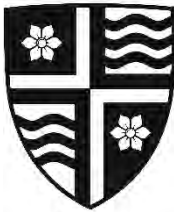


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 1, 2021 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100198 AND
 DEVELOPMENT PERMIT APPLICATION NO. 101124
 (1142650 BC LTD. / 6834 – 204 STREET AND 20441 – 68 AVENUE)

REPORT: 21-125
FILE: 08-14-0220

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.7 ha (1.8 ac) of land located at 6834 – 204 Street and 20441 – 68 Avenue to Comprehensive Development Zone CD-164 with an accompanying Development Permit application to facilitate development of 41 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5734 and 5735, subject to eight (8) development prerequisites being satisfied prior to final reading, and to authorize issuance (at time of final reading of Bylaw No. 5735) of Development Permit No. 101124 and authorize staff to proceed with scheduling of the required public hearing.

RATIONALE:

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



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1142650 BC Ltd.) Bylaw 2021 No. 5734 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1142650 BC Ltd.) Bylaw 2021 No. 5735, rezoning 0.7 ha (1.8 ac) of land located at 6834 – 204 Street and 20441 – 68 Avenue to Comprehensive Development Zone CD-164, to facilitate the development of 41 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
4. Registration of restrictive covenants:
 - a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
 - c. Prohibiting the development of secondary suites within individual townhouse units;
 - d. Identifying the units (minimum 5% for townhouses in compliance with the adaptable housing requirements);
 - e. Prohibiting vehicular access to 68 Avenue; and
 - f. Restricting ultimate driveway access to 204A Street, once constructed.
5. Consolidation of the two (2) subject properties into one (1);
6. Registration of a reciprocal access easement over the subject property for the purposes of a shared driveway at 204 Street with lands located to the north (6862, 6876 and 6898 –204 Street / ToL Project #08-14-0216) for access purposes;
7. Compliance with the Community Amenity Contributions Policy (with an additional contribution of \$86,640 for the five (5) additional units proposed through the plan amendment), and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1142650 BC Ltd.) Bylaw 2021 No. 5734, 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 requirements of Official Community Plan Consultation Policy (07-160);

OFFICIAL COMMUNITY PLAN AMENDMENT AND
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That Council at time of final reading of Rezoning Bylaw No. 5735 authorize issuance of Development Permit No. 101124 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for Community / Neighbourhood Plan amendment Bylaw No. 5734, Rezoning Bylaw No. 5735 in conjunction with the hearing for proposed Development Permit No. 101124.

EXECUTIVE SUMMARY:

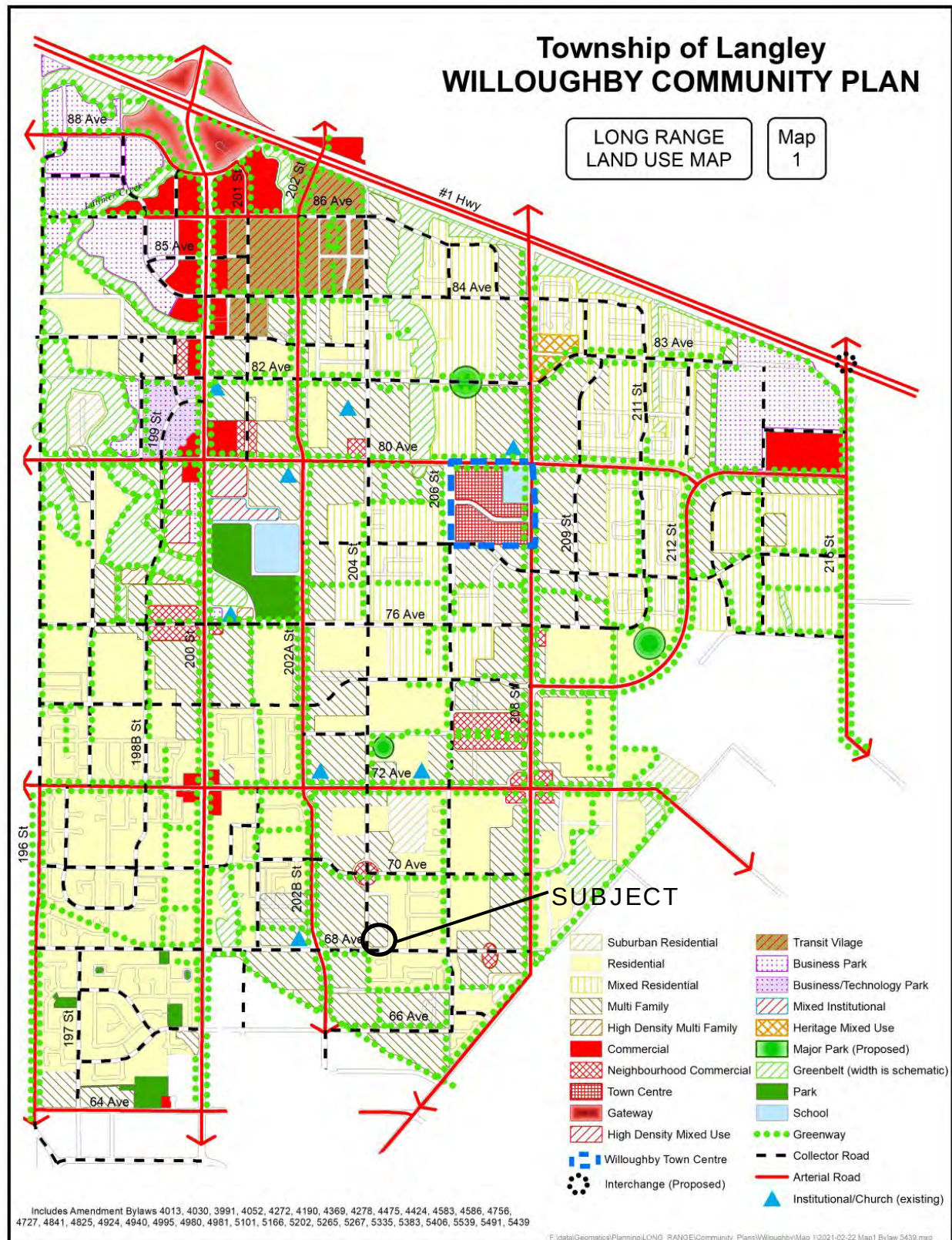
WG Architecture Inc. on behalf of 1142650 BC Ltd. has applied to rezone 0.7 ha (1.8 ac) of land located at 6834 – 204 Street and 20441 – 68 Avenue to Comprehensive Development Zone CD-164 to facilitate the development of 41 townhouse units.

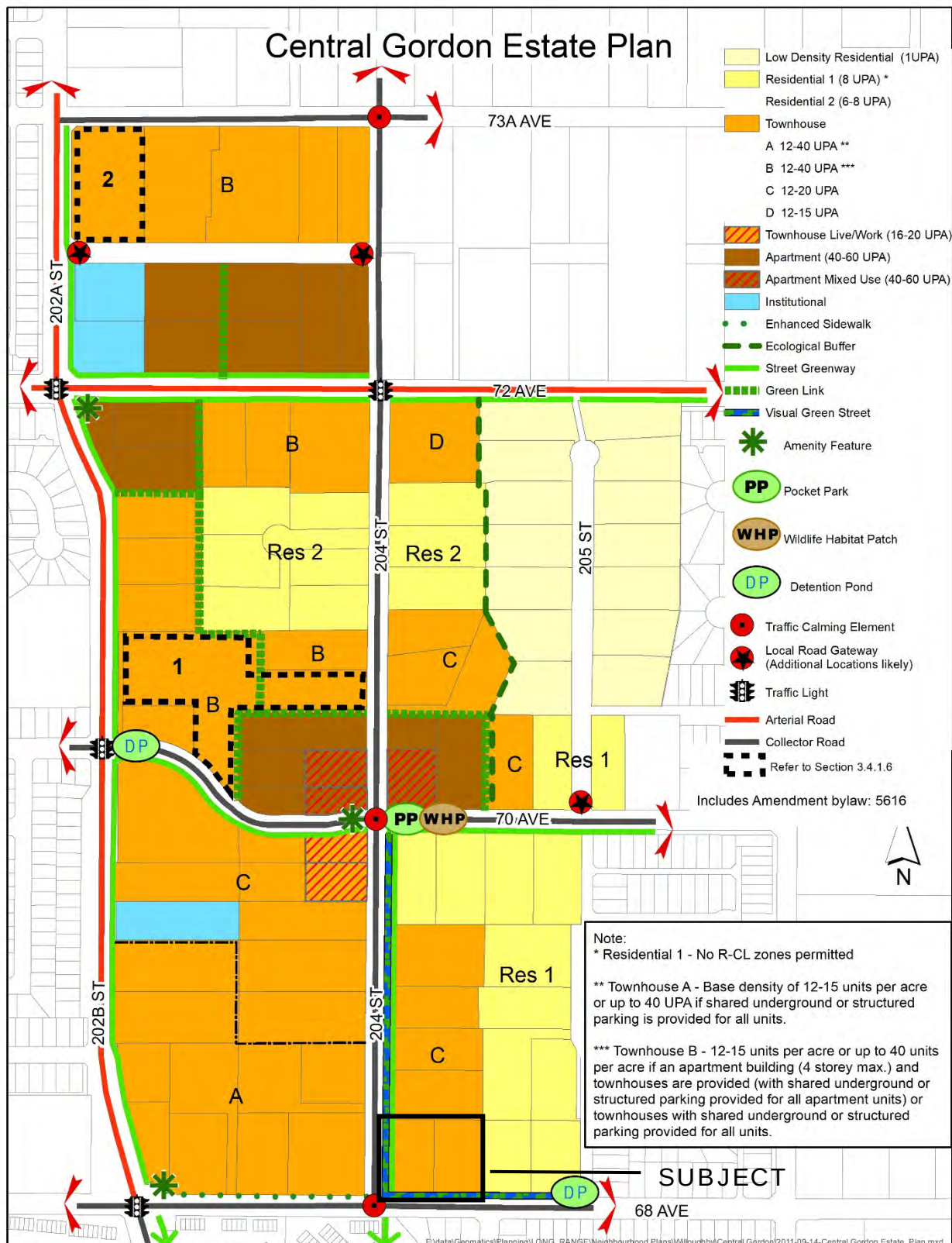
As part of the proposal, the applicant has requested an amendment to the Central Gordon Estate Neighbourhood Plan to increase the permitted density from 20 to 22.3 units per acre (UPA) (49 to 55 units per hectare (UPH)), which would result in five (5) additional units being accommodated. In support of this request, and consistent with the recently adopted changes to the Township’s Community Amenity Charges (CAC) Policy, the applicant has volunteered to provide additional amenity contributions of three (3) times the CAC per additional unit. Additionally, the proponent has applied to rezone the site to Comprehensive Development Zone CD-164 and for a Development Permit for form and character.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council support the Plan amendment and rezoning request, subject to the completion of eight (8) development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 101124 at time of final reading of Bylaw No. 5735.

PURPOSE:

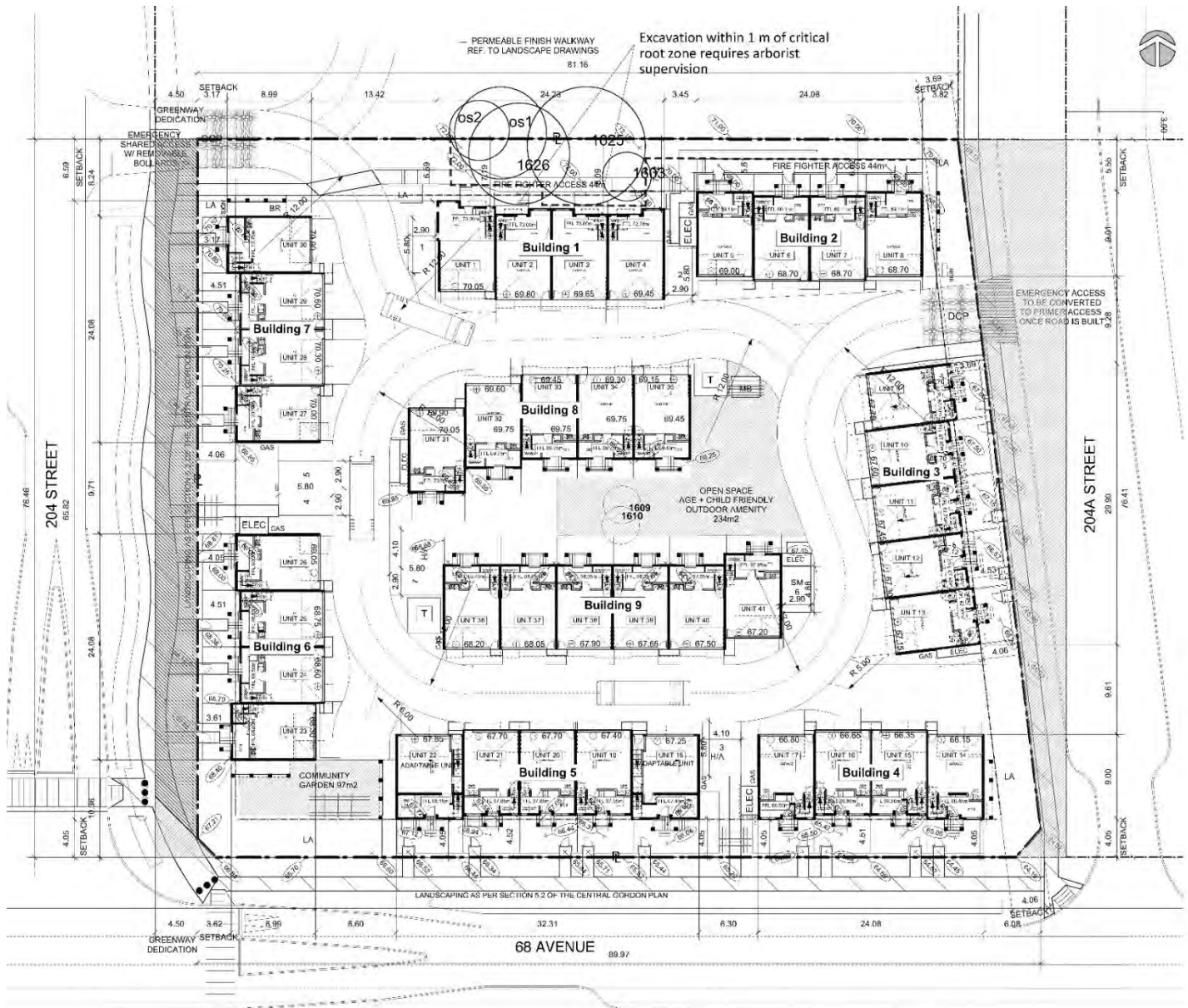
The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5734, Rezoning Bylaw No. 5735, and Development Permit No. 101124.







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SITE PLAN – SUBMITTED BY APPLICANT

OFFICIAL COMMUNITY PLAN AMENDMENT AND
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RENDERINGS – SUBMITTED BY APPLICANT

OFFICIAL COMMUNITY PLAN AMENDMENT AND
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 (1142650 BC LTD. / 6834 – 204 STREET AND 20441 – 68 AVENUE)
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REFERENCE:

Owner:	1142650 BC Ltd. 3420 Barmond Avenue Richmond, BC V7E 1AE
Legal Description:	Lots 68 and 69 Section 14 Township 8 New Westminster District Plan 65861
Location:	6834 – 204 Street 20441 – 68 Avenue
Area:	0.7 ha (1.8 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-164
Willoughby Community Plan:	Multi Family
Central Gordon Estate Neighbourhood Plan (NP):	Townhouse C (12- 20 UPA / 30 – 49 UPH) Street Greenway Visual Greenstreet

DISCUSSION/ANALYSIS:

1142650 BC Ltd. has assembled lands in the Central Gordon Estate Neighbourhood Plan (NP) area. As shown on the site plan in this report, the 0.7 ha (1.8 ac) assembly includes 6834 – 204 Street and 20441 – 68 Avenue and extends from 204 Street to the proposed 204A Street at the easterly boundary of the site. The site is currently zoned Suburban Residential Zone SR-2 and designated Townhouse C (12 – 20 UPA / 30 – 49 UPH), Greenway and Visual Green Street in the Central Gordon Estate NP.

The proposal includes an amendment to the Central Gordon Estate NP to increase the permitted density from 20 to 22.3 UPA (49 to 55 UPH), which would result in five (5) additional units being accommodated. Additionally, the proponent has applied to rezone the site to Comprehensive Development Zone CD-164 and a Development Permit (Attachment A) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the townhouse units.

The existing properties are currently used for suburban residential purposes, and the overall site slopes to the south towards 68 Avenue.

Adjacent Uses:

North: A lot zoned Suburban Residential Zone SR-2, designated as Townhouse C (12- 20 UPA) in the Central Gordon Estate NP, which is part of a larger land assembly of three (3) parcels currently under application (ToL Project #08-14-0216) for the development of 62 townhouse units;

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- South: 68 Avenue, beyond which is five (5) properties zoned Residential Zone R-1C, all designated as Residential (up to 15 units per/ha, 6 units per/acre) in the Southwest Gordon Estate Neighbourhood Plan;
- East: A property zoned Suburban Residential Zone SR-2 designated as Residential 1 (8 UPA) in the Central Gordon Estate NP;
- West: 204 Street, beyond which is a property zoned Suburban Residential Zone SR-2, designated as Townhouse A (12 – 20 UPA) in the Central Gordon Estate NP, currently under application (ToL Project #08-14-0165) for the development of 60 townhouse units.

Central Gordon Estate Neighbourhood Plan Amendment:

The site is designated Townhouse C in the Central Gordon Estate NP, which allows a density of 12-20 UPA / 29 – 49.4 UPH. To accommodate five (5) proposed additional units (resulting in 22.3 UPA for the proposal), a plan amendment is being sought. Staff do not object as it maintains the townhouse housing form, meets parking and Age Friendly Amenity Area requirements, and is compatible with existing and proposed surrounding land uses (Attachment E). In support of the amendment, and consistent with the newly adopted CAC policy, the applicant has volunteered to contribute, in addition to the base per unit CAC amount, \$86,640 (\$5,776 x 3 x 5 (units)) towards amenities to offset the impacts of the added density and growth, which has been included as a development prerequisite.

Official Community Plan Consultation Policy:

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

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

Zoning Amendment:

The subject property is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5735 proposes to rezone the lands to Comprehensive Development Zone CD-164 to facilitate development of 41 townhouse units.

The project complies with the provisions of the site's Townhouse C designation in the Central Gordon Estate NP, (with the exception of the plan amendment), and with the provisions of the proposed Comprehensive Development Zone CD-164 zoning in terms of siting, site coverage, parking, height, use and density (22.3 units per acre).

Public Consultation:

Per Policy No. 07-164, the applicant held a Public Information Meeting on August 26, 2021. The results are compiled and provided as Attachment D.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character, and siting of any proposed development. The site has been considered in accordance with the Residential Development Permit Area guidelines included in the Willoughby Community Plan (see Attachment B). The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing, architectural style, and massing of the proposed townhouses for Council's consideration.

The site is comprised of nine (9) three (3) storey contemporary style buildings with four (4) differing unit types. In total, 41 townhouse units are proposed each with double wide garages. Each unit will be three (3) bedrooms and range in size from 169 m² (1,821 ft²) to 206 m² (2,216 ft²). Two differing but complementary colour schemes are proposed to add variety to the development. Cladding materials include cement hardie board panel, hardie plank siding and glass. Variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings.

The architect further indicates that:

Building facades are articulated by window and bay projections to provide visual break in streetscapes. The slope and grading differences along streets create stepping of volumes between units which provides additional visual groupings in buildings' elevations.

As a requirement of the development, the applicant is required to register a restrictive covenant prohibiting the development of secondary suites within the individual townhouse units.

The proposed building heights (3-storey maximum), site coverage (40%), siting, and density (22.3 UPA) comply with the requirements of the Comprehensive Development Zone CD-164 and the Development Permit Area B guidelines.

Access and Parking

Temporary vehicular access is proposed from the 204 Street that will be converted to an emergency access when the ultimate driveway can be achieved with construction of 204A Street. Pedestrian access to the site is included as part of the current proposal on 204 Street and 68 Avenue with future connections on 204A Street.

As part of this application, a reciprocal access easement will also be secured for the lot located immediately adjacent to the north (ToL Project #08-14-0216), is also designated as Townhouse C in order to minimize the crossings along 204 Street, which is a collector road. A total of 90 parking spaces are proposed, consistent with the requirements of the Zoning Bylaw.

Parking is outlined in the table below:

	Parking Spaces Required	Parking Spaces Provided
Residential Spaces (41 Double Wide) (2 spaces required / unit)	82	82
Visitor Parking Spaces (0.2 spaces required / unit)	8	8
Total	90	90

Age Friendly Amenity Area:

Section 111.5 of the Zoning Bylaw requires provision of 328 m² (3,531 ft²) of Age Friendly Amenity Areas (8 m² per townhouse unit) and 513 m² (5,522 ft²) is proposed. The Age Friendly Amenity Areas on site are comprised of a central area that includes play components as well as a community garden area in the southwesterly corner of the site. The overall design and inclusion of the amenity area satisfies the Age Friendly Amenity Area requirements of the Zoning Bylaw.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan and Section 3.4.9 of the Central Gordon Estate NP, a minimum of 5% of the townhouse units shall provide adaptable housing. The adaptable housing units are required to be identified and secured by restrictive covenant as a rezoning prerequisite. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements.

Landscaping/Greenways:

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

Consistent with the Central Gordon Estate NP, a 4.5 m (14.8 ft) wide greenway is provided along 204 Street.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that five (5) significant trees exist within the subject site with none proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 53 replacement trees are required. The applicant is proposing to plant 91 replacement trees. In addition, approximately 16 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 107 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019, November 18, 2019, and October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and agreed to provide the current target contribution amounts specific to this development, which are \$5,776 per semi-detached or townhouse unit for a total of \$236,816.

Further to the above noted amount, consistent with the recently adopted amendments to the Policy the applicant has proposed to provide an additional payment of \$86,640 for the additional five (5) units for a total contribution of \$323,456.

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School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately 11 new students for Donna Gabriel Robins Elementary (located 3.6 km north of the site), five (5) new students for Peter Ewart Middle School (located approximately 2.2 km northwest of the site) and nine (9) students for RE Mountain Secondary School (located approximately 2.2 km northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students as noted above at the present time.

Servicing:

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

The applicant is required to dedicate the west half of 204A Street along the full frontage of the subject property and register a covenant to prohibit vehicular access to 68 Avenue. Dedication of corner truncations at 68 Avenue and 204 Street, as well as 68 Avenue and 204A Street will also be required. Access to the site is proposed from 204 Street in the interim, and with the ultimate access being moved to 204A Street once the properties to the east are developed. Staff note a visual green street is identified in the Central Gordon Estate NP within the road dedication along the north side of 68 Avenue and continues to the east of this property to 205 Street.

Environmental Considerations:

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

Transit:

Transit service is currently provided along 68 Avenue via the C64 bus.

Policy Considerations:

The proposed development is designated Multi Family in the Willoughby Community Plan and Townhouse C (12-20 UPA / 30 – 49 UPH) in the Central Gordon Estate NP. A neighbourhood plan amendment is proposed to increase the maximum density of the subject site to allow for an additional five (5) units with a permitted density of 22.3 UPA.

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The proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, the Willoughby Community Plan and Central Gordon Estate NP, and is in compliance with the Development Permit Guidelines of the Willoughby Community Plan.

Staff recommend Council give first and second reading to Bylaws No. 5734 and 5735 (subject to eight (8) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5735) of accompanying Development Permit No. 101124 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101124
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	Public Information Meeting Summary
ATTACHMENT E	Applicant Rationale

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101124

This Permit is issued this _____ day of _____, 2021 to:

1. Name: 1142650 BC Ltd.

Address: 3420 Barmond Avenue
Richmond, BC V7E 1AE

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

LEGAL DESCRIPTION: Lots 68 and 69 Section 14 Township 8 New Westminster District
Plan 65861CIVIC ADDRESS: 6834 – 204 Street
20441 – 68 Avenue

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

- a. Building plans being in substantial compliance with Schedule “A”;
- b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

This Permit is not a Building Permit.

DEVELOPMENT PERMIT NO. 101124
(1142650 BC LTD. / 6834 – 204 STREET AND 20441 – 68 AVENUE)
Page 2 . . .

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 _____, 2021.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



VIEW FROM THE CORNER OF 68TH AVE. AND 204 STREET



VIEW FROM THE CORNER OF 68TH AVE. AND 204A STREET

F.1

This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over indicated dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

[illegible]W G
ARCHITECTURE
INC

3555 TERMINAL AVENUE
VANCOUVER, B.C. V6A 2M9
TEL: (604) 331 2378
email: office@wg-architecture.com

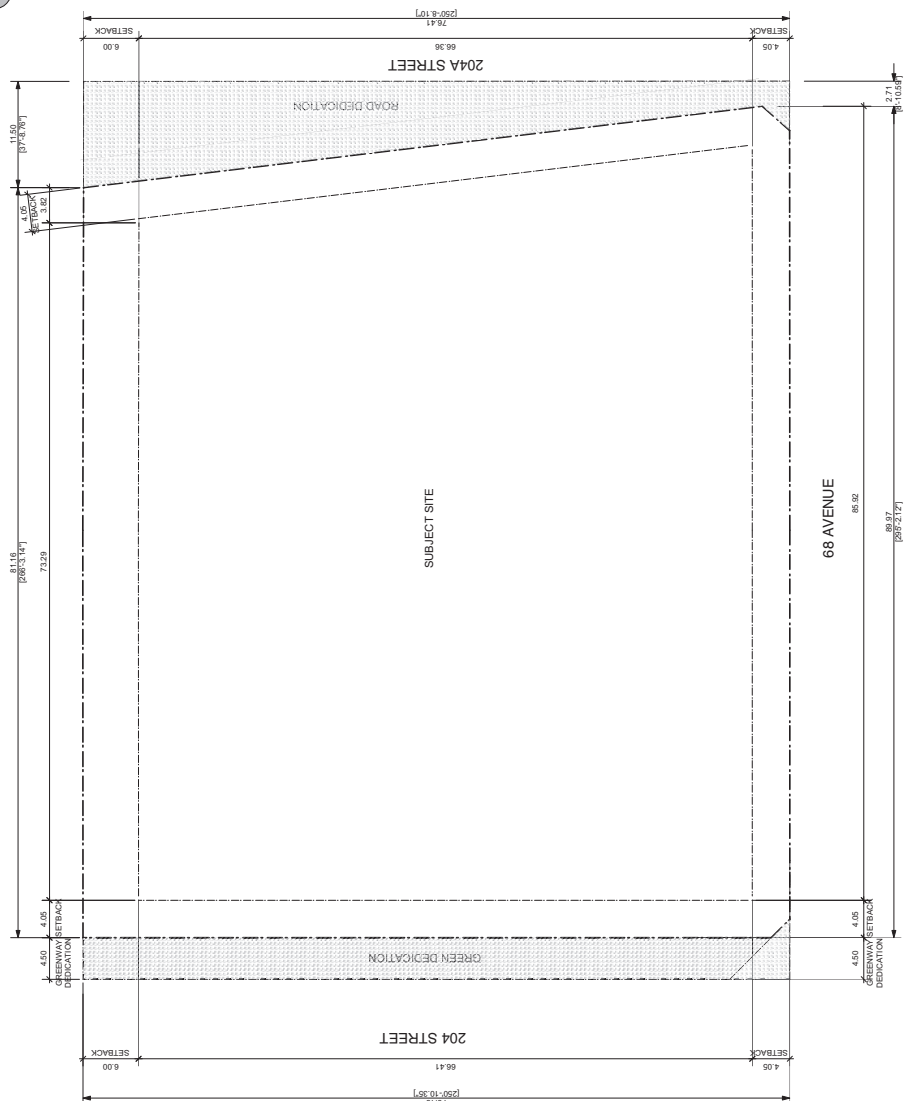
Project Title:

TOWNHOUSE PROJECT
6834 204 STREET
20441 68th AVENUE
LANGLEY, BC

Shot Title

BASE PLAN

Date: 2021 April 28	Project Number: F1
Scale: 1 : 200	Sheet Number: DP102
Drawn By: DK	
Approved By: IM	



This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over rescaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

[illegible]W G
ARCHITECTURE
INC

355 TERMINAL AVENUE
VANCOUVER, B.C. V6A 2M9
TEL: (604) 331 2378
email: office@wg-architecture.com

Subject Title:

TOWNHOUSE PROJECT
6834 204 STREET
20441 68th AVENUE
ANGLEY, BC

Spot Title:

STREETSCAPE

Date:	2021 April 28	Project Number:	F-1
Scale:	1 : 150	Sheet Number:	DP110
Drawn By:	DK		
Approved By:	IL		



PROPOSED STREETSCAPE ALONG 68 AVENUE



PROPOSED STREETSCAPE ALONG 204 STREET

This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over rescaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

[illegible]WG
ARCHITECTURE
INC

355 TERMINAL AVENUE
VANCOUVER, B.C. V6A 2M9
TEL: (604) 331 2378
email: office@wg-architecture.com

Product Title:

TOWNHOUSE PROJECT
6834 204 STREET
20441 68th AVENUE
LANGLEY, BC

Short Title:

STREETSCAPE

Date: 2021 Apr 28	Project Number: F
Scale: 1:150	Sheet Number: 1
Drawn By: DK	DP111
Approved By: JH	



PROPOSED STREETSCAPE ALONG 204A STREET

This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

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**W G
ARCHITECTURE
INC**

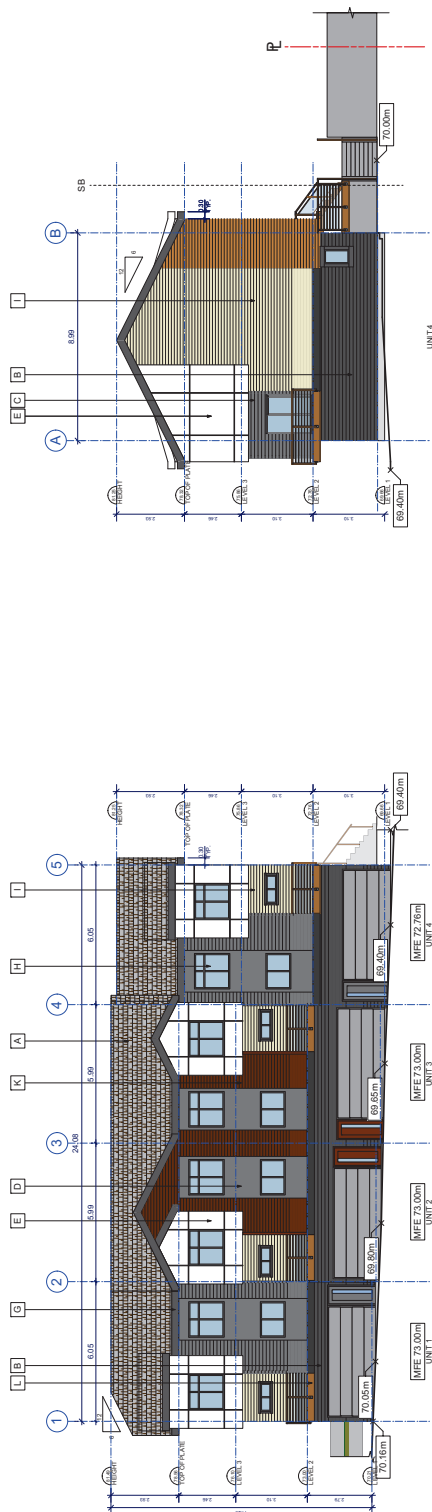
855 TERMINAL AVENUE
VANCOUVER, B.C. V6A 2M9
TEL: (604) 331 2378
email: office@wg-architecture.com

Project Title: TOWNHOUSE PROJECT
6834 204 STREET
220441 68th AVENUE
LANGLEY, BC

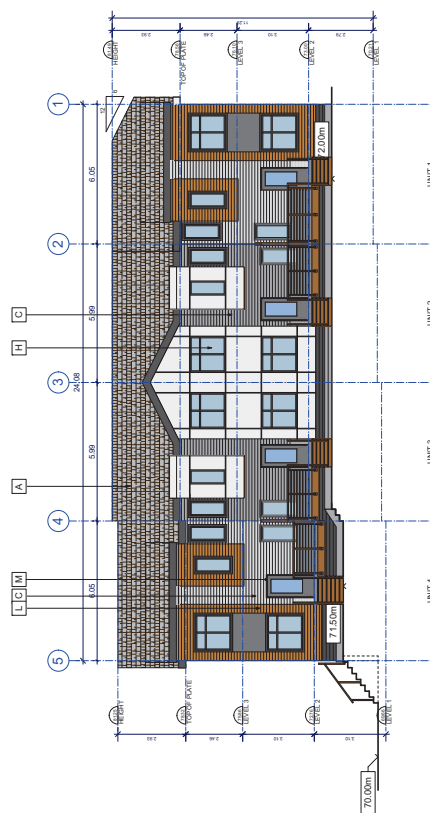
Learning Title:

ELEVATIONS
BUILDING 1

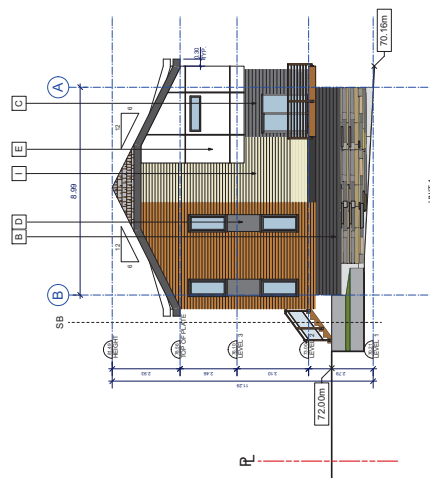
Date: 2021 April 28	Project Number: WG1808
Date: 1:100	Sheet No. F.
Drawn By: NC, DK	DP301
Approved By: JH	



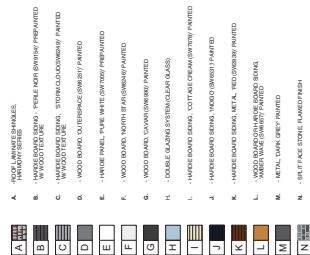
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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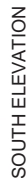
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VANCOUVER, B.C. V6A 2M9
TEL: (604) 331 2378
email: office@wg-architecture.com

Project Title: TOWNHOUSE PROJECT
6834 204 STREET
220441 68th AVENUE
LANGLEY, BC

Learning Title:

ELEVATIONS
BUILDING 2

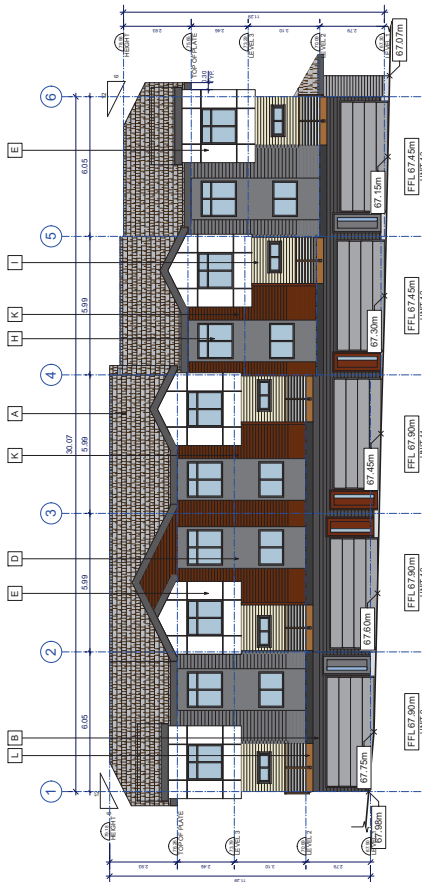
Date: 2021 April 28	Project Number: WG1808
Date: 1:100	Sheet No. F.
Drawn By: NC, DK	DP302
Approved By: JH	



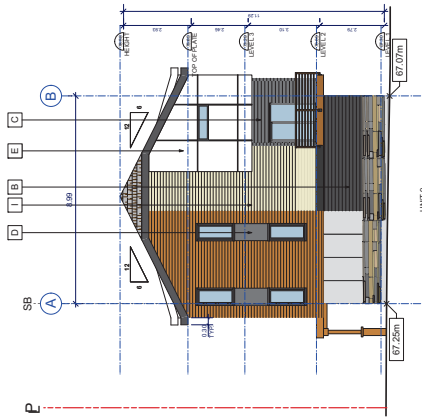
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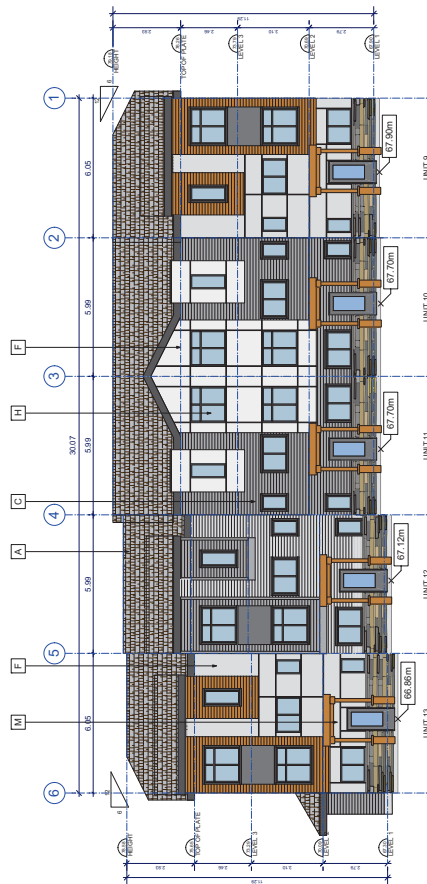
No. Date: Revision Details:



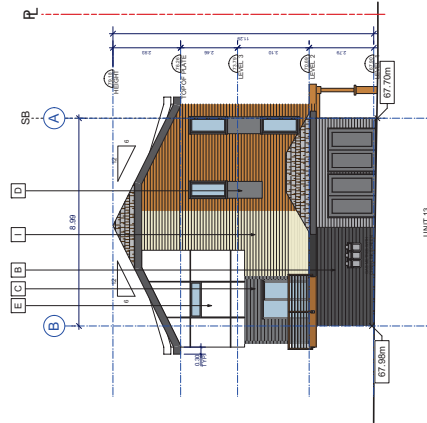
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

- LEGEND
- A. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - B. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - C. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - D. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - E. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
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 - J. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - K. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - L. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - M. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED
 - N. HORIZONTAL CLADDING - METAL PANEL (SHIMSH) PREPARED

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TEL: (604) 337 2378
email: info@wg-architecture.com

PROJECT INFO
TOWNHOUSE PROJECT
6834 - 204th STREET
20441 - 68th AVENUE
LANGLEY, BC

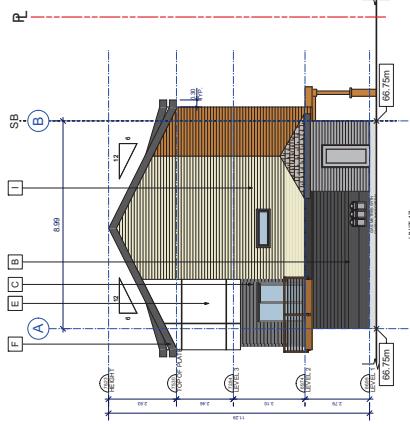
CLIENT
ELEVATIONS
BUILDING 3

Date:	2021 April 28
Project Number:	WGC 1802
Scale:	1:100
Drawn By:	NC, DK
Checked By:	JH

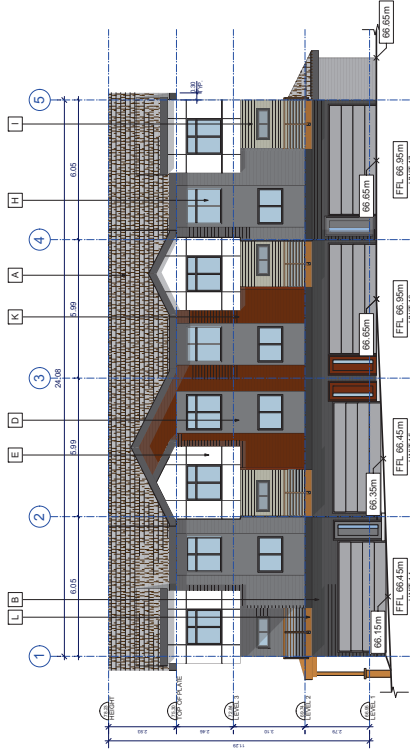
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No. Date: Revision Details:



WEST ELEVATION



NORTH ELEVATION



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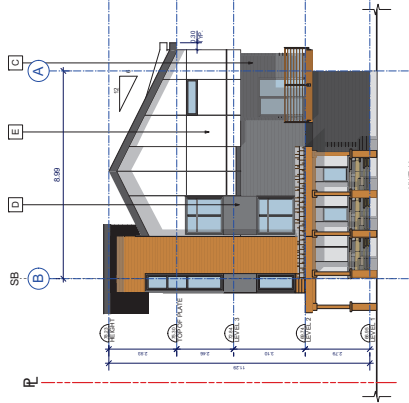
TOWNHOUSE PROJECT
6834 - 204th STREET
20441 - 68th AVENUE
LANGLEY, BC

Drawing Title:

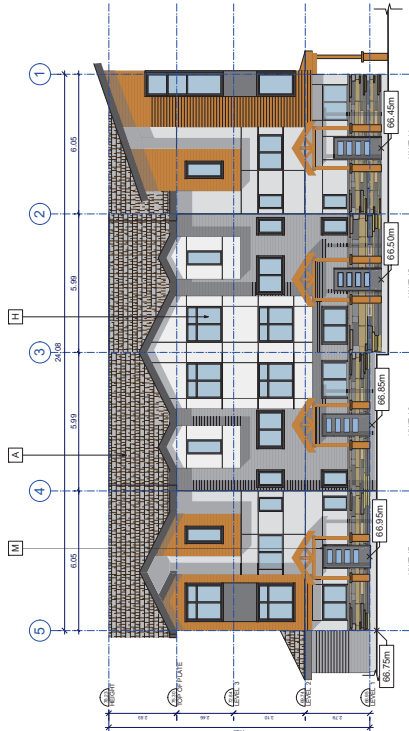
BUILDING 4
ELEVATIONS

Date:	2021 April 28	Project Number:	WGC 8008
Scale:	1:100	Drawn by:	F
Checked by:	NC, DK	Reviewed by:	DP
Approved by:	JH		

- Legend:
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 - B. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - C. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - D. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - E. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - F. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - G. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - H. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - I. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - J. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - K. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - L. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - M. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)
 - N. - HATCH BOARD SIGNAL - PINK (100% / 100% / 100%)



EAST ELEVATION



SOUTH ELEVATION

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[illegible]

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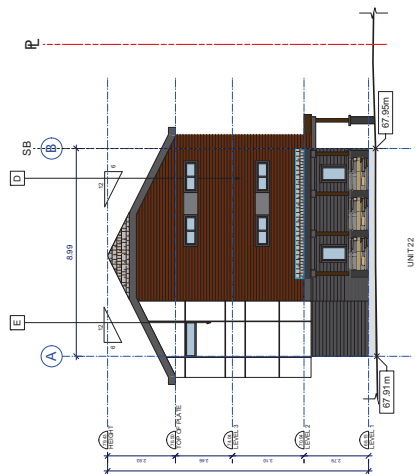
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email: office@wg-architecture.com

Project Title:
TOWNHOUSE PROJECT
6834 - 204th STREET
20441 - 68th AVENUE
LANGLEY, BC

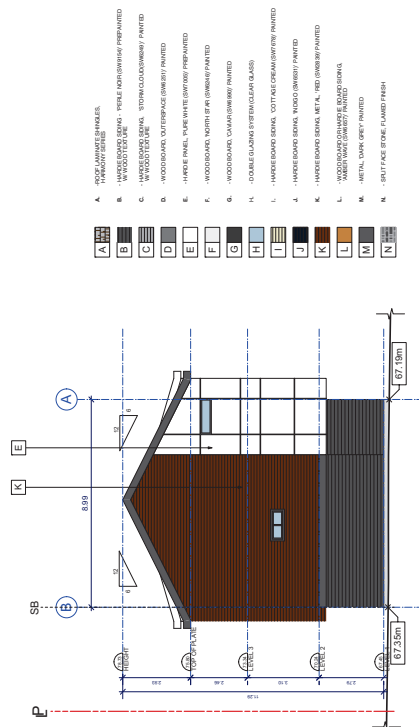
Learning Title:

ELEVATIONS
BUILDING 5

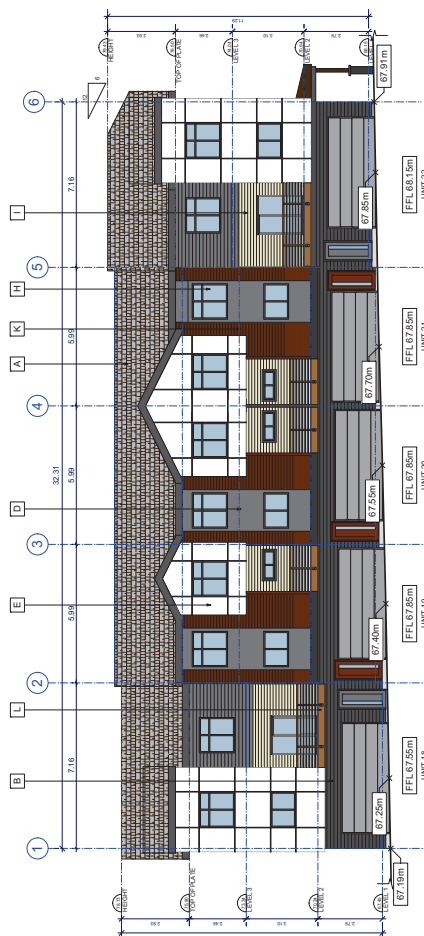
Date: 2021 April 28	Project Number: WG1808
Date: 1:100	Sheet No. 
Drawn By: NC, DK	DP305
Approved By: JH	



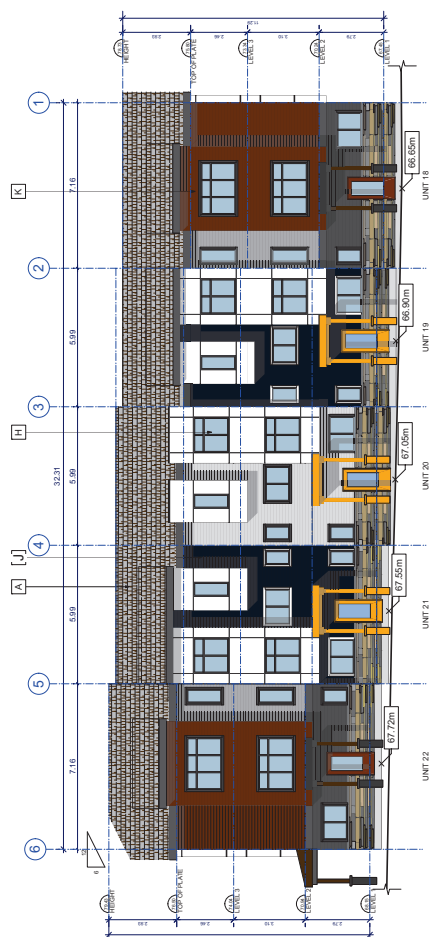
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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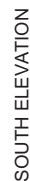
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email: office@wg-architecture.com

Subject This: TOWNHOUSE PROJECT
6834 - 204th STREET
20441 - 68th AVENUE
LANGLEY, BC

Drawing Title:

ELEVATIONS
BUILDING 6

Date:	2021 April 28	Project Number:	WG1808
Scale:	1:100	Sheet No.	F.
Drawn By:	NC, DK		DP306
Approved By:	JH		



- | | |
|---|--------------------------------------|
| A | WOOD GRAIN, UNPAINTED |
| B | WOOD GRAIN, VENEER (WOODS) PAINTED |
| C | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| D | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| E | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| F | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| G | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| H | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| I | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| J | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| K | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| L | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| M | WOOD GRAIN, VENEER (WOODS) UNPAINTED |
| N | WOOD GRAIN, VENEER (WOODS) UNPAINTED |

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[illegible]

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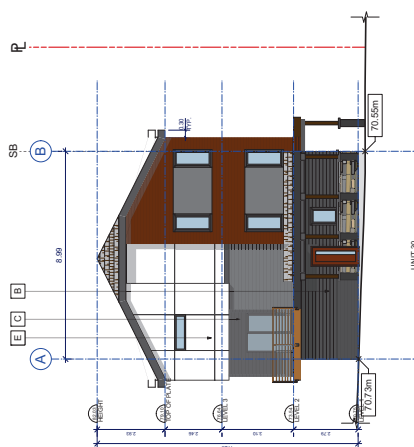
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VANCOUVER, B.C. V6A 2M9
TEL: (604) 331 2378
email: office@wvg-architecture.com

Project Title:
TOWNHOUSE PROJECT
6834 - 204th STREET
22041 - 68th AVENUE
LANGLEY, BC

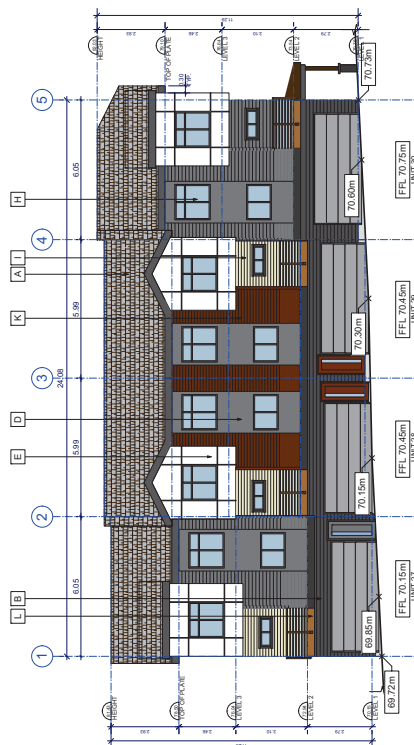
Learning Title:

ELEVATIONS
BUILDING 7

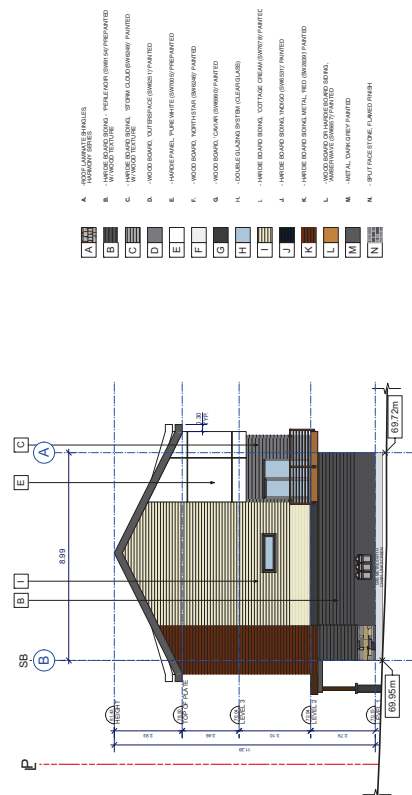
Date: 2021 April 28	Project Number: WG1808
Scale: 1:100	Street No T.
Drawn By: NC, DK	DP307
Approved By: JH	



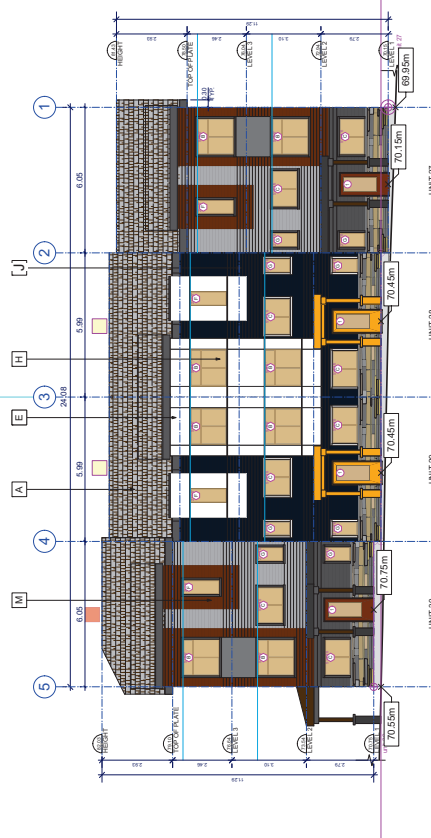
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- [illegible]

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[illegible]

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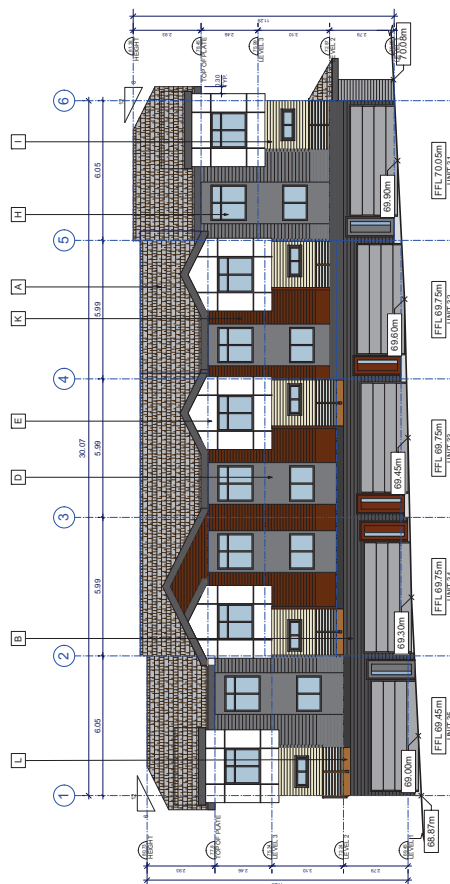
Product Title:

TOWNHOUSE PROJECT
6834 - 204th STREET
20441 - 68th AVENUE
LANGLEY, BC

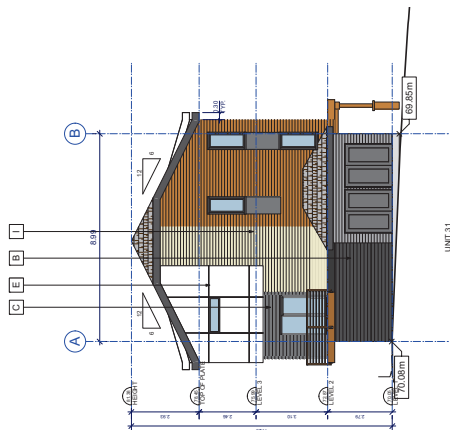
Learning Title:

ELEVATIONS
BUILDING 8

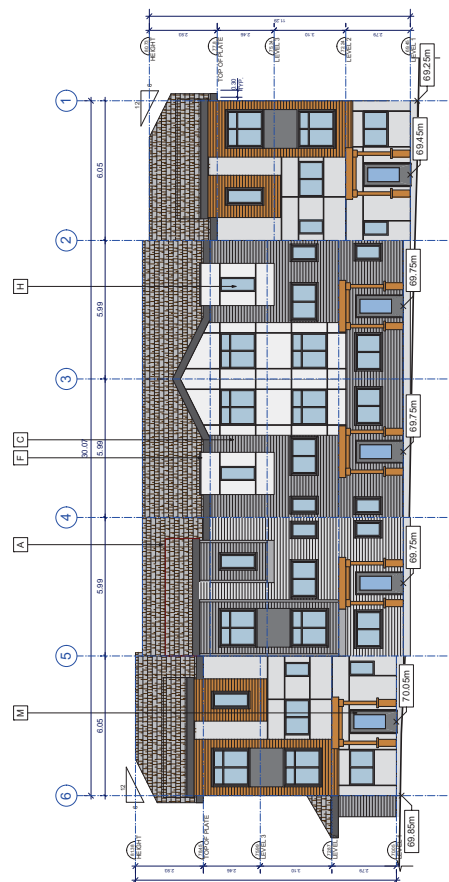
Date: 2021 April 28	Project Number: WG1808
Scale: 1:100	Sheet No. 
Drawn By: INC, DK	DP308
Approved By: IH	



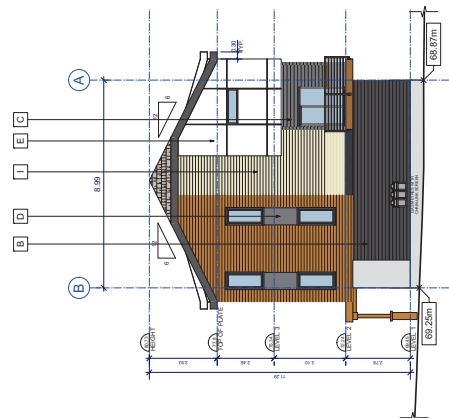
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- [illegible]



Year	Number of cases	Number of deaths	Number of cases per 100,000 population	Number of deaths per 100,000 population
1990	1,000	100	10.0	1.0
1991	1,100	110	11.0	1.1
1992	1,200	120	12.0	1.2
1993	1,300	130	13.0	1.3
1994	1,400	140	14.0	1.4
1995	1,500	150	15.0	1.5
1996	1,600	160	16.0	1.6
1997	1,700	170	17.0	1.7
1998	1,800	180	18.0	1.8
1999	1,900	190	19.0	1.9
2000	2,000	200	20.0	2.0
2001	2,100	210	21.0	2.1
2002	2,200	220	22.0	2.2
2003	2,300	230	23.0	2.3
2004	2,400	240	24.0	2.4
2005	2,500	250	25.0	2.5
2006	2,600	260	26.0	2.6
2007	2,700	270	27.0	2.7
2008	2,800	280	28.0	2.8
2009	2,900	290	29.0	2.9
2010	3,000	300	30.0	3.0
2011	3,100	310	31.0	3.1
2012	3,200	320	32.0	3.2
2013	3,300	330	33.0	3.3
2014	3,400	340	34.0	3.4
2015	3,500	350	35.0	3.5
2016	3,600	360	36.0	3.6
2017	3,700	370	37.0	3.7
2018	3,800	380	38.0	3.8
2019	3,900	390	39.0	3.9
2020	4,000	400	40.0	4.0

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years old.

TOWNHOUSE PROJECT

6834 204 STREET
20441 68TH AVE
LANGLEY

[illegible]

DATE	SCALE	DRAWN	DESIGN	CHECKED	PROJECT NUMBER
	1/20	LR	ELG	PCN	13-022

0022-0466/96/0000-0000\$05.00/0



[illegible]

Project:

TOWNHOUSE PROJECT

6834 204 STREET
20441 68TH AVE

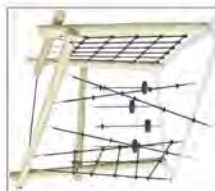
T.O.L #08-14-0220

LANDSCAPE
PLAN

DATE: 19-06-15
 SCALE: 1:200
 DRAWN: JUS
 DESIGN: ELS
 CHECK: PCM

[illegible]

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KOMPAN ROBINIA PARKOUR 002,
AGES 5-12. NATURAL, IG
NRO852-1001*



KOMPAN ROBINIA MULTIDECK TOWER,
BANISTER BARS, ADA COMPLIANT,
AGES 4+ 'NRQ1026-1001



WISHBONE INDUSTRIES BAYVIEW 2
SPACE BIKE RACK, NORDIC LICHEN
COLOUR METAL, SAND COLOUR SLAT
BVBGRP-37



WISHBONE INDUSTRIES BAYVIEW BENCH 6" WIDE, NORDIC
ICHEN COLOUR METAL. SAND COLOUR SLATS BV-6



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ARCHITECTS
5804 204 STREET
SUITE 100
VANCOUVER, BC V6P 6G6
P: 604.264.0011 F: 604.264.0022

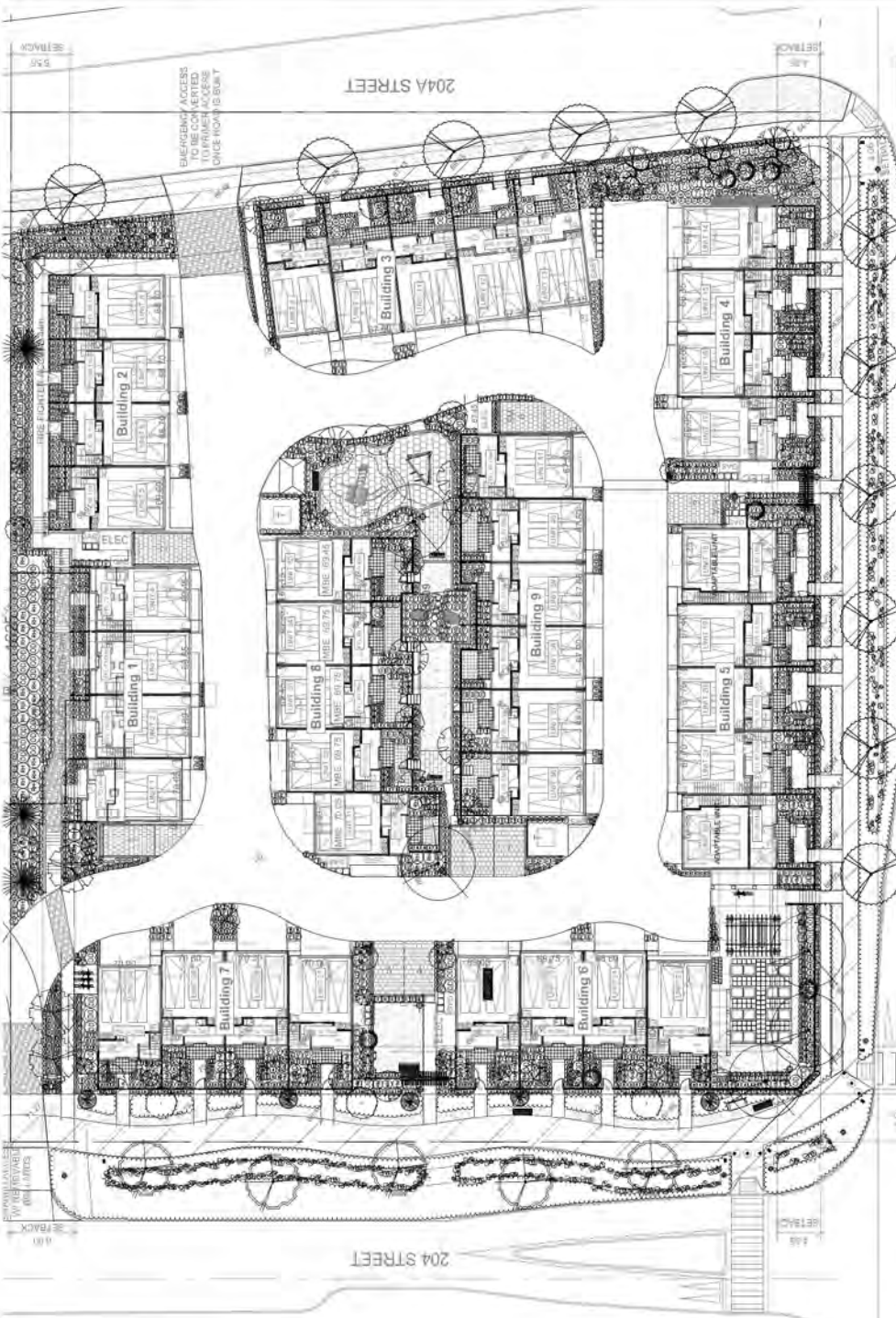
SCALE



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PROJECT
TOWNHOUSE PROJECT
5804 204 STREET
20441 68TH AVE
LANGLEY
T.O.L. #08-14-0220
DRAWING TITLE
SHRUB PLAN

DATE: 11-04-18
SCALE: 1"=20'
DESIGNER: [Signature]
CHECKED: [Signature]
PMG PROJECT NUMBER: 19-022



PLANT SCHEDULE

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PROJECT:

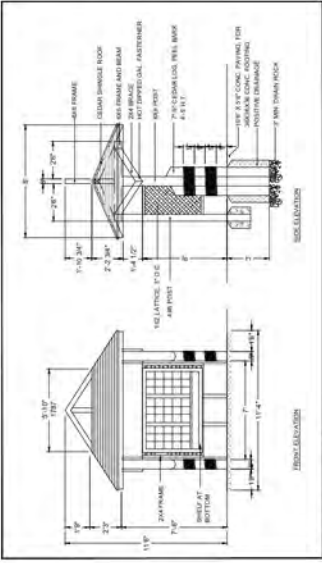
TOWNHOUSE PROJECT
5834 204 STREET
20441 68TH AVE
LANGLEY

T.O.L. #08-14-0220

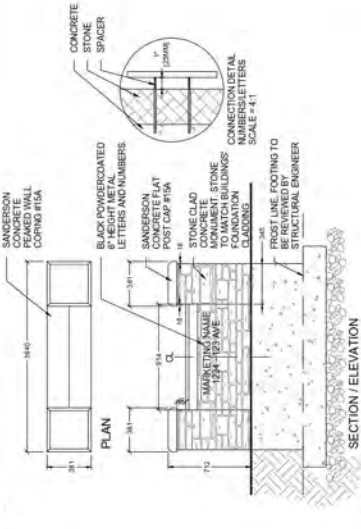
DRAWING TITLE

LANDSCAPE DETAILS

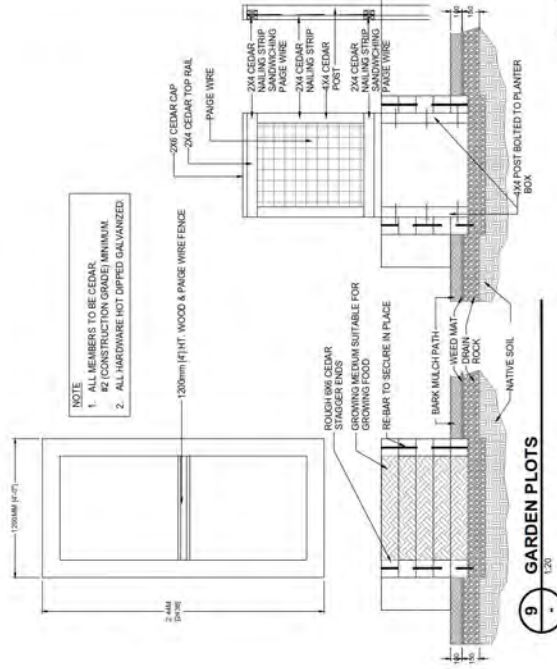
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PROJECT NUMBER:			



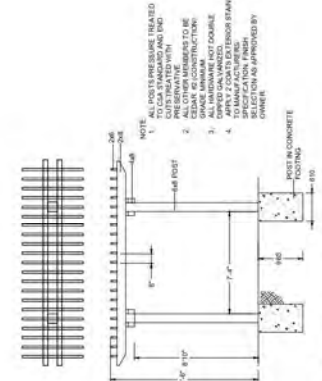
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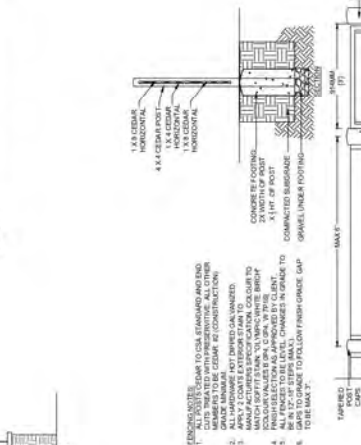
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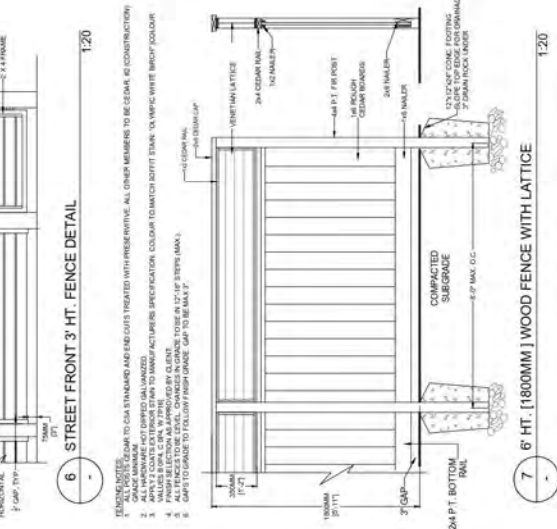
9 GARDEN PLOTS



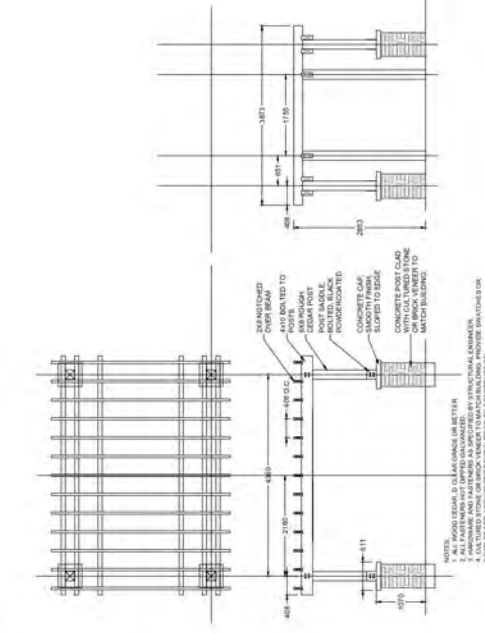
2 PEDESTRIAN TRELLIS



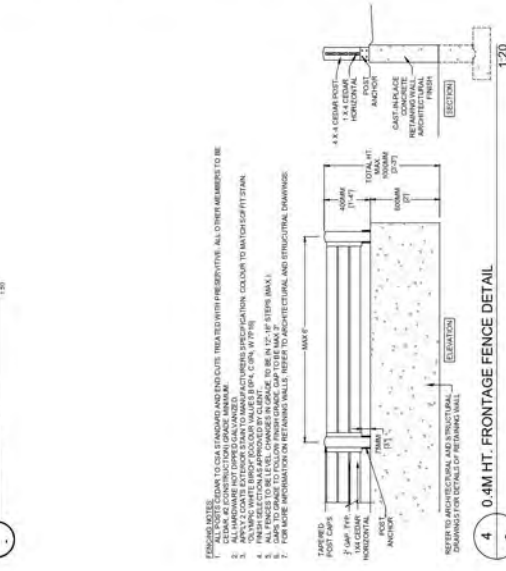
6 STREET FRONT 3' HT. FENCE DETAIL



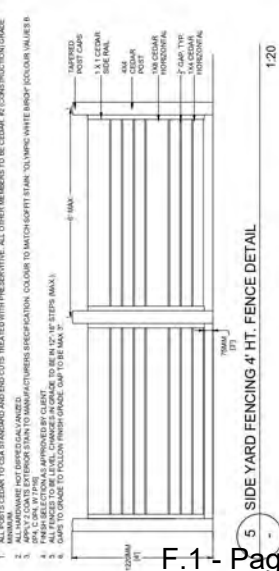
7 6' HT. [1800MM] WOOD FENCE WITH LATTICE



3 LARGE ARBOUR



4 0.4M HT. FRONTAGE FENCE DETAIL

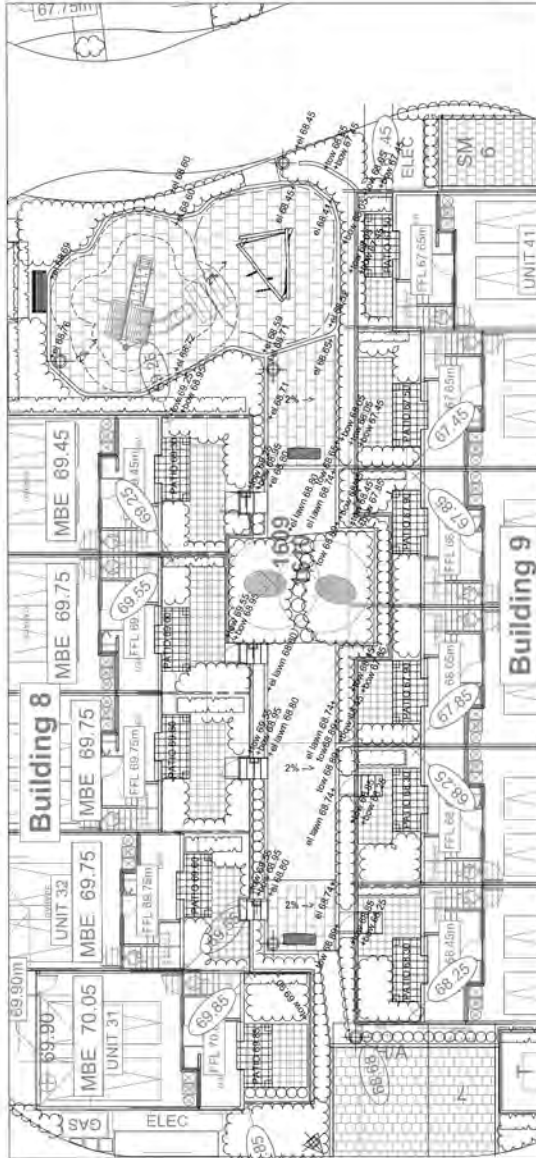
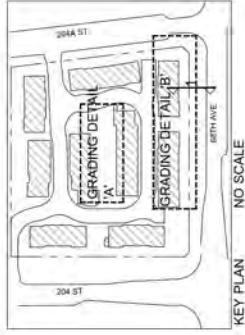


5 SIDE YARD FENCING 4' HT. FENCE DETAIL

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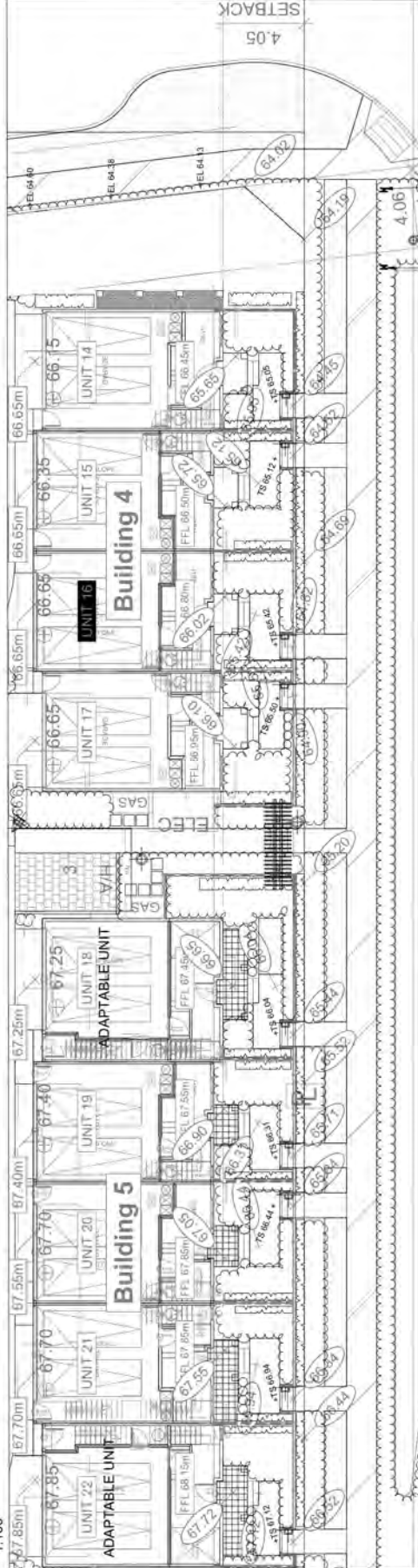
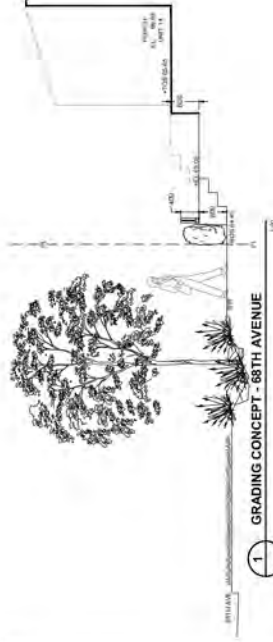
pmg
LANDSCAPE
ARCHITECTS
5834 204 Street
20441 68th Ave
Langley BC V3A 2G2
P: 604-298-0911 F: 604-294-0022

SCALE



Grading Detail 'A'
1:100

1 - Grading Concept - 68th Avenue



Grading Detail 'B'
1:100

PROJECT

TOWNHOUSE PROJECT

5834 204 STREET
20441 68TH AVE
LANGLEY

T.O.L. #08-14-0220

DRAWING TITLE

Grading
DETAIL PLANS

DATE: 14-APR-15
SCALE: 1:200
DRAWN: EAC
DESIGN: EAC
CHECK: PCM
PMG PROJECT NUMBER: 19-022
OF 7

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pmg
LANDSCAPE
ARCHITECTS
5834 204 STREET
20441 68TH AVE
LANGLEY
BC V3A 2K6
P: 604-298-0911 F: 604-294-0022

SCALE



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PROJECT

TOWNHOUSE PROJECT

5834 204 STREET
20441 68TH AVE
LANGLEY

T.O.L. #08-14-0020

DRAWING TITLE

**GRADING
DETAIL PLANS**

DATE: 19-APR-11

SCALE: 1"=20'

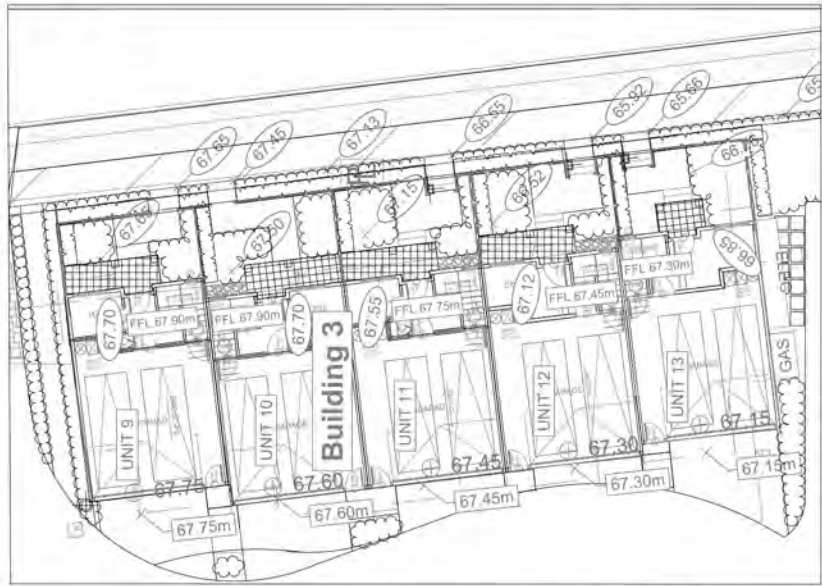
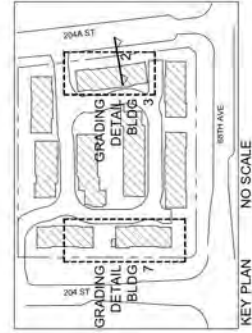
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PMG PROJECT NUMBER: 19-022

OF 7



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pmg
LANDSCAPE
ARCHITECTS
5804 204 STREET
20441 68TH AVE
LANGLEY
B.C. V4A 2N6
P: 604-294-0911 F: 604-294-0022

SCALE



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PROJECT

TOWNHOUSE PROJECT

5804 204 STREET
20441 68TH AVE
LANGLEY

T.O.L. #08-14-0220

DRAWING TITLE

OFFSITE
PLANS

DATE: 14-09-2023

SCALE: 1:500

DRAWN: JAE

DESIGN: JAE

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PMG PROJECT NUMBER

19-022

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19-022

Figure 3.2.7 - New Vented Green Street on the north side of 204 Avenue (204 Street view)



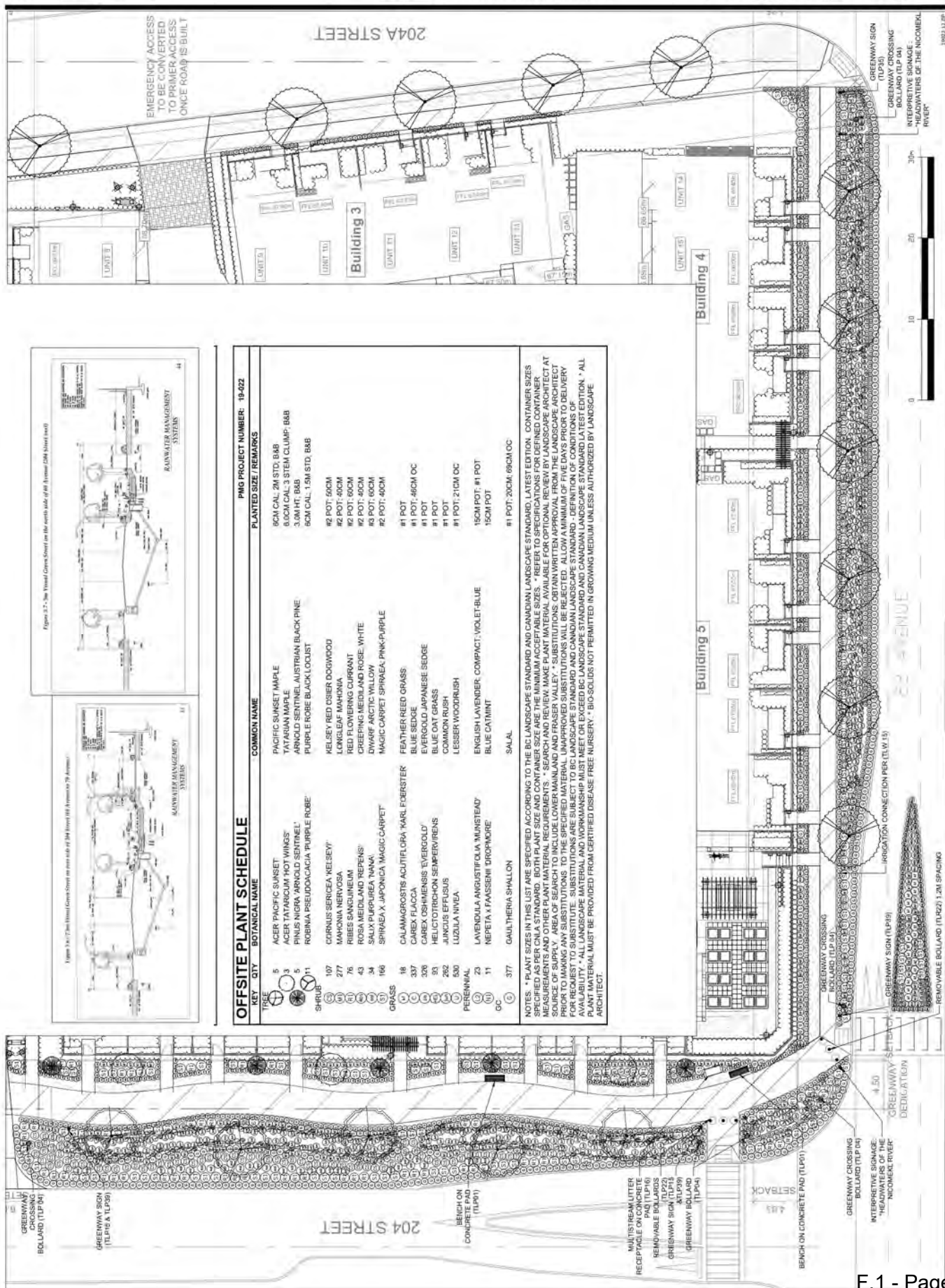
Figure 3.2.7.1 - New Vented Green Street on the north side of 204 Avenue (204 Street view)



OFFSITE PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	5	ACER PACIFIC SUNSET	PACIFIC SUNSET MAPLE	8CM CAL, 2M STD, BAB
2	3	ACER TATARICUM 'NOT WINKS'	TATARIAN MAPLE	8CM CAL, 3 STEM CLUMP, BAB
3	5	PRINUS NIGRA 'ARKLORD SENTINEL'	ARKLORD SENTINEL AUSTRIAN BLACK PINE	3.5M HT, BAB
4	11	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE BLACK LOCUST	8CM CAL, 1.5M STD, BAB
5	107	CORNUS SERICEA 'KELSEY'	KELSEY RED OSIER DOGWOOD	42 POT, 50CM
6	277	MAHONIA NERVOSA	LONGLEAF MAHONIA	42 POT, 40CM
7	76	RIEBS SANGUINEUM	RED FLOWERING CURRANT	42 POT, 50CM
8	43	ROSA MEDLAND 'REPEAS'	CREeping MEDLAND ROSE, WHITE	42 POT, 40CM
9	34	SAUX PURPUREA 'NANA'	DWARF ARCTIC YALLOW	43 POT, 60CM
10	166	SPHRAEA X JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPHRAEA, PINK-PURPLE	42 POT, 40CM
11	18	CALAMAGROSTIS ACUTIFLORA 'KARL FROSTER'	FEATHER REED GRASS	#1 POT
12	337	CAREX FLACCA	BLUE SEDGE	#1 POT, 40CM OC
13	306	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
14	91	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
15	262	JUNCUS EFFUSUS	COMMON RUSH	#1 POT, 21CM OC
16	530	LUZULA INVA	LESSER WOODRUSH	15CM POT, #1 POT
17	23	LAVERGULA ANGIUSTOLIA 'MANSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	15CM POT, #1 POT
18	31	NEPETA F. FASSERUM 'DROCHMORE'	BLUE CATMINT	15CM POT, #1 POT
19	317	GAULTHERIA SHALLO	SALAL	#1 POT, 30CM, 69CM OC

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 PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE TIME OF THE PLANT SCHEDULE. * 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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TOWNHOUSE PROJECT

6834 204 STREET
20441 68TH AVE
LANGLEY

T.O.I. #08.14.0220

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OFFSITE
DETAILS

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Trail Name _____

Neighborhood _____

City _____

wayway

Yield

No Motorized Vehicles

Clean-Up After Your Dog

Trail Hours Dawn - Dusk

Public Access Regulations: By 2019, No. 279 is amended to read as follows:
 "Amended Section 22.08: No. 240 is amended to read as follows:
 "Trail Hours: Dawn to Dusk"

For more information, visit SANJOSE.PAID.COM

[illegible]

The diagram illustrates the required setbacks and clearances for a building and driveway. Key features include:

- Building Footprint:** A rectangular structure with a width of 24' and a depth of 24'. A note specifies "MINIMUM 2' CLEARANCE FROM BUILDING TO DRIVEWAY".
- Driveway:** A 12' wide driveway leading to a 12' wide garage area. A note indicates "MINIMUM 2' CLEARANCE FROM DRIVEWAY TO BUILDING".
- Setbacks:**
 - Front Setback:** 10' from the front property line.
 - Side Setback:** 5' from the side property line.
 - Back Setback:** 10' from the back property line.
- Clearances:**
 - Tree Clearance:** A 10' clearance is required for trees within the setback areas.
 - Driveway Clearance:** A 10' clearance is required for the driveway.
- Other Notes:**
 - "MINIMUM 2' CLEARANCE FROM BUILDING TO DRIVEWAY"
 - "MINIMUM 2' CLEARANCE FROM DRIVEWAY TO BUILDING"
 - "MINIMUM 2' CLEARANCE FROM DRIVEWAY TO SIDE PROPERTY LINE"
 - "MINIMUM 2' CLEARANCE FROM DRIVEWAY TO BACK PROPERTY LINE"

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA “B” – RESIDENTIAL

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

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

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

Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

4825
30/05/11

Site Design

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

5101
28/09/15

- o Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

5101
28/09/15

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

Exterior Design and Finish

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

Landscaping

- o Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- o Roof top patios shall be landscaped with water and electrical outlets.
- o On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- o A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- o Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- o Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- o Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- o If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- o A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- o The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- o Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- o Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- o Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- o All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- o The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- o The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- o Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- o On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- o Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- o Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- o The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- o Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



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



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



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



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

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Parking Lot Landscaping

- o Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- o If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- o Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- o In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- o Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

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



- o Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- o At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- o Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- o Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- o Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:

- The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.
- o Pedestrian entrances shall be separate from vehicular access points.
- o Uses near access and egress points shall include design elements that reduce conflict between uses.
- o Ramps to additional levels are to be contained within the structure and screened from view.
- o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- o Provide separate parking areas for residential and commercial uses.
- o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- o Setbacks from above the second storey shall be incorporated into the design.
- o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- o Public and private parking shall be clearly identified through a system of numbering and signage.
- o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

- o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired

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units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

- o Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- o Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- o Scale building height and massing in proportion to open spaces.
- o A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- o Tandem parking on end units is not permitted.

Landscaping

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

4.1.2.5 APARTMENTS

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

Architectural Details

- o Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- o The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- o Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- o Building height and massing shall be in proportion to adjacent open space.
- o The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- o Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- o Avoid blank or undifferentiated facades.
- o Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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



13 September, 2021

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

Re: Development Application Project 08-14-0220 / 1142650 BC Ltd.

CIVIC: 6834 - 204 Street and 20441 - 68 Avenue

LEGAL: Lots 68 & 69 Section 14 Township 8 NWD Plan 65861

We have reviewed the above proposal.

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Townhouses	41	11	5	9

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

September 21, 2021
TOL File: 08-14-0220

Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Ruby Sandher, Planner

Summary Report - Public Information Meeting

Proposed 41-unit Townhouse Development within the Central Gordon
Estate Neighborhood Plan Area,
Township of Langley Project No. 08-14-0220

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy (07-164). The policy was amended in May 2021 to include guidelines for conducting virtual Public Information Meetings (PIM) in response to concerns for public health and safety due to COVID-19. The organization and logistics for this PIM are in accordance with this amended policy.

The PIM for development application 08-14-0220 represented lands located at 6834 204 Street and 20441 68th Avenue in the Central Gordon Estate Neighborhood Plan Area of the Township of Langley, and was held on Thursday, August 26, 2021.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community via an online live chat mediated by the project presenters.

NOTIFICATION

The public was notified in two (2) ways (Attachment 1):

1. Direct mail-out to neighboring properties 520 mail-out invites mailed on August 17th, 2021. 10 days prior to scheduled PIM.	2. Four (4) advertisements in the local newspapers (Langley Advanced Times) August 12th, August 13th, August 19th, and August 20th 2021
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Township of Langley staff generated and provided a mail-out map and prepared mailing labels. Due to mailing delays for return mail during COVID-19, no notice has been returned as undeliverable at the time of this report.

The notification provided general information, including an overall description of the development and website for the PIM, as well as the subject site. A site location map was included to provide spatial context. Contact information was provided on the invitation, allowing community members unable to attend the meeting to submit questions, comments and inquiries directly to the project team.

INFORMATION MEETING LOGISTICS

Due to virtual PIM policies, the logistics are slightly different from in-person PIMs, with certain information and materials made available to the wider public earlier than would be for an in-person PIM.

Project Website

The project website serves as the main hub for the various activities that distribute information about the project site once residents receive notice or are aware of the PIM.

The Website became publicly available on August 11th, 2021. It presents an overview of the proposed project and invites those who are interested to register for the PIM meeting, or to provide early comments to the consultant contact, it was also noted on the website that a questionnaire would be made available starting from the day of the meeting. The deadline to complete the questionnaire was also noted on the website. The project website provided more in-depth information at an earlier point compared to an in-person PIM. This allowed interested residents the opportunity to browse the information on their own time, and provided various methods for submitting comments and feedback.

Online Meeting

The PIM was held online in a webinar format over Zoom. The meeting was scheduled for 2.0 hours from 6:00 pm – 8:00 pm Thursday, August 26, 2021. A representative from the Township of Langley Development Services Department and the proponent were in attendance to observe the PIM.

The consulting team in attendance included the following individuals:

Joe N.J. Hwang Architect, AIBC – WG Architecture Inc.	David Sunjae Kim Senior Designer – WG Architecture Inc.
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PUBLIC INFORMATION MEETING DETAILS

A total of 6 attendees registered for the event between August 11th and August 26, 2021(Attachment 2), and 6 registrants were presented at the virtual meeting session.

The meeting was organized as follows:

- 30 min. live presentation
- 1 hour question & answer (Q&A) session

A total of 27 PDF files were presented at the PIM (attachment 3). Attendees were informed that all questions submitted will be answered during the Q&A period, and that they are able to utilize either “Raise Hand” to ask question verbally, or to submit a text through the Q&A box provided on Zoom.

The following display boards were presented via PowerPoint in the meeting space in the following information categories:

Welcome & Housekeeping
Project Team
Project Overview
Community Context
Site Plan

Tree Management
Streetscapes
Landscape Profiles
Site Rendering
Thank you

Attendees were directed to the questionnaire during and at the end of the meeting to provide their inputs.

PUBLIC INFORMATION MEETING RESULTS

520 Mail-out Invitations	7 Registrants 6 Attended	0 Response
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No questionnaire was received on the proposed development.

CONCLUSION

The questionnaire and neighbor opinions shows no issues about this project. Please do not hesitate to contact me if you have any related questions.

Sincerely,

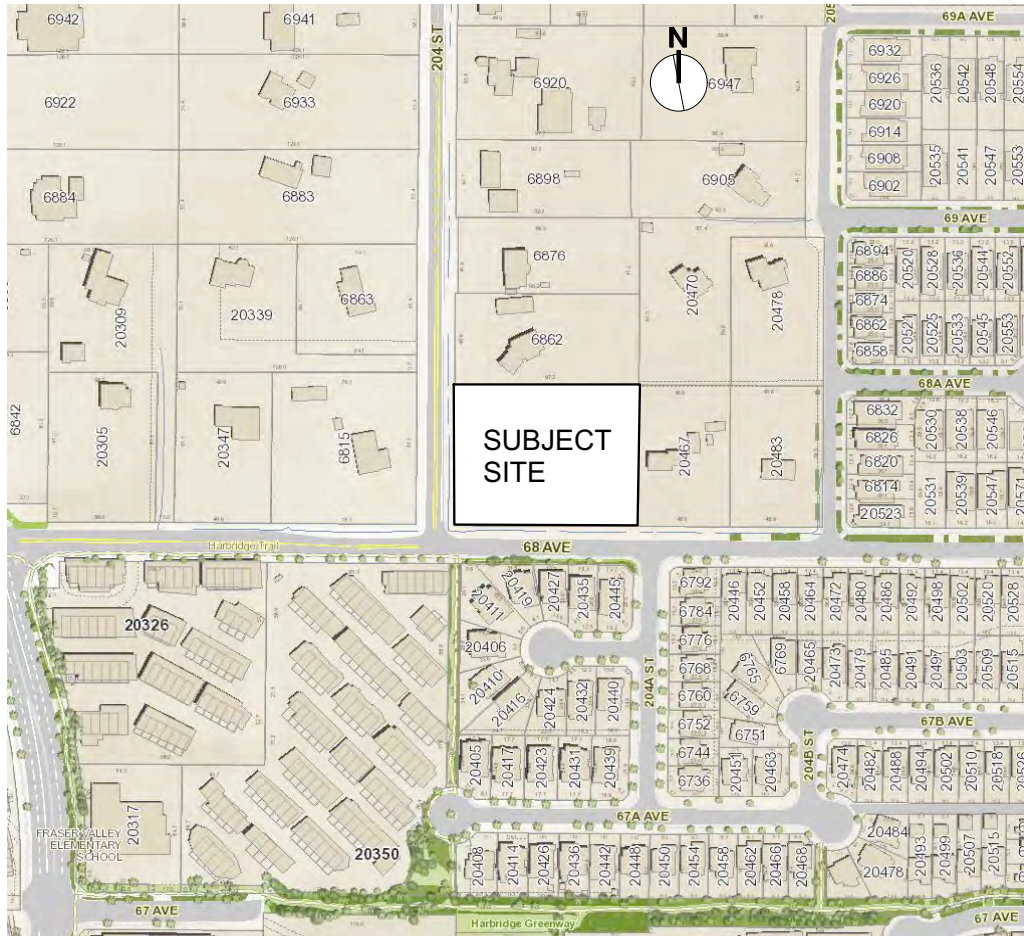
Joe N.J. Hwang, Architect AIBC
WG Architecture Inc.
jhwang@wg-architecture.com

Attachments:

1. Mail-out letter
2. Newspaper Advertisement
3. Registration and attendance date
4. PDF files

Developer Led Public Information Meeting
Township of Langley Project No: 08-14-0220 at 6834 204 Street and 20441 68th Avenue

1142650 B.C. Ltd has applied to the Township of Langley to amend the Central Gordon Estate Neighborhood Plan and rezone property at 6834 204 Street and 20441 68th Avenue from Suburban Residential (SR-2) to a Comprehensive Development zone for the development of 41 townhouse units.



You are invited to attend a **virtual public information meeting** to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Thursday August 26, 2021
6:00 to 8:00 pm

Register at: <https://alfainwilloughby.com>

Project team members will be available at the meeting to answer any questions about the development and to receive your comments.

For more information, contact:

WG Architecture Inc. Joe N.J. Hwang, office: 604 331 2378, cell: 604 729 5562

Aug. 12, 2021

TOL File: 08-14-0220

Dear Occupant:

**RE: DEVELOPER-LED PUBLIC INFORMATION MEETING
TOWNSHIP OF LANGLEY PROJECT NO. 08-14-0220 at 6834 204 Street and 20441 68th
Avenue**

1142650 B.C. Ltd has applied to the Township of Langley to rezone the property of 6834 204 Street and 20441 68th Avenue from Suburban Residential (SR-2) to Comprehensive Development (CD) to permit the development of 41 townhouse units. WG architecture Inc. is leading the developer-led public information meeting for this project to receive feedback and answer any questions for the project.

You are invited to attend a **virtual public information meeting** to review the development proposal and provide feedback prior to Township Council's consideration of this application. Project team members will be available virtually to answer any questions and to receive your comments.

August 26, 2021
6:00 pm to 8:00 pm
Register at:
<https://alfainwilloughby.com>

Information on the project and registration for the virtual public information meeting are available on the project website.

Enclosed, you will find a site plan of the project along with a comment form. The comment form may be mailed to WG Architecture Inc., 855 Terminal Avenue Vancouver BC V6A 2M9. You may also contact Joe N.J. Hwang at 604-331-2378 or at jhwang@wg-architecture.com with comments or more information on the application.

Sincerely,

Joe N.J. Hwang, Architect AIBC
WG Architecture Inc.

ATTACHMENT E**WG ARCHITECTURE INC.**

855 Terminal Ave.

Vancouver, BC V6A 2M9

Tel: (604) 331-2378

E-mail: office@wg-architecture.com

WG1808

September 22, 2021

Township of Langley
 Planning Department
 20338 65 Avenue
 Langley, BC V2Y 3J1

Re: Propose Project at 6834 204 Street and 20441 68 Avenue, Langley, BC

Dear planning officials,

The developer would like to seek a plan amendment to allow for an additional five (5) units for at this site. This will increase the permitted density of 20UPA (per Townhouse C) from 36 units to 41 units.

One of the developer's major objectives is to provide high quality affordable homes for the Township of Langley. Having open green space is an excellent measure of the livability of the homes in the community. In addition, spacious individual yards and sufficient setbacks between townhouse blocks contribute greatly to the maintenance of privacy and livability. Furthermore, the developer is making a substantial road dedication (557m²) and greenway dedication (325m²) totally 12% of the original site area.

After carefully conducting site planning, we were able to comfortably achieve the design of 41 units meeting the requirements of high livability as explained above (good balance between having open space, private yards and open amenity space). Proposed design includes spacious front yards and ample setbacks between buildings which is critical for maintaining privacy. In addition, proposed site plan includes not one but two communal outdoor amenities (one of them is a community garden). It is much more sustainable to utilize every single parcel and make affordable housing available if livability is not compromised. Moreover, the developer is making cash contribution to the township to provide funding for the district's other improvement projects.

Please do not hesitate to contact us if you have questions or require further clarifications.

Sincerely yours

Joe Hwang, Architect AIBC
 WG Architecture Inc.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (1142650 BC LTD.) BYLAW 2021 NO. 5734

EXPLANATORY NOTE

Bylaw 2021 No. 5734 amends the Central Gordon Estate Neighbourhood Plan for 0.7 ha (1.8 ac) of land located at 6834 – 204 Street and 20441 – 68 Avenue to increase the allowable density in the Townhouse C land use designation. The amendment is required to facilitate the development of 41 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012 NO. 4924

AMENDMENT (1142650 BC LTD.) BYLAW 2021 NO. 5734

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1142650 BC Ltd.) Bylaw 2021 No. 5734.”
2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:
 - a) Amending Map 1 to add dashed black outline around and label #3 to the property shown in Schedule A to this Bylaw
 - b) Inserting as a new bullet point after the last bullet point in Section 3.4.1.6 Townhouse C (12 – 20 UPA), the following:
 - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site specific densities:

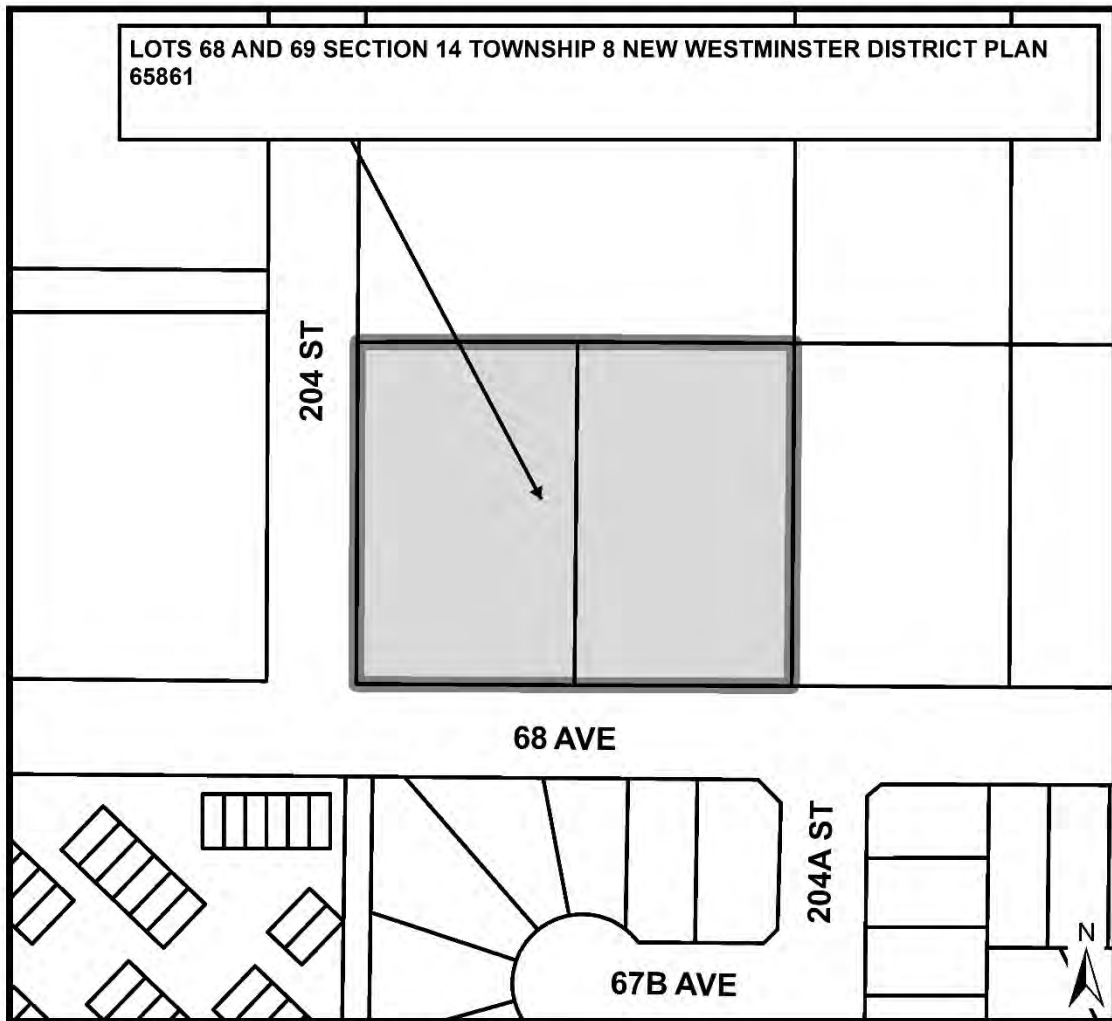
#	Designation	Location	Permitted Density
3	Townhouse C	6834 -204 Street & 20441- 68 Avenue	22.3 UPA

READ A FIRST TIME the	day of	, 2021.
READ A SECOND TIME the	day of	, 2021.
PUBLIC HEARING HELD the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021.
ADOPTED the	day of	, 2021.

_____ Mayor _____

_____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5734



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1142650 BC LTD.) BYLAW 2021 NO. 5735

EXPLANATORY NOTE

Bylaw 2021 No. 5735 rezones land located at located at 6834 – 204 Street and 20441 – 68 Avenue to Comprehensive Development Zone CD-164 to permit a comprehensive development consisting of 41 Townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (1142650 BC LTD.) BYLAW 2021 NO. 5735

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 (11426520 BC Ltd.) Bylaw 2021 No.5735".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
 - (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-164" after the words "Comprehensive Development Zone CD-163"
 - (2) Adding to Section 110.1 after the words "CD-163" the words "CD-164 – 6,000 m²"
 - (3) Adding after Section 1063 "Comprehensive Development Zone CD-163" the following as Section 1064 "Comprehensive Development Zone CD-164"

1064 **COMPREHENSIVE DEVELOPMENT ZONE CD-164**

Uses Permitted

- 1064.1 In the CD-164 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 1064.2

Residential Uses

- 1064.2 *Residential uses* shall consist of *townhouses*, on lands zoned Comprehensive Development Zone CD-164 and are only permitted to be located as shown in Section 1064.11. A maximum of 41 residential units are permitted in Comprehensive Development CD-164.

Lot Coverage

- 1064.3 The maximum permitted *lot coverage* of *buildings* and structures shall be in accordance with the Development Permit

Siting of Buildings and Structures

- 1064.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1064.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 *storeys* for *townhouses*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

- 1064.6 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

- 1064.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

- 1064.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

- 1064.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1064.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

- 1064.11 Development in this zone shall conform substantially with drawing DP101 prepared by WG Architecture Inc. on May 17, 2021:



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

Lots 68 and 69 Section 14 Township 8 New Westminster District Plan 65861

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-164.

READ A FIRST TIME the _____ day of _____, 2021
READ A SECOND TIME the _____ day of _____, 2021
PUBLIC HEARING HELD the _____ day of _____, 2021
READ A THIRD TIME the _____ day of _____, 2021
ADOPTED the _____ day of _____, 2021

Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5735

