Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	**REPORT:**	25-72
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

PROPOSAL:

On January 27, 2025, Council considered third reading of an application to amend the Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan from Neighbourhood Commercial to High Density Residential and Comprehensive Residential Development 4 and rezone a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 with an accompanying Development Permit application (including landscape variances) to facilitate development of 12 townhouses. Council did not grant third reading and passed the following resolution:

> *"That the application be referred back to staff to report to Council on alternative development options given its significant access constraints, and to review the possibility and merits of its preservation for future redevelopment and interim uses for Council's consideration."*

In response to Council's resolution, staff have reviewed the development potential of the site and are providing information for three (3) alternative development scenarios.

RECOMMENDATIONS:

That Council consider the three (3) alternative development scenarios summarized in this report and adopt one the of the following resolutions.

a) **That** Council direct staff to work with the applicant on a revised development proposal as per Option 1 **OR** Option 2 **OR** Option 3 as summarized in this report.

OR

b) **That** Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1308728 BC Ltd.) Bylaw No. 6070 rezoning a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.

2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    i. identifying the unit required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    ii. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    iii. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
6. Compliance with the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851.

That Council at time of final reading of Rezoning Bylaw No. 6070 consider issuance of Development Permit No. 101402 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape

screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules "A" and "B".

d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules "A" and "B".
e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules "A" and "B".
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules "A" and "B" and with the Township's Sign Bylaw.

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

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

EXECUTIVE SUMMARY:

On January 27, 2025, Council considered third reading of Bylaws No. 6069 and 6070 with accompanying Development Permit No. 101402 to facilitate the development of 12 townhouses at 21588 – 96 Avenue. Council did not grant third reading and passed the following resolution:

> *"That the application be referred back to staff to report to Council on alternative development options given its significant access constraints, and to review the possibility and merits of its preservation for future redevelopment and interim uses for Council's consideration."*

In response to Council's resolution, staff have reviewed the development potential of the site and provide information on three (3) alternative development options including a reduced yield townhouse development, a lot layout and a neighbourhood commercial option.

Staff recommend that Council either instruct staff to work with the proponent to revise the development to one of the alternative development options OR grant third reading to Bylaws No. 6069 and 6070 with associated motions as originally presented.

PURPOSE:

The purpose of this report is to provide information on alternative development options for the site at 21588 – 96 Avenue and to provide a recommendation for advancing the application.

BACKGROUND / HISTORY:

- Council granted first and second reading of Bylaws No. 6069 and 6070 on November 18, 2024 (Attachment B and C).
- Council requested additional information with regards to site access and a memorandum was advanced (Attachment D) providing information about the 216 Street Complete Street Project.
- The Public Hearing was held on January 13, 2025 with two written submissions and three speakers. The items identified at Public Hearing were:
    - lack of parking in the area
    - functionality of the access limited to right in right out only
    - traffic
    - increased density
- Council considered third reading on January 27, 2025 and passed the following motion:
    "That the application be referred back to staff to report to Council on alternative development options given its significant access constraints, and to review the possibility and merits of its preservation for future redevelopment and interim uses for Council's consideration."

DISCUSSION / ANALYSIS:

In response to Council's motion, staff reviewed three (3) alternative development options for the subject site as illustrated in Attachment A.

- Option 1:
    - continue with a townhouse form of development with physical restrictions limiting access to right in right out to 216 Street but reduce the yield by one unit to 11 units.
        - The reduced building footprint allows for reconsideration of the visitor parking configuration and an additional parking stall.
        - The reduced building footprint could also provide space on the development site to accommodate the age-friendly amenity area with reduced variances.
        - The change would require the owner's consent to decrease the density, alteration of Zoning Bylaw No. 6070 to reduce the maximum number of units to 11 and a revised Development Permit prior to final reading.

- Option 2
    - advance a three-lot subdivision in keeping with the Residential Zone R-1(C) consistent with neighbouring lots to the west and south.
        - From a process perspective, a new Walnut Grove Community Plan and associated Redwoods Neighbourhood Plan amendment would be required from Neighbourhood Commercial to Low Density Residential. If approved, a subsequent subdivision application would be required.
        - Approximately three (3) lots could be achieved with shared access restricted to right-in right-out only from 216 Street, noting that the access would require detailed design to ensure safety given the proximity to the intersection.
        - The lots would be eligible for small-scale multi-unit housing with up to four (4) units per lot subject to securing a variance for access from an arterial road.
        - Parking would be required at a rate of one (1) space per dwelling unit with a minimum of two (2) parking spaces per lot.

- Option 3
    - advance a commercial development in keeping with the Neighbourhood Commercial land use designation and existing Neighbourhood Commercial C-4 zoning.
        - The neighbourhood commercial use is intended to satisfy those limited basic daily needs of residents.
        - From a process perspective, Bylaws No. 6069 and 6070 would be abandoned and a new Development Permit application would be required.
        - Access would be restricted to right-in from 216 Street and right-out only to 96 Avenue.
        - The Walnut Grove Community Plan and Neighborhood Commercial C-4 zone restrict the size of the convenience store use to 450 m^2 (4,844 ft^2) and provides for an optional dwelling unit within the convenience store building for the owner, manager or caretaker and family.
        - The Walnut Grove Community Plan seeks consideration of buffer planting by the commercial site when adjacent to residential uses.
        - Parking would be required at a rate of one (1) parking space per 35m^2 (355 ft^2) of gross floor area or approximately 13 parking spaces for the 450m^2 convenience store use plus 1.5 for the residential use.

- Staff note that the 216 Street Complete Street Project introduces a full traffic signal at the intersection of 216 Street and 96 Avenue with median defined left turn bays that extend south of the extents of the subject site. As a result of the site's limited frontage on both 96 Avenue and 216 Street, driveway access is limited to right-in right-out only in all alternative development options. Staff note that there are similar situations on 208 Street south of 96 Avenue in Walnut Grove. Transportation staff have reviewed the options conceptually and note that detailed design review of a specific proposal is required.
- The Fire Department has reviewed the development options and indicate that the proposals align with the BC Building Code access requirements and that they can provide service to the options.
- Corresponding preliminary site plans for Options 1, 2 and 3 have been provided for information purposes only. A proposed site plan and/or subdivision plan prepared by the applicant would be required to confirm compliance with all Township of Langley bylaws.
- Staff note that interim uses could also be considered using the Temporary Use Permit provisions in the Zoning Bylaw (including a Development Permit as the site is located in a Development Permit area). Appropriate uses would be further reviewed based on the policy context and current C-4 zoning. To date, Temporary Use Permit applications have included commercial uses such as seasonal greenhouse sales.

Policy Considerations:

The Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan designate the site for neighbourhood commercial uses and the site is currently zoned Neighbourhood Commercial Zone C-4. The applicant has advanced an application to change the land use and zoning to achieve a 12 unit townhouse development. The 12 unit townhouse application relied on variances to achieve the twelfth unit and, although supported, the site plan could be modified and variances reduced by reducing a unit.

The three (3) lot alternative development option with shared access to 216 Street would provide a similar lot size to the adjacent subdivision. Access and functionality of the site would depend on the proposed lot design and how many units the developer elected to construct on each lot.

The neighbourhood commercial option would be in keeping with the land use plans and would require design development to ensure fit within the neighbourhood consistent with the land use plans. It is currently unknown if the floor space limitation in the Neighbourhood Commercial C-4 Zone will affect development feasibility. The lot has been zoned for neighbourhood commercial uses since 1988, but development of the site consistent with the zone has not advanced.

Staff recommend that Council either direct staff to work with the proponent on a development plan in keeping with one of the alternative development options or grant third reading of Bylaws No. 6069 and 6070 with associated motions.

Respectfully submitted,

Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Alternative Development Options
ATTACHMENT B	Site Plan (Bylaws No. 6069 and 6070)
ATTACHMENT C	November 18, 2024 Report to Council
ATTACHMENT D	December 2, 2024 Memorandum to Council

ToL #: 08-36-0219 / 21588 96 Avenue

Alternative Development – Option 1: Townhouse Revised

ATTACHMENT A



Potential Visitor Parking Area

Potential Age Friendly Amenity Area

This is a conceptual plan prepared by staff for information purposes only. The Township makes no warranty as to the accuracy, completeness, or utility of the information provided. A detailed site plan prepared by the applicant will be required to assess compliance with all applicable Township of Langley bylaws.

Metres

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ToL #: 08-36-0219 / 21588 96 Avenue

Alternative Development – Option 2: Three (3) Lot Subdivision



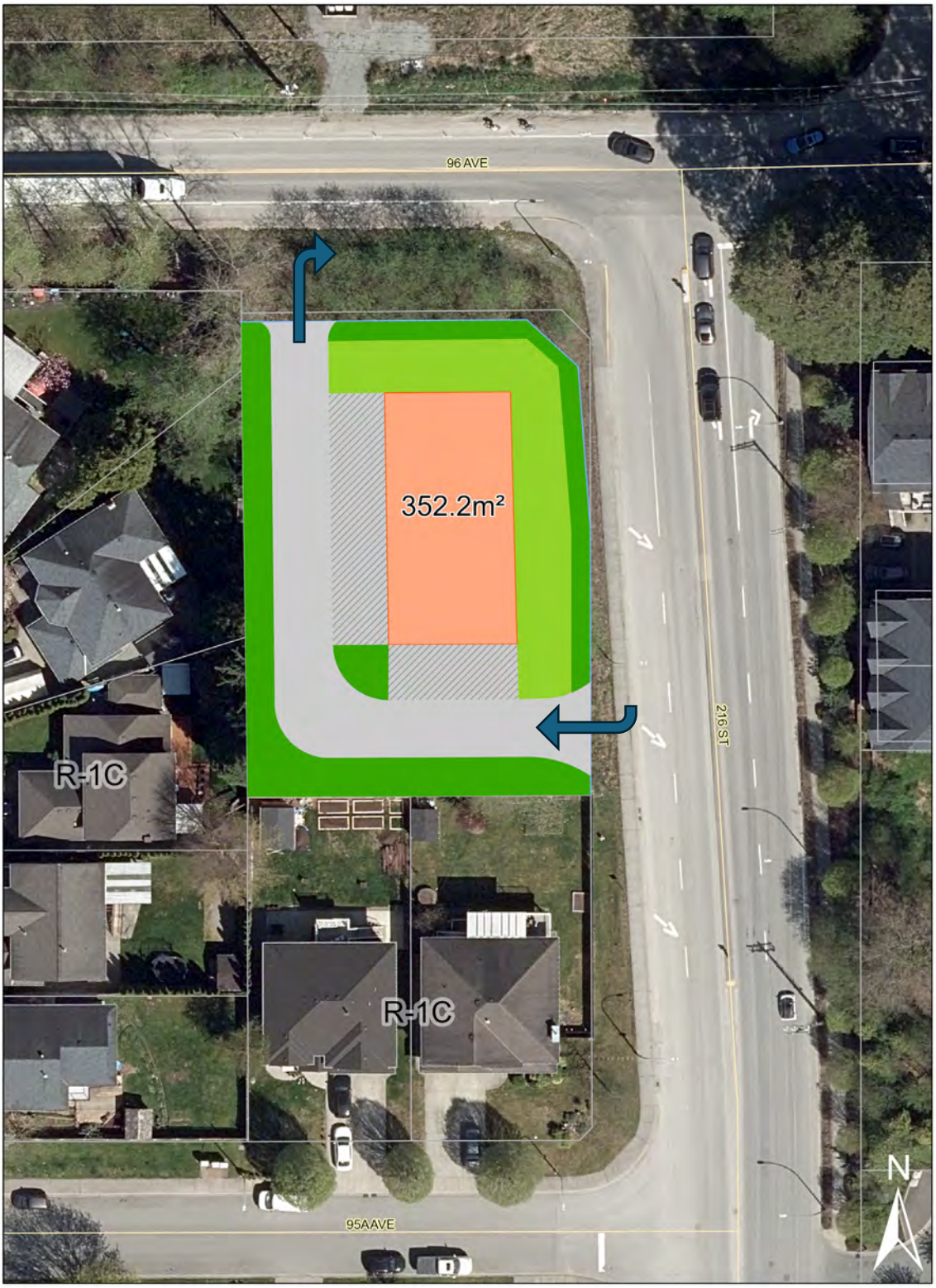
This is a conceptual plan prepared by staff for information purposes only.
The Township makes no warranty as to the accuracy, completeness, or utility of the information provided.
A detailed site plan prepared by the applicant will be required to assess compliance with all applicable Township of Langley bylaws.

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ToL #: 08-36-0219 / 21588 96 Avenue

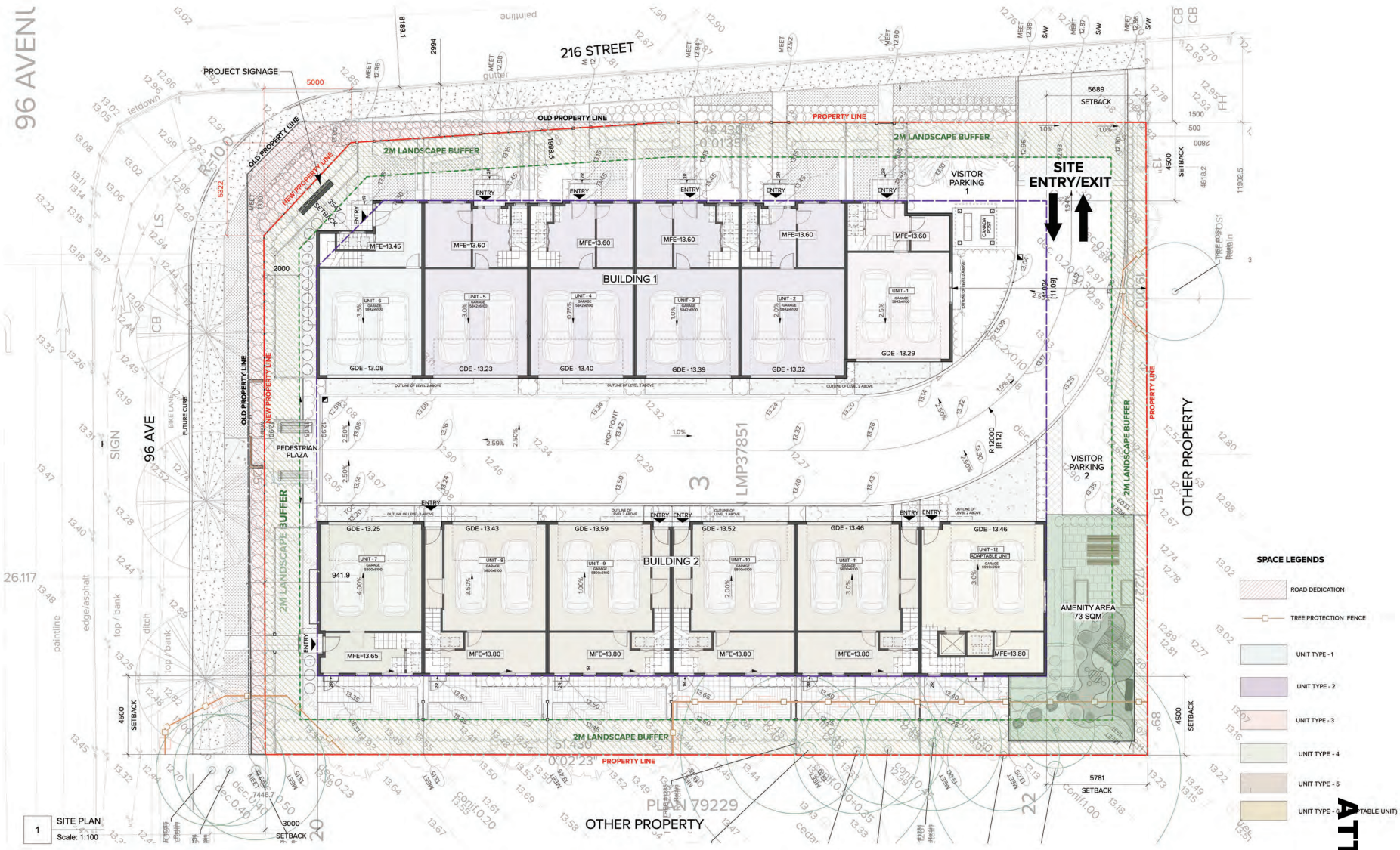
Alternative Development – Option 3: Neighbourhood Commercial C-4 Zoning



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A detailed site plan prepared by the applicant will be required to assess compliance with all applicable Township of Langley bylaws.

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1 SITE PLAN
Scale: 1:100

ATTACHMENT B

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whiterock, BC | 6047831450 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects's written consent.Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepencies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
SITE PLAN

Total Sheets **12**	Sheet No. **A1.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Township of Langley
Est. 1873

ATTACHMENT C

REPORT TO MAYOR AND COUNCIL

PRESENTED:	NOVEMBER 18, 2024 - REGULAR MEETING	**REPORT:**	24-215
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

PROPOSAL:

Application to amend the Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan from Neighbourhood Commercial to High Density Residential and Comprehensive Residential Development 4 and rezone a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 with an accompanying Development Permit application (including landscape variances) to facilitate development of 12 townhouses.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6069 and 6070 subject to seven (7) development prerequisites being satisfied prior to final reading of Bylaw No. 6070 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Development of the site for Neighbourhood Commercial uses has not advanced despite existing Neighbourhood Commercial zoning. The proposed infill residential development will add to housing available in the Walnut Grove Redwoods Neighbourhood Plan area.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1308728 BC Ltd.) Bylaw No. 6070 rezoning a 0.19 ha (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of restrictive covenants acceptable to the Township:
    a. identifying the unit required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    c. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
6. Compliance with the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council amend the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council amend the Walnut Grove Redwoods Neighbourhood Plan adopted by Council Resolution May 26, 1997 at time of final reading of Rezoning Bylaw No. 6070 by adding a new Section 2.2.4 Comprehensive Residential development CRD-4 following Section 2.2.3 Comprehensive Residential Development CRD-3 as follows:

2.2.4 Comprehensive Residential Development CRD-4

- maximum net residential density: 63 units per hectare (26.1 units per acre)
- residential development shall be in a townhouse form

and by changing the land use designation on Map 2: Redwoods Neighbourhood Development Concept from "Neighbourhood Commercial" to "Comprehensive Residential Development CRD-4" for the lands legally described as Lot 3 Section 36 Township 8 New Westminster District Plan LMP 37851.

That Council at time of final reading of Rezoning Bylaw No. 6070 consider issuance of Development Permit No. 101402 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy.
c. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules "A" and "B".
d. Section 111.5.2) b) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules "A" and "B".

e. Section 111.5.2) d) – Age-Friendly Amenity Area Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules "A" and "B".
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and/or in enclosures and screened.
h. All signage being in substantial compliance with Schedules "A" and "B" and with the Township's Sign Bylaw.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6069 and 6070.

EXECUTIVE SUMMARY:

The owner has applied to amend the Walnut Grove Community Plan and rezone a 0.19 (0.46 ac) site located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to facilitate development of 12 townhouses. The Walnut Grove Community Plan amendment and associated Walnut Grove Redwoods Neighbourhood Plan amendment propose to change the use from 'Neighbourhood Commercial' to 'High Density Residential' and a new 'Comprehensive Residential Development – 4' land use designation. A development permit for form and character, incorporating variances to minimum landscape requirements, is being processed concurrently.

As the proposed development represents a land use designation change in an infill situation, staff recommend that Council consider the plan amendment and rezoning request subject to the completion of seven (7) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Walnut Grove Plan Amendment Bylaw No. 6069, Walnut Grove Redwoods Neighbourhood Plan amending resolution, Rezoning Bylaw No. 6070 and Development Permit No. 101402 incorporating variances.

REFERENCE:

Owner:	1308728 BC Ltd. 5438 – 188 Street Surrey, BC V3S 6R4
Legal Description:	Lot 3 Section 36 Township 8 New Westminster District Plan LMP 37851
Location and Lot Area:	21588 – 96 Avenue (0.19 ha (0.46 ac))
Existing Zoning:	Neighbourhood Commercial Zone C-4
Proposed Zoning:	Comprehensive Development Zone CD-209
Current Walnut Grove Community Plan designation:	Neighbourhood Commercial
Current Walnut Grove Redwoods Neighbourhood Plan designation:	Neighbourhood Commercial
Proposed Walnut Grove Community Plan Designation:	High Density Residential
Proposed Walnut Grove Redwoods Neighbourhood Plan Designation	Comprehensive Development 4

BACKGROUND/HISTORY:

- The subject property is designated Neighbourhood Commercial in the Walnut Grove Community Plan, Neighbourhood Commercial in the Walnut Grove Redwoods Neighbourhood Plan and is currently zoned Neighbourhood Commercial Zone C-4.

DISCUSSION/ANALYSIS:

- The owner has applied to amend the Walnut Grove Community Plan and the Walnut Grove Redwoods Neighbourhood Plan and rezone a 0.19 ha (0.46 ac) site to Comprehensive Development Zone CD-209 to facilitate the development of 12 townhouses with a resulting density of 63 uph (26.1 upa).
- The land use accommodated in the Walnut Grove Community Plan, Walnut Grove Redwoods Neighbourhood Plan and existing Neighbourhood Commercial Zone C-4 are intended to provide “commercial uses shall be for the convenience of local residents and are intended to help satisfy those limited basic needs, which occur daily or frequently.” The next available commercial uses are located at 88 Avenue and 216 Street, at 96 Avenue and 208 Street, or in the Walnut Grove centre at 88 Avenue and Walnut Grove Drive.
- The proposed development accommodated a Township capital project to construct 216 Street and the intersection at 96 Avenue.

Adjacent Uses:

	Existing Use	Community Plan Designation	Walnut Grove Redwoods Neighbourhood Plan Designation	Existing Zoning
North:	96 Avenue, beyond which is a property in the ALR	Rural: Small Farms Country Estates	n/a	RU-1
South:	Single family dwellings	Walnut Grove: Low Density Residential	Existing Residential	R-1C
East:	216 Street, beyond which are townhouses	Walnut Grove: Medium Density Residential	Comprehensive Residential Development CRD-1	CD-34
West:	Single family dwellings	Walnut Grove: Low Density Residential	Existing Residential	R-1C

Community and Neighbourhood Plan Amendment:

- The subject property is designated Neighbourhood Commercial in the Walnut Grove Community Plan (1978) and Redwoods Neighbourhood Plan (1997). The Neighbourhood Commercial land use designation is intended to provide limited basic needs for the convenience of local residents.
- Bylaw No. 6069 proposes to amend the Walnut Grove Community Plan by changing the land use designation to High Density Residential and providing for a Comprehensive Development comprised of townhouse form at a density of up to 27 upa on a site specific basis. An associated Council resolution amends the Walnut Grove Redwoods Neighbourhood Plan by adding a new Comprehensive Residential Development land use designation providing for residential development in a townhouse form at a density of up to 27 upa.

Zoning Amendment:

- Bylaw No. 6070 proposes to rezone a 0.19 ha (0.46 ac) site at 21588 – 96 Avenue to a new Comprehensive Development Zone CD-209 to facilitate development of 12 townhouse units at 63 uph (26.1 upa).
- The proposed development complies with the Comprehensive Development Zone CD-209 and general provisions of the Zoning Bylaw with the exception of the requested variances.

Development Permit:

- The subject lands are located in the Comprehensive Development Permit area in the Walnut Grove Community Plan with associated guidelines in the Redwoods Neighbourhood Plan.
- As the proposed townhouse density is greater than 25 upa, Development Permit No. 101402 is included with this report for Council's consideration.
- Given the adjacent established single family uses to the east, the applicant has been encouraged to advance a proposal which sympathetically responds in form and scale.

The limited size of the site has resulted in the applicant's requests to vary minimum landscape and age-friendly amenity area requirements. Staff note, the applicant proposes to retain trees on the common lot line.

- The proposed development aligns with the development permit area guidelines with the exception of the location of the common parking proposed at the front entrance.
- Access to the site from 216 Street is restricted to right-in right-out movements only.
- One adaptable housing unit is incorporated in the proposed townhouse development.

Development Variance Permit:

- The applicant has applied for a variance to the landscape buffer width requirement of 2.0 m to less than 1.0 m for a portion of the site.
- The applicant has also applied for a variance to the locational and dimensional requirements for the age friendly amenity area to allow the age friendly amenity area to be located in the 2.0 m landscape area and to be less than 6.0 m wide (3.3 m width proposed).
- The requirements in the Zoning Bylaw establish a minimum standard for landscape areas between development that create privacy for residents and buffer adjacent uses. The dimensional requirements for the age friendly amenity area are defined to ensure that the age friendly amenity area is functional and comfortable for use by residents.
- The applicant provides the following rationale for the proposed variances:

  "To address privacy concerns and enhance the Age-Friendly Amenity Area (AFAA), we have implemented a comprehensive design strategy. Landscape Architect has proposed 1800mm high perimeter fence along the south and west boundaries of the property. This fence is intended to provide effective screening and privacy for the amenity area and adjacent properties. Additionally, 1.5m high evergreen hedge is included to complement the fence, ensuring that the space remains visually appealing while maintaining functionality."

Community Amenity Contributions:

- The Community Amenity Contribution (CAC) Policy applies to the subject application and specifies target contribution amounts based on unit types.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional $20,000 target contribution for townhouse uses is applicable, in addition to the base contribution.
- The proposed plan amendment results in an additional 12 townhouse units provided in the Walnut Grove Community Plan. Based on current target rates, this results in a total contribution of $412,800 as outlined below:

	Unit Count	**Rate per unit**	**Total**
Townhouses	12	$14,400	$172,800
Units exceeding Walnut Grove Community Plan	12	$20,000	$240,000
		Total	**$412,800**

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
19	7	0	20	7	34

Detailed tree management and landscape plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

The proposed Walnut Grove Community Plan and Walnut Grove Redwoods Neighbourhood Plan amendments and rezoning will facilitate development of 12 townhouse units on the property. Staff recommend that Council give first and second reading to Bylaws No. 6069 and 6070 (subject to seven (7) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

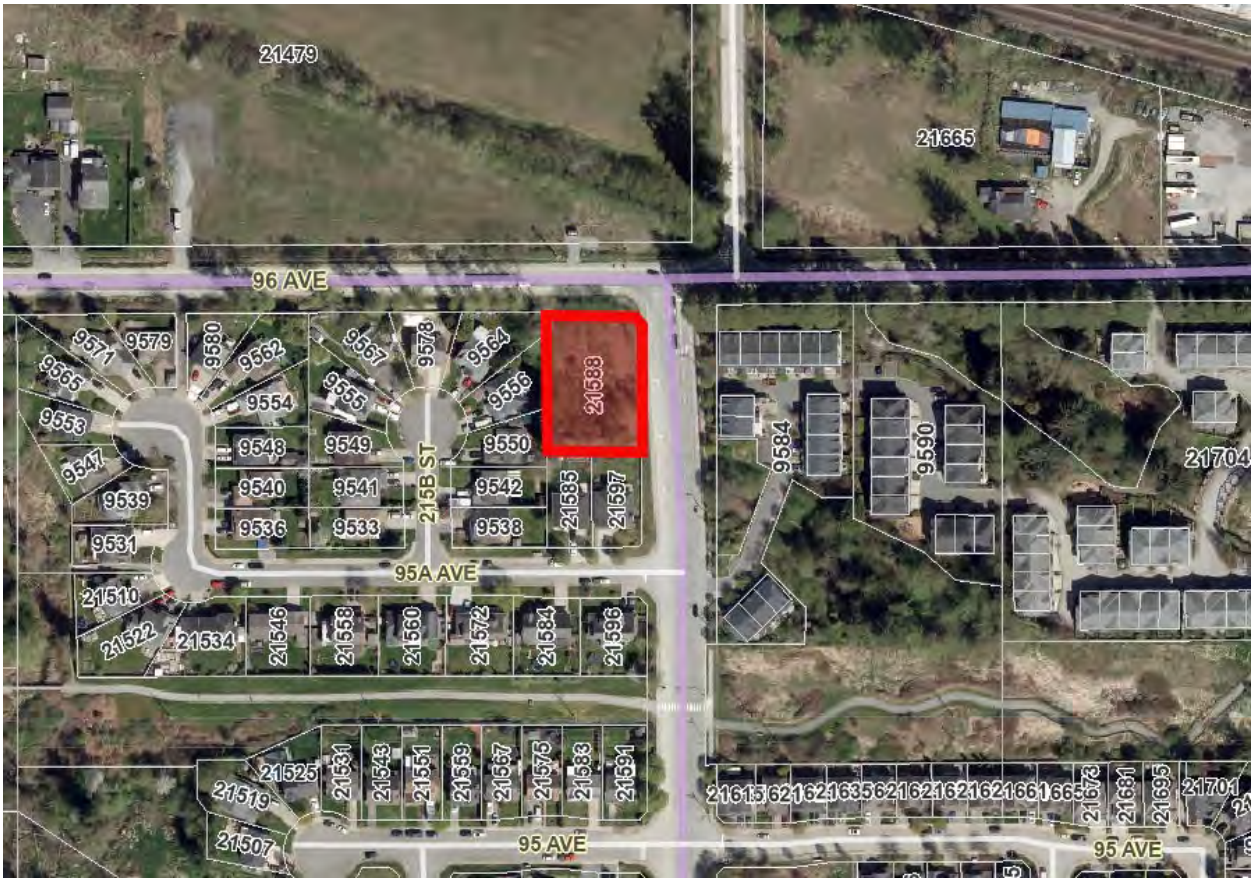
Respectfully submitted,

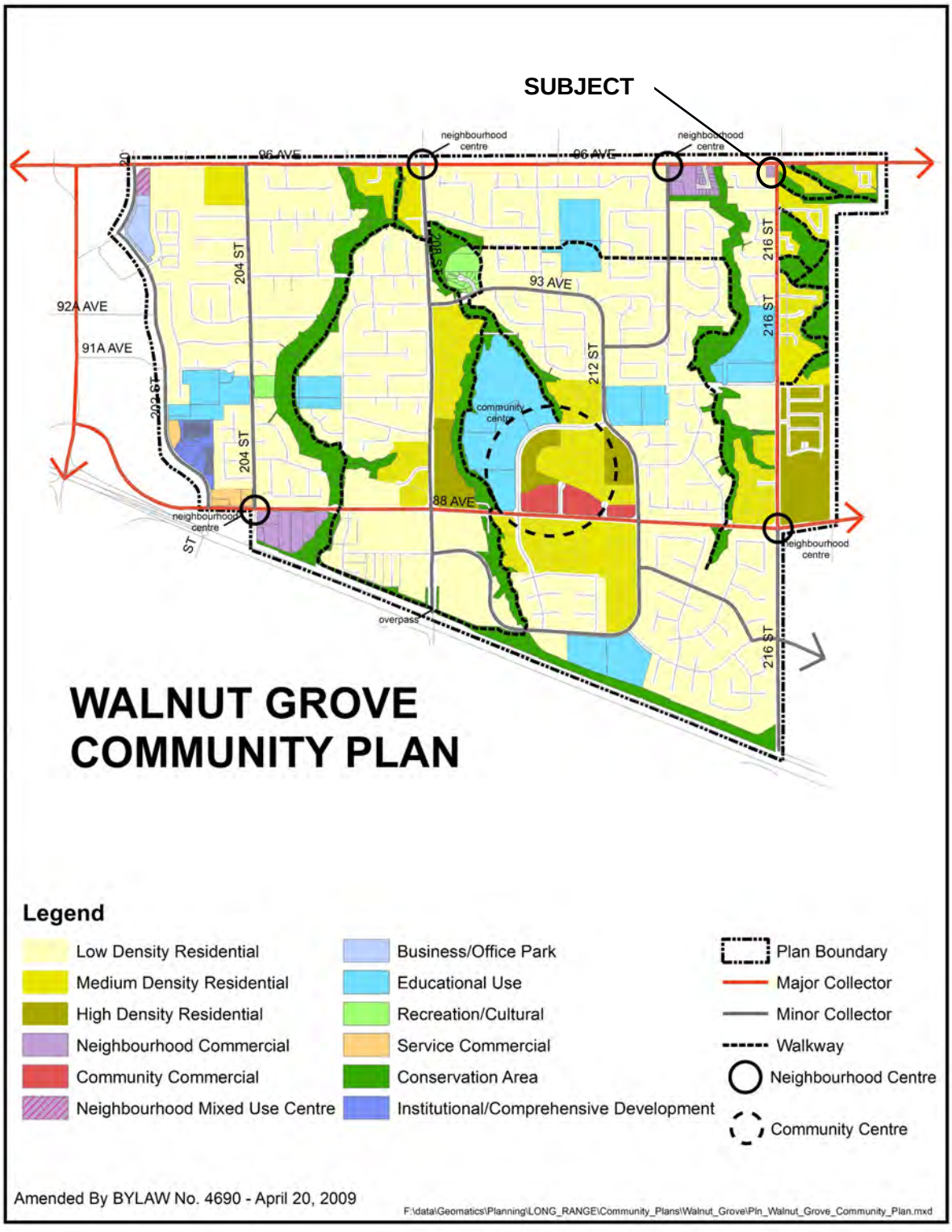
Teresa Hanson
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

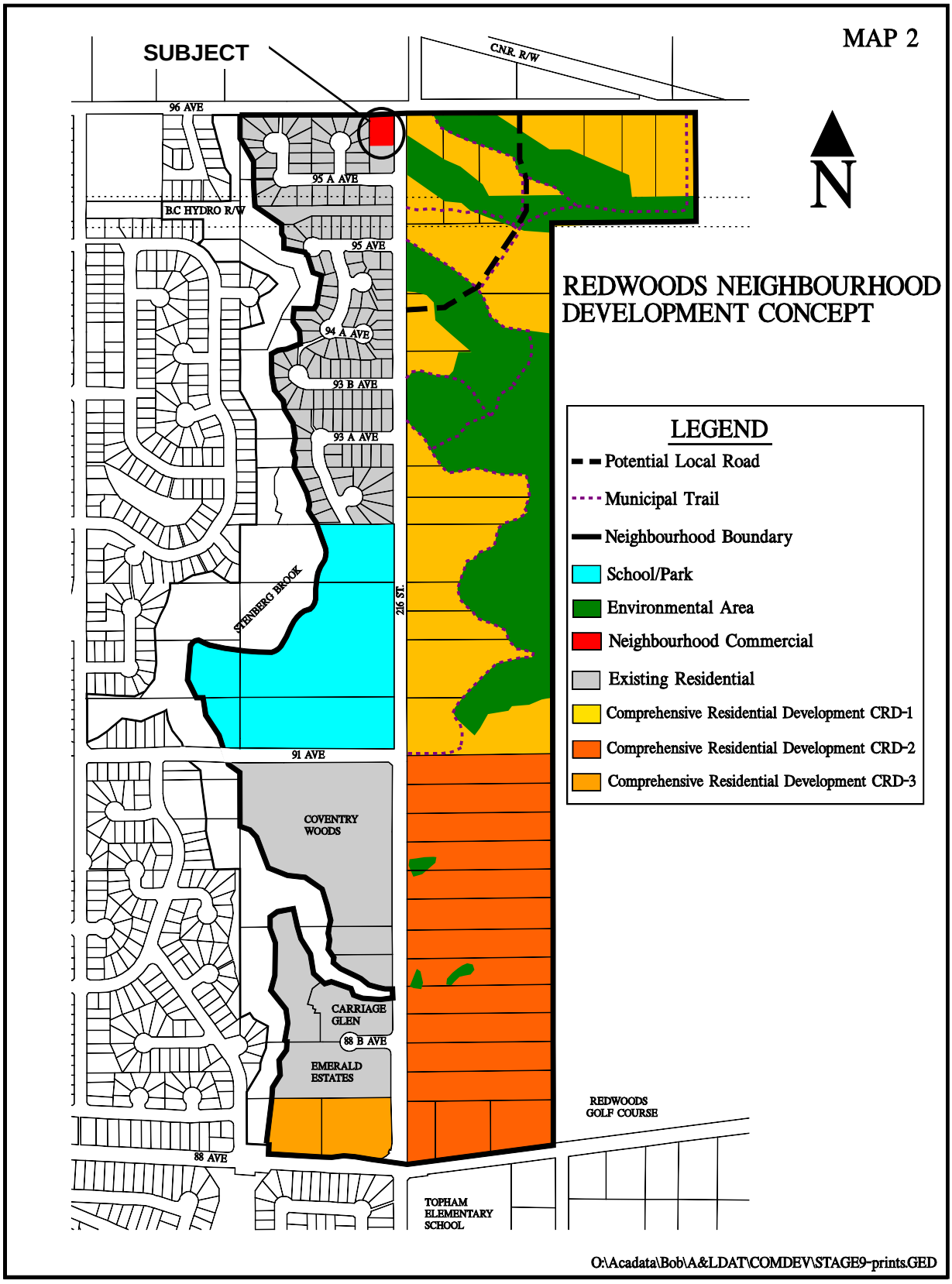
ATTACHMENT A Maps and Graphics

ATTACHMENT B Development Permit (with variances)

~~ATTACHMENT A~~




SUBJECT
96 AVE
96 AVE
neighbourhood centre
neighbourhood centre
92A AVE
91A AVE
204 ST
204 ST
208 ST
93 AVE
212 ST
216 ST
216 ST
216 ST
community centre
88 AVE
neighbourhood centre
neighbourhood centre
overpass
WALNUT GROVE
COMMUNITY PLAN
Legend
Low Density Residential
Medium Density Residential
High Density Residential
Neighbourhood Commercial
Community Commercial
Neighbourhood Mixed Use Centre
Business/Office Park
Educational Use
Recreation/Cultural
Service Commercial
Conservation Area
Institutional/Comprehensive Development
Plan Boundary
Major Collector
Minor Collector
Walkway
Neighbourhood Centre
Community Centre
Amended By BYLAW No. 4690 - April 20, 2009
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Walnut_Grove\Pln_Walnut_Grove_Community_Plan.mxd


MAP 2
SUBJECT
C.N.R. R/W
96 AVE
95 A AVE
B.C HYDRO R/W
95 AVE
94 A AVE
93 B AVE
93 A AVE
STEINBERG BROOK
216 ST.
91 AVE
COVENTRY WOODS
CARRIAGE GLEN
88 B AVE
EMERALD ESTATES
88 AVE
REDWOODS GOLF COURSE
TOPHAM ELEMENTARY SCHOOL
N
REDWOODS NEIGHBOURHOOD DEVELOPMENT CONCEPT
LEGEND
Potential Local Road
Municipal Trail
Neighbourhood Boundary
School/Park
Environmental Area
Neighbourhood Commercial
Existing Residential
Comprehensive Residential Development CRD-1
Comprehensive Residential Development CRD-2
Comprehensive Residential Development CRD-3
O:\Acadata\Bob\A&LDAT\COMDEV\STAGE9-prints.GED



SITE PLAN – SUBMITTED BY APPLICANT

~~ATTACHMENT B~~

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101402

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

1. Name: 1308728 BC Ltd.

   Address: 5438 – 188 Street
   Surrey, BC V3S 6R4

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 3 Section 36 Township 8 New Westminster District Plan LMP37851

   CIVIC ADDRESS: 21588 – 96 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the Township of Langley:

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
   c. Section 111.3 – Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required landscape screen along the southern interior side lot line from 2.0 m (6.5 ft) to 0.8 m (2.6 ft) as indicated in Schedules “A” and “B”.
   d. Section 111.5.2) b) – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area to be located in the lot line setback as shown in Schedules “A” and “B”.
   e. Section 111.5.2) d) – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to allow the age-friendly amenity area dimension to be less than 6.0 m as shown in Schedules “A” and “B”.
   f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   g. All refuse areas to be located within buildings and/or in enclosures and screened.
   h. All signage being in substantial compliance with Schedule “A” and “B” and with the Township’s Sign Bylaw.

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

   a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. On-site landscaping to be secured by letter of credit at building permit stage.

d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

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

   This Permit is not a Building Permit.

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

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

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

   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED 12 TOWNHOUSES

21588 96 Ave, Township of Langley, BC



CONTACT LIST

ARCHITECT	Architecture Panel Inc.	Unit 206 1493 Foster Street White Rock, BC, Canada	Ruchir Dhall	(604) 385 3600
LANDSCAPE ARCHITECT	PMG Landscape Architects	Suite C100 - 4185, Still Creek Drive, Burnaby, BC, Canada.	Caelan L. Griffiths	(604) 294 0011
CIVIL CONSULTANTS	City West Consulting Ltd.	#101 - 9030 King George Blvd., Surrey, B.C. V3V 7Y3	Donni Chanyungco	(604) 591 2213
PROJECT OWNERS	130 8728 BC LTD.		Malkeet Singh Saran	(604) 825 1400
ARBORIST	Klimo & Associates	#155-4300 North Fraser Way, Burnaby.	Francis Klimo	(604) 358 5562
AHJ	TOWNSHIP OF LANGLEY			

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

COVER	A0.01	COVER PAGE
	A0.02	PROJECT STATISTICS
	A0.03	DESIGN RATIONALE
SITE	A1.00	SITE PLAN
PLANS	A2.01	BUILDING 1 - FLOOR PLANS 1
	A2.02	BUILDING 2 - FLOOR PLANS 2
ELEVATIONS	A4.01	BUILDING 1 - ELEVATIONS
	A4.02	BUILDING 2 - ELEVATIONS
SUPPLEMENTAL	A5.01	RENDERS
	A5.02	RENDERS
	A6.00	PROJECT SIGNAGE
	A6.01	CANADA POST SHADE STRUCTURE

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ruchir@architecturepanel.com

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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
COVER PAGE

Total Sheets **12**	Sheet No. **A0.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
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C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

SCHEDULE A

H.1

PROJECT DATA

LEGAL DESCRIPTION	Lot 3 Section 36 Township 8 NWD Plan LMP 37851
BASIS OF DESIGN	BCBC 2018
PROPOSED ZONING	C-4 to CD
PROPOSED OCCUPANCY	Townhouses

AREA CALCULATION	REQUIRED	PROPOSED
BUILDING HEIGHT (STORIES)	3	3
SITE AREA		1,858.82 sq.m (20008.17 sq.ft)
DEDICATIONS (216 STREET AND 96 AVE)		57.26 sq.m (616.34 sq.ft)
NET SITE AREA		1801.56 sq.m (19391.83 sq.ft)
TOTAL BUILDINGS		2 Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		12
TOTAL AMENITY AREA - OUTDOOR (3 sq.m per Unit) (Minimum Contiguous required 70 Sqm)	36 sq.m	73 Sqm
ADAPTABLE UNITS	5% OF TOWNHOUSE UNITS	1 UNIT
TOTAL FLOOR AREA - RESIDENTIAL (EXCLUDING GARAGES)		1691.77 sq.m
LOT COVERAGE	-	740.69/1801.56 = 41%
FAR (TOTAL FLOOR AREA(EXCLUDING GARAGE)/NET SITE AREA)	-	0.939
BUILDING HEIGHT - (TOWNHOUSES)		13.6 m

SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH		3.0m (9' 9 5/8")
SOUTH		5.78m (18' 11 1/2")
WEST		4.5m (14' 9 1/8")
EAST		4.5m (14' 9 1/8") **

PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	24	24
NUMBER OF PARKING SPOTS - VISITORS (1 for 5 Units)	2	2
TOTAL NUMBER OF PARKING SPOTS	26	26

** Partial frontage amended owing to the varying Boulevard dedication disscussed and approved by TOL in consultation with Engineering Department.

PARKING REPORT

	# OF SPACES	SPACE LENGTH (mm)	SPACE WIDTH (mm)
TOTAL VISITOR PARKING	2		
RESIDENTIAL PARKING			
DOUBLE GARAGE (REGULAR)	22	6100	5800
DOUBLE GARAGE (ADAPTABLE UNIT)	2	6100	6990
TOTAL PARKING	26		

UNIT AREA CALCULATION

AREA CALCULATION	NO. OF BEDROOMS	UNITS	LEVEL 1 (EXCLUDING GARAGE)	LEVEL 2	LEVEL 3	PROPOSED UNIT AREA
			sq.m.	sq.m.	sq.m.	sq.m.
PROPOSED UNITS		12				
UNIT 1	3 - Bedroom	1	16.61	59.59	57.98	134.18
UNIT 2	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 3	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 4	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 5	3 - Bedroom	1	22.19	58.75	57.12	138.06
UNIT 6	3 - Bedroom	1	18.61	55.98	54.48	129.07
UNIT 7	3 - Bedroom	1	17.63	55.28	50.92	123.83
UNIT 8	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 9	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 10	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 11	4 - Bedroom	1	26.97	62.69	58.89	148.55
UNIT 12 (ADAPTABLE UNIT)	4 - Bedroom	1	28.28	66.35	63.62	158.25
TOTAL		12	277.77			1691.77

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Project
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Owner
130 8728 BC LTD.

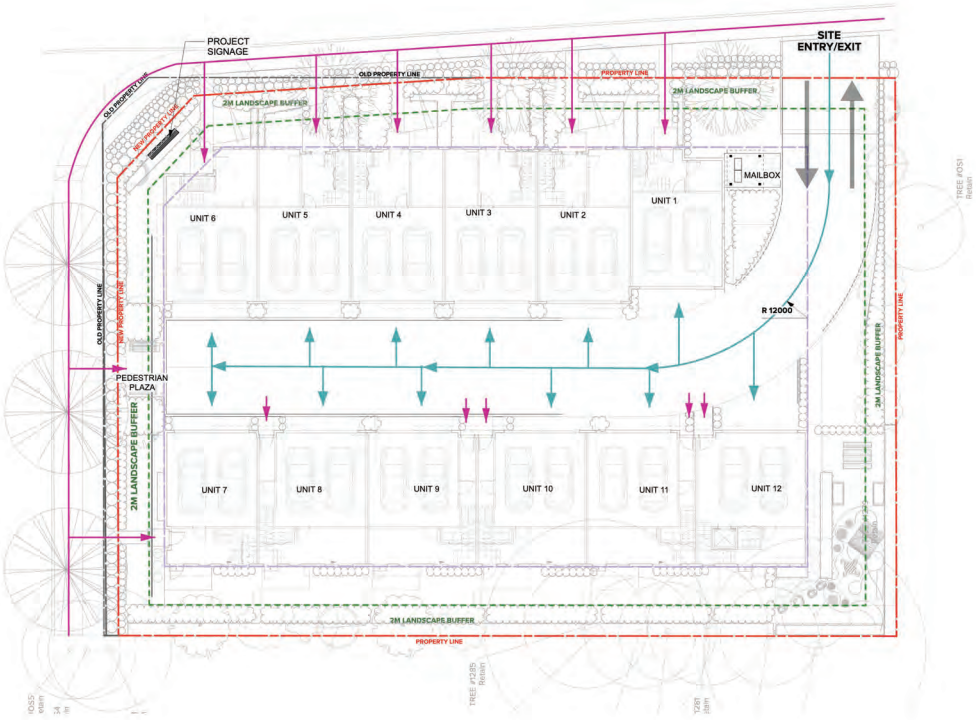
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PROJECT STATISTICS

Total Sheets: **12**	Sheet No.: **A0.02**	Contractors:	Consultants: **Architecture Panel Inc.**
Drawn By: **JK**	Checked By: **RD**	AHJ: **TOWNSHIP OF LANGLEY**	Documents: **DP APPLICATION**
Reviewed By: **RD**	Status: **DP APPLICATION**		

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D	21-10-2024	DP-RESUBMISSION

Scale

H.1



1 TRAFFIC PLAN
Scale: 1:150

VEHICULAR TRAFFIC

PEDESTRIAN TRAFFIC

DESIGN RATIONALE

The proposed project is a Townhouse Development that is located in the Township of Langley with access from 216 St. This project aims to provide affordable housing while integrating seamlessly into the existing Walnut Grove Redwoods Neighborhood. The project will add 12 dwelling units growing neighborhood.

The proposed development not only respected and responded to the urban character of the existing and approved neighborhood, Walnut Grove Redwood, but also, created a distinctive architectural character through a unique interpretation of each townhouse pitch roof at the front facade. The form and character of each building was developed to coordinate well with upcoming developments in the area. Units facing 216 st are provided with direct access from the sidewalk. Furthermore, walkways on North are also provided with direct access from the sidewalk that will serve to provide easier access the units on North site.

The 12 townhouse units are distributed into 2 building blocks, both building elevations are highlighted with traditional siding, board & batten, and roof shingles. Each unit has access to a private amenity area on private green space. Each unit type also has balconies on second floor. A selection of white, light brown, warm grey color sidings are intentionally utilized to let the units visually diiferentiate from adjoining Units and also intertwine with the surrounding residential buildings.

The vehicular and the pedestrian traffic movement patterns are displayed in the attached graphic which will help the reader understand the site design criteria and the access points to the units as well as the shared amenity spaces.

The shared amenity areas are located at the South West end of the property with an outdoor playground. The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The ample landscape buffers on the South and East sides of the lot are well utilized; sufficient on-grade planting with thick shrubs and trees are proposed to provide screening from neighboring properties.

We have tried to ensure that there aren't any residual spaces that can be used for unauthorized activity and offer threats to the security of the development. All the ground level patios are contained and separated and the other setback areas are planted with low bushes not offering any unwanted gathering opportunities and (or) risks.

Overall, the proposed Townhouse Development appears to be a well-conceived project that not only addresses the need for affordable housing but also prioritizes architectural character, accessibility, community amenities, and security. These considerations are essential for creating a sustainable and vibrant neighborhood that residents can proudly call home.

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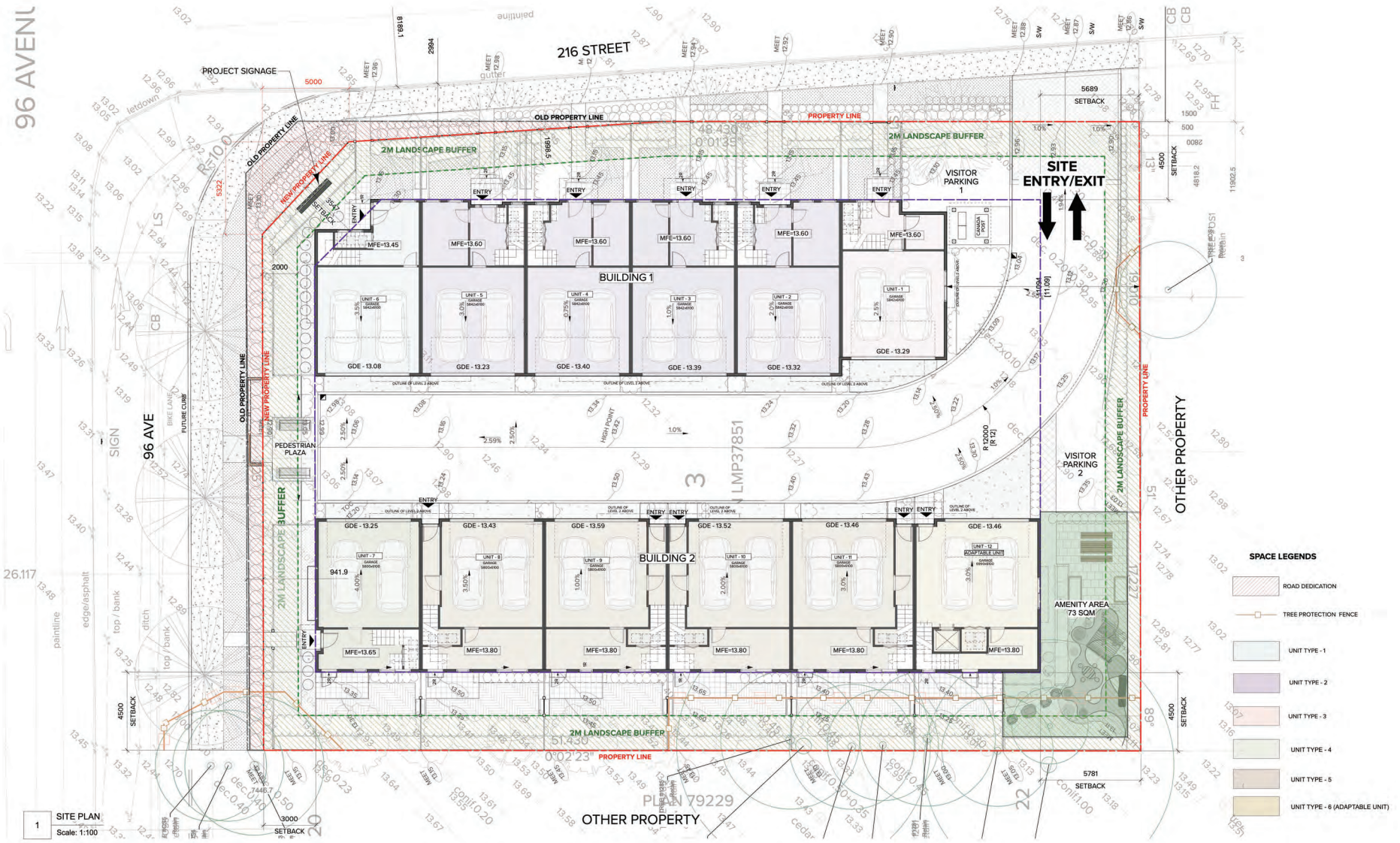
Owner
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Sheet Title
DESIGN RATIONALE

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By	**Checked By**	**AHJ**	**Documents**
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	**Status**		
RD	DP APPLICATION		

No	Date	Issue Notes
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C	09-08-2024	DP RE-SUBMISSION
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Scale
0 6 12 M



1 SITE PLAN
Scale: 1:100

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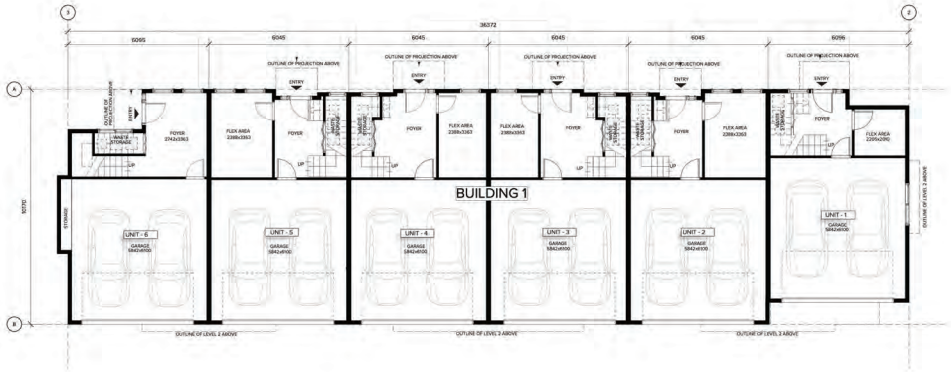
Owner
130 8728 BC LTD.

Sheet Title
SITE PLAN

Total Sheets	Sheet No.	Contractors	Consultants
12	A1.00		Architecture Panel Inc.
Drawn By	Checked By	AHJ	Documents
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
Reviewed By	Status		
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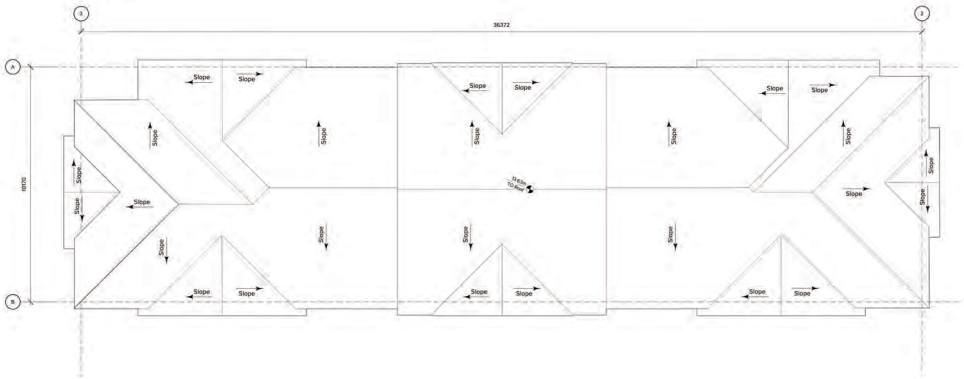
1 BUILDING 1 - MAIN FLOOR PLAN
Scale: 1:100



2 BUILDING 1 - SECOND FLOOR PLAN
Scale: 1:100



3 BUILDING 1 - THIRD FLOOR PLAN
Scale: 1:100



4 BUILDING 1 - ROOF PLAN
Scale: 1:100

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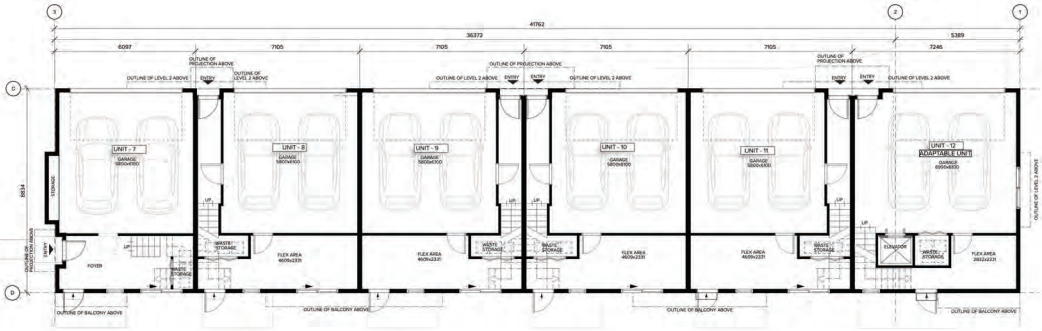
Owner
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Sheet Title
BUILDING 1 - FLOOR PLANS 1

Total Sheets **12**	Sheet No. **A2.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

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Scale
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0 2 5 7 M



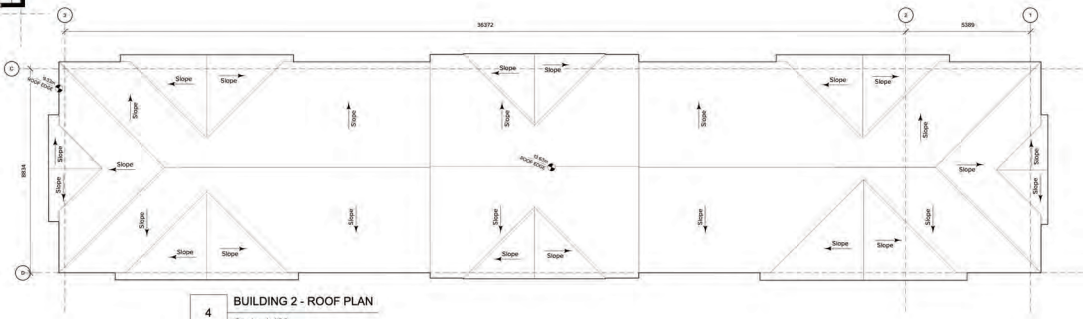
1 BUILDING 2 - MAIN LEVEL PLAN
Scale: 1:100



2 BUILDING 2- SECOND FLOOR PLAN
Scale: 1:100



3 BUILDING 2 - THIRD FLOOR PLAN
Scale: 1:100



4 BUILDING 2 - ROOF PLAN
Scale: 1:100

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Owner
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Sheet Title
BUILDING 2 - FLOOR PLANS 2

Total Sheets **12**	Sheet No. **A2.02**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

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C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
N
0 2 5 7 M



1 BUILDING 1 - EAST ELEVATION
Scale: 1:100



2 BUILDING 1 - NORTH ELEVATION
Scale: 1:100



3 BUILDING 1 - WEST ELEVATION
Scale: 1:100



4 BUILDING 1 - SOUTH ELEVATION
Scale: 1:100

1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
5. FASCIA BOARD TO MATCH DARK GREY PANELS
6. CANOPY (COLOUR TO MATCH DARK GREY PANELS)
7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
8. ASPHALT SHINGLES - GREY

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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
BUILDING 1 - ELEVATIONS

Total Sheets	Sheet No.	Contractors	Consultants
12	**A4.01**		**Architecture Panel Inc.**
Drawn By	Checked By	AHJ	Documents
JK	**RD**	**TOWNSHIP OF LANGLEY**	**DP APPLICATION**
Reviewed By	Status		
RD	**DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
0 2 5 7 M



1 BUILDING 2 - EAST ELEVATION
Scale: 1:100



3 BUILDING 2 - NORTH ELEVATION
Scale: 1:100



2 BUILDING 2 - WEST ELEVATION
Scale: 1:100



4 BUILDING 2 - SOUTH ELEVATION
Scale: 1:100

1. SMOOTH FINISH PANELS - DARK GREY
2. 6" HORIZONTAL HARDIE SIDING - LIGHT GREY
3. 6" HORIZONTAL HARDIE SIDING - CHESTNUT BROWN
4. 6" HORIZONTAL HARDIE SIDING - WHITE
5. FASCIA BOARD TO MATCH DARK GREY PANELS
6. CANOPY (COLOUR TO MATCH DARK GREY PANELS)
7. FACE BRICK - LIGHT SANDSTONE (ENDICOTT)
8. ASPHALT SHINGLES - GREY

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Project
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Owner
130 8728 BC LTD.

Sheet Title
BUILDING 2 - ELEVATIONS

Total Sheets: **12**	Sheet No.: **A4.02**	Contractors:	Consultants: **Architecture Panel Inc.**
Drawn By: **JK**	Checked By: **RD**	AHJ: **TOWNSHIP OF LANGLEY**	Documents: **DP APPLICATION**
Reviewed By: **RD**	Status: **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale
0 2 5 7 M



1 NORTH - EAST SIDE VIEW
Scale: NTS



2 SOUTH - EAST SIDE VIEW
Scale: NTS



3 BUILDING 1 -WEST SIDE VIEW
Scale: NTS



4 BUILDING 2 -EAST SIDE VIEW
Scale: NTS

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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
RENDERS

Total Sheets **12**	Sheet No. **A5.01**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

H.1



1 BUILDING 1 - NORTH EAST SIDE VIEW
Scale: NTS



2 BUILDING 2 - NORTH WEST SIDE VIEW
Scale: NTS



3 BUILDING 1 & 2 - NORTH EAST SIDE VIEW
Scale: NTS



4 BUILDING 1 & 2 - NORTH SIDE VIEW
Scale: NTS

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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

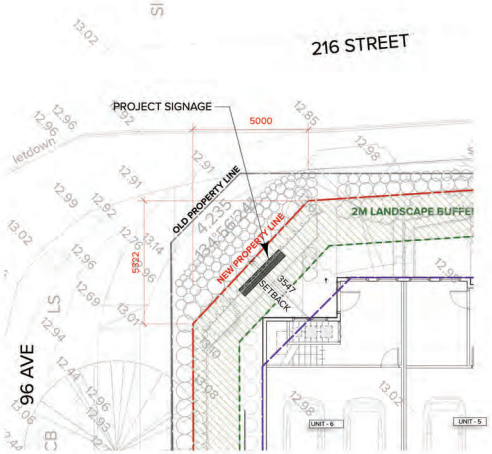
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RENDERS

Total Sheets	Sheet No.	Contractors	Consultants
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Drawn By	Checked By	AHJ	Documents
JK	**RD**	**TOWNSHIP OF LANGLEY**	**DP APPLICATION**
Reviewed By	Status		
RD	**DP APPLICATION**		

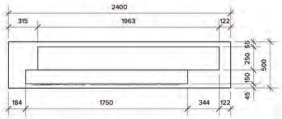
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A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP RE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Scale

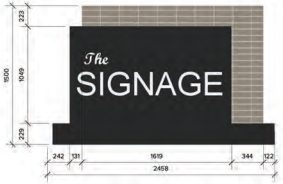
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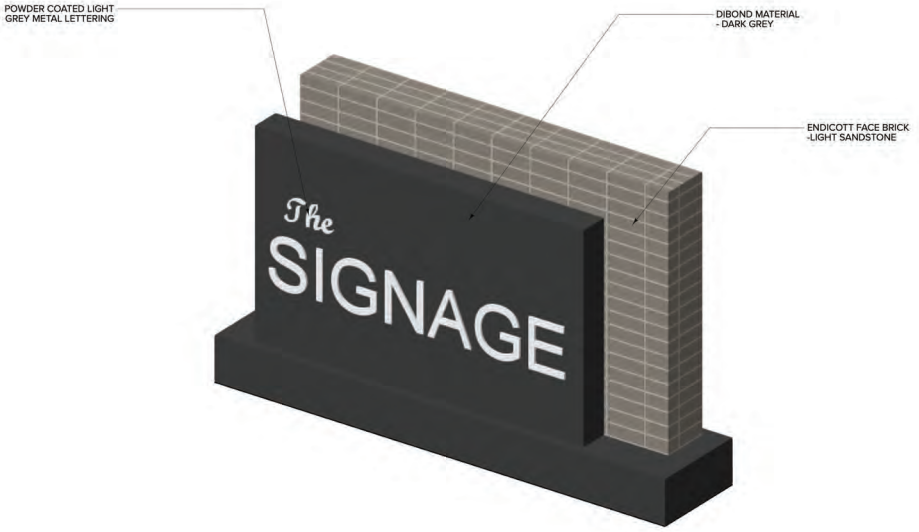
1 PROJECT SIGNAGE LOCATION
Scale: 1:100



2 PROJECT SIGNAGE - TOP VIEW
Scale: 1:25



3 PROJECT SIGNAGE - FRONT VIEW
Scale: 1:25



4 PROJECT SIGNAGE - ISOMETRIC VIEW
Scale: 1:10

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Project
21588 96 AVE, TOWNSHIP OF LANGLEY BC

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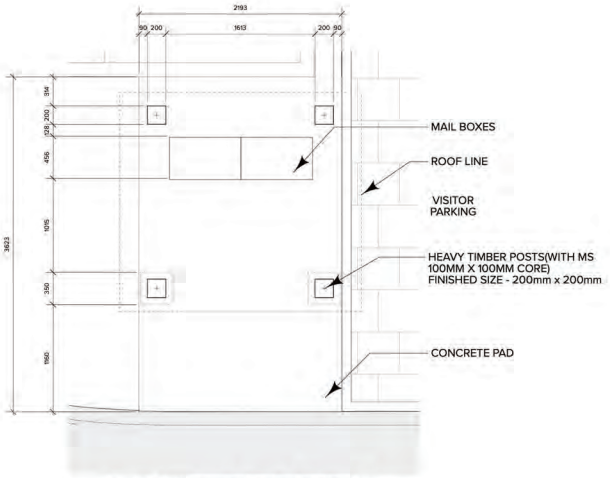
Sheet Title
PROJECT SIGNAGE

Total Sheets **12**	Sheet No. **A6.00**	Contractors	Consultants **Architecture Panel Inc.**
Drawn By **JK**	Checked By **RD**	AHJ **TOWNSHIP OF LANGLEY**	Documents **DP APPLICATION**
Reviewed By **RD**	Status **DP APPLICATION**		

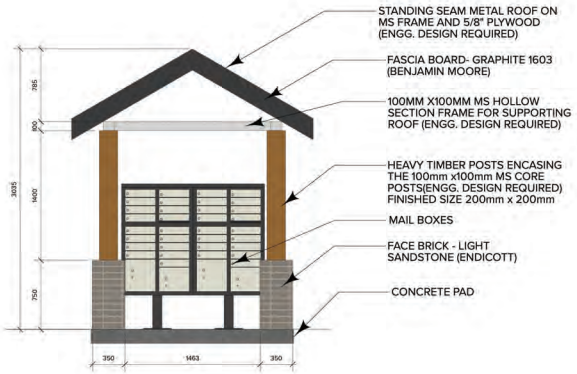
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Scale

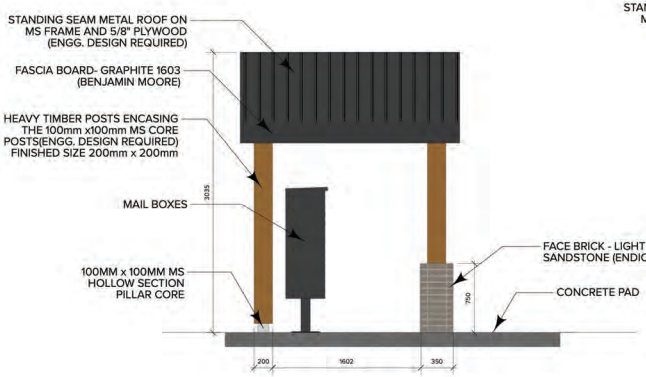
H.1



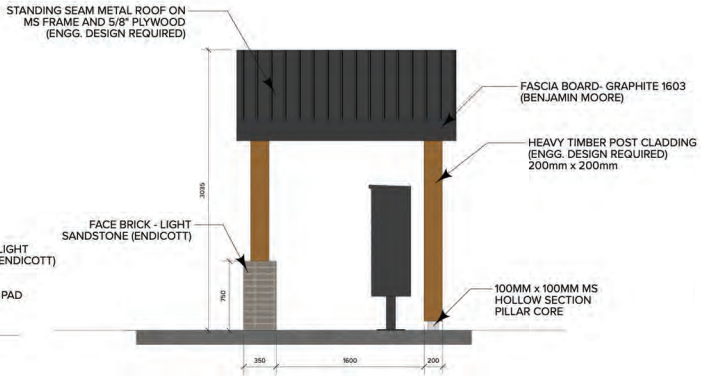
1 CANADA POST SHADE STRUCTURE - TOP PLAN
Scale: 1:25



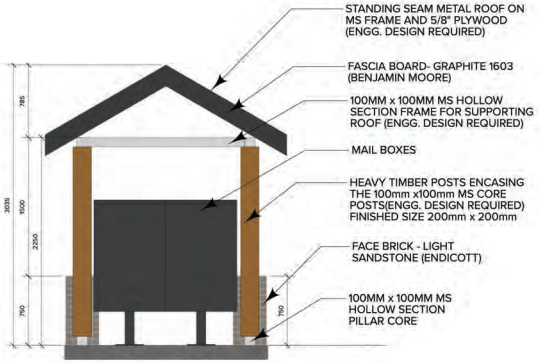
2 CANADA POST SHADE STRUCTURE - SOUTH VIEW
Scale: 1:25



3 CANADA POST SHADE STRUCTURE - WEST VIEW
Scale: 1:25



4 CANADA POST SHADE STRUCTURE - EAST VIEW
Scale: 1:25



5 CANADA POST SHADE STRUCTURE - NORTH VIEW
Scale: 1:25

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Project
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Owner
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Sheet Title
CANADA POST SHADE STRUCTURE

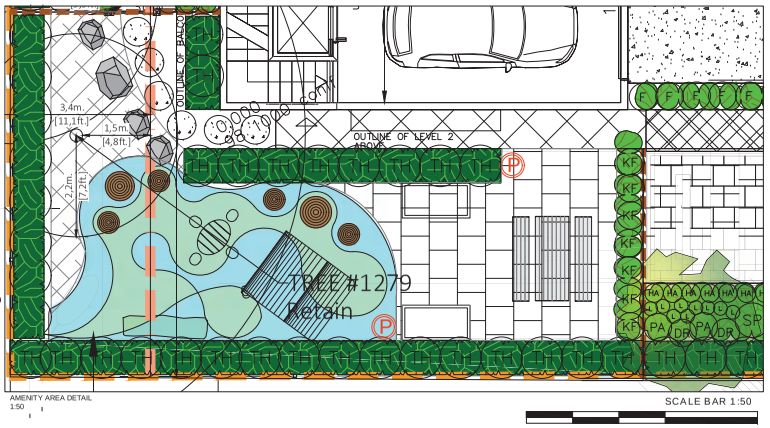
Total Sheets	Sheet No.	Contractors	Consultants
12	A6.01		Architecture Panel Inc.
Drawn By	**Checked By**	**AHJ**	**Documents**
JK	RD	TOWNSHIP OF LANGLEY	DP APPLICATION
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Scale

H.1





PATTERN	ITEM	DESCRIPTION
	B.F. SAWCUT CONCRETE	STOOPS AND ENTRIES COLOURS - NATURAL; SAW CUT SCORE PATTERN STACKED BOND 2:1 MAX 1200mm APART SPACE EVENLY AND ALIGNED AS SHOWN
	B.F. SCORED CONCRETE	DRIVEWAY APRON, PLAZA, AND SIDEWALKS B.F. CONCRETE EXPANSION JOINTS MIN. 1500mm O.C., SPACED EVENLY
	PAVING SLABS	NEWSTONE 'MANHATTAN' VIBROPRESSED SLABS: 24"X36"X2" NATURAL GREY
	CONCRETE UNIT PAVERS	PARKING ZONE: MUTUAL MATERIALS - ECOPRIORA 8X8 SQUARE PAVERS COLOUR - CHARCOAL; PATTERN RUNNING BOND
	CONCRETE UNIT PAVERS	UNIT PATIOS: BARKMAN 'BROADWAY' 100mm PLANKS COLOUR - ASH; PATTERN 1 HERRINGBONE
	PLAY SURFACING	PIP RUBBER PLAY SURFACE WITH 9'-0" FALL HEIGHT CUSHION COLOUR/PATTERN - CUSTOM

TREE SCHEDULE

PMG PROJECT NUMBER: 23-033

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	1	ACER PALMATUM 'AKANE'	AKANE JAPANESE MAPLE	#10 POT, TREE FORM
	2	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 1.8M STD; B&B
	3	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEAM	6CM CAL; 1.8M STD, B&B
	2	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA'	UPRIGHT JAPANESE PLUM YEW	#10 POT, FULL
	6	GINKGO BILOBA 'FASTIGIATA'	COLUMNAR MAIDENHAIR TREE	6CM CAL; 1.8M STD; B&B
	3	SORBUS AUCUPARIA 'FASTIGIATA'	COLUMNAR MOUNTAIN ASH	6CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.AUG.08	UPDATE PER CITY COMMENTS	CG
3	24.JUN.04	REVISION PER ARCH COMMENTS	AO
2	24.MAY.22	NEW CIVIL PLAN	AO
1	23.MAY.03	NEW BUILDING SITE PLAN	BJ

CLIENT:

PROJECT:

12 UNIT TOWNHOUSE DEVELOPMENT

21588 96TH AVENUE
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

SCHEDULE B

DATE:	23.FEB.21	DRAWING NUMBER:	L1
SCALE:	1:150		
DRAWN:	BJ		
DESIGN:	AO		
CHK'D:	CG		OF 8

PMG PROJECT NUMBER: 23-033

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WALNUT GROVE COMMUNITY PLAN) BYLAW 1978 NO. 1836
AMENDMENT (1308728 BC LTD.) BYLAW NO. 6069

EXPLANATORY NOTE

Bylaw No. 6069 amends the Walnut Grove Community Plan for land located at 21588 – 96 Avenue to change the land use from Neighbourhood Commercial to High Density in the Community Plan to facilitate the development of 12 townhouses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WALNUT GROVE COMMUNITY PLAN) BYLAW 1978 NO. 1836
AMENDMENT (1308728 BC LTD.) BYLAW NO. 6069

A Bylaw to amend Walnut Grove Community Plan Bylaw No. 1836.

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 (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment (1308728 BC Ltd.) Bylaw No. 6069”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw 1978 No. 1836 Amendment as amended is further amended by:

   a) Changing the land use designation on the Walnut Grove Community Plan from “Neighbourhood Commercial” to “High Density Residential” for the lands legally described as:

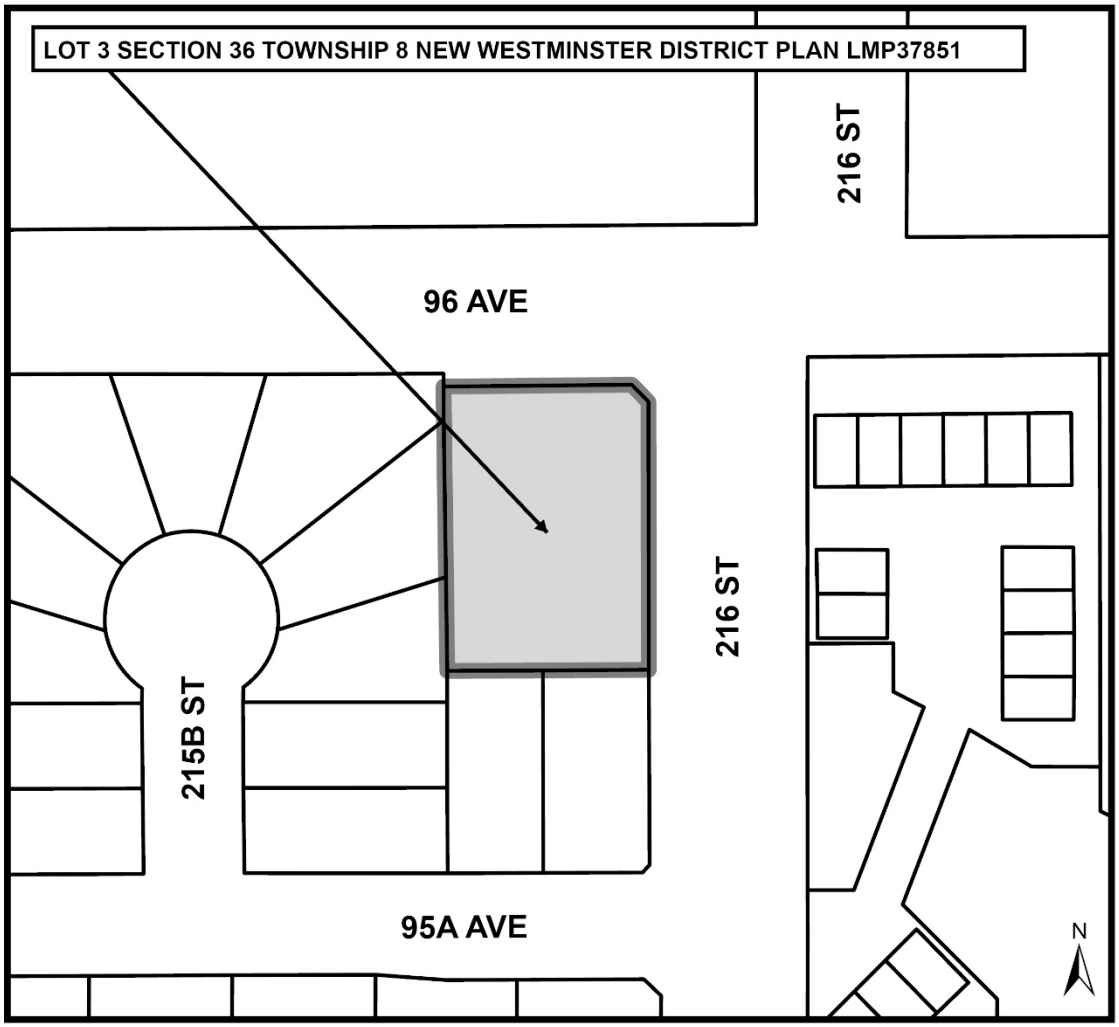
      Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851

      as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6069



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1308728 BC LTD.) BYLAW NO. 6070

EXPLANATORY NOTE

Bylaw No. 6070 rezones land located at 21588 – 96 Avenue to Comprehensive Development Zone CD-209 to permit development of 12 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1308728 BC LTD.) BYLAW NO. 6070

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 (130828 BC Ltd.) Bylaw No. 6070".

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

    a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-209" after the words "Comprehensive Development Zone CD-208"
    b. Adding to Section 110.1 after the words "CD-208" the words "CD-209 – 1,500 m^2"
    c. Adding after Section 1108 "Comprehensive Development Zone CD-208" the following as Section 1109 "Comprehensive Development Zone CD-209"

1109 **COMPREHENSIVE DEVELOPMENT ZONE CD-209**

Uses Permitted

1109.1 In the CD-209 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 1109.2

Residential Uses

1109.2 *Residential uses* shall consist of *townhouses,* on lands zoned Comprehensive Development Zone CD-209. A maximum of 12 residential units are permitted in Comprehensive Development Zone CD-209.

Lot Coverage

1109.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 45% of the *lot area*.

Siting of Buildings and Structures

1109.4 *Buildings* and *structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1109.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of three *storeys* for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1109.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1109.7 All lots created by *subdivision* shall comply with Section 110 of this bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1109.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age-Friendly Amenity

1109.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5.

Development Permit Requirements

1109.9 A Development Permit shall be issued prior to issuance of a Building Permit.

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

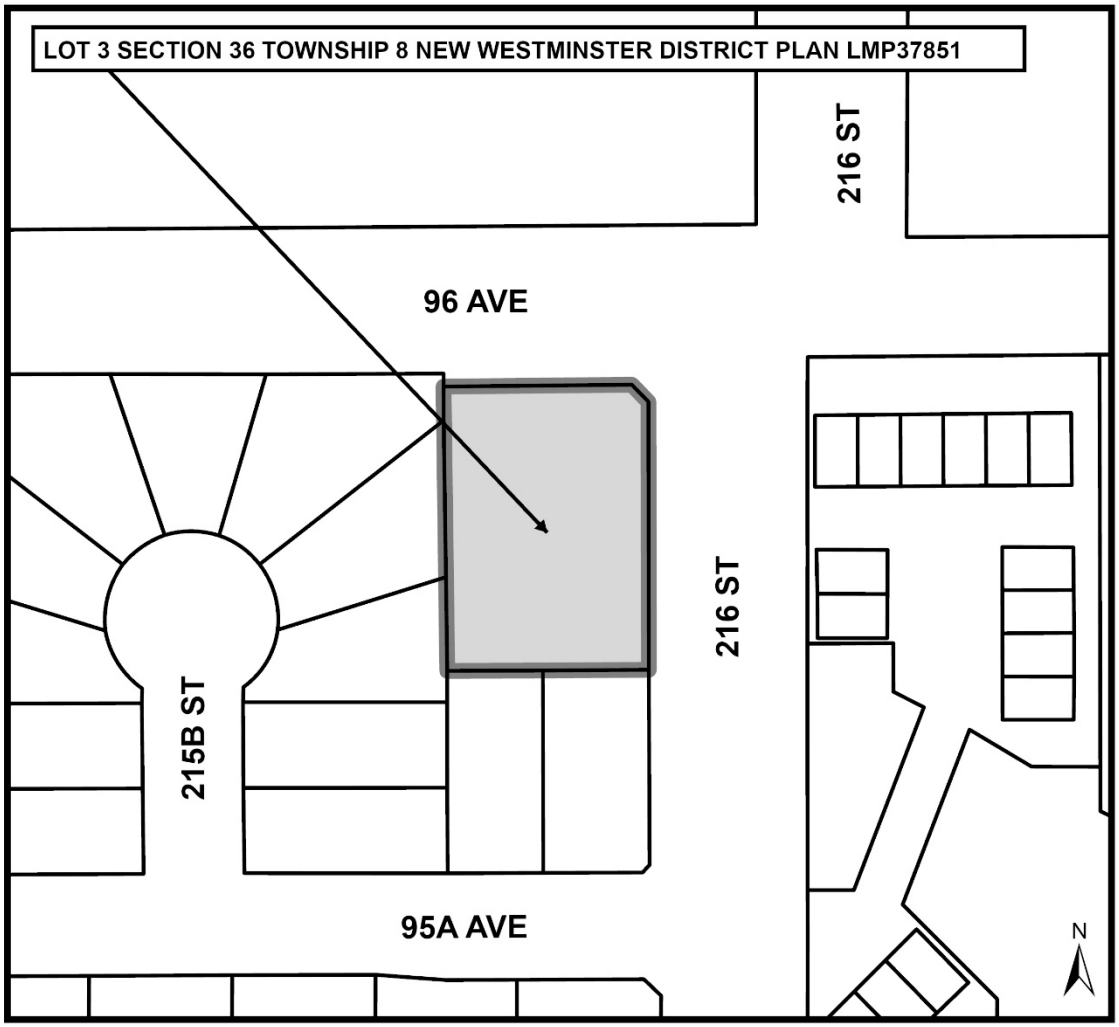
Lot 3 Section 36 Township 8 New Westminster District Plan LMP37851

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-209

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6070



Township of Langley
Est. 1873

ATTACHMENT D

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	DECEMBER 2, 2024
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	08-36-0219
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100256 AND DEVELOPMENT PERMIT APPLICATION NO. 101402 (1308728 BC LTD. / 21588 – 96 AVENUE)		

At the November 18, 2024 Meeting, Council granted first and second reading to Official Community Plan Amendment and Rezoning Bylaws No. 6069 and 6070. This memorandum provides information regarding intersection improvements at 216 Street and 96 Avenue in relation to the proposed development project (Attachment A).

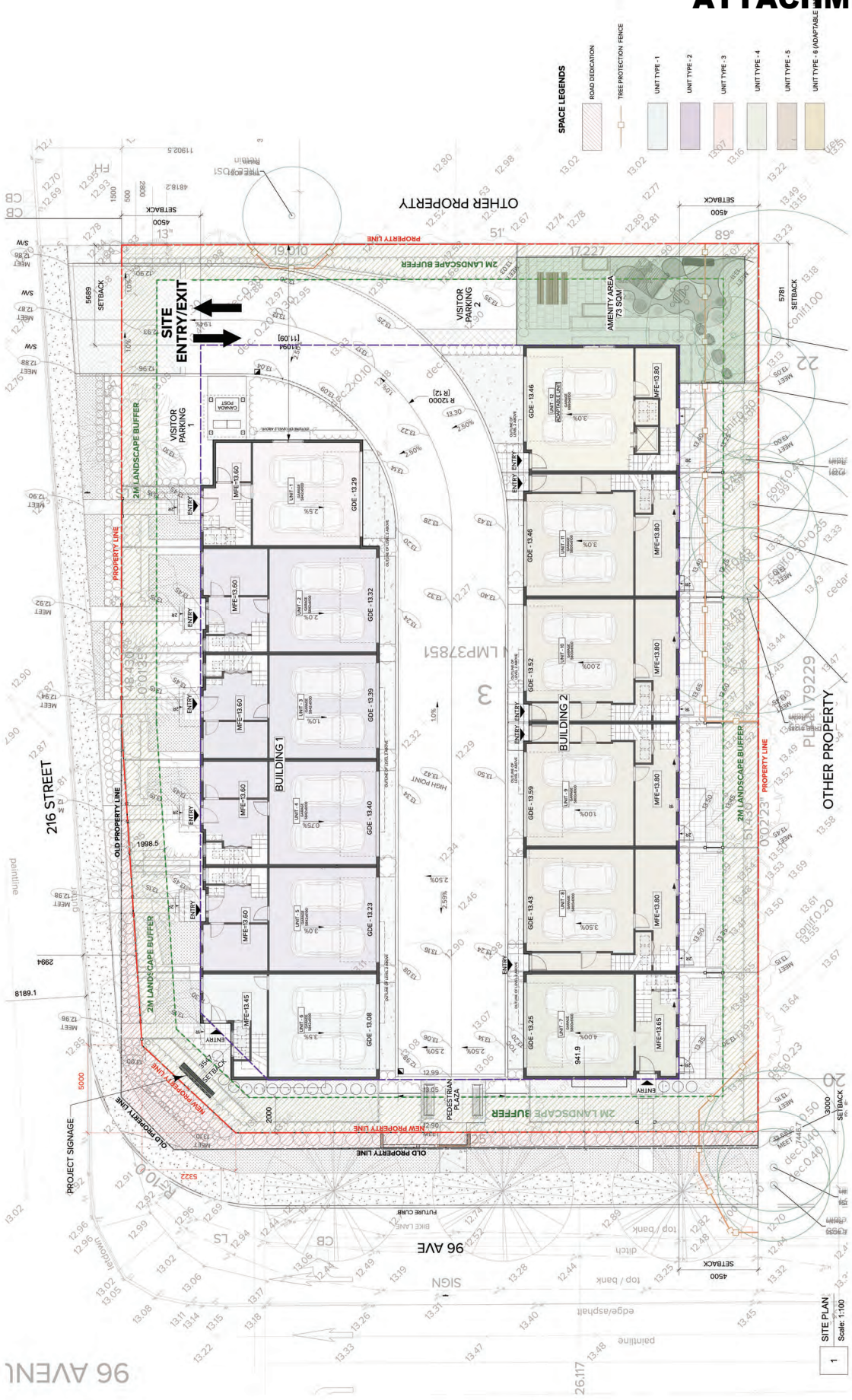
On July 15, 2024, Council received report 24-157 – 216 Street Complete Street Project Update (Attachment B) regarding design for potential road improvements to 216 Street including the intersection of 216 Street and 96 Avenue.

As part of the development review for the subject application, road dedication requirements for the 216 Street project have been incorporated into the design including required road dedications on 96 Avenue, 216 Street and southwest corner intersection truncation, to accommodate ultimate works. Staff note that the following development prerequisite must be satisfied prior to final reading:

"Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Walnut Grove Community Plan."

Staff also note that access to the development site is restricted to 216 Street with right-in right-out movements only.

ATTACHMENT A Site Plan
ATTACHMENT B Council Report 24-157 (excluding Attachments D and E)



No	Date	Issue Notes
A	09-02-2024	PRE-APPLICATION
B	05-06-2024	DP-SUBMISSION
C	09-08-2024	DP PE-SUBMISSION
D	21-10-2024	DP-RESUBMISSION

Project
21588 96 AVE,
TOWNSHIP OF LANGLEY BC

Owner
130 8728 BC LTD.

Sheet Title
SITE PLAN

Total Sheets
12

Drawn By
JK

Reviewed By
RD

Sheet No.
A1.00

Checked By
RD

Status
DP APPLICATION

Contractors

A+U
TOWNSHIP OF LANGLEY

Consultants
Architecture Panel Inc.

Documents
DP APPLICATION

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~~ATTACHMENT B~~

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JULY 15, 2024 - REGULAR MEETING	**REPORT:**	24-157
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-162
SUBJECT:	216 STREET COMPLETE STREET PROJECT UPDATE		

RECOMMENDATIONS:

That Council endorse modifying the preliminary design to incorporate the optional design elements illustrated in Attachment B, to optimize the on-street parking supply on 216 Street.

That Council direct staff to include the 216 Street Complete Street project in the 2025 Capital Budget for Council's consideration.

EXECUTIVE SUMMARY:

At its September 25, 2023 Regular Meeting, Council authorized staff to proceed with the detailed design and public consultation for the ultimate road dieting project on 216 Street between 88 Avenue and 96 Avenue, including intersection improvements at 91 Avenue and 96 Avenue.

In Q1 2024, a qualified engineering consulting firm, was engaged by the Township of Langley (Township) to undertake the detailed design work, parking study, and public consultation. The design embraces a 'Complete Streets' approach, which considers people of all ages and abilities traveling by various modes. As such, the following key design features have been incorporated into the preliminary design (Attachment A) to enhance corridor safety and community livability:

- Unidirectional protected bike lanes on both sides of the street.
- Raised center median with left turn bays.
- Realignment of the north leg of 216 Street to create a four-legged signalized intersection.
- Conversion of the existing pedestrian signal at 91 Avenue to a full traffic signal.
- New crosswalk with overhead warning flashers at 92 Avenue.
- Removal of the southbound channelized right turn at 88 Avenue.

In May of 2024, public engagement was initiated as part of the project to provide an opportunity for the public to comment on the preliminary design. Public engagement included an online survey, a public open house, and a stakeholder meeting, supported by various marketing and promotional materials to raise awareness, and provide opportunities for public participation. The proposed design received strong support from both the community and stakeholders.

However, public concerns about street parking along certain segments of 216 Street were raised and corroborated by the findings of the parking study conducted in April of 2024. In response, the project team thoroughly examined the public feedback and explored viable options to optimize the on-street parking arrangements to support community needs and project

goals. As a result, parking focused optional design elements (Attachment B) were developed for three (3) segments of the 216 Street corridor to retain additional street parking spaces.

At present, there are approximately 258 signed temporary street parking spaces along 216 Street between 88 Avenue and 96 Avenue. Upon completion of this project with the modified design illustrated in Attachment B, approximately 127 street parking spaces will be retained as permanent.

The preliminary (Class D) construction cost estimate for the preliminary design of the 216 Street Complete Street Project is $9,386,000.

Subject to endorsement of the preliminary design and optional design elements, the project team will continue to improve and refine the design, collaborating with relevant authorities to secure necessary approvals. The final design, along with a detailed cost estimate, will be presented to the Council in the fall of 2024 along with a funding request to begin construction in 2025.

PURPOSE:

To provide Council with updated information on the design of 216 Street from 88 Avenue to 96 Avenue, present the results of the public consultation, and seek endorsement of incorporating the optional design elements into the final design.

BACKGROUND/HISTORY:

216 Street between 88 Avenue and 96 Avenue is part of TransLink's Regional Major Road Network and Major Bikeway Network. It is designated as a Major Arterial Road in the Township's 2009 Master Transportation Plan (MTP) and a Truck Route in the Township Highway and Traffic Bylaw. The route provides regional connections, facilitate the movement of goods and people, and provide intra-community connectivity, particularly in relation to recreational, commercial, and educational needs.

On May 13, 2019, the Council directed staff to proceed with a study to determine potential improvements to 216 Street, between Telegraph Trail and 96 Avenue, with a two-phased approach. Phase 1 of the 216 Street Corridor Study (Study) reviewed the conditions prior to the opening of the 216 Street interchange and developed potential improvement options and strategies to meet the future needs of the corridor while addressing public concerns. Phase 2, completed after the interchange opened, examined the post-interchange conditions of the corridor.

Both phases of the Study confirmed that four (4) vehicle travel lanes are not needed on this section of 216 Street. The key improvement strategy identified for the corridor was road dieting, allowing for the implementation of active transportation infrastructure, and other safety improvements to reconfigure the road into a "complete street" that accommodates multiple modes.

To minimize the impact on existing sidewalks and mature landscaping, options were developed to reallocate the road space within the curb-to-curb width. Three (3) road dieting options were presented to the public in 2020. From these three (3) design options, a community-preferred conceptual design (Attachment C) was selected based on technical analysis and input received through the consultation process.

In early 2024, a qualified professional was engaged to advance the community's preferred conceptual design into detailed design. Their scope also includes conducting a parking study and public engagement.

DISCUSSION/ANALYSIS:

<u>216 Street Complete Street Design</u>

The 216 Street Complete Street Design builds upon the community-preferred conceptual design (Attachment C) from the 2021 Study. The previous design was revisited with a 'Complete Streets' approach, considering the needs of people of all ages and abilities using various modes of transportation. The primary objective of the 216 Street Complete Street Project is to enhance community livability and safety, and increase comfort levels for pedestrians and cyclists, while maintaining road capacity and service levels for passenger vehicles and trucks.

The key design features included in the preliminary design (Attachment A) of the 216 Street Complete Street Project and their associated benefits are summarized in the following table:

Feature	Description	Benefits
All Ages and Abilities Unidirectional Protected Bike Lanes	Bike lanes on both sides of the street, separated from vehicle traffic by physical barriers.	- Enhances cyclist safety, encourages cycling by reducing interaction with vehicular traffic.
Raised Center Median with Left-Turn Bays	A raised median that includes designated lane for vehicles to wait while making left turns.	- Channelizes vehicle movements, reduce the likelihood of head-on collisions, and naturally slow traffic speeds. - Provides landscaping opportunity to enhance the aesthetics of the roadway.
Realignment of North Leg of 216 Street	Converting two offset T-intersections to a four-legged signalized intersection by realigning the north leg of 216 Street.	- Improves intersection operations and safety and supports safe crossings for pedestrians and cyclists.
Full Traffic Signal Upgrade at 91 Avenue	Upgrade of existing pedestrian signal to full traffic signal with protected northbound left turn phase.	- Provides for the orderly movement of traffic by assigning right-of-way to conflicting movements of traffic. - Improves the overall safety and operation of the intersection.
Special Crosswalk at 92 Avenue	Installation of a crosswalk with overhead warning flashers.	- Aids pedestrians in crossing the road by warning motorists of the presence of pedestrians waiting to cross.
Removal of Channelized Right Turn at 88 Avenue	Elimination of the southbound channelized right-turn.	- Reduces right turning speed. - Improves pedestrians and cyclists' safety.

Parking Study

The design prioritizes minimizing the impact on existing infrastructure, preserving mature landscaping, and retaining as much on-street parking as possible. However, due to insufficient curb-to-curb width in some segments of the corridor, some of the current signed temporary on-street parking will be removed to facilitate the previous community-preferred design concept.

To assess the parking impacts on residents along 216 Street and the surrounding area two (2) parking surveys were conducted in April of 2024; one at 10:00pm on a weekday and another at 1:00pm on a weekend. This study estimated the current and future parking supply for both the 216 Street corridor and the connecting local streets, as well as the existing and future street parking utilization. At a more localized level, three (3) segments have been identified that may experience high on-street parking utilization due to the reduction in on-street parking availability:

- East side of 216 Street from 88 Avenue to 125m north of 88B Avenue.
- West side of 216 Street from 88 Avenue to 100m north of 88B Avenue.
- West side of 216 Street from 91 Avenue to 180m south of 93A Avenue.

While the project corridor and adjacent public side streets, along with neighboring private communities, are expected to accommodate the parking demand under the proposed scenario, the project team explored opportunities to increase the number of permanent on-street parking spaces along 216 Street to address current and future parking needs.

The detailed results of the parking study are summarized in the 216 Street (88 Avenue to 96 Avenue) Parking Survey (Attachment D).

Public Engagement

Public engagement efforts were undertaken to gauge community support for the proposed preliminary design and assist the project team in refining the design. Launched in May of 2024, these efforts included various marketing and promotional materials aimed at raising awareness and encouraging public participation. Key engagement activities included:

- Social media marketing and newspaper advertisements.
- Notification postcards sent to over 1,000 addresses in the project area.
- An online survey with over 640 participants.
- A virtual stakeholder meeting with representatives from nine stakeholder groups.
- A public open house attended by over 150 individuals.

In the online survey, most respondents agreed that the design meets the objectives of improving community livability and safety, enhancing comfort for walking, and cycling, and addressing local and regional travel needs. At the public open house, 57 attendees expressed that they were very or somewhat supportive of the proposed design improvements, while 43 indicated they were very or somewhat unsupportive.

Despite the strong support for the proposed preliminary design from the community and stakeholders, concerns about street parking along certain segments of 216 Street were prominent. These concerns were among the most common feedback received through online surveys, public open house, and other channels.

Details on these public engagement activities and the feedback received are summarized in the "What We Learned Report" (Attachment E).

Optional Design Elements

During the public engagement process, parking emerged as a major concern among residents along 216 Street, consistent with the findings of the parking study for some segments of the corridor. In response, staff thoroughly examined public feedback and explored viable options to optimize street parking arrangements, balancing community needs and project goals. Four (4) segments of 216 Street were closely analyzed:

1. 216 Street between 88 Avenue and 88B Avenue:
    - Options Considered: Converting the southbound curb lane into a parking lane.
    - Conclusion: Due to the numerous existing driveways and potential disruptions to traffic operations at the 88 Avenue intersection, this change was deemed unfeasible.
2. 216 Street between 88B Avenue and 90 Avenue:
    - Option Considered: Narrowing the planned center median to 0.8 meters, shifting the northbound travel lane west and creating a parking lane on the east side of 216 Street.

- Outcome: This adjustment would retain approximately seven (7) parking spaces on the east side of 216 Street.

3. 216 Street between 91 Avenue and 92 Avenue:

    - Option Considered: Narrowing the planned center median to 0.8 meters, shifting the southbound travel lane to the east, and creating a parking lane on the west side of 216 Street.
    - Outcome: This adjustment would retain approximately eleven (11) parking spaces on the west side of 216 Street.

4. 216 Street between 95A Avenue and 96 Avenue:

    - Option Considered: Switching parking from the west side to the east side of 216 Street.
    - Outcome: This adjustment would increase street parking by seven (7) spaces and mitigate potential conflicts with the driveway planned for the development project at the southwest corner of the 96 Avenue intersection.

Modified, parking-focused designs (Attachment B) were developed for segments 2, 3, and 4 to increase the on-street parking supply by an additional 25 spaces while maintaining the corridor's functionality. In addition, shifting the travel lanes east and west also provides an improved traffic calming design. In contrast, the original preliminary design presented to the public prioritized landscaping opportunities and geometric layout.

At present, there are approximately 258 signed temporary street parking spaces along 216 Street between 88 Avenue and 96 Avenue. Upon completion of this project with the modified design illustrated in Attachment B, approximately 127 street parking spaces will be retained as permanent.

Staff recommend modifying the current preliminary design to include the optional design for segments 2, 3, and 4 on 216 Street. This will address the community's parking concerns while ensuring the project's overall goals and functionality are maintained.

Estimated Cost

A preliminary (Class D) cost estimate has been prepared and the completion of works for 216 Street Complete Street Project is estimated to cost $9,386,000. The details of the cost estimates are summarized in the following table:

	Civil Works & Traffic Signals	Corridor Resurfacing*	Property Acquisition	Construction Services	Total
216 Street Corridor Improvements	$4,328,000	$1,109,000	$1,260,000	$272,000	**$6,969,000**
96 Avenue Intersection Realignment	$2,154,000	-	$173,000	$90,000	**$2,417,000**

*Note: Not included within the DCC Program

Given the conceptual nature of the design, the civil works and traffic signal installations cost estimate includes a 30% contingency for the corridor improvements and a 40% contingency for the intersection realignment. Additionally, the cost estimate for corridor resurfacing includes a 25% contingency.

Following completion of the design work, staff will provide a more detailed cost estimate including potential funding sources for Council's consideration.

Next Steps

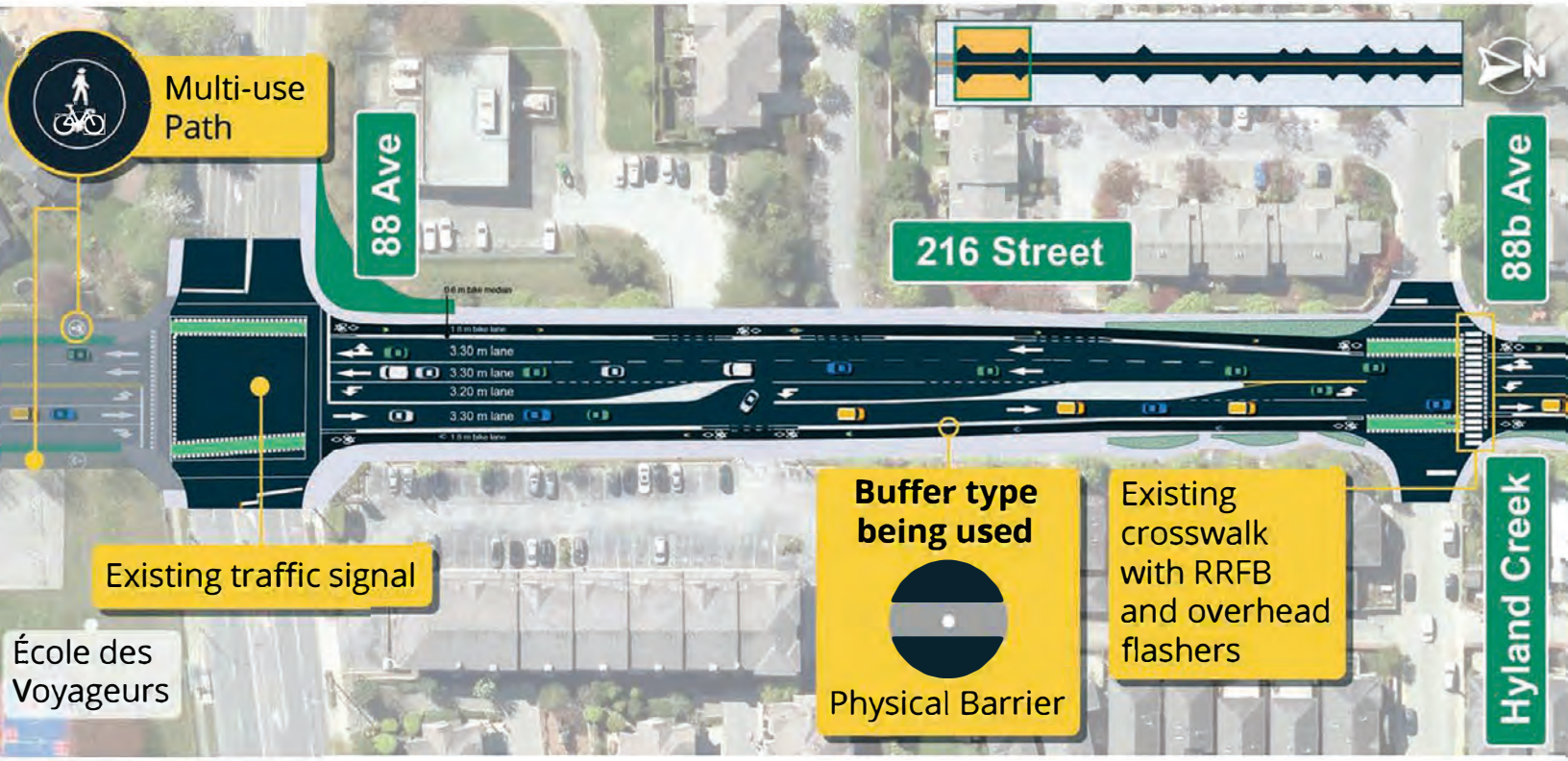
Subject to Council endorsement of the preliminary design with the optional design elements, the project team will continue to improve and refine the design, collaborating with relevant authorities to secure necessary approvals. The final design, along with a detailed cost estimate, will be presented to the Council in the budget process for consideration.

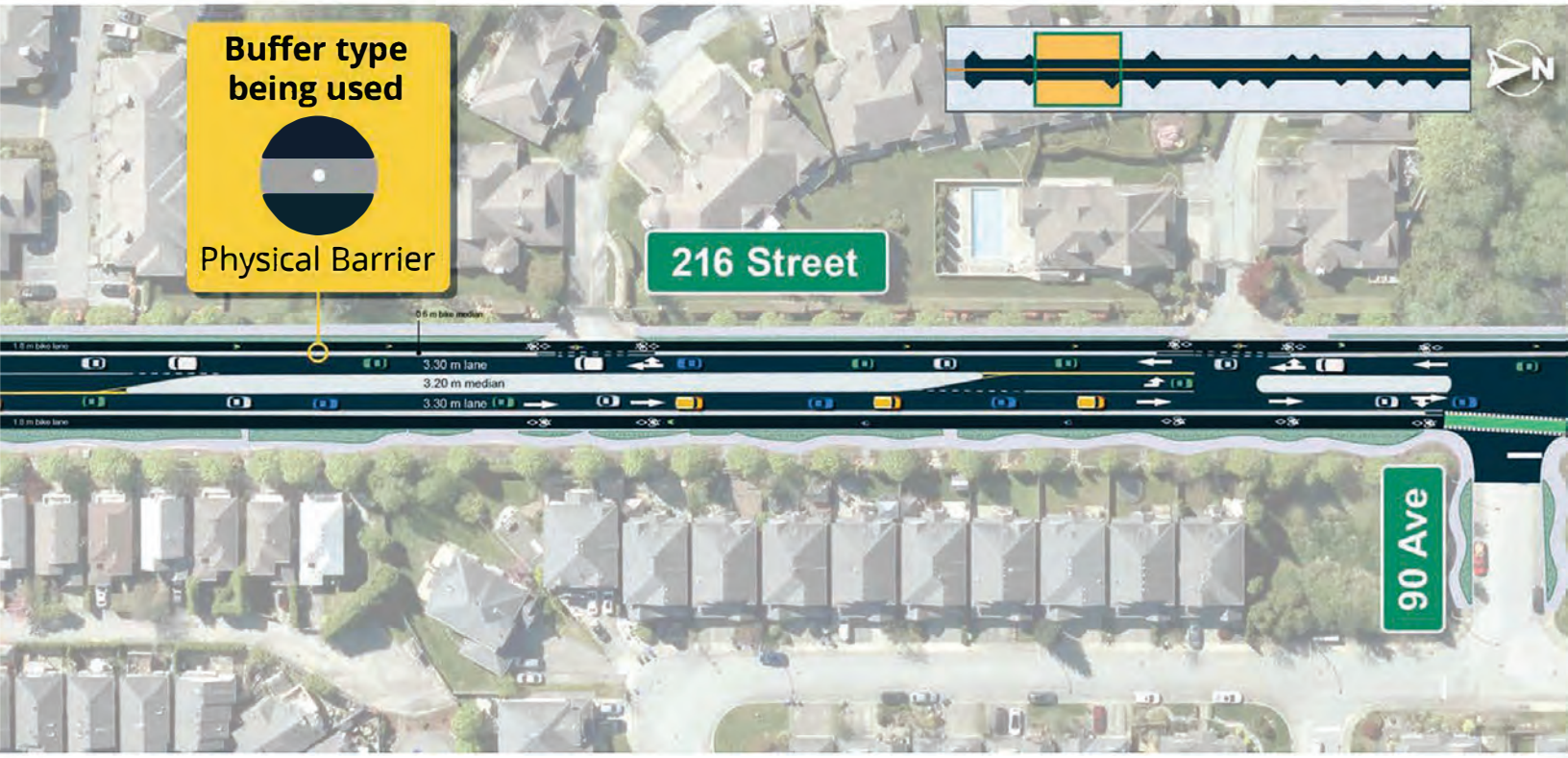
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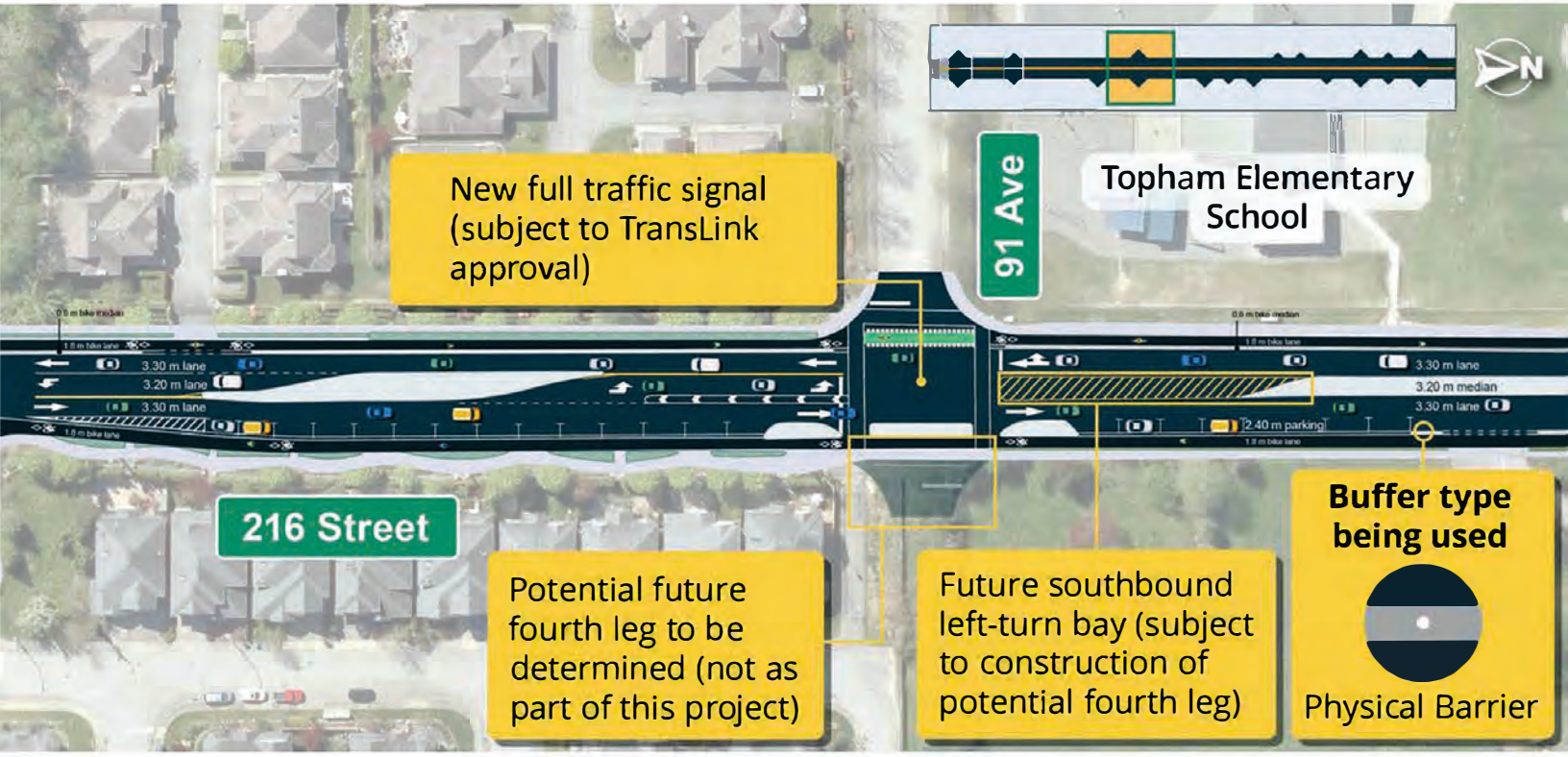
Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

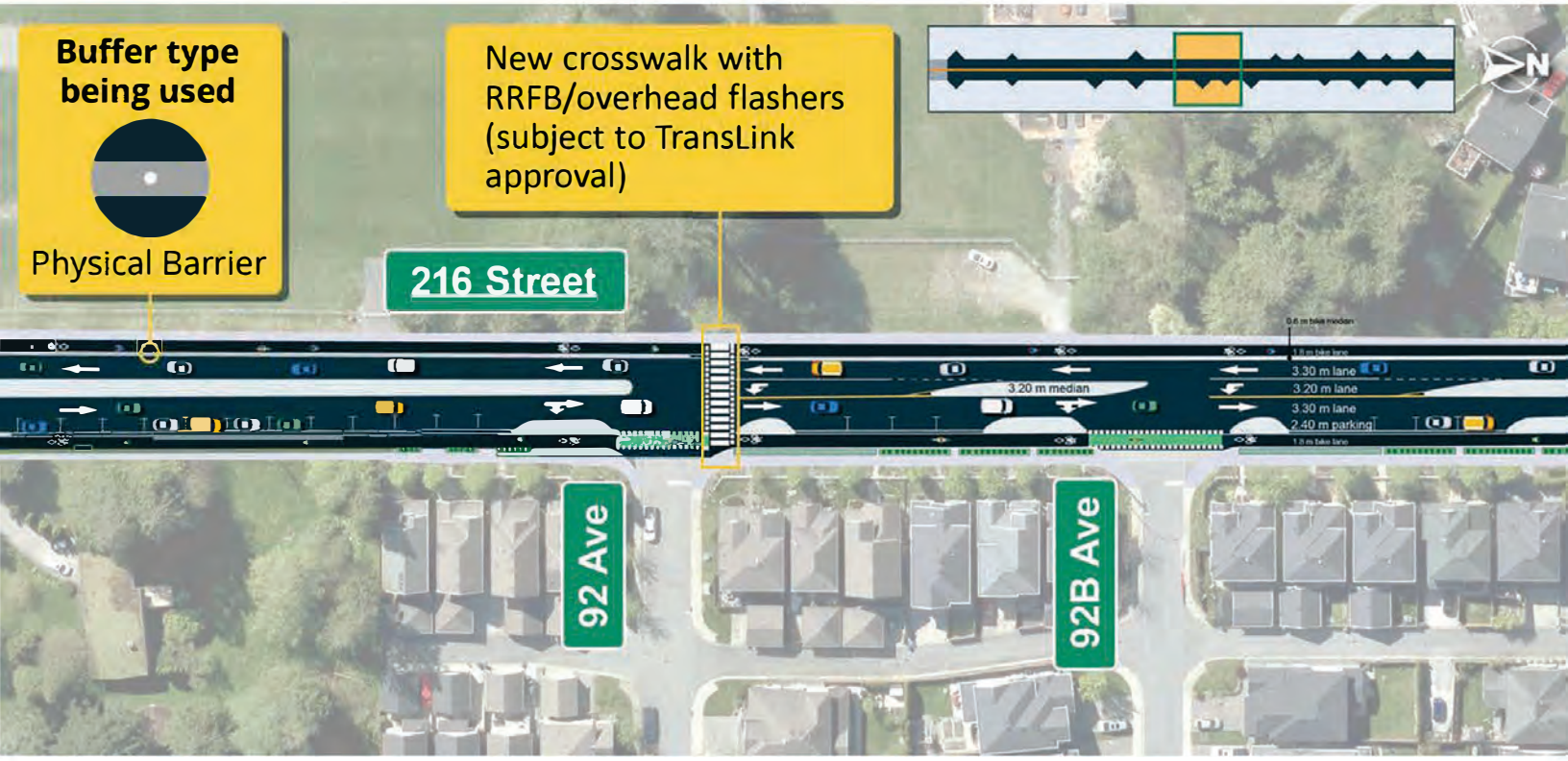
ATTACHMENT A	216 Street Complete Street Preliminary Design
ATTACHMENT B	216 Street Optional Design Elements
ATTACHMENT C	216 Street Corridor Study Preferred Design
ATTACHMENT D	216 Street (88 Avenue to 96 Avenue) Parking Survey
ATTACHMENT E	What We Learned Report

~~ATTACHMENT A~~

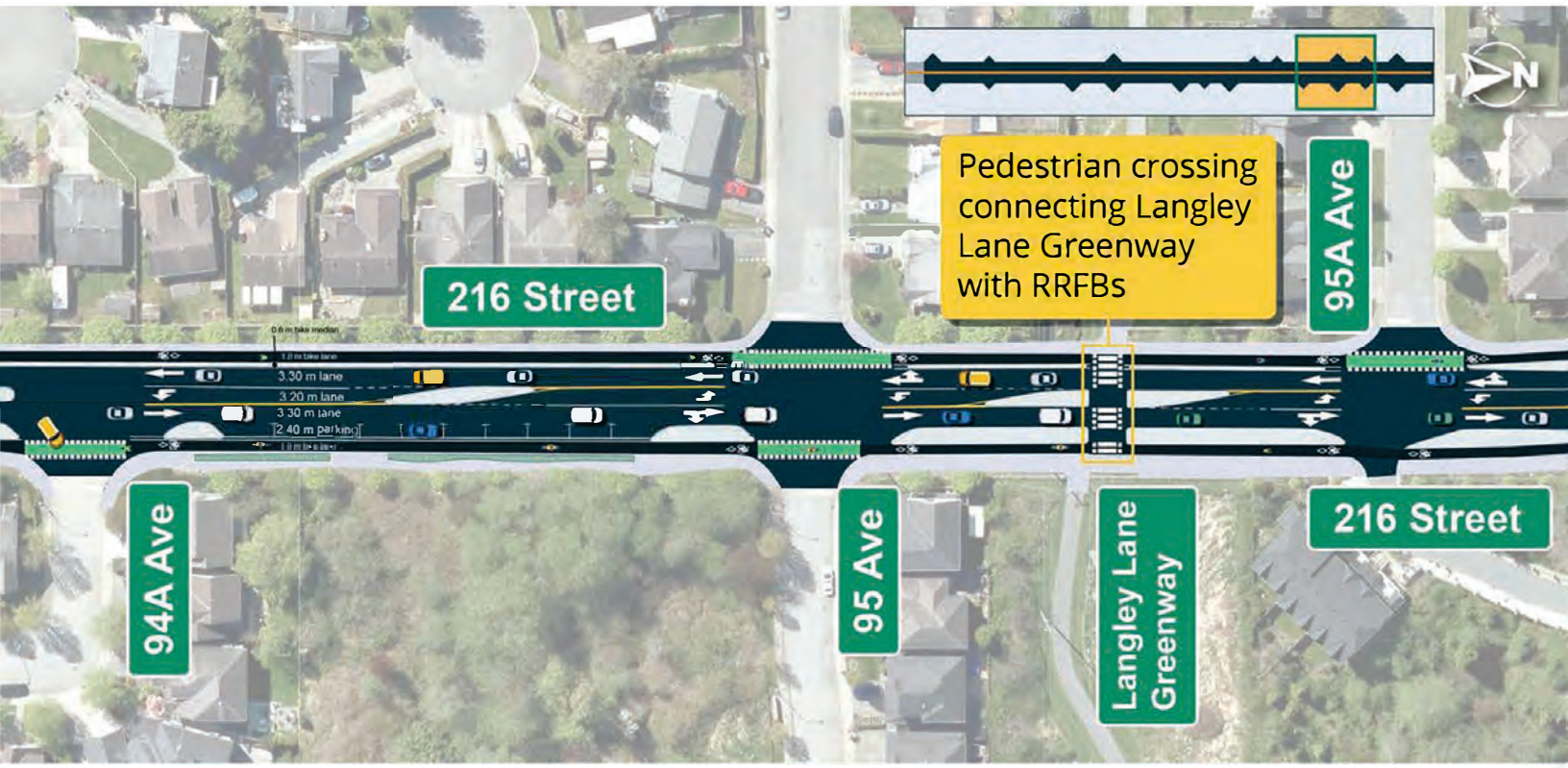


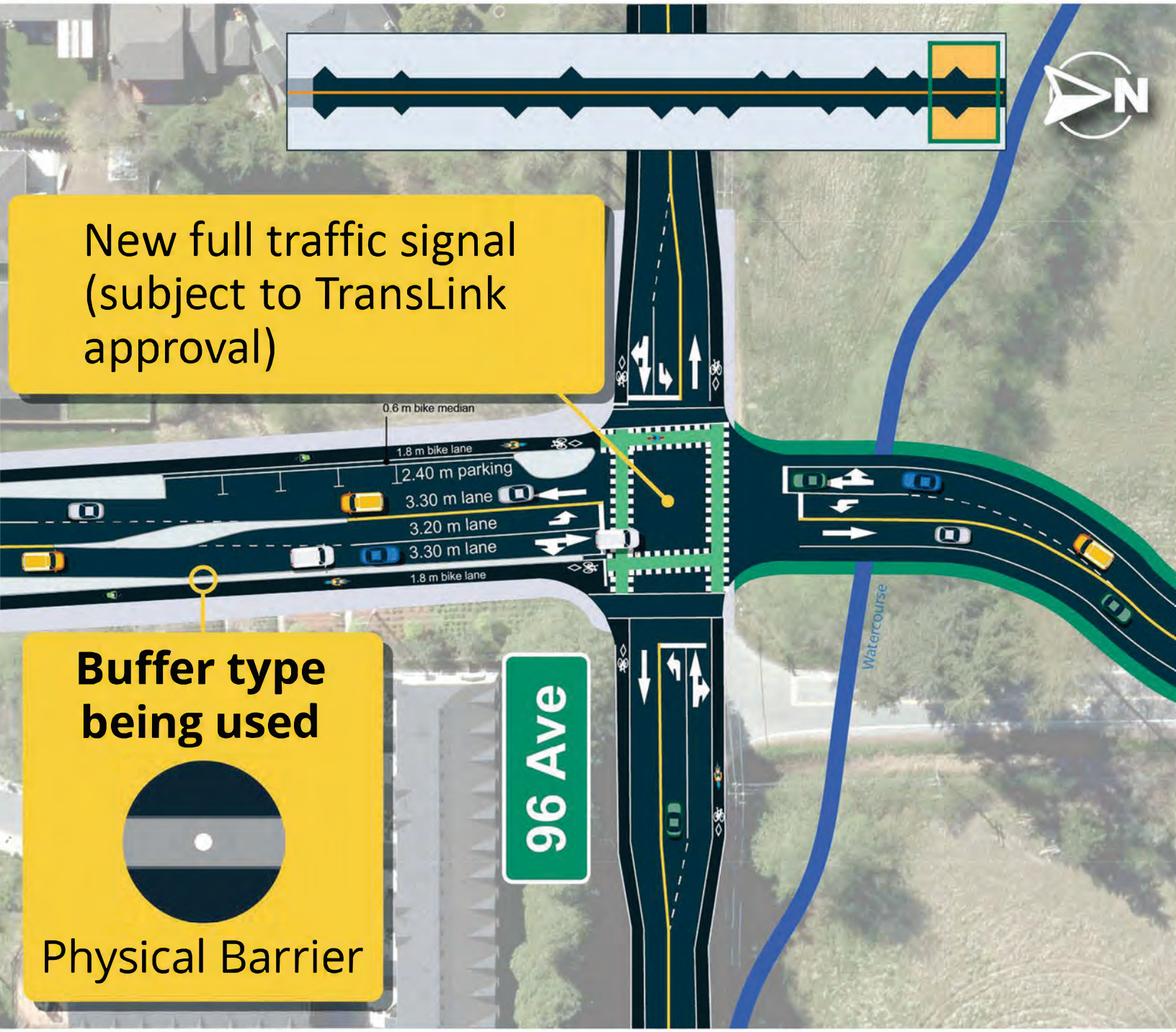

Buffer type being used
Physical Barrier
216 Street
90 Ave
3.30 m lane
3.20 m median
3.30 m lane
N

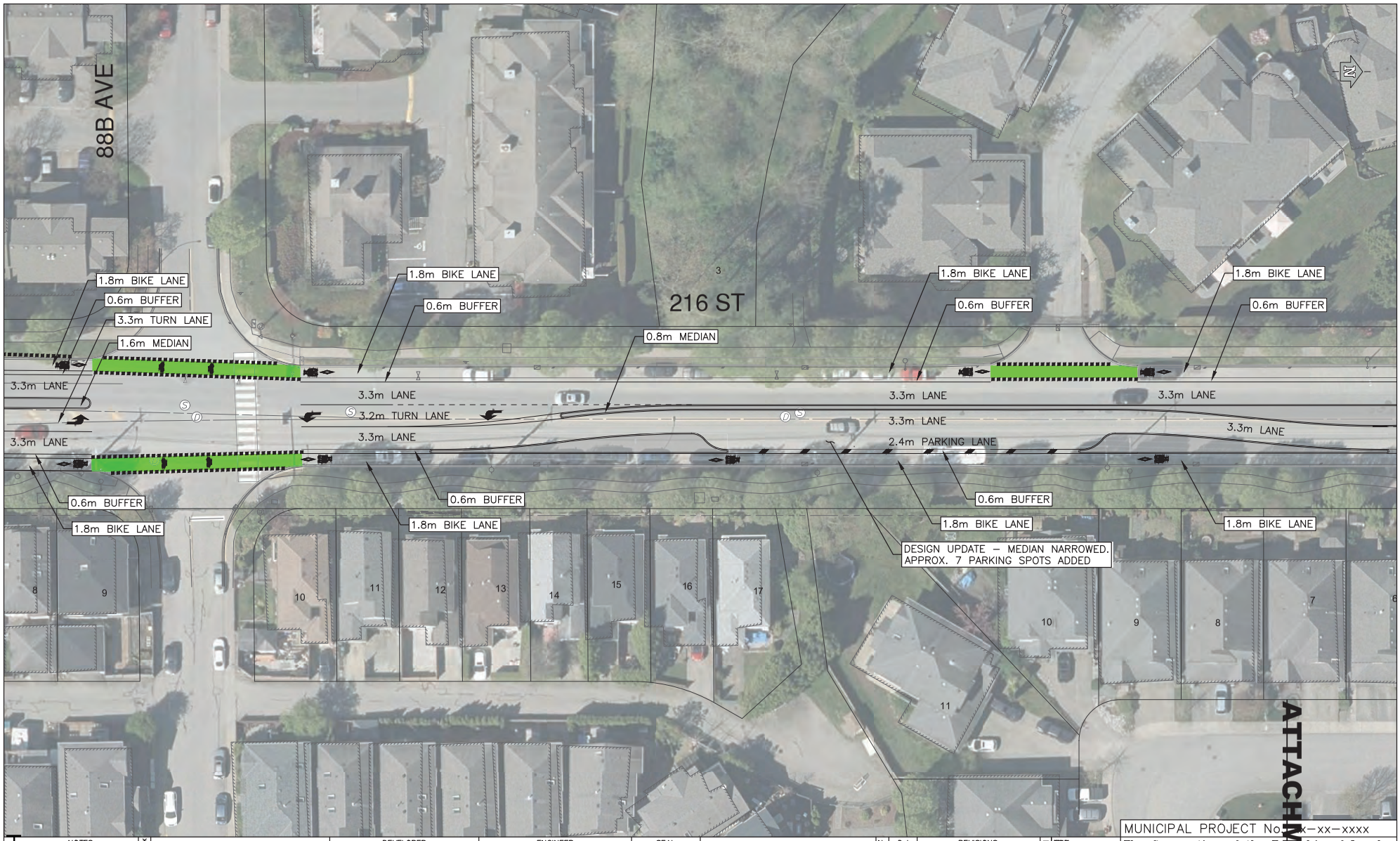

New full traffic signal (subject to TransLink approval)
91 Ave
Topham Elementary School
N
3.30 m lane
3.20 m lane
3.30 m lane
3.20 m median
3.30 m lane
2.40 m parking
216 Street
Potential future fourth leg to be determined (not as part of this project)
Future southbound left-turn bay (subject to construction of potential fourth leg)
Buffer type being used
Physical Barrier


Buffer type being used
Physical Barrier
New crosswalk with RRFB/overhead flashers (subject to TransLink approval)
216 Street
92 Ave
92B Ave
3.30 m lane
3.20 m lane
3.20 m median
3.30 m lane
2.40 m parking
N


Buffer type being used
Physical Barrier
93A Ave
93B Ave
93 Ave
216 Street
3.30 m lane
3.20 m lane
3.30 m lane
2.40 m parking
3.20 m median
N


Pedestrian crossing connecting Langley Lane Greenway with RRFBs
216 Street
95A Ave
94A Ave
95 Ave
Langley Lane Greenway
216 Street
3.30 m lane
3.20 m lane
3.30 m lane
2.40 m parking
N


New full traffic signal (subject to TransLink approval)
0.6 m bike median
1.8 m bike lane
2.40 m parking
3.30 m lane
3.20 m lane
3.30 m lane
1.8 m bike lane
Buffer type being used
Physical Barrier
96 Ave
Watercourse
N



NOTES	BENCHMARK	DEVELOPER	ENGINEER	SEAL	No	Date	REVISIONS	PLAN
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MUNICIPAL PROJECT No. xxx-xx-xxxx

The Corporation of the Township of Langley

216 STREET SAFETY IMPROVEMENTS
88b AVENUE TO 90 AVENUE – OPTION 2

DESIGN FILE No | PLAN No. 2 OF 5
AS BUILT No. | SHEET No. 5 | REV. 1

ATTACHMENT B

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PLAN

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DRAWN BY: P. TAM
APPROVED BY: R. LEW
DATE: 2024-04-26
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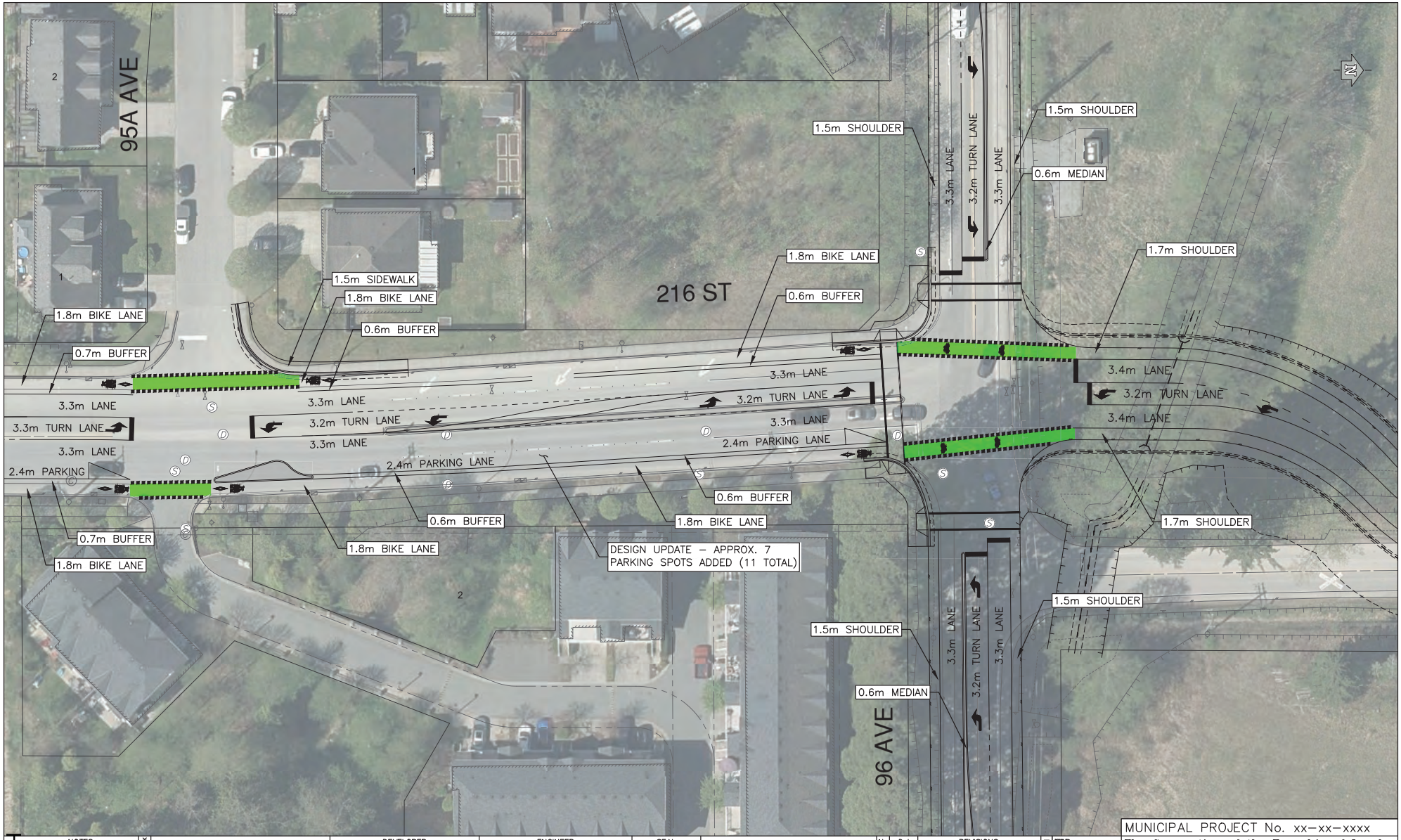
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Township of Langley

216 STREET SAFETY IMPROVEMNETS
91 AVENUE TO 92 AVENUE – OPTION 2

DESIGN FILE No	PLAN No 5 OF 5	
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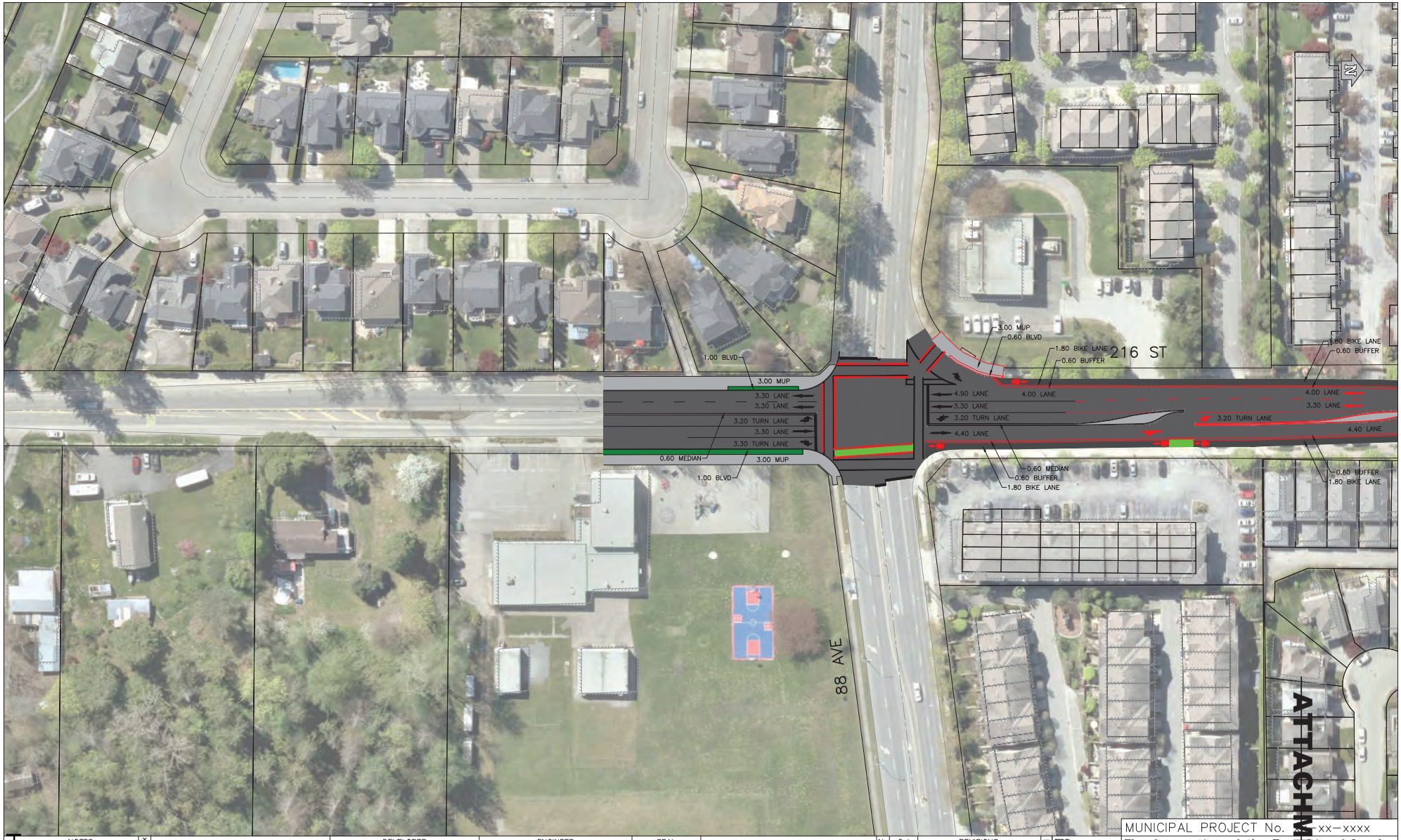
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The Corporation of the Township of Langley

216 STREET SAFETY IMPROVEMENTS
95a AVENUE TO 96 AVENUE – OPTION 2

DESIGN FILE No | PLAN No 5 OF 5
AS BUILT No. | SHEET NO. 5 | REV. 1

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ENGINEER

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2020-10-13

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EXCEPTIONS: _____

No	Date	REVISIONS

PLAN

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DRAWN BY: M.KELDER
APPROVED BY: N.SUNUWAR
DATE: 2020-09-18
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MUNICIPAL PROJECT No. xx-xxxx

The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENTS CONCEPT
2 LANE – OPTION 5

DESIGN FILE No.
PLAN No.
AS BUILT No.
SHEET NO.
REV. A

ATTACHMENT C
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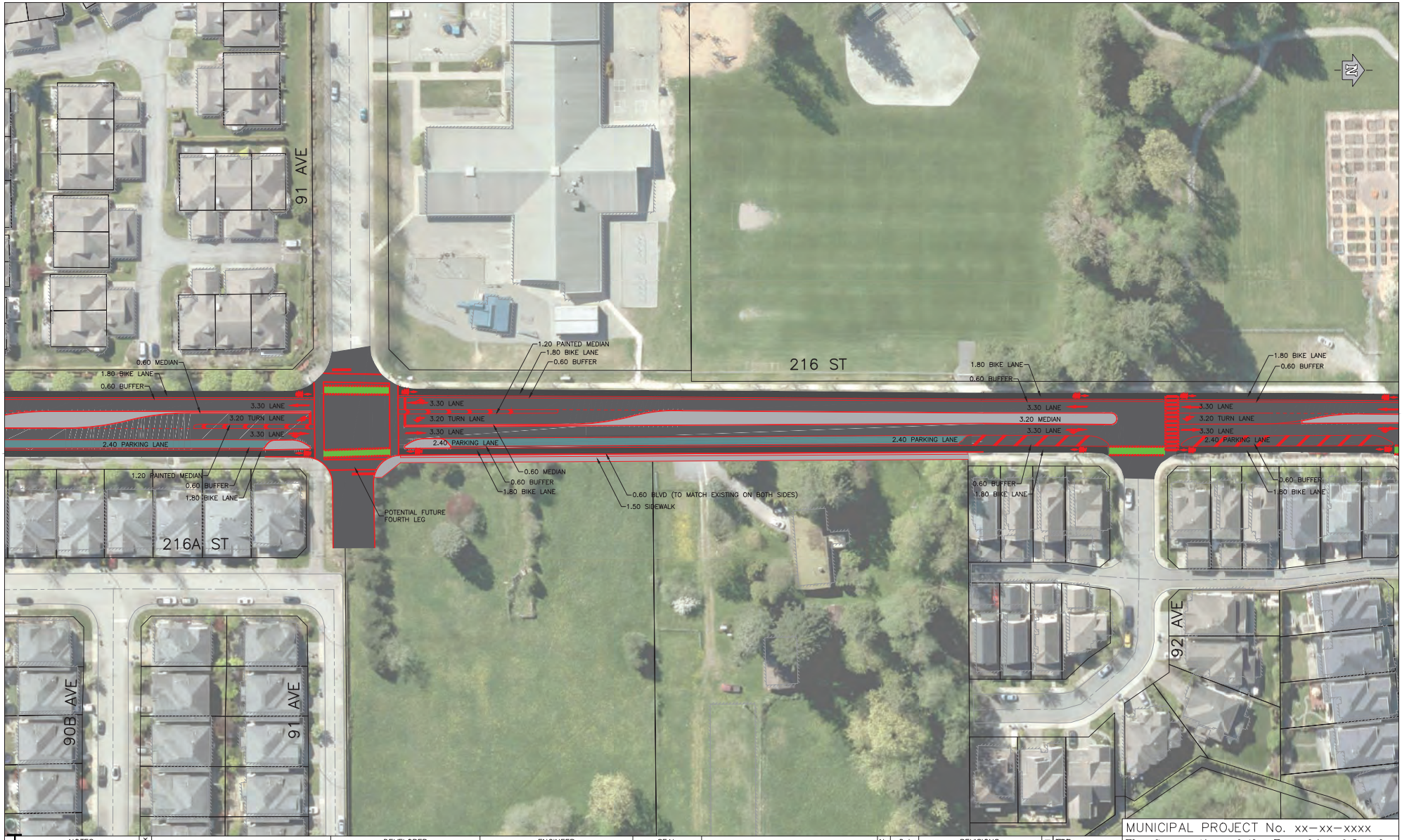
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The Corporation of the Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

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DESIGN FILE No	PLAN No 2 OF 5
AS BUILT No.	SHEET NO. REV. A



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DEVELOPER

ENGINEER

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2020-10-13
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APPROVED BY: N.SUNUWAR
DATE: 2020-09-18
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The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

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DESIGN FILE No.
PLAN No. 3 OF 5
AS BUILT No.
SHEET NO.
REV. A



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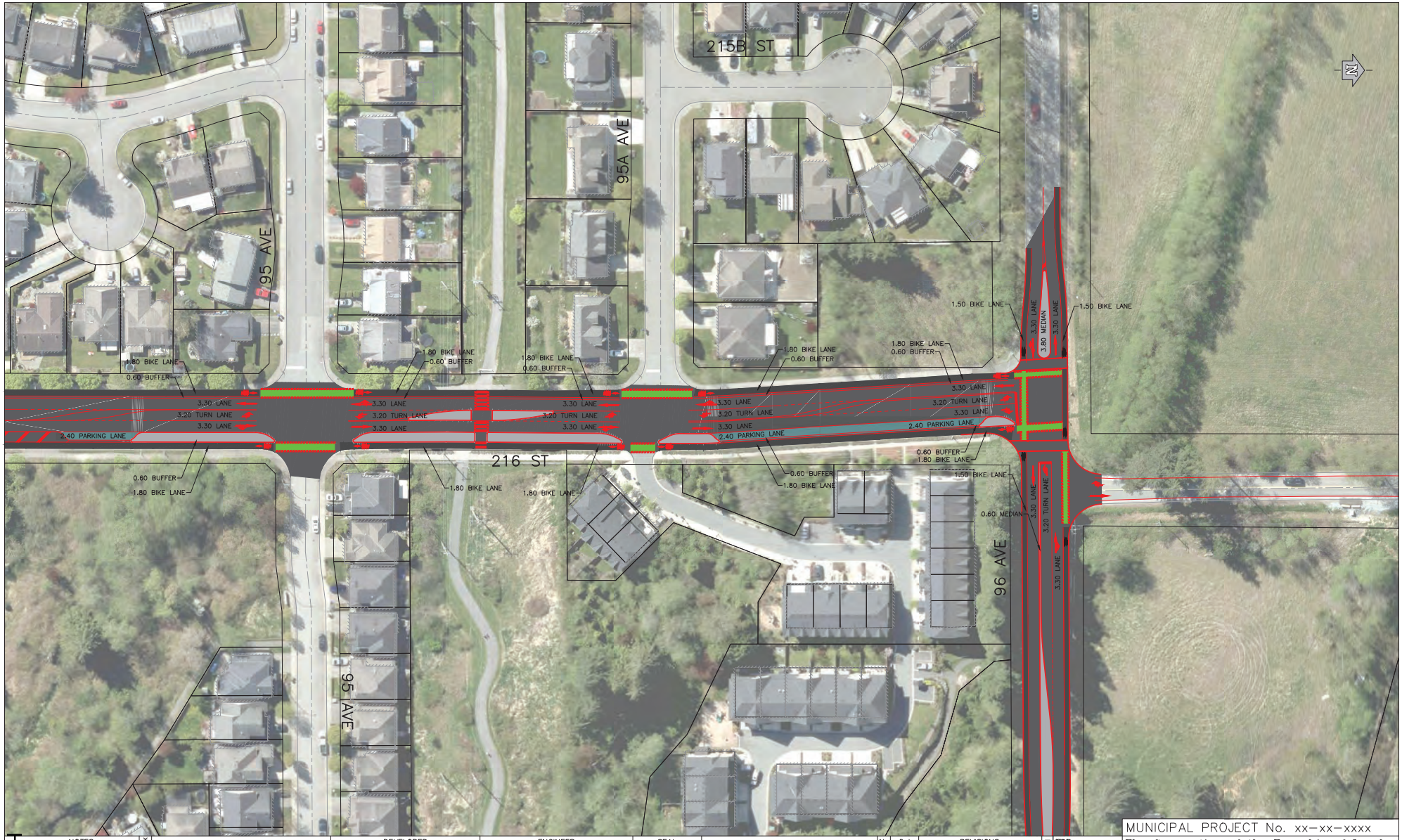
MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

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DESIGN FILE No	PLAN No 4 OF 5	
AS BUILT No.	SHEET NO.	REV. A



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BENCHMARK
LEGAL

PLAN

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DATE: 2020-09-18
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MUNICIPAL PROJECT No. xx-xx-xxxx

The Corporation of the Township of Langley

Township of Langley

216 STREET IMPROVEMENT CONCEPT
2 LANE – OPTION 3

H.1

DESIGN FILE No	PLAN No 5 OF 5	
AS BUILT No.	SHEET NO.	REV. A