation incentives offered under the Heritage Building Incentive Program.

1.3.3 Non-Scheduled Existing Buildings and Renovations

While a number of more contemporary or significantly altered buildings are not included on the Schedule, they nevertheless bear witness to the design aesthetic of a particular time period. Individually, these buildings are an expression of their own period; collectively they demonstrate the evolution of the community over time. As with historic buildings, contemplated changes should be appropriate to the form and style of the existing structures.

Existing non-historic buildings should be renovated in a manner appropriate to their style and context. There is no requirement to alter existing buildings to reflect a historic "theme;" but rather to maintain the integrity of these buildings. New additions, or attempts to unify previously constructed additions, should present a harmonious appearance relative to the original building's overall form, scale, design and materials.

1.3.4 New Construction and Renovations

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the area. Sensitivity to historic precedent and a thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that are successfully integrated with the character of the heritage area.

Subdivision of land within the Murrayville Heritage Conservation Area may be approved, but not until a Heritage Alteration Permit is first obtained from the Township. If the proposed subdivision creates a new building site, a Heritage Alteration Permit must be obtained for the construction of a new building or structure on the new parcel prior to subdivision approval.

1.4 Form and Scale

The character of Murrayville's historic buildings is derived from the use of indigenous materials and traditional forms and these qualities should be retained and enhanced whenever possible. Materials and textures should conform to the nature of historic construction. Remodelling of, or additions to, existing buildings (both scheduled and non-scheduled) should repeat the use of predominant materials and motifs. These are crucial considerations for maintaining the distinctively modest character of Murrayville.

The details of each individual rehabilitation, restoration or proposal for new construction should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing historic buildings should respect their original design intention, as well as the proportions of neighbouring buildings. Renovations to modern infill buildings and proposed new construction should respect the precedent of the scale of existing historic architectural elements.

The historic character of each building is dependent on a variety of architectural details; in some cases these features have been lost or obscured by weathering, inappropriate renovation or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. In many cases, the removal of later applied sidings may expose original details. Inappropriate new architectural details should not be added.



Existing Heritage Streetscape on 216A Street

In order to determine an appropriate form for an addition to an historic building or a new building, the following should be considered:

- **Setbacks:** New buildings and additions to historic buildings should be set back on the lot at a distance that is consistent with buildings on adjacent properties, in particular the setbacks of historic buildings.

SETBACKS: MANDATORY

- Setbacks for new buildings should be averaged between that of adjacent buildings so that the new building does not protrude further forward than its neighbours.
- **Building Height:** Should be visually consistent with the heritage character of the area. Traditionally, no building was higher than two storeys.
- **Roof Design:** The historic buildings in the area display a variety of cross-gabled and hipped roofs, with a pitch of approximately 25-35 degrees from horizontal. The earliest buildings originally had cedar shingle roofs, but over the years were generally replaced with asphalt. Some early commercial buildings had a gabled roof with a raised front parapet, also known as a “boomtown” façade. New buildings should have the expression of a pitched roof, either gabled or hipped, or a combination of the two.
- **Corner Sites:** Buildings on corner sites should be treated as if they have two main facades.
- **Exterior Finishing:** The exterior materials and details should respect the traditional wood frame construction typical of the historic buildings in the area.

These considerations of form and scale are crucial if the historic character of Murrayville is to be retained and augmented.

1.5 Sustainability Considerations

Increasingly, there is an understanding of the vital need for sustainable building practices and energy conservation. Heritage conservation is inherently sustainable, as it minimizes the need to destroy building materials and retains established land use situations and infrastructure. It also conserves embodied energy, reduces pressure on landfill sites, avoids impacts of new construction and minimizes the need for new building materials. Heritage projects also encourage local employment of specialized trades and professionals.

The conservation of heritage sites is also important from an urban design perspective. Our historic places contribute significantly to Langley's unique sense of place by maintaining the context of streetscapes and providing a framework for the rhythm and massing of buildings. Preserving heritage values has a significant impact on all aspects of sustainability – social, environmental and economic. The intelligent reuse of our existing building stock will support Langley's vision of becoming a more sustainable community.

New buildings will be required to meet mandated energy performance standards under the Energy Efficiency Regulation. However, heritage buildings – both legally protected and Heritage Register sites – are exempt from these requirements, and alternative methods of improved performance characteristics can be pursued. There are many ways in which upgrading can be undertaken without destroying heritage character-defining elements, and consideration should be given as to how to balance heritage and upgrading requirements.

Energy upgrading measures for heritage buildings should be assessed against the Standards and Guidelines for the Conservation of Historic Places in Canada.¹ For further information on how to sensibly improve the performance of heritage buildings, refer to the Vancouver Heritage Foundation's *New Life Old Buildings: Your Green Guide to Heritage Conservation* that is available online.² Additional information on reducing operating energy demands is available on the Provincial Heritage Branch website.³

The general considerations apply for existing buildings:

- **Materials:** Retain as much of existing building envelope materials as possible, including siding. Do not install rainscreen sidings, as they introduce life cycle considerations and impair heritage character through the removal of original material.
- **Windows and Doors:** For historic buildings, every reasonable attempt should be made to retain the original window sashes and doors, or to replace inappropriate replacements with replicas of the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration. Replacements of original windows should replicate the original profiles in wood.

¹ <http://www.pc.gc.ca/eng/docs/pc/guide/nldclpc-sgchpc.aspx>

² www.vancouverheritagefoundation.org

³ <http://www.tca.gov.bc.ca/heritage/sustainability/greenBuilders.htm>

- **Mechanical Systems:** Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing new boilers, hot water tanks and energy-efficient appliances that achieve Energy Star ratings.
- **Insulation and Weather-stripping:** Introduce extra insulation, especially in attic and basement spaces. Consider the use of weather-stripping and other draft-proofing measures.
- **Additions:** Can be built to Building Code standards of energy efficiency.

SECTION 2: BUILDING FACADES

The design of the visible facades of all buildings (scheduled, non-scheduled and new construction) should be carefully considered to blend harmoniously with the existing historic context. The harmonious character of Murrayville depends on all of its built form, including buildings and street furnishings, which work together to create a cohesive and visually appealing streetscape. Proposals for renovation or new construction should respect the character of the prevailing historic architectural detailing of the community as evidenced through archival photographs and the surviving heritage structures in the area. To achieve these goals, the following should be considered for each individual project:

- **Architectural Style:** Should be consistent with the overall traditional vernacular character of the area. Decorative styles that diverge greatly from the architectural evolution of historic Murrayville should be avoided. New construction should be compatible with the existing streetscape and surrounding buildings in form, scale, design and detail.

The tendency to design individual facades in isolation from the context of the streetscape can lead to a discordant appearance. Certain chain store franchises or private businesses often identify with specific styles, which may be inappropriate for the Murrayville context. Caution should be exercised when developing facade designs for renovation and new construction to avoid the introduction of inappropriate elements into the historic streetscape.

- **Architectural Details:** New construction or additions should not be decorated with inappropriate applied ornamentation. Attached elements, such as house numbers, should be suitable in material and scale to the building element to which they are affixed.
- The following elements are inappropriate and should not be visible on the front elevation or be visible from the front street.

ATTACHMENTS: PROHIBITED IF VISIBLE FROM THE FRONT STREET

- Metal Chimney Flues
- Skylights

ATTACHMENTS: DISCOURAGED IF VISIBLE FROM THE FRONT STREET

- Satellite Dishes (should be screened when possible, see **Section 4.8**)

PORCH STEPS: PROHIBITED

- Open risers (staircases should resemble traditional models with closed risers)
- Buildings should be renovated and restored consistent with their individual period and style and building details should be congruent with the date the building was constructed.
- New construction or additions should be compatible with historic construction methods, and be sympathetic to the existing streetscape and surrounding buildings. Attention to materials and details helps new blend with old.

2.1 Scheduled Historic Building Restorations/Renovations

Research is central to guiding the conservation of a building. Historic photos, archival records and a careful examination of the building itself often yield clues as to what was located where, what materials were used and the original colour scheme. This particularly applies to windows and doors and signature elements of a structure. The historic photograph collection at the Langley Centennial Museum may assist in the location of this information and owners should consult *The Standards and Guidelines for the Conservation of Historic Places in Canada* for best practices before developing plans.

The following conditions should be examined in considering all alterations and additions for scheduled heritage buildings. Additions should conform to the type of massing suggested by existing models. This is crucial in maintaining the heritage character of the area where obtrusive modern interventions could overwhelm the existing structures.

When developing design proposals for historic buildings, the following areas of each building should be examined to determine what original architectural details remain and may be rehabilitated.

- **Facade Treatment:** In the remodelling of, or addition to, an existing building, the predominant original facing materials should be maintained and used in order to ensure visual continuity. Materials should respect both the style and the date of each building. Original materials should be left in place, or exposed when intact. All facade materials used in alterations or additions should conform to those listed as appropriate in **Section 2.4: Materials**. Due to the nature of traditional construction methods, any new construction should blend sensitively where it joins with an older building.
- **Windows and Doors:** There is a variety of fenestration in the area, but a majority of buildings originally had double-hung wooden sash windows and wooden doors. Original window openings and sash should be retained whenever possible. When they have been changed, the original should be replicated. This is further covered in **Section 2.5 Storefronts, Doors and Fenestration**.

It is a general recommendation that, whenever possible, original forms, materials and details be uncovered or left in place, and preserved.

2.2 Non-Scheduled Existing Buildings

When developing design proposals for non-scheduled existing buildings, the philosophical approach inherent in **Section 2.1** applies. In general terms, the goal is to achieve integrated additions in keeping with the original form, scale, design and materials of the building, and to ensure that any new works respect the overall traditional character of the area. This work can be contemporary in nature but should be designed to blend in sympathetically with the general appearance of other existing buildings.

2.3 Infill Buildings and New Construction

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that successfully integrate into the historic area without compromising its authenticity.

The harmonious character of Murrayville depends on all of its built form, including the buildings and landscaping elements working together as a cohesive and visually appealing streetscape. To achieve this goal, architectural styles should be avoided that are clearly out of place with the historic evolution of the area. The tendency to design individual buildings in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.

When developing design proposals for the facades of new buildings, the following areas should be considered:

- **Facade Treatment:** Proposals for the facade design of infill buildings and new construction should attempt to utilize traditional materials and construction techniques typical of the period of Murrayville's early development. All facade materials used in alterations or additions should conform to those listed in **Section 2.4: Materials**.
- **Windows and Doors:** The form and detailing of windows and doors should be carefully considered in plans for new construction. Where possible the style of windows and doors should match the prevailing appearance of historic building types. Windows should be inset in a traditional manner, and not be set flush with the facing material. Unusually shaped windows or random placement are discouraged; wooden-sash windows with a historic look are encouraged. See also **Section 2.5 Windows, Door and Storefronts**.

2.4 Materials

This section deals with the appropriate treatment of materials in the renovation or restoration of existing buildings or construction of new buildings. Material options are identified and practical construction considerations are discussed.

The use of materials should conform to the overall context of the early buildings of Murrayville, which derived their character from the use of indigenous materials and a simple and logical deployment of their forms and proportions.

For new construction, non-combustible building materials may have to be considered on side facades where required by the Building Code. In such cases, materials should resemble and complement recommended materials used on other facades of the building.

2.4.1 Wood

Wood was the most commonly used facing and structural material for the area's early buildings. Original wood facings should be repaired, painted and maintained to a generally acceptable standard.

The wooden elements of a building, through lack of proper maintenance, may decay to the point where replacement is necessitated. In these cases, the original configuration, assembly and appearance of wooden elements should be duplicated.

The traditional covering for pitched roofs would have been cedar shingles, and it is recommended that pitched roofs in the area be covered with cedar shingles whenever possible. Duroid or asphalt shingles are permitted, provided they resemble weathered cedar shingles. Split cedar shakes should not be used under any circumstances. It is strongly advised that zinc strips be installed at roof ridges, with galvanized nails, as a moss control element.

In new construction wood siding should be smooth, horizontal, no more than 15 centimetres (6 inches) wide, and closely resemble traditional drop siding or lapped siding. Corner boards and window trim should be used, and applied over the siding. Lumber with a combed texture should not be used. Wood siding and trim should be properly painted as per **Section 2.6: Colour**. Unfinished cedar should not be used. Plywood shall not be used as a primary facing material. Wooden shingles may be used, if appropriately detailed. Wooden windows, doors, and storefront sections are strongly encouraged, as per **Section 2.5**.

2.4.2 Stucco

This material was rarely used as a primary facing before the 1930s, and is therefore often an addition to earlier buildings. Stucco facings were sometimes added at that time to "modernize" the style of a building.

Stucco in new construction should not be used for primary facades, but could be considered as a side or rear façade material, especially when non-combustible construction is required. It should be used only as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat or else rough-cast ("pebble-dash"); textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco as it invariably gives a cold and modern appearance. Wood trim and windows should be used to alleviate the blank appearance of unrelieved stucco facades. Windows should not be set flush with a stucco facing.

2.4.3 Later Applied Sidings

In many cases, applied sidings, including stucco, duroid, asbestos, shingle, vinyl and aluminum coverings, are added over the original materials of older buildings. These materials can be removed, as they are generally nailed directly to wood. Due to the ease of the procedure, it is strongly suggested that the removal of these later sidings be considered when feasible.

2.4.4 Masonry

Masonry was not historically used as a construction material in Murrayville, except for foundations and chimneys. Its use should be discouraged in favour of wooden sidings.

2.4.5 Metals

In general, metals are only found as trim elements. In cases where metal trim is part of the original design, it should be examined for deterioration, then repaired and repainted as necessary. Missing metal trim elements should be duplicated and replaced whenever possible. In general, the best protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

In new construction, metals should generally be used as secondary trim, and should not be used as a primary facing material or predominant design element. Corrugated sheet metal siding is not considered an appropriate siding or roof material.

RECOMMENDED

- smooth wood resembling traditional drop siding or clapboard, no more than 15 centimetres (6 inches) wide
- sawn cedar shingles, as siding and on pitched roofs
- roof coverings of duroid or asphalt shingles that resemble weathered cedar shingles
- Board-and-batten wooden siding

- sidings that resemble traditional wood siding
- stucco on secondary facades, used as a panel treatment, bordered with wood and finished with a flat texture
- roughcast or “rock-dash” stucco

NOT RECOMMENDED

- vertical or diagonal wooden sidings (other than board-and-batten)
- split cedar shakes as siding or roof cover
- unfinished cedar siding
- wide profile lapped wooden siding
- lumber with a combed texture
- plywood as a primary material
- roof coverings of duroid or asphalt shingles that do not resemble weathered cedar shingles
- aluminum, vinyl or plastic sidings
- masonry as a primary facing material
- textured, swirled or heavily stippled stucco

2.5 Windows, Doors and Storefronts

2.5.1 Windows

Window shapes and sizes vary with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim.

Windows that are blocked up in whole or in part should be opened up and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash construction. The older buildings in the area generally had double-hung wooden sash windows. If the original windows have been removed, restoration should be considered.

For historic buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame windows. Thermal efficiency may be achieved with the rebuilding and repair of existing wooden windows, as long as they are adequately repaired and maintained. Wood framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration.

2.5.2 Doors

Historically, doors would have been made of wood, with panelled detailing, often with inset glass panels. Original hardware was usually made of cast brass. Old and original doors should be retained and restored wherever possible. Transoms and sidelights should be retained and repaired.

New or replacement doors should be appropriate in material and detailed in accordance with the nature of the building. Consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's facade.

WINDOWS AND DOORS: MANDATORY

- Windows to be recessed a minimum of 2" from the building face
- Window and door openings to have appropriate trim (nominal 5" width preferred)

WINDOWS AND DOORS: ENCOURAGED

- Traditional wooden-sash windows (generally double-hung or casement)
- True divided sash (no false muntins)
- Clad wooden windows
- Wood-framed storm windows
- Wooden doors of traditional appearance (without non-historic window embellishments)

WINDOWS AND DOORS: DISCOURAGED

- Metal-sash windows
- Narrow-profile vinyl windows
- White vinyl windows
- Metal doors
- Doors with non-historic windows

WINDOWS AND DOORS: PROHIBITED

- Windows with false muntins
- Mirrored or reflective glass

2.5.3 Storefronts

The ground level of a commercial building merits special consideration as it provides the image of the business to the street as well as entrance to the business. It is important to consider any restoration or renovation of a ground level in regard to the final appearance desired for the entire building. Attractive storefront design is one of the keys to economic viability. Doors leading to retail and commercial space should generally have large inset glass panels to allow for additional visual display and to present a welcoming appearance to visitors.

2.5.4 New Construction

In new construction, it is recommended that wooden windows and doors, with traditional appearance and detailing, be used. These need not be exact reproductions, as long as they blend with the character of historic construction.

2.6 Colour

Colour is both an intrinsic quality of exposed materials and an applied surface treatment. This is one of the most important visual aspects of a building, as well as the most evident. It is also one of the characteristics of a building that is easiest to change, and a new coat of paint is the fastest, easiest and often the most inexpensive way to improve a building's appearance. The choice of colour should be carefully considered within the context of neighbouring buildings. The overall use of an historic colour palette will also promote harmonious streetscapes.

A carefully considered colour scheme is crucial to a successful project; it costs no more to pick a handsome colour scheme than a poor one, but it may make all the difference in attaining a successful project. Building owners are strongly encouraged to seek the help of a design professional in choosing a final colour scheme.

For historic buildings, it is strongly recommended that a return to their original colour scheme be considered. Often this treatment, decided when the building was new, is the most attractive solution. When this original scheme can be determined, a close match or a slightly updated interpretation should be attempted. Due to the rural nature of the area, many of the earliest buildings may have been white-washed or painted with white or off-white lead paint. These lighter colours may be appropriate for some buildings, but if white is to be used either as a trim or body colour, caution should be taken to choose warm white colours over the stark blue-white paints that are now commercially marketed as “white.” Historic lead paint was the equivalent of gloss enamel, and the use of semi-gloss finishes should be considered.

Later historic buildings would have had a maximum of three applied colours: a mid-range or dark body colour; a lighter trim colour; and a dark (often black) window sash colour. Window sash and doors should be painted in a high-gloss finish.

In general, earth tones and natural pigment colours are the most appropriate choice. Certain colours are considered inappropriate, such as bright oranges, yellows, reds and blues. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstance. Signs and awnings provide an additional opportunity for an enhanced use of colour on commercial projects.

The final colour scheme should be determined following consultation between Township staff and the property owner. For existing buildings, colour schemes already in place may be maintained. Any proposed change in colours will require a Heritage Alteration Permit.

Once final colours have been chosen, test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be confirmed. A proper surface must be prepared for painting through adequate scraping, priming and preparation or the paint may fail. Painting should occur under proper conditions of temperature and humidity.

Further guidance is available through the Benjamin Moore Historical Vancouver True Colours brochure, which provides documented colours appropriate to the time period of Murrayville's historic buildings.

COLOURS: ENCOURAGED

- The use of traditional historic colours

COLOURS: DISCOURAGED

- Certain colours such as bright whites, oranges, yellows, reds and blues

COLOURS: PROHIBITED

- Fluorescent colours

SECTION 3: AWNINGS

3.1 General Guidelines

For buildings that were originally commercial in character, or for new commercial buildings, awnings are an attractive feature that can provide the finishing touches to a building project. They protect shoppers from the weather, thereby promoting commercial activity, and also protect merchandise in store windows from exposure to direct sunlight. For commercial buildings in the Murrayville area, fabric awnings, supported on tubular metal frames, are considered appropriate.

Careful design is necessary to ensure visual harmony with the rest of the building. As a general rule, awnings should fit the structural opening that they cover, and be designed to complement the building to which they are attached. The structural integrity of the awnings must be assured by careful conformance to Building Code standards. All awning structures, and the substrate to which they are attached, should be carefully examined, and engineered specifications provided for their installation.

3.2 Awning Styles

Rigid tube construction has made a much wider variety of shapes possible for awnings; virtually any shape can be produced. This capability is problematic in a heritage area where the proper historic precedent would dictate the use of only the traditional triangular awning form.

Generally, awnings should always be designed around the architectural features of the building. Historic detail elements should not be damaged or destroyed by an awning installation. The style and materials of the awning should be selected in accordance with the architectural characteristics of the individual building, and consideration should be given to the impact on adjacent building features. In this regard, concept sketches for awnings should feature the entire building façade, and fabric swatches should be provided for review.

RECOMMENDED:

- three point style, includes: three point closed without valance; three point closed with fixed valance (also known as four point); and three point closed, with drop valance
- retractable awnings
- valance skirting with shaped edges
- period style lettering and graphics

NOT RECOMMENDED:

- arched, barrel, quarter-roll, semi-circular or other random-shaped awnings
- fixed projecting canopies

3.3 Materials

Traditional materials for the manufacture of awnings were primarily cotton canvas yard goods stretched over retractable metal arms. Colour selection was relegated to a few basic shades and patterns were limited to simple two tone stripes. New awnings should be made with opaque materials. Either woven synthetic fabrics or treated cottons are recommended. Sheet vinyls with a slick finish are not recommended.

RECOMMENDED:

- frame systems constructed of tubular steel or aluminum.
- opaque fabrics for top sheets and end panels
- traditional style stripe patterns and/or solid colours

NOT RECOMMENDED:

- translucent fabrics, i.e. backlit vinyls
- sheet or corrugated metal
- wood panelling, shakes or siding
- plastic, vinyl or fibreglass

3.4 Colour

The colour of awnings should be related to the existing colour scheme of the building. The awning should complement the colour scheme of the subject building. Bright or pastel colours should be avoided in all awning designs within the heritage area. Historic awnings were generally darker in colour with the potential for a lighter stripe. See also **Section 2.6: Colour**.

3.5 Sizes and Heights

The following recommendations are suggested for awning in the commercial areas:

Height above Sidewalk: Minimum height: 2.5 metres (8 feet 3 inches)
Preferred height: 2.75 metres (9 feet)

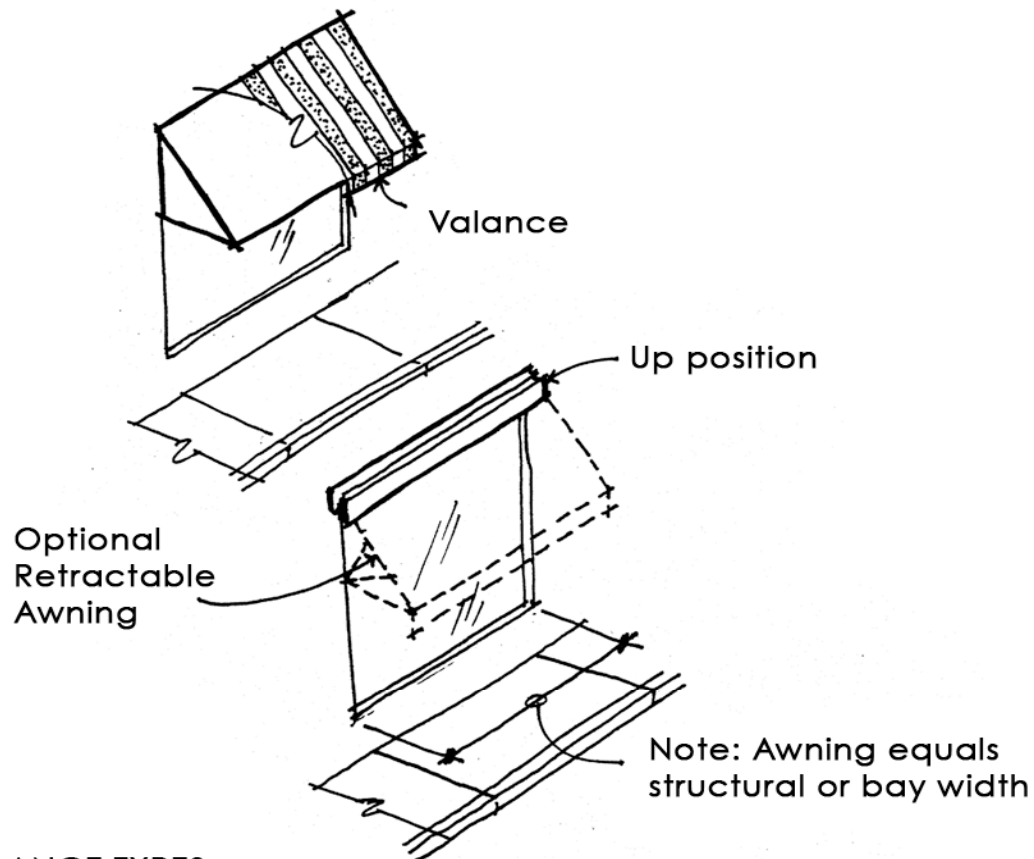
Projection: Preferred range of projection from the building face: 1.5 metres (5 feet) to 1.8 metres (6 feet)

Awning Height: Preferred range of height: 1.5 metres (5 feet) to 1.8 metres (6 feet)

Distance from Curb: Minimum: .60 metres (2 feet)

Fascia Height: Maximum: .30 metres (1 foot)

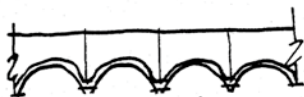
Angle: Preferred slope: 35 to 50 degrees (This may be shallower if the awnings cannot fit the structural opening otherwise. The important consideration is that there is adequate minimum height clearance).



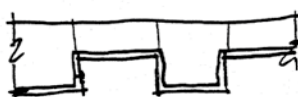
VALANCE TYPES



Plain



Roman

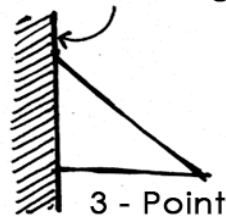


Greek

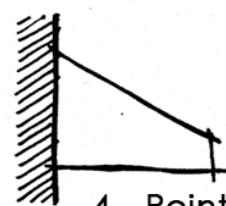


Scalloped

Building Face



3 - Point



4 - Point

FABRIC AWNING

Options:

- Drop Valance
- Striped Fabric
- Open or Closed Ends
- 3 or 4 Point
- Retractable

SECTION 4: SIGNS

4.1 Appropriate Sign Designs

Signs are one of the most important visual elements of a commercial district. Signs should be colourful, visible, decorative, and legible. Their individuality should delight the viewer and promote a sophisticated image for businesses in the area. At night, their illumination should reflect a lively streetscape appearance.

While the varied needs of advertisers must be respected, there should be a unified visual style to suit the overall streetscape. Building owners and tenants are strongly urged to erect a more traditional style of building sign, in order to enhance and augment the historic character of this special commercial area. Building owners and tenants should hire professionals to design and execute signs, making sure they conform to a more traditional style and appearance.

All signs must be in conformance with Sign Bylaw No. 3491, as varied by the guidelines set out below. New signs that are not covered by a Heritage Alteration Permit require a sign permit and shall conform to these guidelines that address specific issues related to signs in the Murrayville Heritage Conservation Area. For buildings originally designed for residential use, signs should be installed in appropriate locations that do not adversely affect original architectural features.

Each sign application should be considered on its own merit, based on the quality of the design.

4.2 Recommended Signs

The following types of signs are considered acceptable for use within the commercial area:

4.2.1 Flat Fixed Signs

Flat fixed signs are wooden signs attached directly to the vertical surfaces of a building. Only one per business should be erected. The ends of a wooden sign may be either blunt cut, or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted) cut-out or carved.

4.2.2 Projecting Signs

Projecting signs are hung or fixed at ninety degrees to the face of the building. They may be of various shapes, including effigy signs. They may be mounted almost anywhere, as long as they do not extend above the eaves, and they should be appropriately lined up with architectural features. The recommended material is wood, which can be painted or carved and painted, hung from a wrought iron or decorative sign standard.

4.2.3 Under-Awning Signs

These signs should be securely attached to an appropriate metal hanger, and not easily removable.

4.2.4 Awning Signs

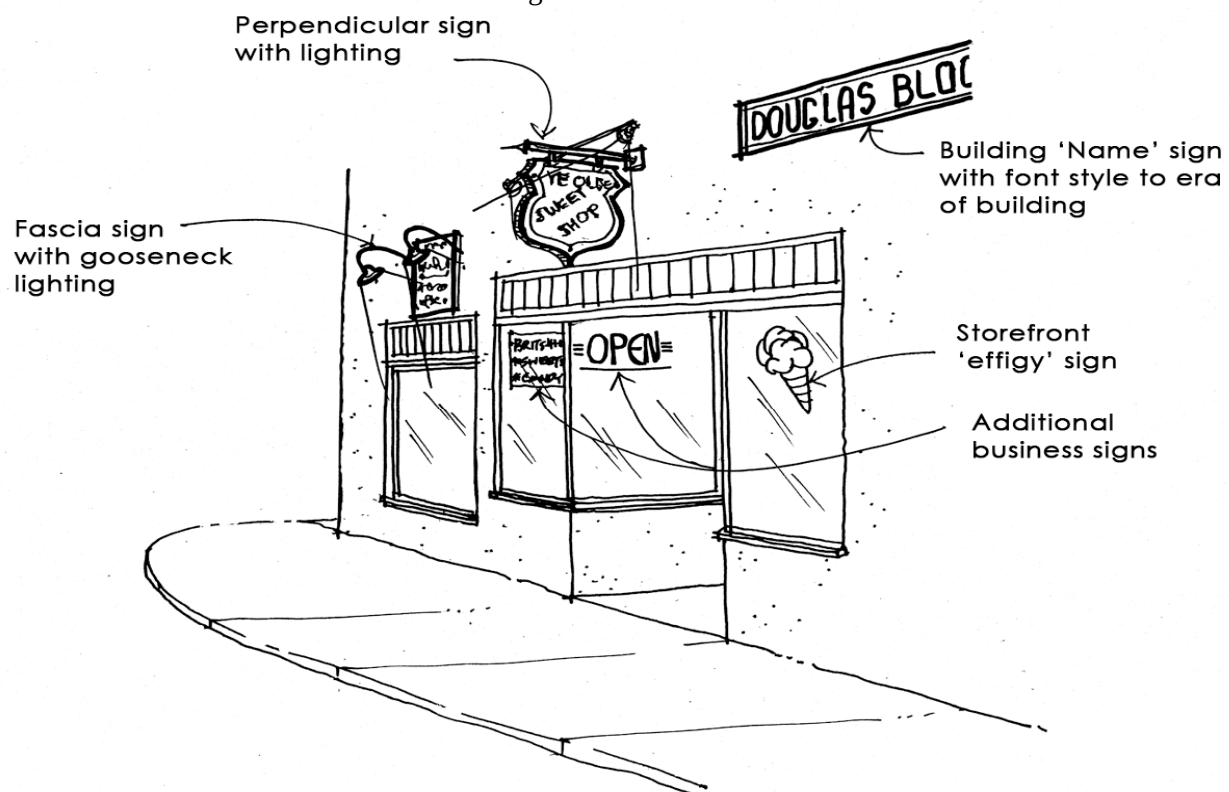
Lettering should be restricted to the front or side awning valance. No lettering should be allowed on the slope of the awning, although a logo or identifying symbol may be used, provided that it is carefully drawn and painted.

4.2.5 Window Signs

Window signs are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Storefront windows are the most suitable for window signs. Fine line borders on glass areas are strongly encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour in order to provide an illusion of depth. These signs should be simple, traditional and centered.

4.2.6 Architectural Signs

Architectural signs involve the use of a building name or date for overall identification. These features help give a sense of history and add to the overall character of the streetscape. Three dimensional letters may also be used for this purpose so long as their typeface matches the period and style of the building. This style of sign should be exempted from the total amount of signs allowed as it is an architectural and historic feature rather than advertising.



4.2.7 Painted Wall Signs

Generally these signs work best when painted directly on wood siding, especially on drop siding. If lettering alone is to be used, it is strongly suggested that drop shadows or shadow outlines be used to give depth to the letters. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Another successful approach is to paint the lettering on a swag or ribbon, for which there is ample historic precedent.

4.2.8 Free-Standing Signs

These are signs not directly attached to the building, and will be especially appropriate for businesses in buildings originally constructed as residences. They should be made of wood, or wood with metal supports, and should have a border or frame. Their design should be based on historic precedent. These signs should be constructed to be very stable and durable and should be regulated to reduce visual clutter.

4.2.9 Temporary or Seasonal Signs

Temporary signs may include exterior banners or temporary window signs. These may be used for a number of reasons, such as special sales, events or holidays. This type of sign should conform to overall design criteria, materials and size limitations. There is historic precedent for this type of sign for temporary or seasonal businesses, special events and celebrations.

4.2.10 Sandwich Board Signs

Sandwich board signs are small, free standing A-frame signs placed on the sidewalk adjacent to a business premises and acting as additional advertising for the business. These signs are considered permissible on commercially zoned properties in Murrayville, but certain special provisions must be acknowledged. Sandwich board signs may be constructed of wood or metal and should be sturdy enough to withstand reasonable wind loading conditions without blowing over. Sandwich board signs shall be allowed only during business hours and in areas where they do not constitute an impediment to pedestrian traffic on the sidewalk. Businesses wishing to install sidewalk signs must file an encroachment liability waiver agreement with the Municipality.

NOT RECOMMENDED

The following types of signs are not considered acceptable for business signs within the area:

- Flashing Signs
- Animated Signs
- Rotating Signs
- Signs on Satellite Dishes
- Roof Signs
- Murals

4.3 Sign Materials

Materials chosen for signs should be durable enough to last for several years of continuous use, except for the special cases of temporary signs or banners. The materials must be well-crafted and appropriately designed in order to convey a good business image.

RECOMMENDED

- wood: either flat, carved or sandblasted panels, preferably with a wooden border, or three dimensional wooden letters
- paint: either used on a sign board, or used directly on a building facade or glass
- tile: either mosaic signs or cut and routed tile backgrounds
- metal: used in sign hangers, or as three dimensional cast letters
- baked enamel on metal: used for flat fixed or projecting signs
- neon: cold cathode tubing (not to be confused with fluorescent tubing); this is most appropriate for window signs, but may be used for small outdoor signs. Acceptable as bent lettering or outlines of signs or windows
- incandescent lighting: may be used for direct illumination, for outlining, or directly in signs
- fabrics: for temporary signs, such as banners or flags, outdoor fabrics and oilcloths may be used
- other materials: in conjunction with other materials, either brick or stone may be used, depending on treatment, as part of freestanding permanent outdoor signs

NOT RECOMMENDED

- plastic of any type, either flat, painted or vacuum-formed, except for individual, dimensional formed letters (in suitable period typefaces) may be considered acceptable
- backlit fluorescent panels: not acceptable in any application
- exposed fluorescent tubing: should never be seen on the face of a building or from the front street
- backlit translucent awnings: awnings should always be opaque, with signs painted on the front and illuminated from above.

These restrictions on materials apply to all types of signs. Signs should always be opaque and directly lit rather than translucent and backlit. This rule should be strenuously followed.

4.4 Sign Number and Sizing

Only one fascia, flat fixed, or under-awning sign and one projecting sign are permitted for each business.

The area of signs should be directly based on the size of the building. Signs should always be directly related to the building or the businesses within. The following size limits are recommended for principal sign areas on each building. Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.4.1 Flat Fixed Signs

- **Total Size:** should not exceed 0.09 square metres (1 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Height:** should not exceed 60 centimetres (2 feet);
- **Length:** should not exceed 90% of the width of the building.

4.4.2 Projecting Signs

- **Total Size:** should not exceed .046 square metres (0.5 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Clearance:** signs should not be hung lower than 2.5 metres (8 feet 3 inches); a clearance of 3 metres (9 feet 10 inches) is preferred

4.4.3 Under-Awning Signs

- **Total Size:** should not exceed .37 square metres (4 square feet) per side;
- **Height:** .3 metres (1 foot) maximum
- **Width:** should not exceed the width of the awning under which they are hung
- **Minimum Clearance:** 2.5 metres (8 feet 3 inches)

4.4.4 Awning Signs

- **Total Size:** should not exceed 10% of the total awning area
- **Height of Lettering:** 30 centimetres (12 inches) maximum
- **Width:** lettering should extend for not more than 90% of the length of the valance

4.4.5 Window Signs

- **Total Size:** should not exceed 30% of the window area or 50% of the glazed area of a door

4.4.6 Sandwich Board Signs

- **Height:** 1.0 m (3 ft.) maximum
- **Width:** 0.6 m (2 ft.) maximum

4.4.7 Heritage Interpretation

- Signs or panels that are used to tell the history of the building or the area should be exempted from the overall amount of allowable signs.

Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.5 Sign Shapes



The shapes of signs in general should be derived from, and complementary to, each individual building. There are logical areas for the placement of signs, such as fascias and above entries, which will help determine the appropriate shape. Generally the most pleasing shapes are rectangular, circular and oval. Virtually all board signs should have a decorative wood trim border to avoid the look of cut-out plywood, or at the very least have a painted decorative border.

Projecting or flat fixed signs may also be in a shield or plaque shape, or may take the form of a sculptural cut-out that provides business identification, known as an effigy sign. These can be particularly effective; an example would be a boot effigy representing a shoe store. Merchants are encouraged to display imaginative signs and are directed to historical precedent for inspiration.

4.6 Typeface and Colour

Sign typefaces can exhibit a variety of appearances. Letters on signs may be either applied flat (painted), raised or incised. It is recommended that sign typefaces be of a serif type, to help provide a more traditional appearance. Painted lettering should have a drop shadow or a shadow outline added to increase apparent visual depth. Letters should appear to be equally spaced. There should be a maximum of three typefaces on any sign, all from related type families; it is possible on most signs to use only one typeface, which may then be varied in line weight, size or mixed upper and lower case. Signs should generally have a border, either of wood trim or painted. Letters on wooden signs may be either applied flat (painted) raised or incised.

Colour should be carefully chosen to highlight the sign, but must also blend in with the overall colour scheme of the building. Signs should have no more than three colours, with one of the colours being black, gold or antique white. Fluorescent colours should not be used. See **Section 2.5: Colour** for further comments.

4.7 Method of Attachment

Investigation into the condition of the structure should be undertaken prior to erecting a sign to ensure that no physical damage to the building occurs. Original materials on historic buildings should not be damaged by sign attachments.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design, in which case wood or wrought iron should be used. Sign attachments, turnbuckles and stays should be either galvanized or corrosion-resistant.

4.8 Satellite Dishes

It is generally recognized that satellite dish antennae are inherently obtrusive and incongruous within an area of historic older buildings. The following guidelines should be used to minimize their impact on the character of the Murrayville Heritage Conservation Area:

- **Colour:** The dish antennae should be painted to match the surrounding environment, or else in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or reflective surfaces should not be considered acceptable.
- **Location:** Dish antennae should be placed on the least visible part of the property. They should not be visible from primary street facades. If this cannot be avoided, they should be carefully screened. Connecting cables and wiring should similarly not be visible. If the dish is located at ground level, a solid or lattice enclosure should screen it in a style that is appropriate to the area and to the building. Landscaping may also be used to minimize the impact of the dish.

SECTION 5: LIGHTING

Lighting draws attention to otherwise unnoticed details and increases the nighttime visibility of buildings. Facades may be illuminated by strategically placed spotlights shining down from the cornice or fascia. Light sources should be concealed if possible and shielded from the viewer's eye. Specific architectural details may also be highlighted with carefully focused spot lighting. Signs can also provide some illumination of the building surfaces.

Integrating an incandescent lighting system into a canopy or awning design may provide additional highlighting. Fabric awnings should always be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

5.1 Lighting Fixtures and Installation

Illumination was historically accomplished by incandescent lights; this is a pleasing and functional lighting solution. The following types of lighting are recommended for building illumination and business signs within the area:

- **Spotlighting:** is the easiest lighting solution for outside lighting. Strong focus lights may be used to illuminate from above, below, or to the side, or a row of concealed lights may be used to wash a building façade or sign with light. Light sources should be shielded from the eyes of the viewer to avoid glare. The source of light should always be a white, not a coloured, source.
- **Neon Tubing:** not to be confused with fluorescent tubing, this may be used for highlighting, outlining or typography. Coloured tubing may be used, but restraint should be used in the choice of colour.
- **LED Lighting:** is a long-lasting, energy-efficient and flexible form of lighting. It can be used in a variety of ways, including overall building illumination, lighting for signs or display window lighting.
- **Seasonal Lighting:** can be used in a variety of ways, internally and externally.

All exterior lighting should be direct, strong focus lights, positioned to avoid reflections; sodium vapour (orange in colour) or fluorescent lighting should not be used. The incandescent fixtures that are recommended include:

- Recessed pot lights
- Turret-mounted spotlights
- Industrial 'goose-neck' (RML) fixtures

Illumination objectives can also be achieved with modern energy-efficient LED fixtures. Each facade should be examined as to the most appropriate, and least intrusive, way of providing overall illumination, and each application will be judged on its own merits.

Under no circumstances or in any application should fluorescent lights be used to illuminate a building, sign or awning.

5.2 Shopfront and Display Lighting

Window display is the merchant's opportunity to present an effective image to the public, and it is an important part of retail marketing. It is important that the design and display of the shopfront match the character of the building's exterior; visual clutter should be minimized, and careful attention paid to the appearance of the windows.

Lighting incorporated into storefronts and display windows should be incandescent; movable spotlighting is the most flexible form, and is recommended. Exposed fluorescent light fixtures should not be used in display windows if they are visible from the front of the building.

5.3 Sign Illumination

Historically, signs were illuminated by incandescent lights shining on the sign face; this is a pleasing and functional lighting solution. Power should be supplied to the sign in an unobtrusive manner. The following lighting types are recommended:

RECOMMENDED:

- Spotlighting
- Neon Tubing
- LED Lighting

NOT RECOMMENDED:

- Fluorescent lights used for sign or awning illumination.

SECTION 6: LANDSCAPING AND FENCING

6.1 Landscaping

Landscaping should respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of Murrayville. Mature plantings that provide historic context or character defining elements of the site should be taken into consideration in any redevelopment of the site or before undertaking any new construction. A random pattern in planting locations from one property to the next is encouraged as are soft edges and surfacing. The provisions of the Tree Protection Bylaw shall apply.

6.2 Fencing

In order to maintain the existing open appearance, owners are encouraged to limit the height of fences or solid hedges between the front of the principal building and the front lot line to 0.76 metres (30 inches). Similarly, where construction of a new fence is contemplated, owners are encouraged to erect a fence of historic appearance e.g. various styles of pickets, snake rail. A simple form of interpretation (e.g. P.Y. Porter House 1898) on a fence or gate (not mounted on the actual resource) helps to educate the public and reinforce the unique nature of the area.

SECTION 7: MAINTENANCE

Proper maintenance of buildings is an on-going issue. A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs low, and help preserve property values.

Recognizing Problems: The first step in proper maintenance is a regular building inspection from the top down to observe the flow of water. Examine roofing, gutters, downspouts and flashings for any damage and water infiltration. Carefully examine damp spots, peeling paint, and mold growth on interior or exterior walls for indications of moisture infiltration and retention. Check foundations, crawlspaces, basements and drain tiles for any moisture problems. Periodically check exterior walls for deterioration, such as broken windows or torn awnings; repair minor maintenance problems immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

Assessing Problems: After identifying the problems, determine the extent of damage and what repairs are required. Start again with the roof and work down. Does the roof cover need replacing, or would patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Repair or replace deteriorated wood. These repairs should be undertaken after the cause of decay has been pinpointed and eliminated. The first step to any repair is to make the building watertight.

Repairs on a Continuing Basis: The most effective way to eliminate maintenance problems is to ensure all joints are properly caulked and sealed, and all surfaces that require painting are properly maintained. To best prevent decay, ensure the building is watertight, and free of obvious areas of deterioration. Have the building periodically inspected from top to bottom, paying special attention to problem areas. Under no circumstances should a water infiltration problem be ignored; it will only become worse.

Property owners should institute an on-going maintenance program to ensure that their building receives the best possible long-term care.

Whenever cleaning is required, the gentlest possible methods should be used. Aggressive cleaning methods, such as sand-blasting or high-pressure water cleaning, are never appropriate, as these can irreparably damage existing materials.

Owners of scheduled heritage buildings may wish to consult with the provisions of the Township's Heritage Building Incentive Program to see if financial assistance is available to assist with exterior maintenance.



September 24, 2020

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 10-31-0160 1 GRAYROSE (MURRAYVILLE) DEVELOPMENTS

CIVIC: 4800 Block of 216 Street

LEGAL: Lot 1 Section 31 Township 10 NWD Plan LMP27831

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
Condos	2	0	0	0

Given the current school catchments this development would impact James Hill Elementary School, H.D. Stafford Middle School and Langley 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

September 22, 2020

Teresa Hanson – Senior Development Planner
Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Re: Response to PIO comments for 21600 48th Avenue (GrayRose Murrayville)

Dear Teresa,

GrayRose and the project team held a Public Input Opportunity on September 10, 2020 for the project at the southeast corner of 216th Street and 48th Avenue in Murrayville. As a whole the feedback we received from the community was enthusiastically positive. As a result of our first PIM held on April 2, 2019, we had received a lot of feedback from the community about their most pressing concerns. With this fully redesigned proposal we were able to address all their reasonable concerns, and the community acknowledged it with many thanks at this latest PIO meeting.

Ensuring proper community input during Covid-19

To conduct a proper Public Input Opportunity during the Covid-19 pandemic, GrayRose took precautions to ensure public safety and ensure members of the community were not constrained from voicing their feedback. Notice of the PIO was given to the public much like a typical PIM – invitations distributed via post and advertised in two newspaper issues in the week leading up to the PIO. In the invitations the public was affirmed that their safety during the pandemic would be respected. The health guidelines for attending, in step with our public health authorities' recommendations, were included in the invitations. Furthermore, the public was informed that if they were not comfortable with attending, they could schedule a private call or meeting to discuss the project. No one requested that opportunity.

Addressing comments from the community

The primary concerns raised at the Sep 10th meeting were ones we knew were on the community's minds, so we can confidently say they have been addressed:

- Some neighbours suggested there is too much parking provided, given the large lot across 5 corners for the church, and given the desire for more sustainable transportation habits. The proposal meets the traffic bylaw for the two residential units and for mercantile use, which is the most intense demand we can expect for this property.
- A traffic impact assessment was commissioned and found that this project only produced a minor impact on traffic patterns and volumes in the community. Furthermore, we designed the project to enhance the walkability of the neighbourhood and included a live-work unit to take more commuters off the road.
- The commercial spaces have been designed for neighbourly businesses, walkable uses, and community amenities. In our dialogue around writing the new zoning bylaw for the property, we have "baked in" those boutique uses and excluded franchises and other unfitting uses.

- We made every effort to be a good neighbour. For our south neighbour, we preserved his views and privacy. For the B&B to the east, we removed noise impact and any carbon monoxide danger to their guests by moving the parking a generous distance away. Their guests' privacy is further enhanced by a generous landscape buffer and visual screening.
- The point was made that a new sidewalk along 216th should be extended southwards as far as the next street. The Township has plans to widen 216th Street and we suggest it is prudent that the sidewalk should be redone at that time.
- Much effort was expended to respect the heritage of the area – the B&B in particular.
 - The project massing and square footage was cut in half from the first proposal.
 - Building size, character, colours, landscaping, and uses have been crafted to quietly fit the area.
 - The building was set back to give generous views of the B&B from Old Yale road.
 - Wood fencing respecting the character of the B&B are included to give privacy to the guests and echo its construction vernacular.
 - Garbage areas are incorporated into the buildings and screened for minimal impact on the neighbours, in addition to being screened from the B&B by landscaping and a fence.

Addressing comments received from the B&B

We received extensive feedback and pushback from the proprietor of the B&B, who is our neighbour to the east. His comments and emails have been included in the comment summary, and we will make a few points in response to them below:

- The proprietor requested a private road just for him to access the back of his yard. He predicts 'conflicts' in accessing his property. While a private road is not in our power to provide, we facilitated his concerns with a 6m wide drive aisle access. Any conflicts that may take place in that space are commonplace to drive aisles and will be resolved with the common courtesy that people typically extend to one another.
- The proprietor asserts that people will 'hate' his hotel if any commercial is allowed next door. He does not say why. The commercial uses planned for that space are intended to provide mutual benefit to the B&B.
- The proprietor noted concern for the wetlands at the northwest corner of the proposal site and a desire for them to remain. We note that the wetlands currently contain invasive plant species so our proposal keeps a wet garden there to maintain the existing feature while ensuring native ecosystems are respected.
- The proprietor expressed concern for trees located on the west side of his hotel, near the property line. We have followed the advice of the project arborist in ensuring that landscape plans respect the room these trees need to stay healthy.
- The proprietor noted concern that construction activity near it, and neighbours building too close, will harm the historical building through vibration, shadows/moisture accumulation, and potential fire. However, he built himself a house that is much closer to the B&B than our proposal. The proposal should have less impact than he deemed acceptable to build his house.
- The proprietor's concerns about visibility of their building, fencing, garbage facilities, traffic studies, are addressed in the previous community concerns section of this letter.



"discovering architectural dreams and stories"

- The proprietor also outlined a strategy in which he would sell the B&B and move away if this proposal was accepted, hypothesizing that the B&B could then end up as a 'boutique homeless shelter'. That comment and others included in his emails are ones that we do not consider worth responding to. His emails have been included in this letter for reference.

As a general comment, we agree that the B&B holds a unique and valuable place in the history of Langley. We have made every effort to respect it and its guests.

Conclusion

The community as a whole received the project well and with excitement for it. Some concerns were noted and have been addressed in the design. Many people made suggestions for businesses they thought would enhance their neighbourhood, which informed the uses written into the CD zone. One neighbour opposes the project.

Enclosed Documents

Please also refer to the following supporting documents:

- A point-by-point comment summary
- Presentation boards which illustrate the thoughts behind the project.
- The sign-in sheet and comment forms
- Post-PIO email comments received
- PIO Invitations that were sent

Sincerely,

A handwritten signature in black ink, appearing to read "Gord Klassen".

Gord Klassen, Architect AIBC

GrayRose Murrayville 5 Corners Project – PIO Comment/Email summary

Meeting held: September 10, 2020 at Sharon United Church in Murrayville, 5pm-7pm

Attendance: 40-50 persons (30 signed the sheet. For Covid tracking, we had min. 1 signature per group)

Returned comment sheets: 22 sheets at the meeting. Also see email section below.

Themes from the Comment section:

- Much better than the first design
- Concern about more traffic demand/parking demand
- The design fits the neighbourhood well
- Units should be sold, not rented/leased
- "Thank you"
- Too dense
- Good job listening to comments from the first PIM
- Development should be bigger and denser
- Good landscaping & green space
- Should have no commercial
- Proposal suits the heritage of the neighbourhood
- Concern about impact on B&B operations
- Good look and scale of buildings

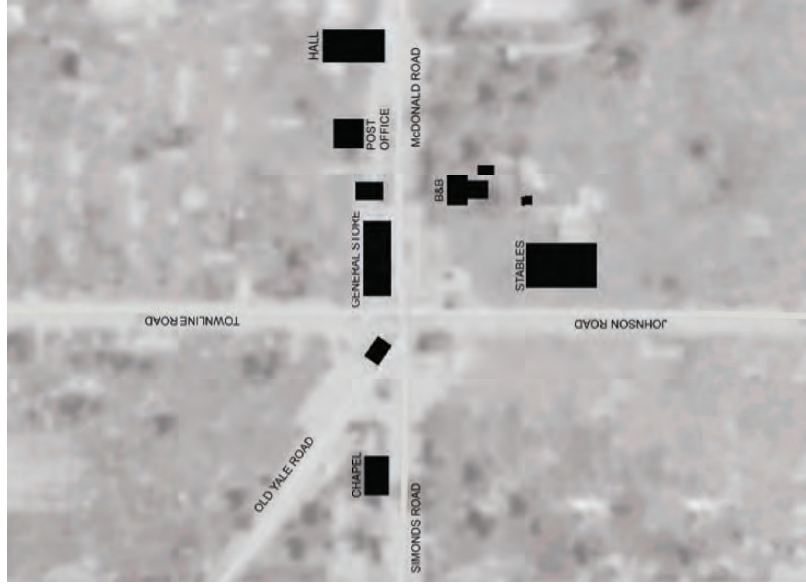
Themes in response to which types of businesses the public would enjoy here:

- Small food/wine related businesses
- Art/Artisan related
- Health/Wellness related
- Boutiques (flowers/ice cream/wine/general store, no franchises)
- Small businesses & Professionals offices
- Something with low traffic flow
- Nothing that would endanger Porter's Bistro or Tracy Cakes
- Concern about if the businesses would survive

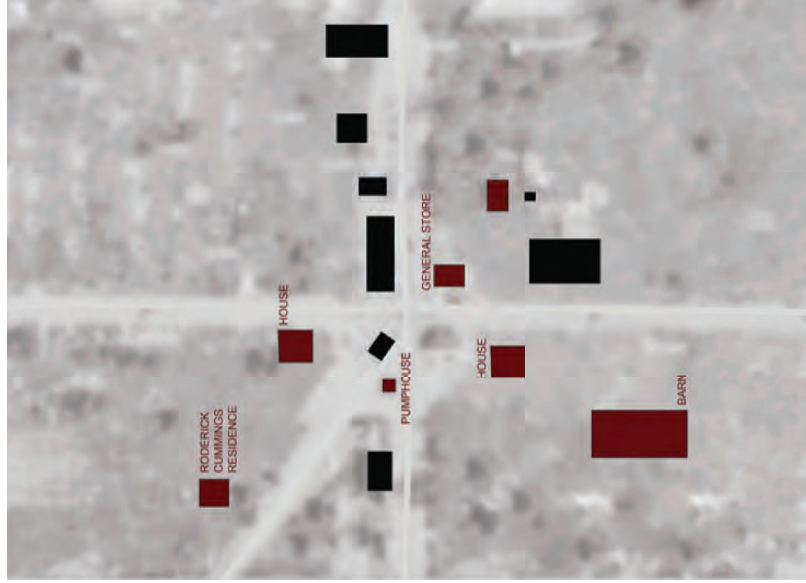
Summary of emails following the PIO meeting:

(15 emails were received following the meeting, 11 of those from the Princess & the Pea B&B)

- Concern about the Princess & the Pea's Google reviews
- Concern about accessing the rear of the Princess & the Pea via a drive aisle
- Concern about noise/crime and vehicular operation/maintenance/accidents/conflicts
- An outline of a strategy to sell the B&B and move away if the project is approved
- Concern that the design does not appreciate the heritage of the Princess & the Pea building
- Concern that 5 corners will be a casualty of commercial and infrastructure development
- Concern about wetlands, construction vibration, moisture damage, and fire protection.
- Impressed with the proposal although the amount of parking is unnecessary, no need for more shops, request for extended sidewalk.
- Project fits neighbourhood, opportunity for businesses to promote local agriculture & viticulture
- Murrayville Hall Board of Directors give unanimous approval



1906
HUMBLE BEGINNINGS



1934
MURRAY'S CORNER EXPANDS



1994
LOTS OF CHANGES

THE ONGOING HISTORY OF 5 CORNERS



2001
DENSIFIED MURRAYVILLE

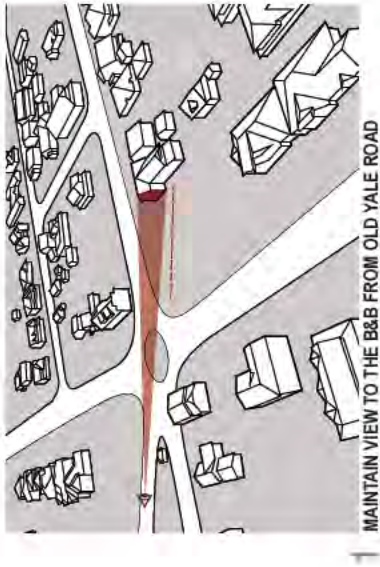


2019
RECENT ADDITIONS

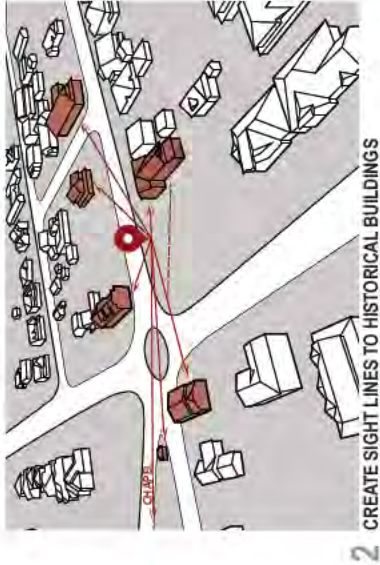


2021
A COMPLETED CORNER

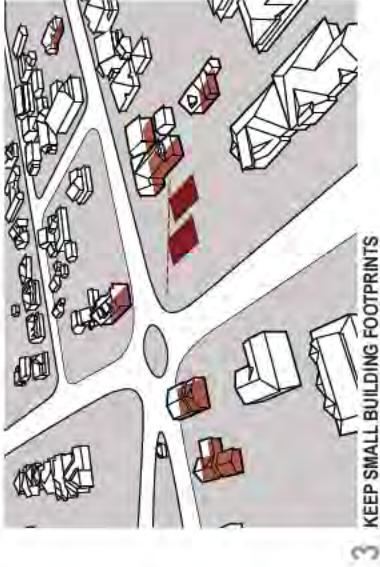
THE ONGOING HISTORY OF 5 CORNERS



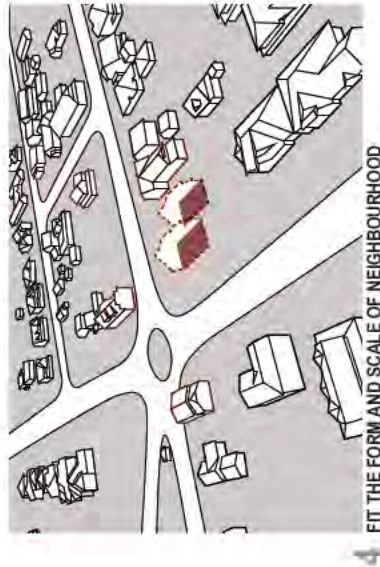
1 MAINTAIN VIEW TO THE B&B FROM OLD YALE ROAD



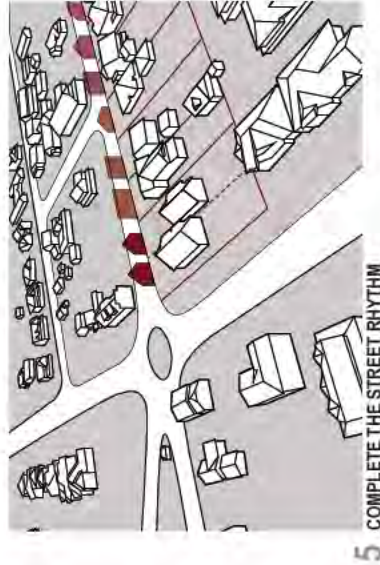
2 CREATE SIGHT LINES TO HISTORICAL BUILDINGS



3 KEEP SMALL BUILDING FOOTPRINTS



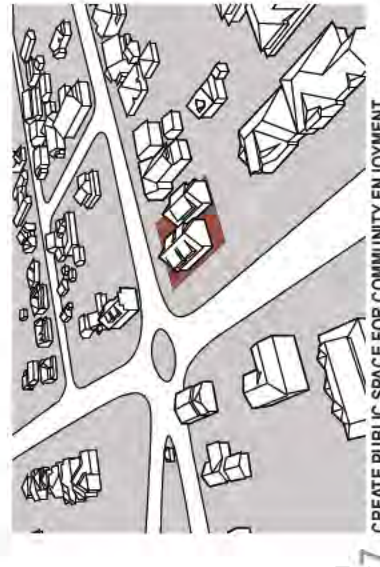
4 FIT THE FORM AND SCALE OF NEIGHBOURHOOD



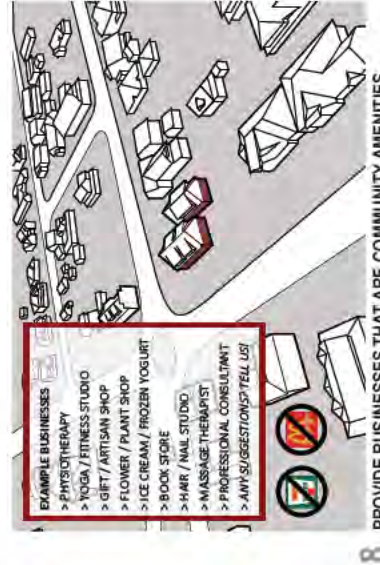
5 COMPLETE THE STREET RHYTHM



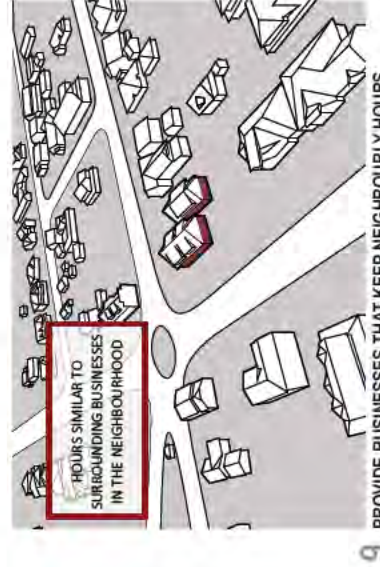
6 ALIGN FRONT FACE WITH THE TRAVELLER'S B&B



7 CREATE PUBLIC SPACE FOR COMMUNITY ENJOYMENT



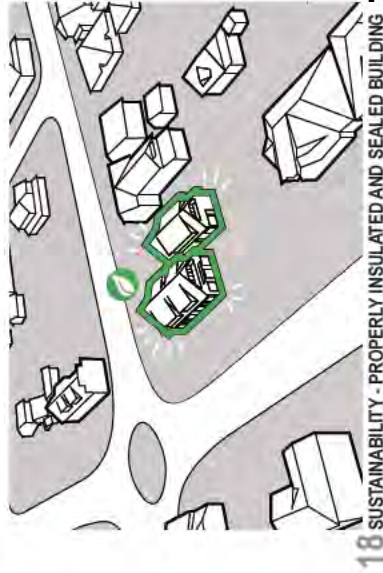
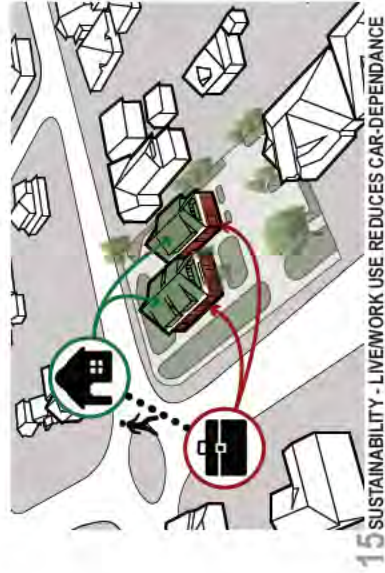
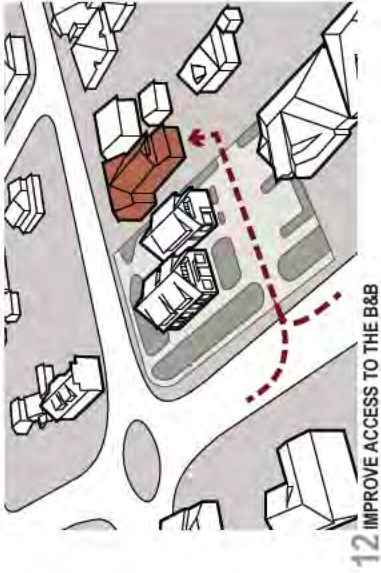
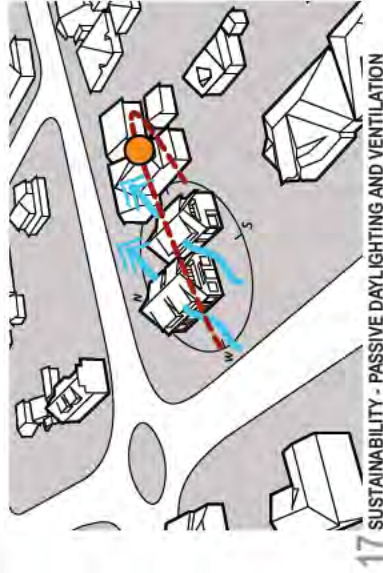
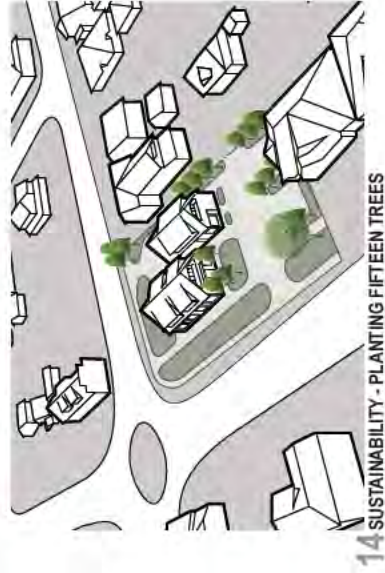
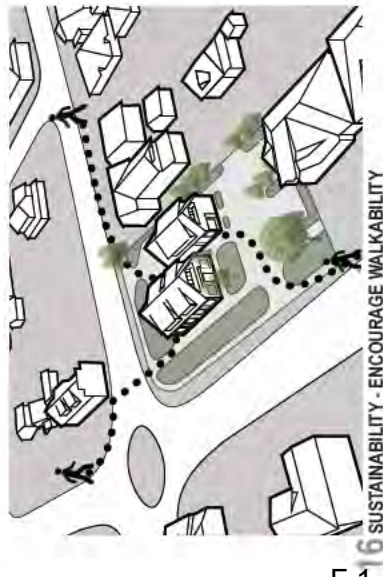
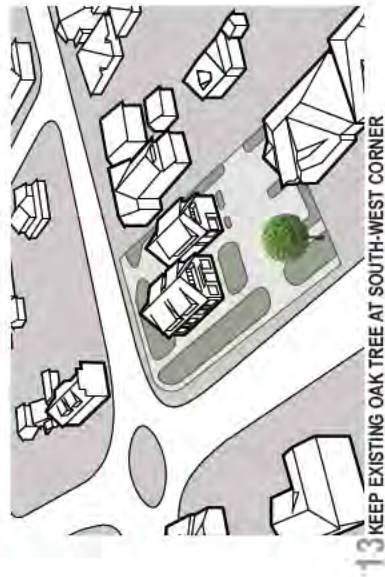
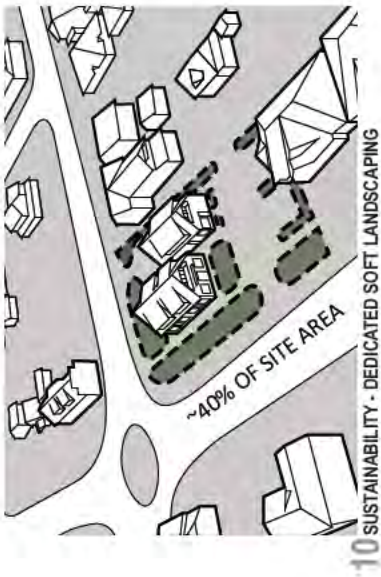
8 PROVIDE BUSINESSES THAT ARE COMMUNITY AMENITIES



9 PROVIDE BUSINESSES THAT KEEP NEIGHBOURLY HOURS

OUR DESIGN RESPONSES

F.1



OUR DESIGN RESPONSES

216th Street Streetscape

Porter's Bistro
Coffee and Tea

48th Avenue

Proposal

House



48th Avenue Streetscape

Traveller's B&B

216th Street

Proposal

Proposal

Tracycakes



LANDSCAPE SITE PLAN



- Existing Sidewalk on 48th Ave
- Green space along 48th ave.
- Wet Garden with Bullrushes and water tolerant plants
- Split-rail fence
- Native woodland inspired landscaped area
- Block Paver walkway
- Bench
- Bike rack
- Historic Wayfinding signage
- Concrete Plaza with '5 Corners' Paving pattern
- Solid Wood Fence
- Moveable Planters
- Building A Residential Entry
- Gravel maintenance access strip
- Building B residential entry
- Split rail fence behind furniture
- Electric vehicle charging stalls
- Access to existing carriage house

- Wet Garden with Bullrushes and water tolerant plants
- Boulder and rip-rap wet garden base
- Stairs with handrail
- Sodded boulevard
- Existing tree to be retained. Typical.
- Stairs
- Ornamental Tree
- Existing sidewalk
- Paved seating area
- Accessible ramp
- Ultimate Property line
- Evergreen trees and hedges along south property line
- Large existing Oak
- Solid wood fence (6' high)

LANDSCAPE FORM + CHARACTER

PRECEDENT



Wayfinding signage
Walking distances/times to Murrayville Heritage Buildings



Wet garden



Rustic split rail fence

MATERIALS CHARACTER



Clean concrete plaza



Radial block paving



Block accent paving



Simple movable planters



Classic furniture



site lines
ARCHITECTURE

GRAY ROSE
DEVELOPMENTS

5 CORNERS / MURRAYVILLE
PUBLIC INPUT OPPORTUNITY SEPTEMBER 10, 2020

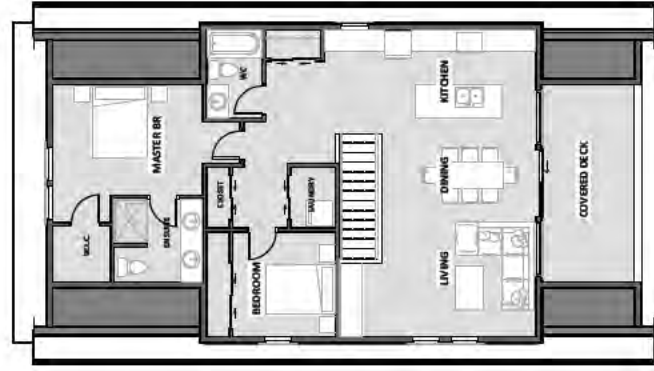
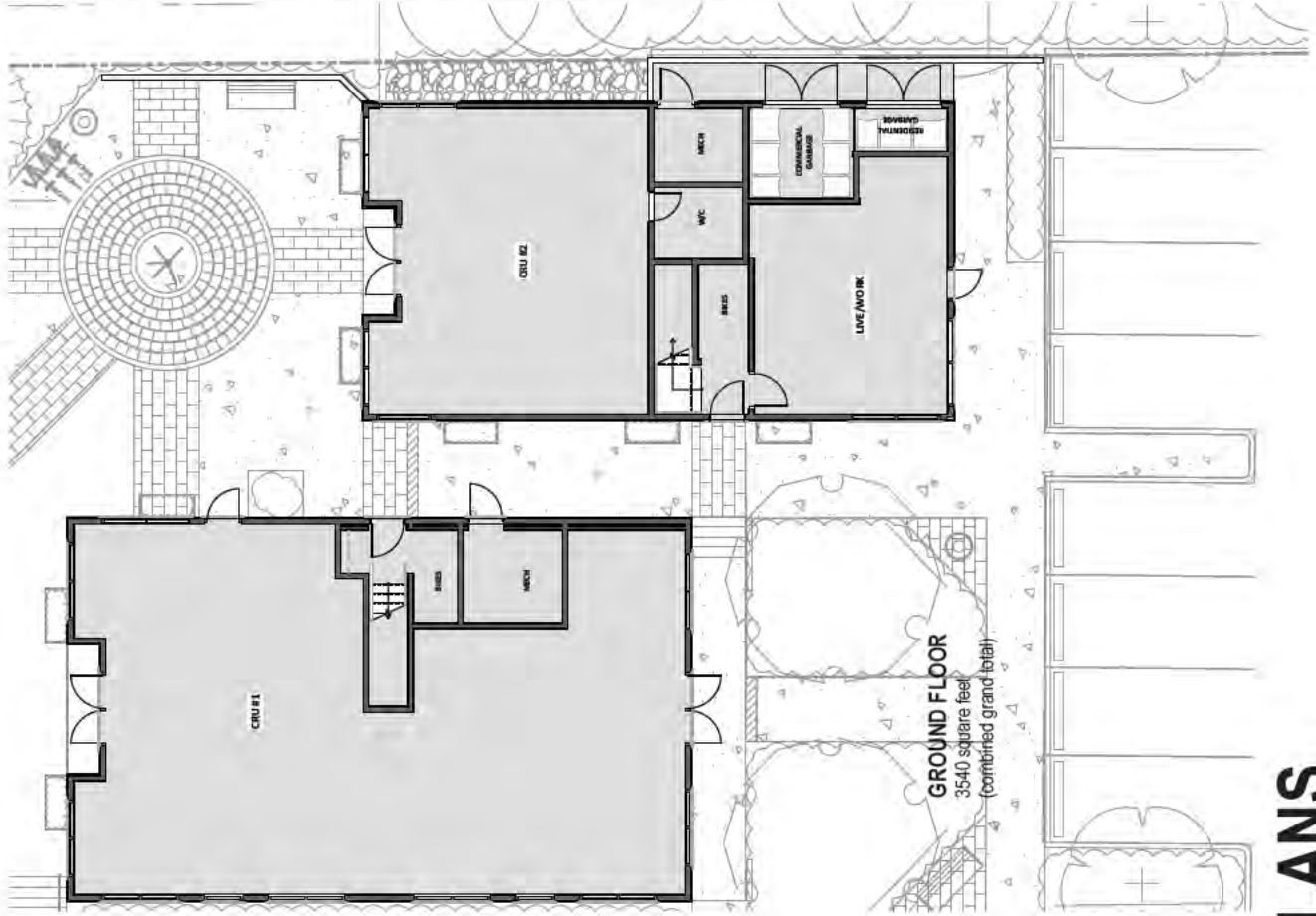
VDZ + FA
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY



PERSPECTIVES

F.1

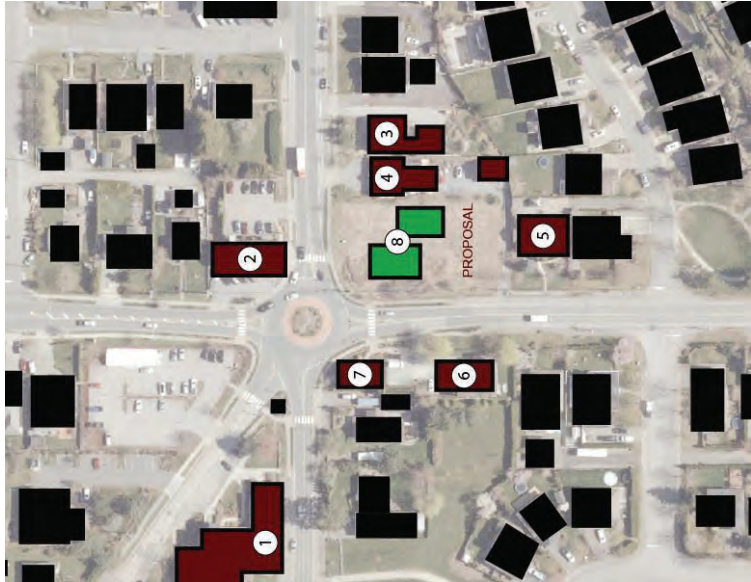
PLANS



source: Information derived from Township of Langley Geosource and rounded down to avoid misrepresentation

HOW DO WE COMPARE?

	LAND SIZE Size of property	LOT COVERAGE Percentage of the site covered by building	PARKING COVERAGE Percentage of site covered by parking	GREEN COVERAGE Percentage of site covered by planting
① Sharon Church	56800 SF	20%	28%	38%
② Porter's Bistro Coffee & Tea House	10800 SF	20%	50%	15%
③ House	10400 SF	24%	16%	50%
④ Princess & The Pea B & B	9995 SF	32%	45%	15%
⑤ House	7400 SF	36%	16%	40%
⑥ Heritage Chiropractic	7500 SF	25%	21%	45%
⑦ Tracycakes Bakery Cafe	5000 SF	34%	22%	35%
⑧ Proposal	16329 SF	22%	28%	40%



① Sharon Church	Land Use Land Size: Lot Coverage: Parking Coverage: Green Coverage:	Mixed Use 10800 SF 20% 50% 15%
③ House	Land Use Land Size: Lot Coverage: Parking Coverage: Green Coverage:	Commercial 9995 SF 32% 45% 15%
⑤ House	Land Use Land Size: Lot Coverage: Parking Coverage: Green Coverage:	Mixed Use 7500 SF 25% 20% 45%
⑦ Tracycakes Bakery Cafe	Land Use Land Size: Lot Coverage: Parking Coverage: Green Coverage:	Mixed Use 16329 SF 22% 28% 40%

WHAT YOU SAID

1. Concern for increased demand for parking.
2. The old design had townhouses that felt out of place and too tall at 3 stories.
3. The commercial uses need to be small-scale and suit the area.
4. Desire for boutique commercial area and not too many residential units.
5. Either single family residential or mixed commercial uses preferred.
6. Concern for the existing wet landscape on site.
7. Traffic concerns on 216th Street & the roundabout.
8. Concern that parking was too close to the B&B.
9. Concern that the first design didn't fit the heritage site.



HOW WE LISTENED

1. All required parking is provided on site (no street parking).
2. We removed the townhouses and reduced the height to 1.5 storeys
3. We agree! Please write any suggested business types on your comment cards.
4. We have focused our design on these community oriented uses.
5. We propose a small-scale commercial / residential mix is most fitting to the history of 5 corners.
6. The revised landscape plan designates the area as a wet garden.
7. A professional Traffic Impact Assessment found that this proposal has very little impact on traffic in the neighbourhood.
8. Parking has been reconfigured on the new plan.
9. The first design was much bigger so we drastically reduced the size to less than half the former size. Our proposal is of similar scale or smaller compared to neighbouring properties.



HOW HAVE WE LISTENED?

Sign-in Sheet

Developer Held Public Input Opportunity
Township of Langley Project No: 10-31-0160

GrayRose (Murrayville) Developments Ltd.
21600 block of 48th Avenue, Langley, B.C.
September 10, 2020

Name:

Telephone#:

Home Address:

Email Address:

FOIPA s.22(1)



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Township of Langley Project No: 10-31-0160

GrayRose (Murrayville) Developments Ltd.
21600 block of 48th Avenue, Langley, B.C.
September 10, 2020

Name: _____

Telephone#:

Home Address:

Email Address:

FOIPPA s.22(1)



"discovering architectural dreams and stories"

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

I like the scale and look. Would be great to add to the local scene.

Please write down types of businesses you feel would compliment the neighbourhood:

*Food related (restaurant, specialty food...)
medical, dental...
Art, artist, dealer*

Name: _____

Address: _____

Comment sheets should be left in the box provided at the Public Information Meeting.

Sheets will be forwarded to the Township of Langley for record,

For further information regarding this proposal, please contact:

Site Lines Architecture Inc. (contact information below)

"Thank you for taking the time to view the proposed project and participate in this process."

T: 604 881 7173
e: reception@sitelines.ca
W: sitelines.ca

site lines architecture inc.
#200 - 25160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6



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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

Not enough parking for the number of businesses and residences. Porter's parking lot was not big enough (pre-covid) and that was only one business. I'm also concerned about adding to the traffic in the area.

Please write down types of businesses you feel would compliment the neighbourhood:

A good bakery.

Name: _____

Address: _____

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

I love how you've listened & responded.
Plan looks great.
Would love an add-on to what we
already have. community building space.
Health/wellness focus, like green space.

Please write down types of businesses you feel would compliment the neighbourhood:

Flower Shop, ^{organic} produce,
ice cream / market / groceries
health/wellness

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Name:

FOIPPA s.22(1)

Address:

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Please write down your comments regarding the above mentioned project: (continue on back if required)

- Disruption to hotel rooms at Princess and the Pea. → West facing rooms directly outside your paved courtyard, VERY close proximity.
- Parking lot ^{access} (rear) at Princess + Pea grossly disrupted by development parking lot.
- Parking entrance on 216th too close to roundabout. Traffic Study? ~~etc~~

Please write down types of businesses you feel would compliment the neighbourhood:

This is a residential lot + -Single family
I believe it MUST stay that way.
Too dense also

FOIPPA s.22(1)

Name: _____

FOIPPA s.22(1)

Address: _____

Langley.

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

THIS IS GOING TO CAUSE TOO MUCH TRAFFIC ON 216ST
WE LIVE ACROSS THE STREET ON 216 + ITS
ALREADY TOO HARD TO GET OUT OF OUR NEIGHBORHOOD
WE DON'T NEED ANY MORE BUSINESSES IN OUR
RESIDENTIAL AREA. WE ALREADY HAVE ENOUGH
IN OUR AREA.
THE BUILDINGS ARE TOO BIG + SHOULD BE
SMALL HOUSES

Please write down types of businesses you feel would compliment the neighbourhood:

NO BUSINESSES → 1 OR 2 SMALL HOUSES
-YOU PUT A GIFT SHOP IN 6 MONTHS LATER IT
GOES OUT OF BUSINESS + WE COULD END UP
WITH A T.I. STORE. – NO THANKS

Name: _____

Address: _____

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

- Love the idea of combining work space with residential. It is a great idea to help these small businesses get off the ground, especially in the current times.
- Overall design and curb appeal of the proposed building fit right into the feel of the others and Murrayville in general.

Please write down types of businesses you feel would compliment the neighbourhood:

- Independent retail store(s)
- Beauty/Hair salon(s)
- Daycare
- Small business office space
 - ↳ Marketing companies
 - Tech companies
 - general small businesses requiring office space for staff < 10 employees.

FOIPPA s.22(1)

Name: _____

FOIPPA s.22(1)

Address: _____

Langley BC

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

2 Storeys is Better
The Site Line on Traffic Coming South
is as good, maybe Better.

Please write down types of businesses you feel would compliment the neighbourhood:

Name: _____

Address: _____

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

EXCELLENT REVISION OF PLANS. WELL SUITED
FOR THE NEIGHBOURHOOD.

Please write down types of businesses you feel would compliment the neighbourhood:

DESTINATION STORES (PEOPLE GO TO) @ THERE
WILL BE LITTLE WALKING PERHAPS AN ACCOUNTANT/
FIN. ADVISOR. PERHAPS ANOTHER TYPE OF FOOD BUSINESS.

FO PPA s.22(1)

Name: _____

FO PPA s.22(1)

Address: _____

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Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

Design fits with neighbourhood.
 Feel like there is too much parking.
 Unfortunate reduction in size, more conservative design - I liked
 the old one better, but understand changes

Please write down types of businesses you feel would compliment the neighbourhood:

Name: Anonymous

Address: _____

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

VERY GOOD DESIGN. THE DEVELOPER HEARD THE COMMENTS
ON THE FIRST DESIGN & HAS WORKED HARD TO REDUCE
DENSITY & MAKE THE BUILDINGS FIT WITH THE
CHARACTER & STYLE OF THE EXISTING BUILDINGS
THANK YOU!

Please write down types of businesses you feel would compliment the neighbourhood:

WE DON'T NEED ANOTHER RESTAURANT.

FOIPPA s 22(1)

Name: _____

FOIPPA s 22(1)

Address: _____

LANGLEY BC

FOIPPA s 22(1)

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

We are pleased to see how carefully you listened.
The character, size and landscaping will fit
in well

Please write down types of businesses you feel would compliment the neighbourhood:

We agree - no franchises! Boutique shops,
bookstores and ice cream ☺

Name: _____

FOIPPA s.22(1)

Address: _____

FOIPPA s.22(1)

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Please write down your comments regarding the above mentioned project: (continue on back if required)

Much better - thank you for listening to us!
Happy with reduced units for living and the building heights.
The design/~~exterior~~ is much nicer this time.

Please write down types of businesses you feel would compliment the neighbourhood:

florist	Children's shop
ice cream shop	toy store
ladies dress shop	Please nothing that competes

Name: FOIPPA s.22(1) with Porter's + Tracey Cakes

Address: FOIPPA s.22(1) Murrayville LOVES Them!

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Please write down your comments regarding the above mentioned project: (continue on back if required)

Actually love the concept. Glad its not 3 floors, the design matches the area so much. My concern was traffic but looks like that is OK. I have lived here 50 yrs, 23 in Macklin Corners and dislike how busy 216 has become. If 216 becomes it looks I will move immediately as there are already too many trucks. Purpose buildings like this is exactly what we need.

Please write down types of businesses you feel would compliment the neighbourhood:

Florist; grocery / general store; local wine shop (not a liquor store); art gallery / framing shop; Mercandise like local crafts; health care is hand dresser etc

FOIPPA s.22(1)

Name: _____

FOIPPA s.22(1)

Address: _____

LANGLEY

FOIPPA s.22(1)

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

DON'T WANT THE RESIDENTIAL PARTS OF THE DEVELOPMENT TO BE RENTALS. DOESN'T FIT WITH THE NEIGHBOURHOOD. SHOULD BE OWNERS ONLY!

Please write down types of businesses you feel would compliment the neighbourhood:

FOIPPA s 22(1)

Name: _____

FOIPPA s 22(1)

Address: _____

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

I ABSOLUTELY LOVE THE NEW DESIGN. IT FITS
GREAT WITH THE LOT AND SPACE IS USED WELL.
THE WET GARDEN ADDS A VERY NICE AESTHETIC.
THE WALKING CIRCLE IS BEAUTIFUL AND I LOVE THAT
THE BUILDINGS HAVE SIGHTLINES TO THE HISTORIC
BUILDINGS. SOMETHING NEEDS TO HAPPEN
ON THIS LOT!! I AM 100% IN FAVOUR

Please write down types of businesses you feel would compliment the neighbourhood:

- BUTCHER	- SPECIALTY HOME DECOR
- FLORIST	- WINE SHOP
- ART STUDIO	
- FARMERS MARKET	

FOIPPA s 22(1)

Name: _____

FOIPPA s 22(1)

Address: _____

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

1 3 6 7 9 15 16

Please write down types of businesses you feel would compliment the neighbourhood:

Flower plant shop physiotherapy

Name: _____

Address: _____

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

LOOKS LIKE A VERY NICE PLAN - BLENDS
NICELY INTO THE NEIGHBOURHOOD!

Please write down types of businesses you feel would compliment the neighbourhood:

DENTIST, HAIR DRESSER, BARBER, PHYSIO, etc.

FOIPPA s.22(1)

Name: _____

FOIPPA s.22(1)

Address: _____

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Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

- Much better than previous
will compliment corner
- Great job!

Please write down types of businesses you feel would compliment the neighbourhood:

- Medical
- Flower shop
- Day care (less traffic throughout day)

Name: _____

Address: _____

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COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

- better than original proposal
- [BUT] - still too much traffic for 216th
- traffic exiting on 216th will be problematic
- 216th is busy + hard for residents of Macklin corners to enter 216th
- exit on 48th possible ??

Please write down types of businesses you feel would compliment the neighbourhood:

- any small type business which has limited clients - traffic flow is already a problem on 216th

FOIPPA s.22(1)

Name: _____

FOIPPA s.22(1)

Address: _____

Comment sheets should be left in the box provided at the Public Information Meeting.

Sheets will be forwarded to the Township of Langley for record.

For further information regarding this proposal, please contact:

Site Lines Architecture Inc. (contact information below)

"Thank you for taking the time to view the proposed project and participate in this process."

t: 604 881 7373
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6



"discovering architectural dreams and stories"

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

*I have no problem with the
this design*

Please write down types of businesses you feel would compliment the neighbourhood:

FOIPPA s.22(1)

Name: _____

FOIPPA s.22(1)

Address: _____

**Comment sheets should be left in the box provided at the Public Information Meeting.
Sheets will be forwarded to the Township of Langley for record.**

**For further information regarding this proposal, please contact:
Site Lines Architecture Inc. (contact information below)**

"Thank you for taking the time to view the proposed project and participate in this process."

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#208 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6



"discovering architectural dreams and stories"

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

- much better size (fits with existing buildings)
- Like the Plants and greenery
- No Street Parking (impeding traffic flow)

Please write down types of businesses you feel would compliment the neighbourhood:

- Book store
- Art studio
- Yoga
- Something low use business - (not too much traffic)
- Consultant (financial)

FOIPPA s.22(1)

Name:

FOIPPA s.22(1)

Address:

Langley

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For further information regarding this proposal, please contact:

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PO Box 249
Port Langley BC
V1M 2R6



site lines
ARCHITECTURE

"discovering architectural dreams and stories"

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

We approve the revision

Please write down types of businesses you feel would compliment the neighbourhood:

General Store with local vineyard wine sales

Name: Neighbour

Address: _____

Comment sheets should be left in the box provided at the Public Information Meeting.

Sheets will be forwarded to the Township of Langley for record.

For further information regarding this proposal, please contact:

Site Lines Architecture Inc. (contact information below)

"Thank you for taking the time to view the proposed project and participate in this process."

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 14, 2020 2:02 PM
To: Hans Rawlins; Teresa Hanson; FOIPPA s.22(1) Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: parking and access

Hello

We made concerns known to Teresa Hanson at the PIM. We do not accept the plan as presented by Hans and his architects.

There is nothing in the proposed plan that adds to our residential enjoyment. In fact it will be very negative to us.

To be clear we do not want any commercial development on the land in question. We do not want a shared access across a parking lot.

The land is zoned residential and that is the only use acceptable to the heritage hotel. The heritage hotel is also a 100% residential use and will remain as such for ever

Commercial use next door to the historic heritage hotel will be too noisy and will be the ruin of the historic hotel.

Hotel guests have zero tolerance for noise. To be clear the hotel is a 100% residential use.

The parking lot access and easement arrangement will create endless conflict between the hotel users and commercial/ residential users next door. Hotel guests have zero tolerance for conflict.

Endless conflicts will arise over parking lot maintenance, snow removal, drainage, signage, parking charges, garbage pick up, deliveries, vehicle size, long term parking, derelict vehicles, over night camping, vehicle types, unlicensed vehicles, use of handicap spots, drug dealing, engine idling, engine noise, gated access to the heritage hotel parking, height of vehicles, EV charging, fencing, smell from vehicles, dangerous parking, arguments between parking lot users, alcohol and drug use in the parking lot, oil spills, toxic chemical spills, garbage and litter, insurance, finding a space, accidents, lighting, drainage, salting, ice, collisions, banned users, persons urinating in and around cars and buildings, security for neighbours, vandalism of the vehicles and surroundings, graffiti, theft from neighbours. (we never locked our garage even once in 22 years), identity of users, (at the present we know the identity of every person that visits the hotel site)

No doubt this is an incomplete list. Many issues will arise over the next 100 years and longer. The complaints will have a significant cost to taxpayers as TOL bylaw persons, RCMP etc. will need to be involved. Teresa suggested that everybody needs to be nice. (good luck with that) We suggest you watch the videos below. A comprehensive analysis of the many costs of the shared/easement arrangement needs to be done and the result will make the cost of a separate access look insignificant.

A shared easement access has a significant negative value for both properties and there will be no end to that negative value.

A separate dedicated access to the hotel as it exists now is the only workable solution.

It is our view based on representations of TOL that a separate access to the hotel site is an obligation of TOL. I explained that to Teresa at the PIM

<https://www.youtube.com/watch?v=boMC-Aku6PM>
https://www.youtube.com/watch?v=dBK8_7uavhg
<https://www.youtube.com/watch?v=HMGQQ3DY97w>

FOIPPA s.22(1)
 FOIPPA s.24(1)

PS We will have more to say about this.

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 14, 2020 8:42 PM
To: Teresa Hanson; Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: a great hotel experience

Teresa

You have a very important role to play in giving visitors a great visitor experience in Langley.
 You are the one that sets the stage that can give visitors a great experience or a terrible experience.
 We want you to give guests a great experience
 A great experience will give a guest a reason to come back to Langley
 The plan for next door is guaranteed to give visitors a bad experience because they will hate staying in our hotel
 We do not want to participate in giving guests a bad experience in Langley
 Our goal is to always give guests the best experience.
 Guests write reviews and below you can read 4 reviews that have been written by guests recently staying in other
 hotels in Langley (just a sampling)
 Sadly they left Langley with a terrible impression
 We need to fix that problem and you can help by putting a stop to commercial zoning next door to a heritage hotel
 Below the 4 bad reviews are 4 reviews written recently about our hotel

FOIPPA s.22(1)

PS Our review score on Google is higher than Sutton Place in Vancouver

=====

recent review of a hotel in Langley (Not princess and the Pea)

FOIPPA s.22(1)

months ago on  Google

FOIPPA s.22(1) stayed there early March, 2020 for 3 nights. When we checked in the first day one of the beds had a large wet spot. Later we found out the price changed from when I booked it as they added \$40 for the pets. I had already negotiated a price over the phone when I booked it, so I complained and they took that charge off the bill. On the second day we decided to stay an additional night (so 3 nights total). I went to the front desk and made the arrangements and got new key cards. Later that night we returned, tired and juggling dogs and bags, and found we had been locked out of our room. I went to the front desk and they demanded our credit card and insisted on charging us the additional \$40 for the dogs. We got the key for the room and found our room hadn't even been groomed. Overall, the stay at this hotel left us feeling unwelcome and disgusted. Never returning.

=====

recent review of a hotel in Langley (Not princess and the Pea)

Hotel was unsafe, could not get a refund. Room was dirty, room window was broken and was already open.
 We had child - could not stay in room because of window that would not shut and anyone outside could come in. Air conditioning would not work, hot summer day, room was about 85 degrees. Could not turn off lights in sink area. Room smelled of feces. Bathroom was dirty, mold around tub. No hot water. Another customer mentioned no hot water as well and front desk lady said not her problem. The room was a health

hazard, and danger to anyone who stayed there. We were only there for 5 minutes and could not get a refund or another room. Beware of drug users in area, in parking lot. This hotel should not be in business.

=====

recent review of a hotel in Langley (Not princess and the Pea)

HORRIBLE STAFF WHO HAVE NO CLUE ABOUT THEIR OWN ROOMS.

called 1 hr before hand to confirm they had a king size suite room . Yes 1 left they said we will hold it. Drive 1 hr from downtown van to the hotel. Pay check into the room. Go to the room find a dirty small queen size room !! Sheets on the bed weren't even made !!!DISGUSTING HOTEL !!! After a 20 minute argument with the worker at the from he finally refunded my money after trying to short me 2 times. How simple is math!!! Maybe if they hired decent workers it wouldn't be a SLUM HOTEL !!!!

=====

recent review of a hotel in Langley (Not princess and the Pea)

don't want to give any star, it is worst place and worst manager ever,
They say "We have free Wifi" but only can use few people not every guest. Is it possible in this century? When I complained about it, the manager said "if you don't like it, you can leave without any refund"
And also she told me "I don't like you, you can go now Good bye"
How could say like that to the guest, she has to say sorry first, but never say sorry. She is not a good employee for the owner. If I am the owner, I gonna say " you are fired. you can leave now. Good bye!!!

=====

The following are a sampling of reviews of Princess and the Pea

+++++

review of Princess and the Pea

FOIPPA s.22(1) month ago on  Google

5/5

I really can't describe how incredible it was. Super punctual, super accommodating of our needs, super respectful, an absolute delight to talk too the owners, delicious food I would never be able to come close too mastering, it was really a breathe of fresh air and a major reminder of what good times used to be like and how modern times has ruined love and respect and customer service like this. I can almost guarantee you will never have an experience like this and all for a great price. This place is a gentle reminder of how incredibly important it is to love thy neighbor and they made my family and I feel like we were family. We will be back again and I will never stay in a hotel ever again unless I'm extremely far away from here and have no other options. I highly recommend staying here. Aside from the service, everything you see indoors and outdoors is stunning and beautiful. I'd give more than 5 stars if I could!

+++++

review of Princess and the Pea

FOIPPA s.22(1)

week ago on



Google

5/5

Another amazing stay at the P&P! This time it was just my partner as I was not able to join sadly. As usual Angela and Wally provided family like service, always going above and beyond. From helping us with a last minute booking to the morning coffee deliveries to the room. We can't say enough about this gem, the beds and linens are the things dreams are made of and the little house is so quaint - we absolutely love the wrap around porch filled with flowers and other green life and the porch swing. You have to stay here when in (or around) Langley.

+++++

review of Princess and the Pea

FOIPPA s.22(1)

week ago on



Google

5/5

Another wonderful time at Princess & The Pea. This was our 4th time there and each time it is such a treat. Never disappoints. Wally, Sharon and their daughter Angela are such great hosts. Worth every penny. Highly recommend 👍

+++++

review of Princess and the Pea

FOIPPA s.22(1)

3 days ago on



Google

5/5

We had the most fabulous time at this B&B! Perfect getaway from the city. Hosts were amazing, we felt very safe with their COVID protocols and the coffee was fantastic (this is very important for us). The rooms are so cute and comfortable and the entire atmosphere was really nice and homey. We will absolutely be back!

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 15, 2020 9:57 PM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: Teresa Hanson; FOIPPA s.22(1)
Subject: blue tarp inn
Attachments: my tarp.jpg; blue tarp.jpg

Hello

Langley Council will vote on your project so we are developing an exit strategy if the vote of council is such that we can not live with it. One thing is certain to us is the day heavy equipment arrives on your site to construct any kind of commercial buildings we will already be long gone. We will still be here if it is one single family residence.

The entire lower mainland and other cities as well are facing a crisis of housing. It is in our face every day. When we sell we do not care who the buyer is. Our guess is it will be a non profit that provides a sort of assisted living etc.as they are gobbling up hotels every where. Hotels such as ours and the one below called Best Value Inn are prime candidates.

We have a total of 15 bedrooms and 18 bathrooms in the 2 properties and we will sell the entire thing as a package. It will not be sold separatley nor does it require any city approval. It will remain residential use. Probably a sort of boutique homeless shelter.

It took the Best Value Inn no time to swich their business model. All they did was cover the sign with a blue tarp.

In the mean time we will continue to vocally oppose your project and hopefully it will be defeated. Then we can stay here.

and

We know that the 75,000 people that have been here with us over the past 23 years will be very upset and disappointed if you and TOL drive us out of business. You can also explain to the neighbours why we had to leave. I guess we will say "We did our best"

and

We already own a blue tarp that is large enough.

FOIPPA s.22(1)

Below are Google reviews about Canada Best Value inn located at 6722 Glover Rd

We call it Blue Tarp Inn as the hotel sign is now covered in a blue tarp (see attachment) and some Google reviews about the Best Value Inn written below. You can visit Google to see more reviews.

1/5 Terrible

FOIPPA s.22(1)

Travelled with family, Business traveller

14 Jul. 2020

Disliked: Cleanliness, staff & service, amenities, property conditions & facilities

I checked into my room and looked under the bed covers. There was long black hair in one bed and the sheets were washed but terribly stained. There were (what appeared to be) lots of muffin crumbs between the head of the bed and the nightstand. I went down and spoke with the manager who offered to switch me to a different room. He said he would REFUND my money for the booking through Expedia. The new room was clean but not very well maintained. There were old nail/screw holes in many of the walls that weren't even covered over. The next morning when I checked out, I spoke again with the manager to confirm that I would get a refund. He said yes. I still have not been refunded and it's been months. I WOULD LIKE MY REFUND.

See less

Stayed 1 night in May 2020

1/5 Terrible

FOIPPA s 22(1)

Travelled with partner

24 Jun. 2020

Disliked: Cleanliness, staff & service, amenities, property conditions & facilities

The building smells so bad that It made me sick. The building it dirty, looks like the floors havent been vacuumed in months. You will not sleep well because of other guest noise. There is also the problem with the air conditioner turning on and off all night. Add on the outside noise from trains and drug deals going down in the parking lot

Stayed 1 night in Jun 2020

1/5 Terrible

FOIPPA s 22(1)

Travelled with partner

24 Jun. 2020

Disliked: Cleanliness, staff & service, amenities, property conditions & facilities

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 16, 2020 3:24 PM
To: Hans Rawlins; Gord; Tim VanderHoek; Teresa Hanson
Cc: FOIPPA s.22(1)
Subject: heritage preservation

Hello

Regarding the guidelines for Murrayville and the conservation area:

[https://webfiles.tol.ca/CommDev/Community%20Plans/Murrayville%20Community%20Plan%20Bylaw%20\(No.%202661\).pdf?fbclid=IwAR1XHKNHXRm9s8rmUWHbZg7yrCq_3q9N2aYVQijG0tlz_sspNVL_L9tXPIM](https://webfiles.tol.ca/CommDev/Community%20Plans/Murrayville%20Community%20Plan%20Bylaw%20(No.%202661).pdf?fbclid=IwAR1XHKNHXRm9s8rmUWHbZg7yrCq_3q9N2aYVQijG0tlz_sspNVL_L9tXPIM)

Images in the guidelines show a view of the hotel looking east from Old Yale Rd

These images and views are an integral part of the heritage and heritage guidelines of the conservation area

These images were discussed with us by TOL staff in 1997

We were advised by TOL staff that the view shown would not be compromised in any way at any future time.

Grayrose plan should not obstruct that view

The plan provided by Grayrose shows no respect for the built heritage of Murrayville or the heritage of the use of the heritage hotel.

Grayrose plan boxes the hotel in making it impossible to appreciate the heritage of the hotel building

Having a fence jammed up against the property line makes maintenance impossible as well as ruining enjoyment by hotel occupants

Grayrose in their pursuit of maximizing their goals is very willing to sacrifice the heritage of Murrayville regardless of impact on the neighbour and the community at large.

The uses on the concrete plaza will totally disrupt the quiet enjoyment of the occupants of 3 of the hotel bedrooms a mere 3 to 5 meters away (totally unacceptable)

Placing garbage room doors just outside the hotel kitchen window is an attitude of disdain by Grayrose. Of course Grayrose did not want those doors on any of their other walls

The hotel has 15 windows on the west wall. Having a building close to that is a fire hazard and completely ruins the view of the side wall of the hotel and the enjoyment of the occupants

Grayrose should be treating the area along the common property line as a rear yard with a minimum 7.5 meter setback

The authenticity of the heritage hotel is crying out for preservation. It should not be collateral damage in pursuit of commercial development

FOIPPA s.22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 16, 2020 3:38 PM
To: Hans Rawlins
Cc: Gord; Tim VanderHoek; Teresa Hanson; FOIPPA s.22(1)
Subject: Re: [EXTERNAL] church name

Hi
 Thank you
 All I can see is traffic information that appears to be 5 or so years old.
 We will be asking for up to date traffic analysis
 Many persons have told me that the 5 Corner congestion is not acceptable and this will add to that problem
 FOIPPA s.22(1)

From: "Teresa Hanson" <thanson@tol.ca>
To: FOIPPA s.22(1) "Hans Rawlins" <hans@grayrose.ca>, "gord" <gord@sitelines.ca>, "Tim VanderHoek" <tim@sitelines.ca>
Sent: Wednesday, September 16, 2020 3:03:08 PM
Subject: RE: [EXTERNAL] church name

H FOIPPA s.22(1)

Thank you for your question below. For your information, there is average daily traffic volume information contained on the Township's Geosource application available on our webpage at this link:

<https://mapsvr.tol.ca/geosource3/>

The average daily traffic volume information is available in the layer list (blue circle icon with three squares overlaid one on each other at the bottom left side of the screen) by checking the box next to "Transportation" and then checking the box next to "Average Daily Traffic Volume". If you click the arrow to the left of the "Average Daily Traffic Volume" check box, the legend for the data shows below the title.

Please let me know if you require any additional information.

Yours truly,
 Teresa

Teresa Hanson | Senior Development Planner
 Direct Line: 604.533.6021

FOIPPA s.22(1)

Sent: Friday, September 11, 2020 7:07 AM
To: Hans Rawlins <hans@grayrose.ca>; Teresa Hanson <thanson@tol.ca>; gord <gord@sitelines.ca>; Tim VanderHoek <tim@sitelines.ca>
Subject: [EXTERNAL] church name

Hello

The name of the church is Sharon

Shannon church is in Kentucky

Do you have a record of historical and current traffic counts at 5 Corners that you can share with me?

FOIPPA
s 22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 17, 2020 9:16 AM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: Teresa Hanson; FOIPPA s.22(1)
Subject: How will it all evolve ?
Attachments: days end.jpg; possible for hans.jpg; image 5.jpg

Hello

We appreciate the response to our concerns.

The decision before council is black and white.

Council will preserve heritage or go for development.

All of the owners in the conservation area will be watching closely.

You are aware that a number of owners in the conservation zone are allowing heritage buildings to go into decline.

We think that is sad. No doubt those owners are seeking redevelopment

Regarding the commercial use of the land we have more questions.

There have probably been studies done on the impact of the change over to commercial use in heritage zones in other jurisdictions.

Can you assist us in gaining more insight and knowledge on the subject of - How does commercial development impact a heritage area ?

Is it the developers intent to have alcohol, cannabis, or other drugs etc. be sold, supplied, consumed or in any way be made available to the public on the subject land?

We will be asking for a traffic study. This is now very relevant. The recent opening of 216 St freeway overpass and access and public demand for intersection upgrades along the 216 St corridor will affect 5 Corners. This combined with the future of Brookwood expansion needs a thorough understanding.

In the past week there has been a lot of discussion in social media and we are listening to what everyone is saying. This conversation needs to be included in a study of the impact of commercial development in the heritage zone. We are asking for that study so the 5 Corners will not be lost to commercial development

3 images are attached - "image 5" is a photo of the historic view from Old Yale (1910) and "possible for Hans" an artists idea for the same perspective with the addition of a SFR on the vacant land - image "Days End" is from a Brian Croft painting capturing the same perspective

We will continue to communicate with you

FOIPPA s.22(1)

PS The description by Brian Croft of "Days End"

+++++
 from a watercolour painting by **Brian Croft**

This painting originates from an old photograph circa 1909 -1911. Murray's Corners was an important waypoint for travelers on Old Yale Road. At the center of the painting is the Travelers Hotel, which was built by Billy Murray in 1887, and was the first structure constructed at Murray's Corners. The hotel had rooms for about 20 guests, a restaurant and, for a short time, a bar. Three of the buildings in this painting still stand today: The Travelers Hotel, the Sharon

Presbyterian Church, and the Archibald McCrimmon house barely visible sandwiched between the large Community Center and the long grey livery stable.

I wanted to capture the feeling of welcoming that travelers must have felt approaching Murray's Corners on Old Yale Road. I placed the sun at "day's end", well down on the western horizon, which served to "spotlight" the buildings and especially the Travelers Hotel. A storm is moving in from the east threatening to spoil what had been a perfect day for traveling. The family of three left New Westminster earlier in the day and are evaluating both the weather and Murray's Corners as they approach on Old Yale Road. Their son leans over his mothers shoulder to get a glimpse of the village buildings. They will stay the night in Murray's Corners at Billy Murray's Travelers Hotel.

Brian Croft

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 18, 2020 7:14 PM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: Teresa Hanson; FOIPPA s.22(1)
Subject: water & moisture etc.

Hello

The issue of the environment needs consideration.

What sort of environmental impact study, including impact on existing heritage buildings, has been done?

The vacant parcel is a wetland for a good part of the year.

The north west corner has a stand of bullrushes. That part of the land measures 65X65 feet(4225 square feet).

The bullrushes are a sanctuary for birds, including red wing blackbirds plus other wildlife such as coyotes.

The bullrushes' area should remain in a 100% natural state.

It should be noted here that the bullrushes' area has been increasing in size over the past 22 years. It may be that the decommissioning of artesian wells in the Langley Lowlands may be increasing the artesian pressure and the amount of spring water that is feeding the wetlands. That trend may continue.

We also noted that when a well was decommissioned on the Tracey Cakes land that the subject land had more standing water. Frequently in winter months we see wild ducks swimming in standing water, in the middle of the parcel west of the rear end of the B&B.

The native soils are clay and extremely soft over the entire lot; absorption of water is limited.

Any amount of development on the land will cause significant water flow off the subject property which is bad for both upstream and downstream

fishery. Where will all the parking lot water go?

At both the B&B and our new house to the east, we avoided any kind of impervious paving.

We used clear crush rock on all parking and walkways to slow run off and increase absorption

The vacant land is the lowest point in the quarter section (NW quarter) making it the natural water collection point and unsuitable for any large scale commercial development.

Due to the soft soils, any disturbance even within 10 meters of the heritage hotel could cause foundation and other damage, damage that could be temporary or permanent and be costly or impossible to repair. During the construction of the roundabout at 5 corners ,more than 100 feet away, due to construction vibration, a jar of jam fell from our pantry shelf and smashed to bits.

This is a compelling reason to avoid any vibration damage to the heritage hotel.

The hotel has 140 year old vintage old growth fir wood siding that is not replaceable.

There are trees growing near the property line.

The combination of tree shade plus shade from fences (there are none now) and any new buildings, plus the narrowness of the space will cause increased moisture, condensation and humidity on the B&B walls and windows (windows are wood sash) and promote the growth of algae, liverworts, molds etc. which will increase the rate of deterioration of the vintage siding on the heritage building. Maintenance at the heritage hotel will increase as a result of high moisture and humidity. Regardless of the amount of maintenance, the rate of wood deterioration will accelerate. All these factors including fire safety are compelling reasons for a minimum 7.5 meter setback on the subject land.

A covenant will need to be placed on the title of the subject land to provide safe and accesible access to the hotel foundations,perimeter drains, roof, windows, walls, chimneys, fascias, soffits, christmas lights etc. of the heritage hotel. The covenant space needs to be a minimum of 5 meters wide and must remain unobstructed for access year around.

FOIPPA s.22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 19, 2020 11:33 AM
To: Teresa Hanson; Gord; Tim VanderHoek
Cc: Teresa Hanson, FOIPPA s.22(1)
Subject: Fire: Its Impact on Historic Buildings and Cultural Heritage Properties

Hello

Fire protection is a multi-faceted discipline that encompasses risk management, hazard confinement, life safety, and fire notification and suppression. Operating in unison these elements can reduce fire potential and minimize fire's impact. Too often, however, the protection scheme is guided by arbitrary codes, which may or **may not be applicable for cultural heritage properties**, rather than objective guidelines and principals. There is an international movement toward performance-based standards that provide goal- and objective-guided protection schemes.

Subject: Fire: Its Impact on Historic Buildings and Cultural Heritage Properties

https://youtu.be/ej_ZVBJB7os (can you believe there was a fire in an ice hotel)

It is obvious that the proposal being advanced by Grayrose is oblivious to the importance of the preservation of a recognized heritage property.

Fire codes, as they are now, are inadequate . We will insist on a much higher standard to protect the heritage property.

Persons that are smoking and occupying the proposed concrete plaza could be as close as 1.5 meters from our bedroom windows. This proximity is not allowed by TOL. I urge readers to visit the TOL civic facility and view the sign posted at the entrance requiring a 6 meter distance from windows

Consider the following:

There is only one original historic roadhouse hotel in BC that is open and operating at this time. It is the one now being placed at risk by the Grayrose proposal.

There are tens of thousands of commercial spaces in the province.

Commercial spaces are frequently rebuilt after a fire.

The real original historic hotel cannot be replaced after a fire.

That is a mind blowing amount of risk.

We have zero confidence in the Grayrose plan.

In a previous version of the plan they could have poisoned the hotel occupants with carbon monoxide but Grayrose advanced that plan oblivious to the potentially devastating consequences.

For the past 10 days we have all come to a new awareness of the far reaching devastation of fire. We have learned how the irresponsible actions of a few people can affect the lives of millions. <https://www.cnn.com/2020/09/07/us/california-fire-el-dorado-gender-reveal-trnd/index.html>. Murrayville has hundreds of houses with wood roofs including the heritage hotel. A single firestorm could reduce them all to rubble in no time. We recently watched in horror at a celebration of life at the Murrayville hall where sky lanterns were launched into the air. Recent fires in Langley city condo apartments should be a serious wake up call to action. In our short time in Murrayville we have seen fires in heritage properties including -- a fire at Sharon United church where a person tossed a butt into a dumpster - a fire at the heritage building on Old Yale that now houses a doctor's office.

It is noteworthy, that when the heritage hotel was built there were 180 similar hotel structures along the gold rush route, including the Cariboo Wagon Rd and throughout the province. The majority of these were lost to fire. (source Branwen Patenaude - Road Houses of the Cariboo) <https://www.amazon.ca/Trails-Gold-Two-Roadhouses-Cariboo/dp/1895811090>

We had the good fortune of hosting a presentation put on by Branwen. It was greatly enjoyed by the many members of the Langley Heritage Society. The event was held at our heritage hotel, which made it very special.

This year we have come to a new awareness of the term "protective bubble to keep us safe"
We need a very special bubble to protect the heritage hotel.

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 20, 2020 1:26 PM
To: Teresa Hanson; Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: Pick up blocking driveway Nov 27 2019. - 2:54 PM
Attachments: IMG_2317.jpg

see attached image taken Nov 27 2019

Hello

This vehicle was left in our rear access on Nov 27 2019.
There was no person around to move it.
We were not able to exit our rear parking

I believe it was placed there by FOIPPA s.22(1)

FOIPPA s.22(1)

Tim VanderHoek

From: FOIPPA s.22(1)
Sent: September 20, 2020 1:36 PM
To: Teresa Hanson; Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
Subject: Fwd: Your land at 5 Corners

resent

From: FOIPPA s.22(1)
To: "ehorricks" <ehorricks@tol.ca>, Teresa Hanson" <thanson@tol.ca>
Sent: Sunday, December 22, 2019 7:09:32 AM
Subject: Fwd: Your land at 5 Corners

Hello Elaine and Teresa
 We sent to you this message on December 8
 It is an identical copy that we sent to Hans Rawlins
 We do not know if you received it.

FOIPPA s.22(1)

From: FOIPPA s.22(1)
To: "Hans Rawlins" <hans@grayrose.ca>
Cc: "Teresa Hanson" <thanson@tol.ca>, "ehorricks" <ehorricks@tol.ca>
Sent: Sunday, December 8, 2019 6:53:21 AM
Subject: Your land at 5 Corners

Hello Hans.

We met recently and we confirm the following
 An acceptable entrance road to serve the historic hotel land is a strip of land on the south edge of your land.
 The strip can be made part of the historic hotel land to create a panhandle property or it can be a public road.
 An easement is not acceptable.
 We support a single family residence on your land with limited commercial use (maximum size of the commercial space to be less than 20% of the overall building and remaining 80% be single family residential
 The commercial space to be fully contained within the residence. (similar to the chiropractic building on the west side of 216 St)
 No commercial size garbage containers on site.
 Maximum of 4 out door parking spaces
 Retention of the wetland area at the north end of your land.
 We oppose any development that detracts from the appearance and operation of the historic hotel eg: the entire west side of the hotel to be visible to persons travelling east on Old Yale Rd.
 We do not support any freestanding commercial building.

Regarding the heritage area of Murrayville
 Some years ago TOL designated the area around the 5 Corners a Heritage conservation area.
 The conservation area consists of approximately 70 properties and includes the Old Yale Rd.
 The area consists of buildings dating back to 1874 with the Travellers Hotel (our hotel) being the oldest.
 Owners of buildings, improvements and land are required to retain the heritage character of the conservation area.
 A defining feature of the area is modest sized buildings with lots of open space and greenery.
 A strip mall building such as that proposed by yourself is completely out of character with the heritage conservation plan
 Should such a building be approved it would be the end of the conservation area as every residential land owner would be applying for a strip mall following the precedent set by allowing such a development to proceed.

Every day we talk to hotel guests and they all say the same thing. “Do not allow a developer to destroy the heritage character of Murrayville.”

We have spoken to 70,000 such guests over the past 22 years

Typically what can happen as new buildings get built it becomes increasingly difficult for the old buildings to survive. A perfect example is now in Fort Langley where the old heritage buildings are going to ruin while new buildings are being built.

Regarding the wetland on your property and concerns about climate change we invite you to study the attached documents below

Saving this important wetland at the 5 Corners will have a very positive affect on the overall appearance of your land It also is part of the view corridor that is to be retained.

An excellent [report by the Australian Department of Environment and Energy](#) highlights all the good things that wetlands do for us.

A peer reviewed journal article titled, "[Wetlands In a Changing Climate: Science, Policy, and Management](#)".

Interestingly, the BC Government recognizes the importance of wetlands on their website and has an [ongoing study](#) looking at key wetland ecosystems and climate change in the Ancient Forest/Chun T’oh Whudujut Provincial Park and Protected Area.

Ducks Unlimited Canada points out that [one acre of wetland stores up to 1,000 cubic metres of runoff](#)—or about 6,250 bathtubs worth.

Tim VanderHoek

From: FOIPPA s.22(1) >
Sent: September 21, 2020 1:59 PM
To: Hans Rawlins; Gord; Tim VanderHoek
Cc: FOIPPA s.22(1)
 FOIPPA s.22(1)
Subject: The history of the heritage hotel needs more review

Hello

We have zero confidence in the Grayrose plan now before us.

We see a measure of desperation on the part of the developer to get something/anything approved.

No concern has been shown to preserve the heritage of Murrayville.

It is unfortunately obvious that the existence of the heritage hotel is a big nuisance for Grayrose.

We are also concerned whether TOL has the best interest of the heritage conservation area as the primary consideration.

Four commercial spaces, and 2 apartments are not more important than the preservation of a heritage property. Any design that has the potential for vehicle exhaust directly into the bedroom windows of the heritage hotel is shocking.

This should have raised alarm bells with the TOL staff.

It could still happen if any carbon burning devices, including vehicles are placed in the concrete plaza area proposed by the developer. This could happen at any future time.

We sat with TOL staff, previous to Grayrose being involved, and stared in disbelief at a plan for a produce market and restaurant that also could have had tragic results by having vehicles close to the windows of the hotel. This possibility of harm to the hotel occupants has now been proposed three times on each proposal put forward.

There are trees on the common boundary that cannot be maintained in the case of them being left on a narrow space, sandwiched tightly between two buildings. These trees will need to be removed.

We recently witnessed the tree removal on 216 st where the chiropractor is located. After many years of flooding TOL finally removed the trees. A huge cost was incurred over a long period of time due to flooding etc. I personally observed the consequences of the flooding of the buildings and the drainage system reconstruction. I was made aware that the developer that did the construction of the building had used non CSA flimsy drainage pipe. Not only were the pipes plugged by roots but due to the flimsy nature the grade of the pipes were like the moguls on a ski slope.

When we rebuilt the heritage hotel in 1997/1998 we arranged with FOIPPA s.22(1) to use the vacant parcel to store materials. FOIPPA s.22(1) said "do not to make a mess". FOIPPA s.22(1)

We kept our promise and as a tribute to FOIPPA s.22(1) and with the encouragement of FOIPPA s.22(1) we planted sunflowers. We repeated the planting of sunflowers for a number of years.

When FOIPPA s.22(1) passed FOIPPA s.22(1) delivered a letter to us from FOIPPA s.22(1) They told us not to plant sunflowers. Since then we have been vilified by some for not planting the sunflowers.

We have an obligation to maintain, preserve and protect the heritage property and we take that matter seriously. TOL needs to dig back to all the records related to the Cruikshank development and the relationship with FOIPPA s.22(1) regarding the rear road to the heritage hotel parking.

Presentations were made to council that a viable separate Rd was needed to access the rear of the heritage hotel to insure the long term viability.

Relevant discussion needs to take place with FOIPPA s.22(1) as they would remember the relevant details.

To Elaine

Please forward this and all of our concerns to the current members of the heritage committee. I suspect that they are not fully aware of the devastating impact that the Grayrose plan will have on the heritage of Murrayville.

FOIPPA s.22(1)

Tim VanderHoek

From: Hans Rawlins <hans@grayrose.ca>
Sent: September 14, 2020 12:57 PM
To: Tim VanderHoek; Gord
Subject: FW: (Hall) - Agenda for Board Meeting - 14SEP20
Attachments: Murrayville - Comment Sheet.pdf

Good afternoon gentlemen:

Here is an email to share...

Best,

Hans Rawlins
 GrayRose Developments Ltd.
 604 542-1992

NOTICE OF CONFIDENTIALITY

You have received this e-mail message from hans@grayrose.ca

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any other distribution, copying or disclosure is strictly prohibited. If you have received this message in error, please notify me immediately by telephone 604 542-1992 and reply to the sender via e-mail, confirming deletion of the original e-mail and any attachments(s).

From: Hans Rawlins <hans@grayrose.ca>
Sent: September 14, 2020 12:56 PM
To: FOIPPA s.22(1) [REDACTED]
Subject: RE: (Hall) - Agenda for Board Meeting - 14SEP20

Thanks FOIPPA
 s.22(1)

I have attached the comment sheet; please feel free to fill out and send back.

We are also looking for suggested retail that will compliment the neighbourhood.

Please take note to cc reception@sitelines.ca with the comment sheet.

We appreciate the letter to ToL as well...

Best,

Hans Rawlins
 GrayRose Developments Ltd.
 604 542-1992

NOTICE OF CONFIDENTIALITY

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by telephone 604 542-1992 and reply to the sender via e-mail, confirming deletion of the original e-mail and any attachments(s).

From: FO PPA s.22(1) [REDACTED]
Sent: September 14, 2020 11:25 AM
To: Hans Rawlins <hans@grayrose.ca>
Subject: Fwd: (Hall) - Agenda for Board Meeting - 14SEP20

Hans,

I apologize I wasn't able to attend the meeting but I saw your design I think it looks absolutely amazing. I brought it up at the Murryville Hall director's meeting.. we are writing a letter and I will email it to you as well as the township of Langley.

Cheers, FOIPPA s.22(1) [REDACTED]

----- Forwarded message -----

From: FOIPPA s.22(1) [REDACTED]
Date: Mon, Sep 14, 2020, 11:23 AM
Subject: RE: (Hall) - Agenda for Board Meeting - 14SEP20
To: FO PPA s.22(1) [REDACTED]
 FOIPPA s.22(1) [REDACTED]

Good by me –

Do you need letterhead ?

From: FO PPA s.22(1) [mailto:[REDACTED]]
Sent: Monday, September 14, 2020 10:20 AM
To: FOIPPA s.22(1) [REDACTED]
Cc: FOIPPA s.22(1) [REDACTED]; FO PPA s.22(1) [REDACTED]; FOIPPA s.22(1) [REDACTED]; FOIPPA s.22(1) [REDACTED]; FOIPPA s.22(1) [REDACTED]; FOIPPA s.22(1) [REDACTED]; FOIPPA s.22(1) [REDACTED]
Subject: Re: (Hall) - Agenda for Board Meeting - 14SEP20

How does this sound

At the September 13th, 2020 meeting of the Board of Directors of the Murrayville Community Memorial Hall, the following motion was passed unanimously , "That the Board of Directors for the Murrayville Community Hall support the 5 Corners/Murrayville development which was presented on September 10, 2020" by the Gray Rose Developments Group". We would also like to take this opportunity to thank the presenters for taking into consideration keeping the integrity of the area within this proposal by incorporating aspects which will enhance our neighbourhood.

Tim VanderHoek

From: Gord
Sent: September 21, 2020 9:56 AM
To: Tim VanderHoek
Subject: FW: GrayRose Development Murrayville

fyi

From: FOIPPA s 22(1) >
 Sent: September 21, 2020 8:47 AM
 To: Hans Rawlins <hans@grayrose.ca>
 Cc: Gord <gord@sitelines.ca>; Teresa Hanson <thanson@tol.ca>
 Subject: GrayRose Development Murrayville

Good morning Hans,

Further to my email to you and Teresa last week, FOIPPA s 22(1),
 FOIPPA s.22(1)
 FOIPPA s.22(1)

I have now had an opportunity to focus attention on your revised proposal and offer the following comments.

A). First impressions are very important; I was suitably impressed with many aspects of the revised concept. To name a few:

- a) the 5 corners courtyard including the directional layout of the 5 intersecting roads adds a special lasting touch.
- b) the peaked roof lines and appearance of both buildings with perhaps a peekaboo site line from our north facing windows to Porters and/or the mountains beyond is a possible bonus.
- c) the two standalone buildings fit nicely facing the courtyard on 48th and compliment the other heritage buildings around the 5 corners.
- d) the site line corridors from our dwelling to the various heritage buildings that drew us to purchase here you retained.

The first impression of the parking lot and it's proximity to our adjacent property was not positive. I would suggest there is an insufficient buffer zone that will result in excessive starting/idling truck and car engine noises, slamming car doors, plus exhaust smells and deadly carbon monoxide. FYI, we have a flag in our backyard and for a good portion of most days, the wind swirls from the northeast or northwest and would therefore deliver the noise and pollutants directly toward us. There is rarely a day that we don't spend quality time in our secluded backyard; the noise, pollutants and carbon monoxide will directly and permanently affect our lifestyle. For my wife and I, who are both retired, this is a real concern.

I do recall, at the PIM, you and your landscaping team were quick to point out there are a variety of landscaping and noise abatement ideas which they have been exploring, so at this point it's best to continue to develop/explore the options and wait until the Council decision is finalized. Please add parking lot lighting for security to your thought list.

During discussion with you last December, our concept was to locate a designated lane for the B&B adjacent to the north side of our property line, with parking located to the north of the repositioned lane. This location and a dedicated lane for the B&B remains a top priority.

I fail to comprehend why the parking lot has to be as large as shown. There are 94 public parking spots associated with the United Church of Langley just kitty-corner to the proposed development. With the exception of normal

Church services every second Sunday morning, it is regularly used by Porter's and Tracey Cakes customers and is rarely more than 30% full at any time.

In light of this, I suggest the onsite parking be modestly reduced to 12 spots and reconfigure the lane to the B&B as originally suggested above. This change meets the expectation of the B&B and provides added a 12/14 feet (width of lane) buffer for us against noise and fumes while providing added privacy.

B). I have consistently said, in my opinion, there is no need for additional commercial space around 5 Corners - and I still believe that to be the case. I have read various articles (Vancouver Sun, 2019/20) which speak directly to developers shuttering commercial store fronts in Vancouver and the Lower-mainland. I look at the wide variety of commercial entities in Murrayville, Langley Township and the City all just minutes away and each time I come back to this same conclusion.

This question was asked again on the recent handout at the PIM which indicates there is no plan or strategy at this point. The reality is the world is in the midst of the worst pandemic in 100 years; unknown regional economic uncertainties will impact Langley to say nothing about changing consumer habits to online shopping at the expense of storefront shopping. All of these and other factors (unemployment/consumer debt etc) should be red flags to Council and GrayRose that long term demand for storefront shopping is and will continue to decline for years to come.

Similarly, its been reported that theft, vandalism and damage to neighbouring private property accompany speculative commercial development - especially if left vacant, leading to increased policing cost and higher residential insurance costs.

Finally, I want to raise the issue and include the completion of the curb and sidewalk on 216th from your southern property line to 47A, an distance of approx 150 feet. To complete this short distance will enhance the appearance of your project and the accessibility to the public transit stop at the corner of 47A, it will also encourage nearby residents of Macklin Corners (west side of 216th at 47A) and the uphill subdivision of Murray's Corner Park (south and east of 47A) to use the existing walkway connecting to 216 and 5 Corners. In this area there are approximately 200 homes within walking distance who would be encouraged to walk to a new commercial/shops development rather than drive and try to find parking. The cost is minor while the marketing advantage to attract commercial clients can be significant.

Sincerely

FOIPPA s.22(1)

FOIPPA s.22(1)

This distance is about the same distance as along 48 and around on 216th to your property line that you have inherited from the Township.



"discovering architectural dreams and stories"

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

We approve the proposal

Please write down types of businesses you feel would compliment the neighbourhood:

- please nothing that would compete with existing businesses.
- No chain stores

FOIPPA s.22(1)

Name: _____

FO PPA s.22(1)

Address: _____

**Comment sheets should be left in the box provided at the Public Information Meeting.
Sheets will be forwarded to the Township of Langley for record.**

For further information regarding this proposal, please contact:
Site Lines Architecture Inc. (contact information below)

"Thank you for taking the time to view the proposed project and participate in this process."

t: 604 881 7173
e: reception@sitelines.ca
w: sitelines.ca

site lines architecture inc.
#200 - 23160 96 Ave
PO Box 249
Fort Langley BC
V1M 2R6



"discovering architectural dreams and stories"

Emailed 2020.09.15

PUBLIC INPUT OPPORTUNITY FOR

GrayRose (Murrayville) Development at the 21600 block of 48th Ave in Murrayville

Date: September 10, 2020

Location : Shannon United Church – 21562 Old Yale Road, Langley, BC (Murrayville)

Time : 5:00pm – 7:00pm

COMMENT SHEET

Please write down your comments regarding the above mentioned project: (continue on back if required)

This project fits the quaint feel of the Murrayville community and introduces a contemporary element to this historic neighbourhood, similar to the recent "Reunion" project up the hill, on 48th Avenue. The proposed materials such as accented walkway stones, a rustic wood split rail fence, a historic wayfinding sign situated on radial block paving, and expansive lush gardens on the professionally-designed boulevards bordering 216th Street and 48th Avenue appear to be in keeping with the essence of the look of the surrounding buildings of this development site. The discussed maintenance and preservation of the property's existing oak trees is a great sustainable feature of this development. The additional planting of other ornamental evergreen trees and hedges is in keeping with the planned native woodland-inspired landscape and would offer a welcomed upgrade to the greenery of and surrounding the southeast corner property of Five Corners.

Please write down types of businesses you feel would compliment the neighbourhood:

Five Corners would be an excellent location for community-oriented establishments focused on promoting Langley businesses and local agritourism. For example:

- A wine-oriented, viticulture-promoting, and oenologically-educative outpost that promotes the local wine business and general wine appreciation among community members for both current and future Langley wineries
- Flower shop selling fresh, locally-picked flowers
- Natural wellness spa selling locally-produced products

Name: FOIPPA
s.22(1) _____

Address: _____

Comment sheets should be left in the box provided at the Public Information Meeting.

Sheets will be forwarded to the Township of Langley for record.

For further information regarding this proposal, please contact:

Site Lines Architecture Inc. (contact information below)

"Thank you for taking the time to view the proposed project and participate in this process."

Developer Held Public Input Opportunity

Township of Langley Project No: 10-31-0160

GrayRose (Murrayville) Developments Ltd. has made significant changes to their application to the Township of Langley to amend the Murrayville Community Plan and rezone the property at the 21600 block of 48th Avenue from Suburban Residential Zone SR-1 to a new Comprehensive Development Zone. This smaller proposal contains 2 boutique commercial spaces, 1 residential unit and 1 live-work unit.



You are invited to attend a public information meeting to view the revised development proposal and provide input and comments prior to Township Council consideration of this application. Please adhere to the Covid-19 Rule Guidelines from the B.C. Ministry of Health.

Thursday, September 10th, 2020

United Churches of Langley, 21562 Old Yale Road

If you have an A – M last name please attend the first session at 5:00 pm – 6:00 pm

If you have an N – Z last name please attend the second session at 6:00 pm – 7:00 pm

[Members of one household may attend together during the session open to any household member.]

Dividing attendees between these two sessions will help maintain safe physical social distancing for all, attendees and meeting staff alike.

***Please enter the meeting room via the front door of the Church.**

***Please exit the meeting room via the rear door in the south/west corner.**

Project team members will be available at the meeting to answer any questions about the Development. In the event you feel uncomfortable and do not want to attend, we are available to book a telephone conversation to discuss the project and answer any question you may have.

Please read the attached Health and Safety Protocol and Covid-19 Safety Plan.

For more information contact:

Hans Rawlins

GrayRose (Murrayville) Developments Ltd.

(604) 542-1992 or hans@grayrose.ca

HEALTH AND SAFETY PROTOCOLS

All attendees and meeting staff must comply with the following health and safety protocols.

CONDITIONS FOR ATTENDANCE

Please do not attend this Public Information Meeting:

- If you are feeling unwell. Feeling unwell includes, but is not limited to, respiratory issues, cough, running nose, fever, shortness of breath, chills, etc.
- If you have had contact with someone, who has or is suspected of having COVID-19, within the past 14 days.
- If you have travelled outside of Canada within the past 14 days.

CHURCH PREMISES

It is **imperative** that you read the attached safety plan prepared by the United Churches of Langley and sign in with your name and phone number before entering the Church.

MEETING PROCESS

A project team member will be outside to assist and direct attendees and monitor the total amount of attendees (maximum 20). Please follow their directions.

Inside the meeting room, project team members will be available to answer any questions about the development.

Information boards will be displayed on easels placed in a pattern with proper spacing to maintain social distancing.

We would like to maintain a smooth one-way circulation with ‘floor arrow’ markings for attendees to follow in the room and allow everyone time for an opportunity to:

- view the information boards
- speak with project team members
- fill out the comment sheet at the designated table

Please use the rear door in the south/west corner to exit the room.

INFORMED CONSENT

If you choose to attend this Public Information Meeting, please understand and accept the following:

- Despite the health and safety precautions we are implementing, we cannot guarantee that attendance at this Public Information Meeting will have no risk of exposure to the COVID-19 coronavirus.
- You may inadvertently come into close contact with others, or touch information boards, pens, comment forms, tables, doors, etc. exposed to the breath, droplets, touch, etc. of others.
- You have the first responsibility to keep yourself safe by ensuring you maintain safe social distancing and proper hygiene especially hand hygiene.
- You must provide your name and telephone number, which will be recorded by us and the Church for potential contact tracing purposes.

Thank you for your cooperation!

GrayRose (Murrayville) Developments Ltd.

#202 15388-24 Avenue

Surrey, BC V4A 2J2

Tel: 604 542-1992 Email: hans@grayrose.ca

UNITED CHURCHES OF LANGLEY
 21562 Old Yale Road, Langley, BC V3A 4M8
 Phone: 604.530.2929 E-mail: office@UnitedChurchesOfLangley.ca

COVID-19 SAFETY PLAN for User Groups

The following requirements must be adhered to in order to use a United Churches of Langley property during the Covid-19 pandemic.

General Regulations:

1. **No sick persons** should be entering the church building and joining group gatherings. If a group member is not well, they must stay home.
2. **No gatherings will be over the specified number of people posted in each room**, based on the setup for physical distancing requirements.
3. **Physical distancing (six feet/two metres between every two persons) will be maintained at all times while in the church building.**
4. If a room is already set up with chairs and tables, they are NOT to be moved, and no additional chairs may be added.
5. Members of each group **will only use doors, rooms and washroom assigned to their group.** (Wandering into other parts of the building is not allowed.)
6. **No food or drink may be served** for the time being. Participants may bring their own beverages, and must take their cups with them when they leave.
7. **No trash** is to be collected or left behind (“pack it in / pack it out”).
8. User groups are encouraged to keep the doors/windows open during their gathering as much as the weather permits, in order to provide better ventilation.
9. All users must have up-to-date knowledge of and abide by the current health authority requirements and present United Churches of Langley protocol.
10. **Each group will keep the dated list of names and phone numbers of all attendees for each meeting**, should Public Health need this information for contact tracing. Designated group members will keep the list for a minimum of 3 weeks from the date on the list. The list can then be destroyed if the group so decides.

11. **Should a case of Covid-19 occur involving one of the user groups, all persons that were in contact with that case in the preceding 14 days will be contacted by the Public Health and will likely be required to self-isolate for the following 14 days.**
12. This protocol will be adjusted and modified as needed, and user groups informed of any changes by email to the group representatives

Entering and Leaving the Building

1. Depending on the space, whenever possible, a user group will have designated entrance and exit.
2. Each group will develop a plan of the flow of people in the room so that their paths don't cross and they don't bump into one another on their way to the seat, or on the way to the exit.
3. All members of a user group will follow safe physical distancing between people when entering and leaving the building.
4. All people entering the church building will use the hand-sanitizer at the entrance (provided by the church or the user group coordinators).

Physical Distancing

1. Each person must remain 2 meters (6 feet) from other people at all times, including when entering/exiting, conversing, when seated, and when gathering outside building.
2. If two people need to be less than 2 meters apart (i.e., using the scale, receiving a gift, etc.), both people must wear personal masks.
3. No "passing the basket" or papers or sharing of reading material can take place. A box/bowl/plate can be placed on a pedestal or table to collect any kind of donation, money or papers.
4. If any equipment or supplies need to be used by a group of people (scale, table, faucet, bins, reading materials, etc.), only one person can use/handle that equipment or supplies during the entire time of use.

Washrooms Usage

1. Whenever possible, use the washroom at home before you arrive at church. The restrooms at the church should be used only in case of a health concern or an emergency
2. Only one person should be in the washroom at a time. Users must keep physical distancing when waiting for washroom use.

3. Each person will follow the Washroom Usage Protocol, visibly posted outside and Inside the restroom doors.

Sanitizing in the Gathering Room

1. User groups will provide hand-sanitizers at the entrance for their members to sanitize their hands as they arrive.
2. All Chairs, tables, countertops and door handles in the room used must be sanitized thoroughly by user group after each gathering (cleaning supplies will be provided by the church).
4. A designated group member will sanitize all high-touch surfaces in the restrooms Before they lock up and leave.

Washroom Usage Protocol during Covid-19

Only ONE PERSON allowed in each washroom at a time!

1. Use the provided hand-sanitizer before you enter.
2. You should find the door ajar. If it is closed, knock and open the door slightly to determine if anyone else is in the washroom.
3. After using the washroom, wash your hands, following the posted handwashing guidelines from the BC Ministry of Health
4. Sanitize all washroom surfaces you may have touched – door handles, faucet handles, sink counter area – with the provided disinfecting wipes or disinfectant and paper towels.
5. Open the door to leave, without touching the door-handle (use your elbow or a piece of clothing).
6. Leave the door ajar, to indicate that the washroom is available.

DEVELOPER HELD PUBLIC INPUT OPPORTUNITY

F.1

Township of Langley Project No 10-31-0160

GrayRose (Murrayville) Developments Ltd. has made significant changes to their application to the Township of Langley to amend the Murrayville Community Plan and rezone the property at the 21600 block of 48th Avenue from Suburban Residential Zone SR-1 to a new Comprehensive Development Zone. This smaller proposal contains 2 boutique commercial spaces, 1 residential unit and 1 live-work unit.



You are invited to attend a public information meeting to view the revised development proposal and provide input and comments prior to Township Council consideration of this application. Please adhere to the Covid-19 Rule Guidelines from the B.C. Ministry of Health.

Thursday, September 10th, 2020

United Churches of Langley, 21562 Old Yale Road

(A-M) last name attend the 1st session at 5:00 pm - 6:00 pm

(N- Z) last name attend the 2nd session at 6:00pm - 7:00pm

Project team members will be available at the meeting to answer any questions about the development and receive your input and comments. In the event you feel uncomfortable and do not want to attend, we are available to book a telephone conversation to discuss the project and answer any questions you may have.

For more information contact:

Hans Rawlins

GrayRose (Murrayville) Developments Ltd.

(604) 542-1992 or hans@grayrose.ca

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5640

EXPLANATORY NOTE

Bylaw 2020 No. 5640 amends the Murrayville Community Plan by changing the designation of 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from “Single Family Two” to “Limited Commercial”. Bylaw 5640 also adds policy for the “Limited Commercial” land use designation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5640

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 as amended is further amended by:
 - (1) Replacing Section 3.57 with the following:
 - a. In accordance with Map 2, areas designated “Limited Commercial” shall provide for mixed commercial and residential development limited in scale to complement the historical development at the five corners and limited in use to those uses serving the local community. Limited scale includes limiting the scale of buildings and commercial floor area to be reflective of local historic commercial buildings. In accordance with Council’s resolution of May 20, 1989:
 - i. The Traveller’s Hotel property located at 21628 – 48th Avenue and legally described as Lot 1 Section 31 Township 10 NWD Plan LMP34386 is designated as Limited Commercial subject to a heritage revitalization agreement being entered into pursuant to Section 966 of the Municipal Act.
 - ii. Property located in the 21600 Block of 48 Avenue legally described as Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831 is designated “Limited Commercial” subject to Council issuance of a Heritage Alteration Permit in accordance with the Murrayville Heritage Conservation Area Design Guidelines and the following limitations:
 1. maximum gross floor area for commercial use on the lot of 330 m² (3,552 ft²)
 2. maximum individual commercial unit size of 190 m² (2,045 ft²)
 3. maximum of two residential units on the lot, and
 4. no subdivision of the lot.

- (2) Changing the designation of the lands described as:

Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831

As set out on Schedule “A” attached to and forming part of this Bylaw from “Single Family Two” to “Limited Commercial” on Map 2: Murrayville Community Plan.

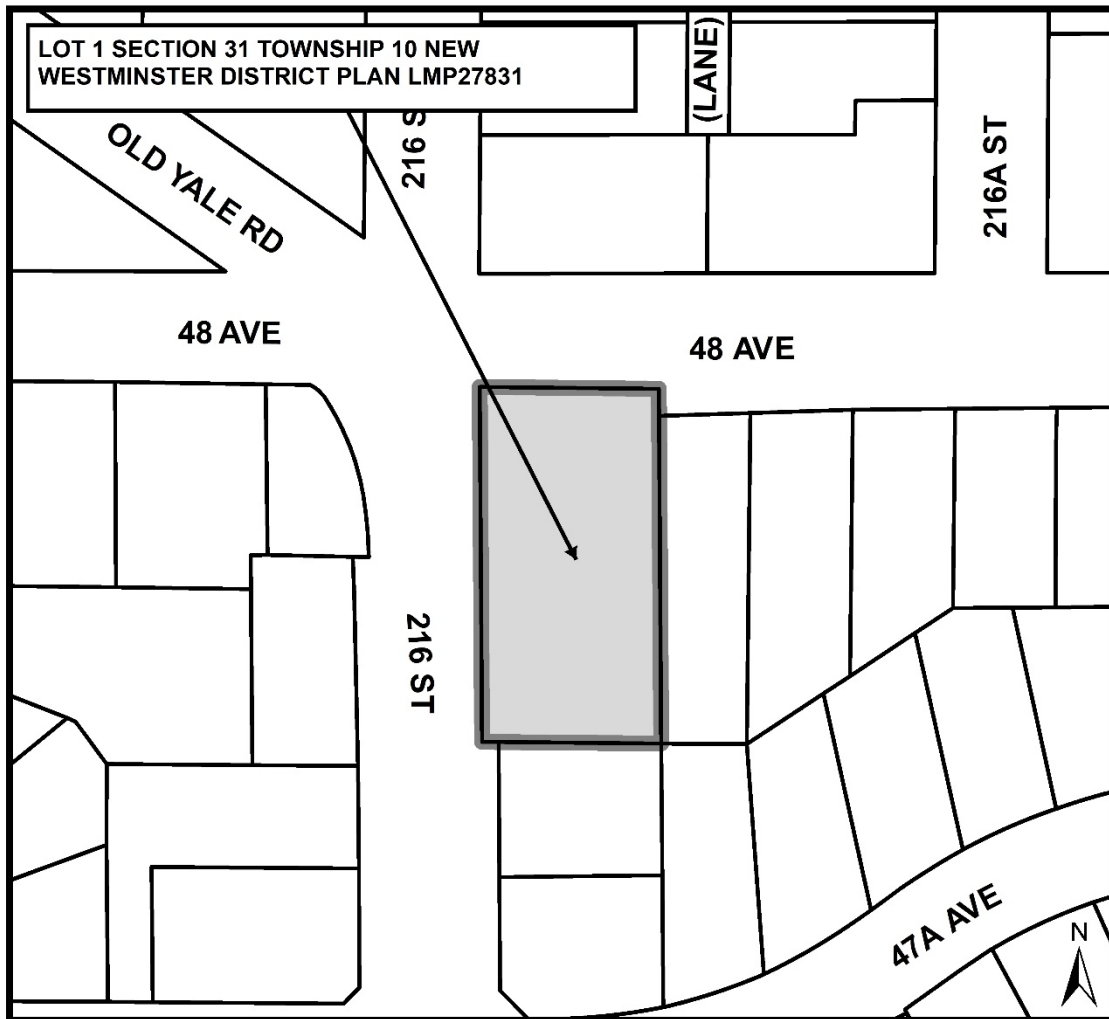
Bylaw No. 5640

Page 2

READ A FIRST TIME the	day of	, 2020
READ A SECOND TIME the	day of	, 2020
PUBLIC HEARING HELD 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. 5640



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5641

EXPLANATORY NOTE

Bylaw 2020 No. 5641 rezones 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to permit a comprehensive development consisting of two mixed use buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (GRAYROSE) BYLAW 2020 NO. 5641

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 (Grayrose) Bylaw 2020 No. 5641".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-153" after the words "Comprehensive Development Zone CD-152"
 - (2) Adding to Section 110.1 after the words "CD-152" the words "CD-153 – 1,500 m²"
 - (3) Adding after Section 1052 "Comprehensive Development Zone CD-152" the following as Section 1053 "Comprehensive Development Zone CD-153"

1053 **COMPREHENSIVE DEVELOPMENT ZONE CD-153**

Uses Permitted

- 1053.1 In the CD-153 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *residential use* in accordance with Section 1053.4
 - 4) the following limited commercial uses subject to no individual commercial use exceeding a *gross floor area* of 190m² and subject to section 1053.3:
 - a) *restaurant* excluding drive thru and drive in establishments, and banquet halls
 - b) retail sale of goods and services
 - c) office
 - d) medical clinic
 - e) commercial recreation and entertainment
 - f) instruction
 - g) *personal service use*
 - 5) *Wine store* in accordance with section 1053.2

Definitions

- 1053.2 For the purpose of Section 1053, a *wine store* means a business establishment specifically licensed by the Liquor and Cannabis Regulation Branch pursuant to the Liquor Control Licensing Act and Regulations where wine is sold to the public.

Commercial Uses

- 1053.3
- 1) A limited commercial use may not be a drive-in or drive-thru establishment.
 - 2) All limited commercial use must be located within a building with the exception of patios and temporary displays accessory to a limited commercial use.
 - 3) Commercial uses may only be located on the first floor of buildings.

Residential Uses

- 1053.4 *Residential use* shall consist of one (1) *dwelling unit* in each building for a total of two (2) *dwelling units* on lands zoned CD-153.

Lot Coverage

- 1053.5 The maximum permitted *lot coverage* of *building* and *structures* shall be 25%.

Siting of Buildings and Structures

- 1053.6 *Buildings* and *structures* shall be sited in accordance with the provisions of a Heritage Alteration Permit and as shown in Section 1053.12.

Height of Buildings and Structures

- 1053.7 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 7.25 m and 2 storeys.

Subdivision Requirements

- 1053.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1053.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Heritage Alteration Permit.

Parking and Loading

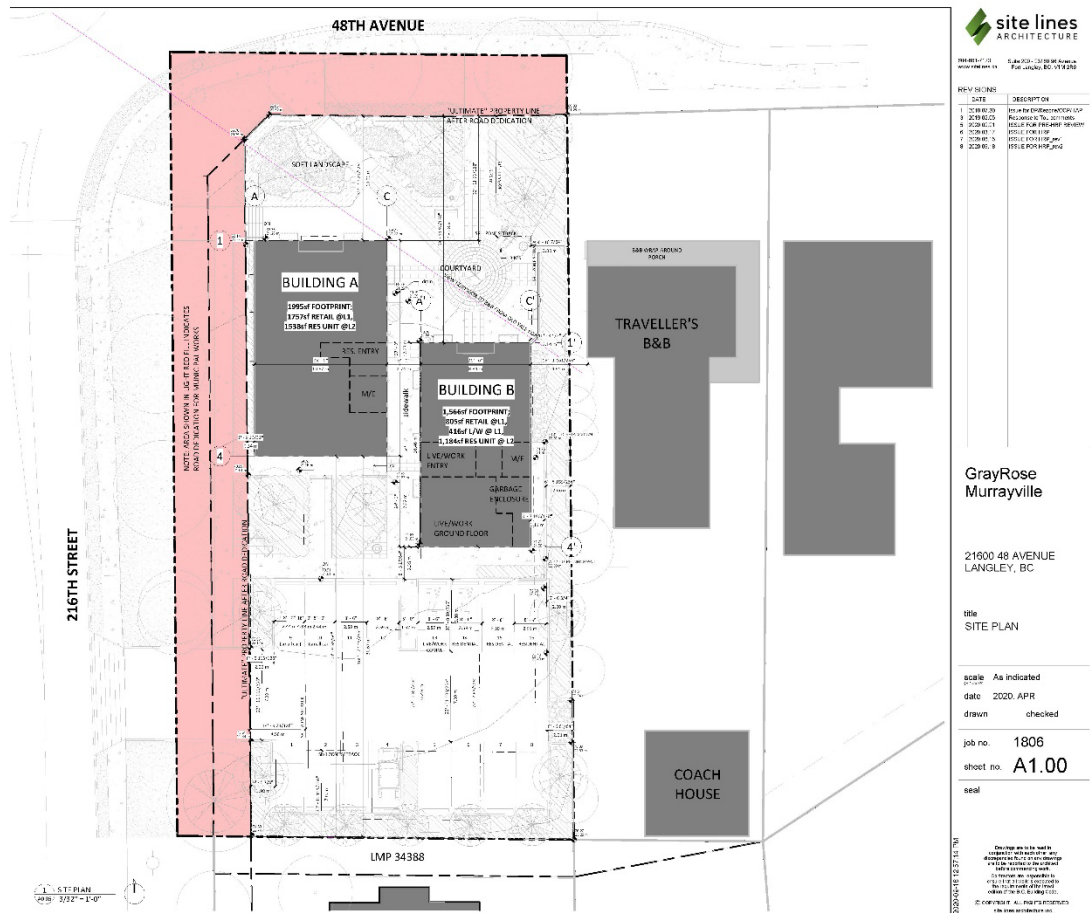
- 1053.10 Parking and loading shall be provided in accordance with Section 107.

Heritage Alteration Permit Requirements

- 1053.11 A Heritage Alteration Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

- 1053.12 Development in this zone shall conform substantially with drawing by Site Lines Architecture Inc. dated April 2020, revision date September 18, 2020 as shown below:



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

Lot 1 Section 31 Township 10 New Westminster District Plan LMP27831

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-153.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD on the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

Mayor

Township Clerk

SCHEDULE 'A' BYLAW NO. 5641

