Township of Langley

Est. 1873

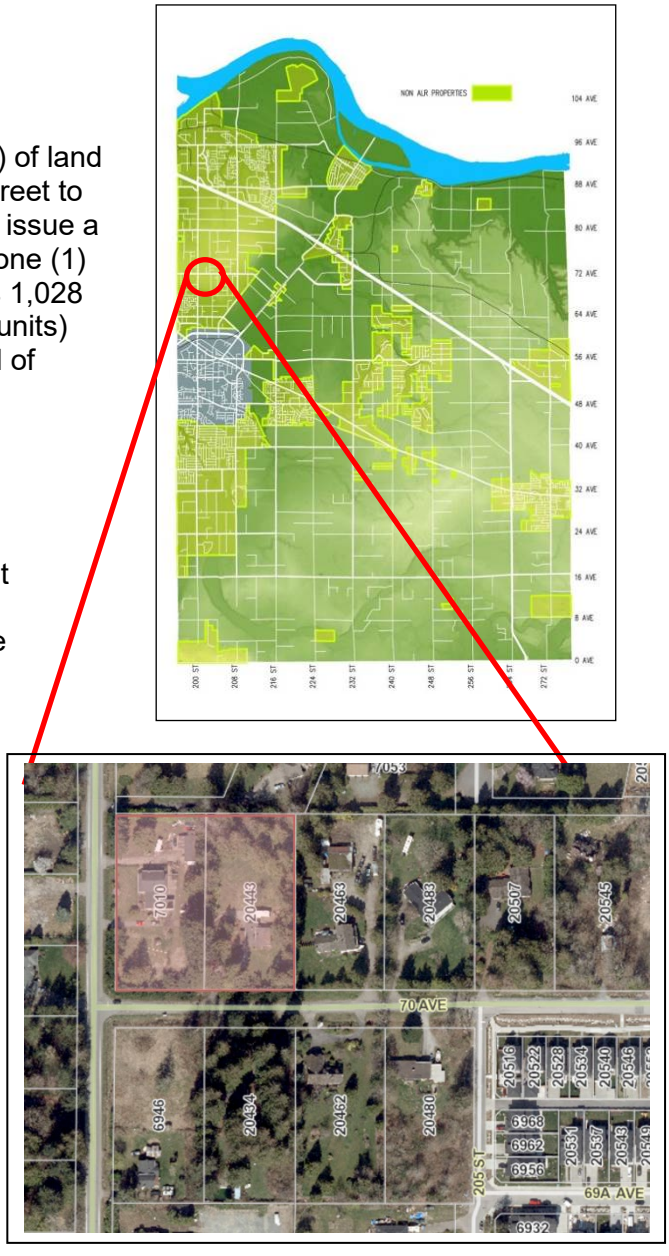
REPORT TO MAYOR AND COUNCIL

PRESENTED: OCTOBER 26, 2020 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100203 AND DEVELOPMENT PERMIT APPLICATION NO. 101012 (1077420 BC LTD./ APNA GROUP / 20443 – 70 AVENUE AND 7010 – 204 STREET)

REPORT: 20-138
FILE: 08-14-0210

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan (NP) to increase permitted commercial space in the Apartment Mixed Use designation; rezone approximately 0.9 ha (2.3 ac) of land located at 20443 – 70 Avenue and 7010 – 204 Street to Comprehensive Development Zone CD-151; and issue a Development Permit to facilitate development of one (1) five (5) storey mixed-use building (which includes 1,028 m^2 (11,064 ft^2) of commercial space in seven (7) units) and two (2) apartment buildings containing a total of 135 condominium units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5626 and 5627 subject to 13 development prerequisites; authorize issuance (at time of final reading of Bylaw No. 5627) of Development Permit No. 101012 and that staff be authorized to proceed with next steps, including scheduling of the required public hearing.

RATIONALE:

The proposed development is consistent with the Willoughby Community Plan and Central Gordon Estate NP.

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 (1077420 BC Ltd.) Bylaw No. 5626 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5627 rezoning 0.9 ha (2.3 ac) of land located at 20443 – 70 Avenue and 7010 – 204 Street to Comprehensive Development Zone CD-151, to facilitate the development of one (1) five (5) storey mixed-use building (which includes seven (7) commercial units) and two (2) apartment buildings containing a total of 135 condominium units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate NP requirements, secure a community stormwater detention site to serve storm catchment area;
2. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for the north half of 70 Avenue, and east half of 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. In accordance with the Central Gordon Estate NP, the acquisition of a Wildlife Habitat Patch;
6. 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);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of a restrictive covenant identifying the units (minimum 15%) for apartments in compliance with the adaptable housing requirements;
9. Registration of a 6.0 m (19.6 ft) wide statutory right of way for the purposes of a greenlink and a 2.5 m (8.2 ft) for the purposes of a ecological buffer as identified on the site plan (Attachment A – Schedule B);
10. Consolidation of the two (2) subject properties for the proposed apartment buildings;
11. Provision of the following community amenity contributions:
    a. Provision of a $20,000 contribution for upgrades to the neighbourhood park located at 70 Avenue (Central Gordon Estate Neighbourhood Pocket Park);
12. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and Township's 5% Neighbourhood Park Land Acquisition Policy;
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

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 (1077420 BC Ltd.) Bylaw 2020 No. 5626, 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5627 authorize issuance of Development Permit No. 101012 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Requiring rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located in an enclosure and screened.

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

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

That Council authorize staff to schedule the required Public Hearing for the Community/ Neighbourhood Plan amendment Bylaw No. 5626, Rezoning Bylaw No. 5627 in conjunction with the hearing for proposed Development Permit No. 101012.

EXECUTIVE SUMMARY:

Apna Group has applied on behalf of 1077420 BC Ltd. to rezone 0.9 ha (2.3 ac) of land located at 20443 – 70 Avenue and 7010 – 204 Street to Comprehensive Development Zone CD-151 to facilitate development of one (1) five (5) storey mixed-use building (which includes 1028 m^2 (11,064 ft^2) of commercial space in seven (7) units) and two (2) apartment buildings containing a total of 135 condominium units.

An amendment to the Central Gordon Estate Neighbourhood Plan has been submitted as part of the application to increase the amount of commercial floor area permitted in the Apartment Mixed Use designation, to add an additional 200 m^2 (2,150 ft^2) of commercial space to the east side of 204 Street.

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

The subject lands are designated 'Apartment' and 'Apartment Mixed Use' designation in the Central Gordon Estate Neighbourhood Plan, requiring a minimum density of 99 units per ha (40 units per ac (upa)) and permitting a maximum density of 148 units per ha (uph) (60 units per ac). The 'Apartment' designation permits a maximum four (4) storey height. The 'Apartment Mixed Use' designation permits a maximum five (5) storey height.

The proposed density of 148 units per ha (60 units per ac) complies with the permitted density and the proposal also complies with the height provisions of the Plan. Additionally, the proposal is considered to be consistent with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan (NP). Staff recommend that Council support the proposed plan amendment and rezoning request, subject to the completion of 13 development prerequisites. Staff also recommend that Council issue Development Permit No. 101012 at time of final reading of Bylaw 5627, subject to six (6) conditions and noting five (5) additional conditions to be completed prior to issuance of a Building Permit.

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. 5626, Rezoning Bylaw No. 5627 and Development Permit No. 101012.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
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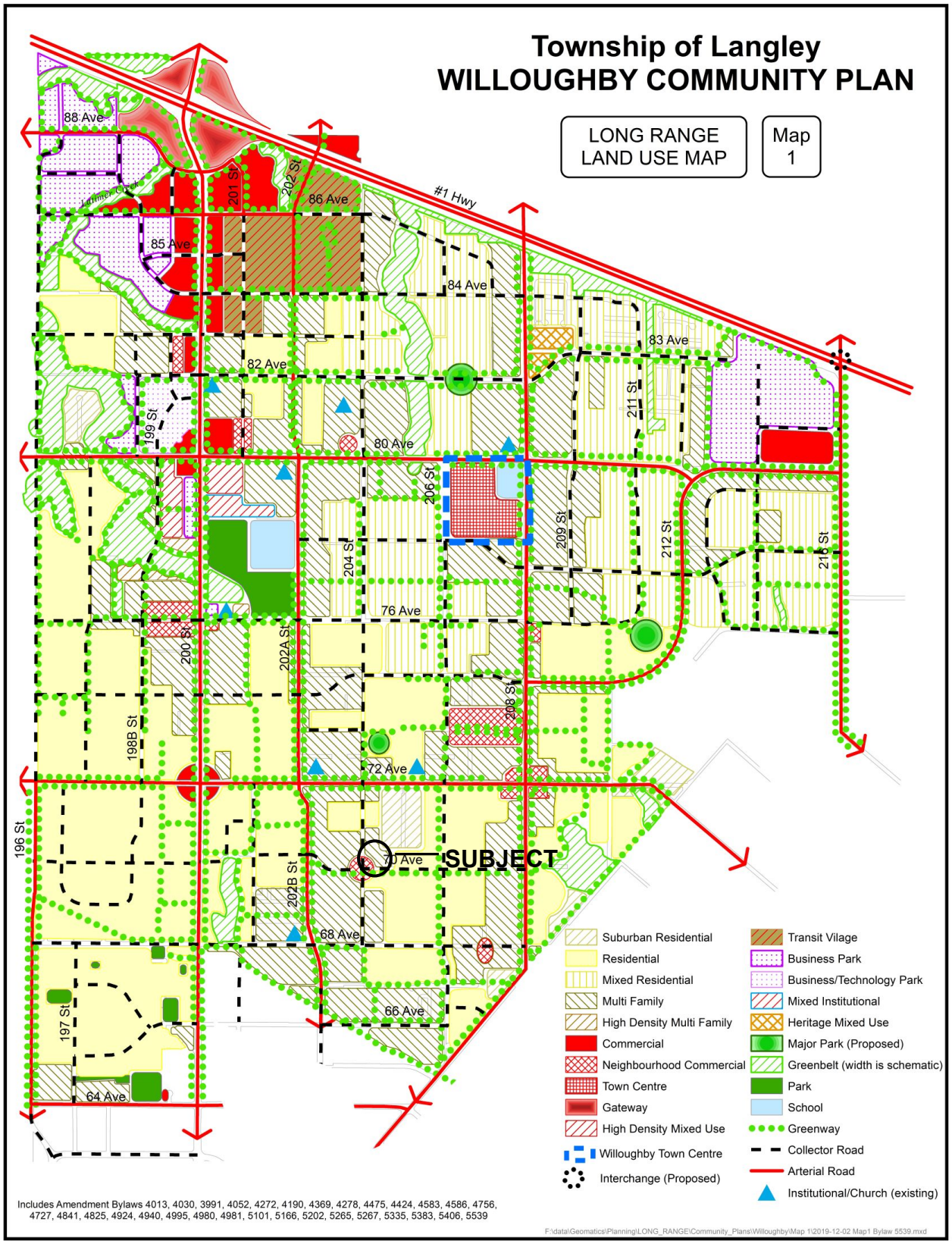

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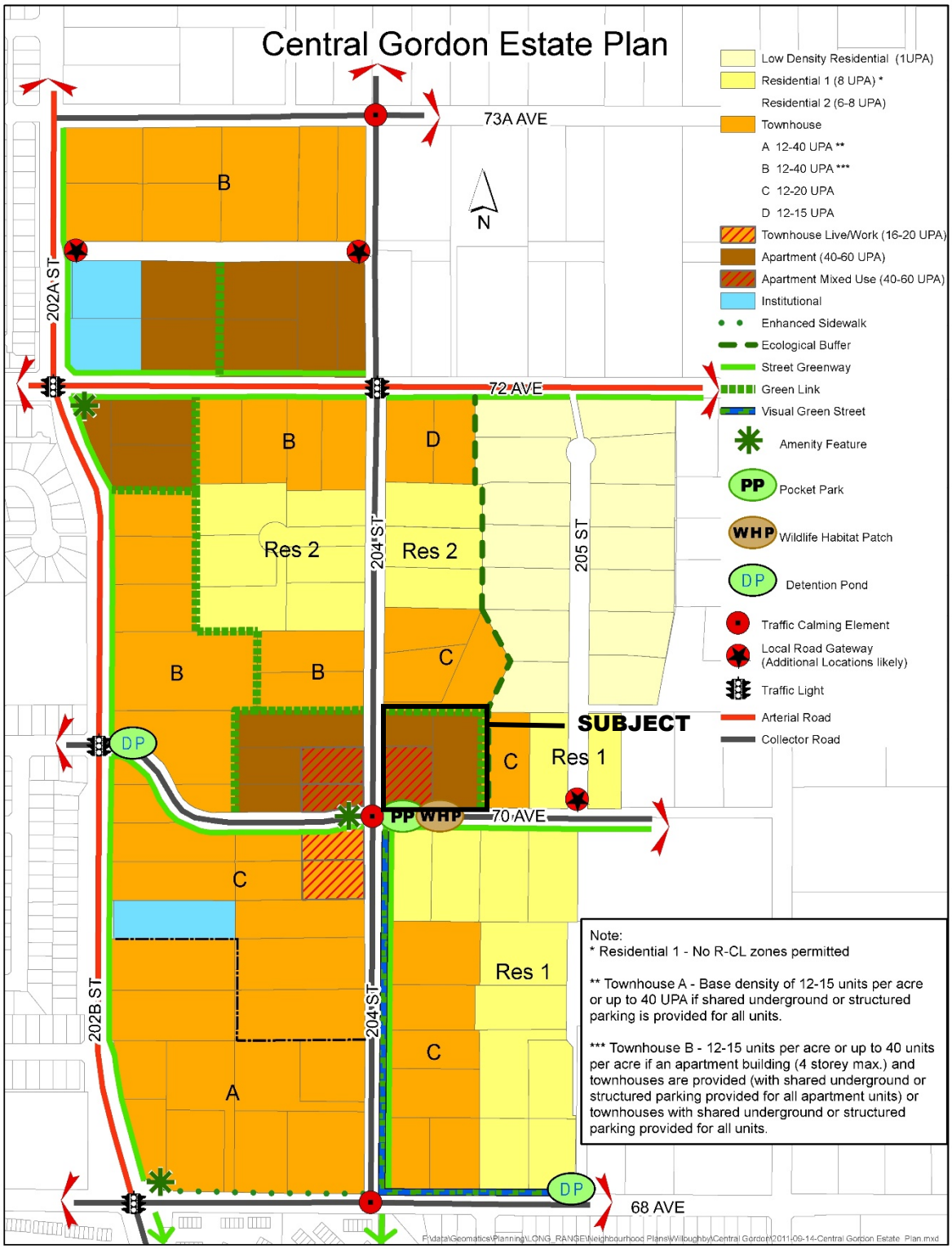
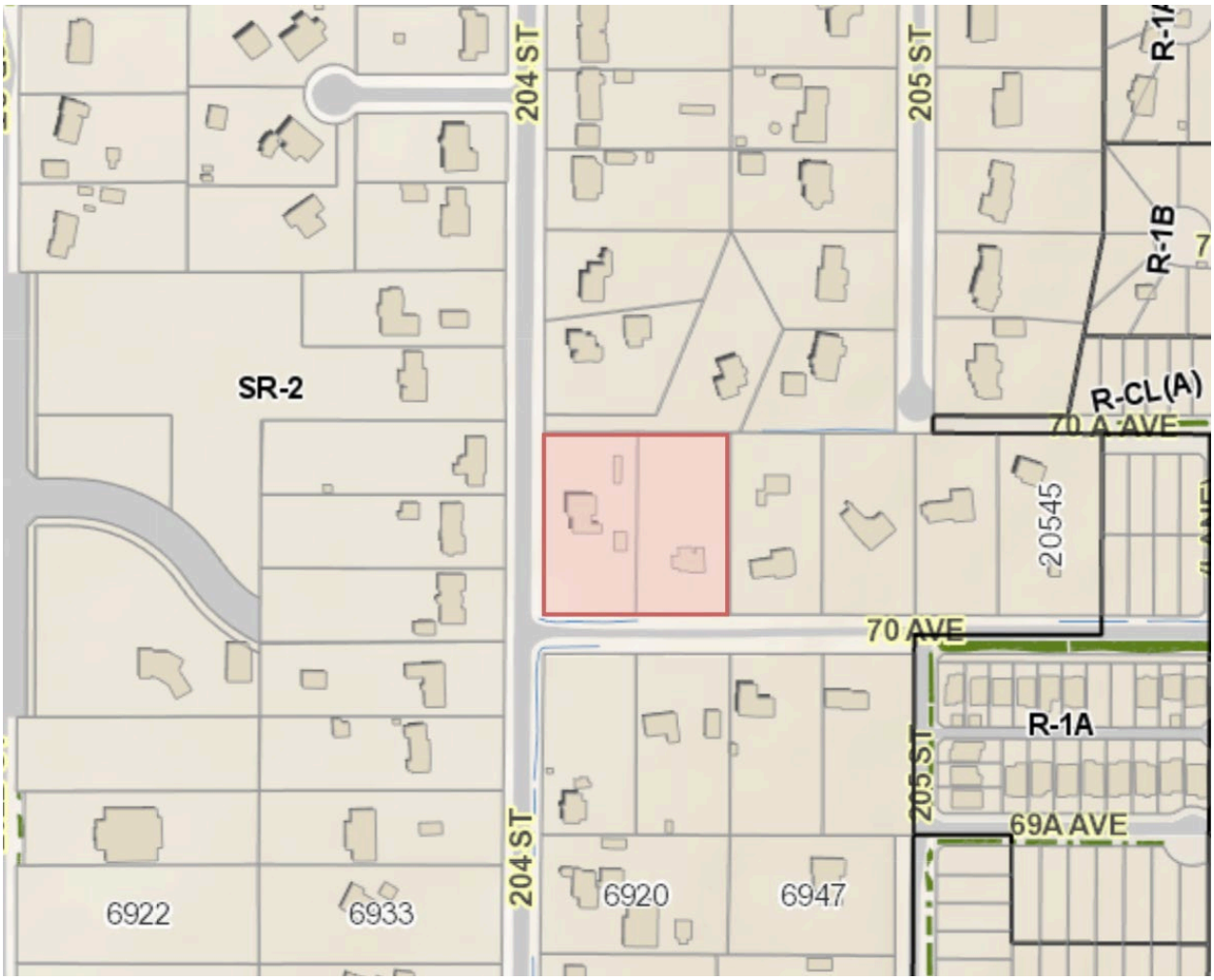




ZONING BYLAW NO. 2500

1 VIEW AT CORNER STREET

2 DRIVEWAY ENTRY

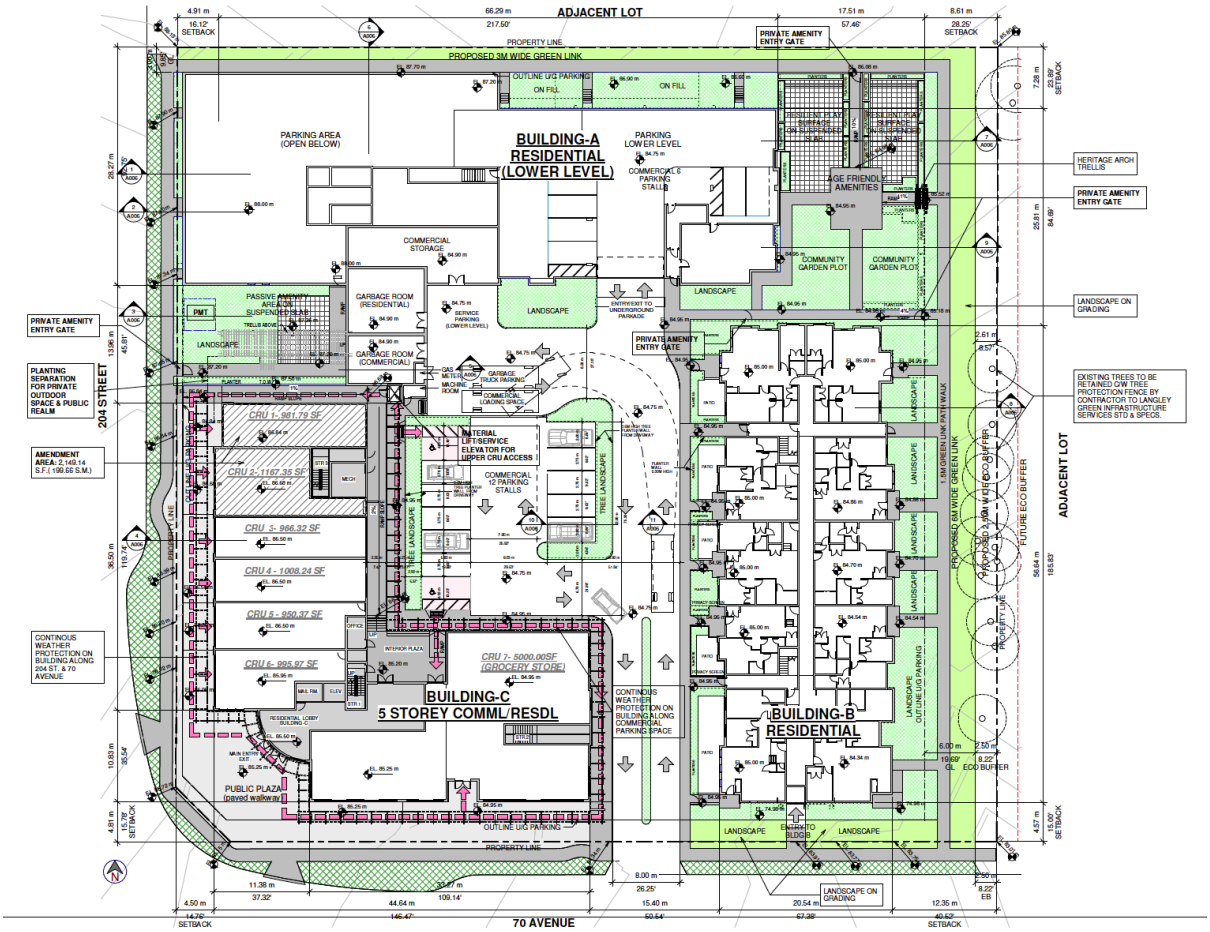
RENDERINGS – SUBMITTED BY APPLICANT

2 VIEW ALONG 204

1 VIEW ALONG 70 STREET

3 VIEW FROM GREEN LINK

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1077420 BC Ltd. 12638 – 59A Avenue Surrey, BC V3X 1V8
Agent:	Apna Group 105, 8433 – 132 Street Surrey BC V3W 4N8
Legal Description:	Lot 7 and 8 Section 14 Township 8 New Westminster District Plan 22544
Location:	20443 – 70 Avenue and 7010 – 204 Street
Area:	0.9 ha (2.3 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-151
Willoughby Community Plan:	Multi-Family/ Neighbourhood Commercial
Central Gordon Estates Neighbourhood Plan:	Apartment (99 – 148 UPH / 40 – 60 UPA) Apartment Mixed Use (99 – 148 UPH / 40 – 60 UPA) Greenlink

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and are designated Apartment (40-60 UPA/ 99-148 UPH), Apartment Mixed Use (40-60 UPA/ 99-148 UPH) and Greenlink in the Central Gordon Estate Neighbourhood Plan (NP).

DISCUSSION/ANALYSIS:

Apna Group has applied on behalf of 1077420 BC Ltd. to rezone 0.9 ha (2.3 ac) of land in the Central Gordon Estate NP to Comprehensive Development Zone CD-151 to facilitate a mixed use development consisting of 135 condominium units and 1028 m^2 (11,064 ft^2) of commercial space in seven (7) ground floor units, in a total of three (3) buildings.

The proponent's submission includes applications for:

- plan amendment to the 'Apartment Mixed Use' designation to increase the permitted commercial floor area east of 204 Street by 200 m^2 (2,150 ft^2);
- rezoning to create site specific Comprehensive Development CD-151 zone; and
- Development Permit to provide Council the opportunity to review the form and character of the proposed development.

The site is comprised of two (2) suburban residential lots with single family dwellings, which will be consolidated to facilitate the development.

The 'Apartment' and 'Apartment Mixed Use' designations permit a minimum density of 99 uph (40 upa) and a maximum of 148 uph (60 upa). The 'Apartment' designation permits a maximum height of four (4) storey and the 'Apartment Mixed Use' designation permits a maximum five (5) storey height. The proposed density of 148 units per ha (60 units per ac) in four and five storey buildings complies with the density and height provisions of the plan.

Adjacent Uses:

North: A property zoned Suburban Residential Zone SR-2, designated Townhouse C in the Central Gordon Estate NP;

South: 70 Avenue, beyond which is two properties, zoned Suburban Residential Zone SR-2, designated as Residential 1 (8 UPA) in the Central Gordon Estate NP;

East: A property zoned Suburban Residential Zone SR-2, designated Townhouse C (12- 20 UPA) currently under application for the development of 22 townhouse units (ToL Project #08-14-0215);

West: 204 Street, beyond which is three properties zoned Suburban Residential Zone SR-2 with the north property designated as Apartment (40-60 UPA) and the southern two (2) properties designated Apartment Mixed Use (40-60 UPA). An application for an apartment and mixed use project consisting of three (3) buildings and 144 condominium apartment units is proposed on the two northern properties (ToL project #08-14-0204).

Central Gordon Estate Neighbourhood Plan Amendment:
The site is currently designated Apartment and Apartment Mixed Use in the Central Gordon Estate NP. The 'Apartment Mixed Use' designation permits commercial floor uses, however a maximum of 750 m^2 (8,000 ft^2) of commercial space for the designation, with 370 m^2 (4,000 ft^2) on each side of 204 Street. The designation allows for an exception to accommodate an additional single commercial tenant neighbourhood grocery store between 370 and 470 m^2 (4,000 - 5,000 ft^2), which the applicant has proposed as part of their proposal.

The applicant has proposed a plan amendment to increase the permitted commercial floor area by 200 m^2 (2,150 ft^2) to accommodate additional commercial space. Staff do not object to the proposal as it maintains the mixed use form and results in more local serving commercial uses. Given the intent of the 'Apartment Mixed Use' designation is to create a balance of commercial uses on each side of 204 Street, staff recommend Bylaw No. 5626 amend the designation to allow an additional 200 m^2 (2,150 ft^2) commercial area on the west side of 204 Street as well. As a result of the amendments, the total commercial area permitted on each side of 204 Street will be 570 m^2 (6,135 ft^2) for a total 1,140 m^2 (12,271 ft^2) for both sides.

In support of the amendment, the applicant has indicated that they will provide 15% adaptable units and provide a voluntary contribution of $20,000 towards the improvement of the Central Gordon Estate Pocket Park as a community benefit, which have been included as development prerequisites.

Official Community Plan Consultation Policy:
In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment D). Staff recommends that Council consider the consultation 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 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 development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5627 proposes to rezone the site to a new Comprehensive Development Zone (CD-151) to facilitate development of 135 condominium units and 1,028 m^2 (11,064 ft^2) of commercial space in seven (7) proposed commercial units.

The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-151 zoning in terms of siting, site coverage, parking, height, use and density (60 UPA).

Public Consultation:

Per Policy No. 07-164, Developer Held Public Information Meeting was held on October 30, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment E.

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 existing Residential Development Permit Area and Mixed Use guidelines included in the Willoughby Community Plan (see Attachment B and C). Proposed Development Permit No. 101012 is attached to this report (see Attachment A). The proponent has submitted building elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed development for Council's consideration. The proponents design rationale is included in Attachment F.

Building A and B

Two (2) four storey apartment buildings are proposed, with a total of 88 condominium units. Both buildings are contemporary style, and feature brick, hardie siding and paneling.

Building A is located on the northern portion of the site and is oriented east/west. The 48 unit condominium building addresses 204 Street through a lobby entrance. The entrance to underground residential parking is located along the south elevation of the building and faces the internal parking area. Building B located on the eastern portion of the site and is oriented north/south and contains a total of 40 condominium units and lobby entrance to 70 Avenue. Units vary in size from 78 m^2 to 120 m^2 (840 ft^2 to 1,293 ft^2).

Building C

Building C is a five (5) storey mixed-use building comprised of 1,028 m^2 (11,064 ft^2) commercial space located on the first floor, and 47 condominium units located on the upper four (4) floors varying in size from 72 m^2 to 124 m^2 (775 ft^2 to 1,332 ft^2). The proposed "L" shaped building frames both 70 Avenue and 204 Street and contains lobby entrances both to the street and internally. The proposed building addresses the street corners and includes the use of brick and both hardie siding and panelling throughout. A public plaza is provided at the corner of 70 Avenue and 204 Street, consistent with the Central Gordon Estate Neighbourhood Plan.

The proponent has submitted a design rationale describing the form and style of the buildings (Attachment F) which states:

> *The use of gabled roofs was carefully considered and deployed as a means for decreasing the massing and scale of these development in consideration of the shadowing and views of the neighbouring properties occupants. Further consideration was also given to the architectural design by identifying that a stronger relationship and appeal would be created by the introduction of building envelope articulation to create visual interest.*
>
> *Lastly, the materiality of these development was deemed to be important to not only Accompanying the lap-siding, several other materials such as 'Hardi' board and batten were selected based upon their ability to replicate the natural material but more importantly their long-term performance in a wet climate. High quality wall claddings and stone finish are also introduce in the design of this project.*

The proposed building height for the apartment (4 storeys), height for mixed use building (5 storeys) site coverage (34%), parking and building siting comply with the CD-151 zoning provisions and the Development Permit Area "B" guidelines of the Willoughby Community Plan.

Access and Parking:
Vehicular access is proposed from 70 Avenue. Pedestrian access will be provided from a greenlink along the north property line (secured via Statutory Right of Way).

A total of 254 parking spaces are required and 325 parking spaces are proposed none of which are tandem parking spaces. Parking is outlined in the table below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces 135 units (1 bedroom +) @ 1.5 spaces	203	267
10% of total designated visitor	20	20
Commercial Parking (1 space per 20 m^2)	51	58
Total	**254**	**325**

Age Friendly Amenity Area:
Section 111.5 of the Township's Zoning Bylaw requires provision of 540 m^2 Age Friendly Amenity areas and 639 m^2 (6,878 ft^2) is proposed. Two amenity areas are provided on the site, with one located east of Building A adjacent to the green link, and another located between Building C and Building A and includes facilities for the use of residents. Final age friendly amenity area 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 Bylaw No. 5627.

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 10% of apartment developments units shall provide adaptable housing. As indicated above, the applicant's proposal exceeds the requirements of the Central Gordon NP by providing 15% of the proposed apartment units as adaptable units.Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading.

Landscaping:

The landscape plans (provided in Schedule B of Attachment A) propose extensive plantings, trees, shrubs and groundcovers on the edge and throughout the site to enhance the development and provide separation between public and private space.

Greenlink and Ecological Buffer:

The Central Gordon Estate NP identifies locations for a 6.0 m (19.6 ft) wide greenlink, which provides a combination of private and public space to create an interconnection of trails, pathways, and parks. Each development is required to integrate a public-right-of-way through the property or share it with a neighbouring property. The applicant has provided a 6.0 m (19.6 ft) wide statutory right of way as part of the subject proposal.

The plan further identifies the need for an ecological buffer with an average width of 5.0 m (16.0 ft) along the east edge of the subject lands to provide a buffer between the lower density lands to the east of the subject designation, to support wildlife habitat and facilitate wildlife movement between habitat areas. A restrictive covenant for the retention and maintenance of the ecological buffer has been included in the list of development prerequisites. The buffer will be shared with 2.5 m secured through the subject application and the balance with the application for the property located immediately adjacent (ToL Project No. 08-14-0215).

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 20 significant trees exist within the subject site with eight (8) proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 44 replacement trees are required. The applicant is proposing to plant 39 within the development site with funds for the remaining five (5) replacement trees being secured for tree planting on identified public lands. The applicant is proposing to plant 39 replacement trees being secured for tree planting on identified lands. In addition, approximately 13 street trees are required along the road frontages, (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 52 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 and November 18, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the

current target contribution amounts specific to this development, which are $4,350 per low-rise apartment unit for a total of $587,250.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, community stormwater detention facility and utility upgrades and/or extensions to the acceptance of the Township. Necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township General Manager of Engineering and Community Development prior to Building Permit issuance.

School Sites:

School District 35 has provided comments (Attachment D) estimating that the proposed development will generate approximately three (3) new students for Willoughby Elementary (located 2.9 km northeast of the site), two (2) students for Peter Ewart Middle School (located approximately 1.9 km northwest of the site) and three (3) students for RE Mountain Secondary School (located approximately 1.6 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.

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment is located in the 7100 Block of 202B Street (approximately 350 m to the northwest of the subject site).

Transit:

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

Environmental Considerations:

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

The Central Gordon Estate NP includes the requirement for the acquisition of a Wildlife Habitat Patch at or near the 204 Street and 70 Avenue intersection. The approximate 4,047 m^2 (1 acre) site is intended to be secured, enhanced and maintained for education and recreation opportunities which will provide food and foraging opportunities for wildlife and will serve as a small node in a network of greenways within the plan area and extending through Willoughby. Acquisition of the site for the Wildlife Habitat Patch is included in the rezoning prerequisites.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated Multi-Family and Neighbourhood Commercial in the Willoughby Community Plan and Apartment (40 – 60 UPA) and Apartment Mixed Use (40- 60 UPA) n the Central Gordon NP. A neighbourhood plan amendment is required to increase the allowable commercial space by an additional 200 m^2 (2,153 ft^2) on each side of 204 Street.

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 that Council give first and second reading to Bylaws No. 5626 and 5627 (subject to 13 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5627) of accompanying Development Permit No. 101012 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.101012
ATTACHMENT B	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT C	Willoughby Development Permit Area D – Mixed Use Guidelines
ATTACHMENT D	School District 35 comments
ATTACHMENT E	Public Information Meeting Comments
ATTACHMENT F	Design Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101012

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

1. Name: 1077420 BC Ltd.

   Address: 12638 - 59A Avenue
   Surrey, BC V3X 1V8

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

   LEGAL DESCRIPTION: Lot 8, Section 14, Township 8, New Westminister District, Plan 22544
   Lot 7, Section 14, Township 8, New West District Plan 22544

   CIVIC ADDRESS: 7010 – 204 Street
   20443 – 70 Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
   e. Requiring rooftop mechanical equipment to be screened from view; and
   f. All refuse areas to be located in an enclosure and screened.

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

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

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT

20443 70TH AVENUE & 7010 204TH STREET, LANGLEY BC

ZONING INFORMATION SUMMARY				
Property Address				
20443 70th Ave, and 7010 204 St.				
Legal	LOTS 1, 2 & 3 PAN 72210 & LOTS 7 & 8 PLAN 22544 & ECO BUFFER OVER PART OF LOT 6 PLAN 22544 ALL OF SECTION 14 TOWNSHIP 8 NEW WESTMINTER DISTRICT			
The land				
Total Area (Land)	9167.15	m2		
Lot Width ft	82.45	m		
Total Area(Buildings)	16844.12	m2		
Density	1.84			

UPA (60 units per acre)	Lot Coverage		sq ft	m2
9167.15= 2.26 acre	Building A		12425.69	1154.38
2.26x60=135.6	Building B		10183.32	946.06
135units	Building C		11064.09	1027.89
	Total		33673.10	3128.33
	LOT COVERAGE %			**34%**
	NET SITE AREA(m2)	8,093.70		**38.7%**

Parking				
Residential 107.3(a)(iii)				
Required	1.5 per unit (10% visitor included)			202.50
Provided				267.00
Small Parking 20% max.			provided 20 stalls	
Commercial 107.3(b)(iv)				
Required	1 space per 20M2 of gross floor area			51.39
Provided				58

Zoning : Willoughby, Central Gordon Estate -3.4.1.8 Apartment, 40-60 UPA, 3.4.1.9 Apartment Mixed Used, 40-60 UPA.

Area	Lower level	Level 1	Level 2	Level 3	Level 4	Level 5		Total sq ft	Total m2
Residential (S.F.A.)									
Building A		12425.69	12574.8	12532.23	12525.3			50058.02	
Building B		10183.32	10696.67	10585.50	10589.27			42054.76	
Building C			12543.13	13219.33	13219.04	9412.17		48393.67	
Commercial(S.F.A.)									
Building C		11064.09						11064.09	
Lot Coverage (NET)		**33673.1**						**151570.54**	14081.36
Common areas/Amenity									
Building A	7076.68	1814.12	1540.68	1417.14	1532.41			13381.03	
Building B		1833.08	1318.69	1322.47	1322.1			5796.34	
Building C		2242.44	2647.87	1912.61	1911.8	1846.01		10560.73	
								29738.10	2762.76
		73235.84				**gross floor area**		**181308.64**	16844.12

	lower level	level 1	level 2	level 3	level 4	level 5	total	
1 bedroom		2	2	3	3	2	12	1 bedroom
2 bedroom		16	22	22	22	4	86	2 bedroom
3 bedroom		4	10	10	10	3	37	3 bedroom
total	0	22	34	35	35	9	**135**	**total**

3.4.1.1. Adaptable housing requirements minimum 10% of apartment units **20 units provided for 15% amendment**
Adaptable housing parking provided **20 stalls**

DRAWING LIST

A000	COVER PAGE/PROJECT DATA
A001	SITE PLAN
A002	CONTEXT PLAN/DESIGN RATIONALE
A003	NORTH/SOUTH STREET ELEVATIONS
A004	WEST/EAST STREET ELEVATIONS
A005	3D VIEWS
A006	BLDG-A AREA PLANS
A007	BLDG-B AREA PLANS
A008	BLDG-C AREA PLANS
A100	PARKING LEVEL P-1
A101	PARKING LEVEL P-2
A102	PARKING LEVEL P-3
A201	BLDG-A LOWER LEVEL
A201.1	BLDG-A LEVEL 1
A201.2	BLDG-A LEVEL 2
A201.3	BLDG-A LEVEL 3
A201.4	BLDG-A LEVEL 4
A202	BLDG-B LEVEL 1
A202.1	BLDG-B LEVEL 2
A202.2	BLDG-B LEVEL 3/4
A203	BLDG-C LEVEL 1
A203.1	BLDG-C LEVEL 2
A203.2	BLDG-C LEVEL 3
A203.3	BLDG-C LEVEL 4
A203.4	BLDG-C LEVEL 5
A301	BLDG-A ELEVATIONS
A301.1	BLDG-A ELEVATIONS
A302	BLDG-B ELEVATIONS
A302.1	BLDG-B ELEVATIONS
A303	BLDG-C ELEVATIONS
A303.1	BLDG-C ELEVATIONS

MATTHEW CHENG ARCHITECT INC.
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Revision:

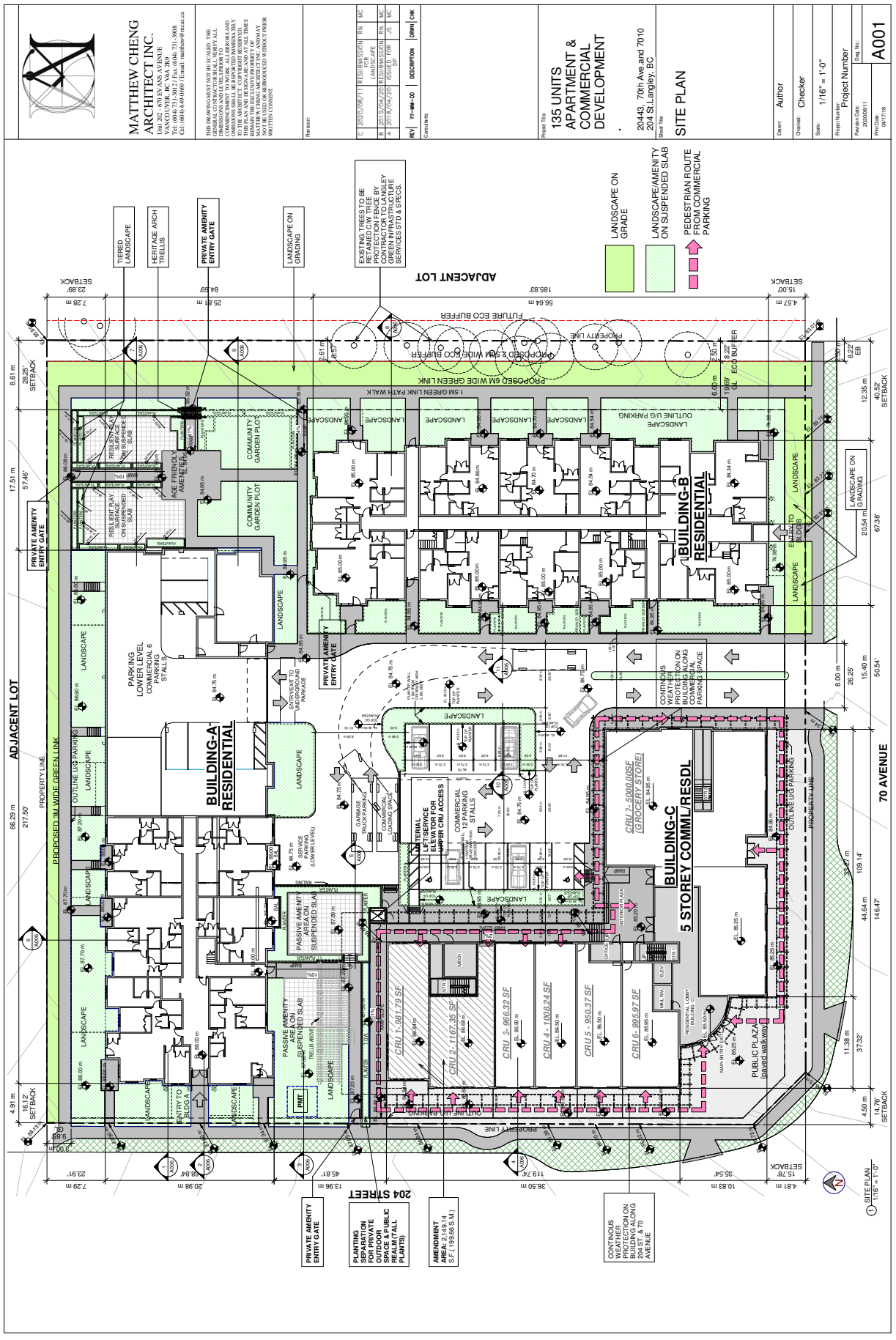
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
C	2020/08/11	RESUBMISSION FOR LANDSCAPE	RN	MC
B	2019/04/20	RESUBMISSION	RN	MC
A	2018/04/20	ISSUED FOR DP	JS	MC

Consultants

Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave.and 7010 204 St.Langley, BC

Sheet Title
COVER PAGE PROJECT DATA

Drawn: Author
Checked: Checker
Scale:
Project Number: Project Number
Revision Date: 2020/08/11
Print Date: 08/23/17
Dwg. No.: A000


MATTHEW CHENG ARCHITECT INC.
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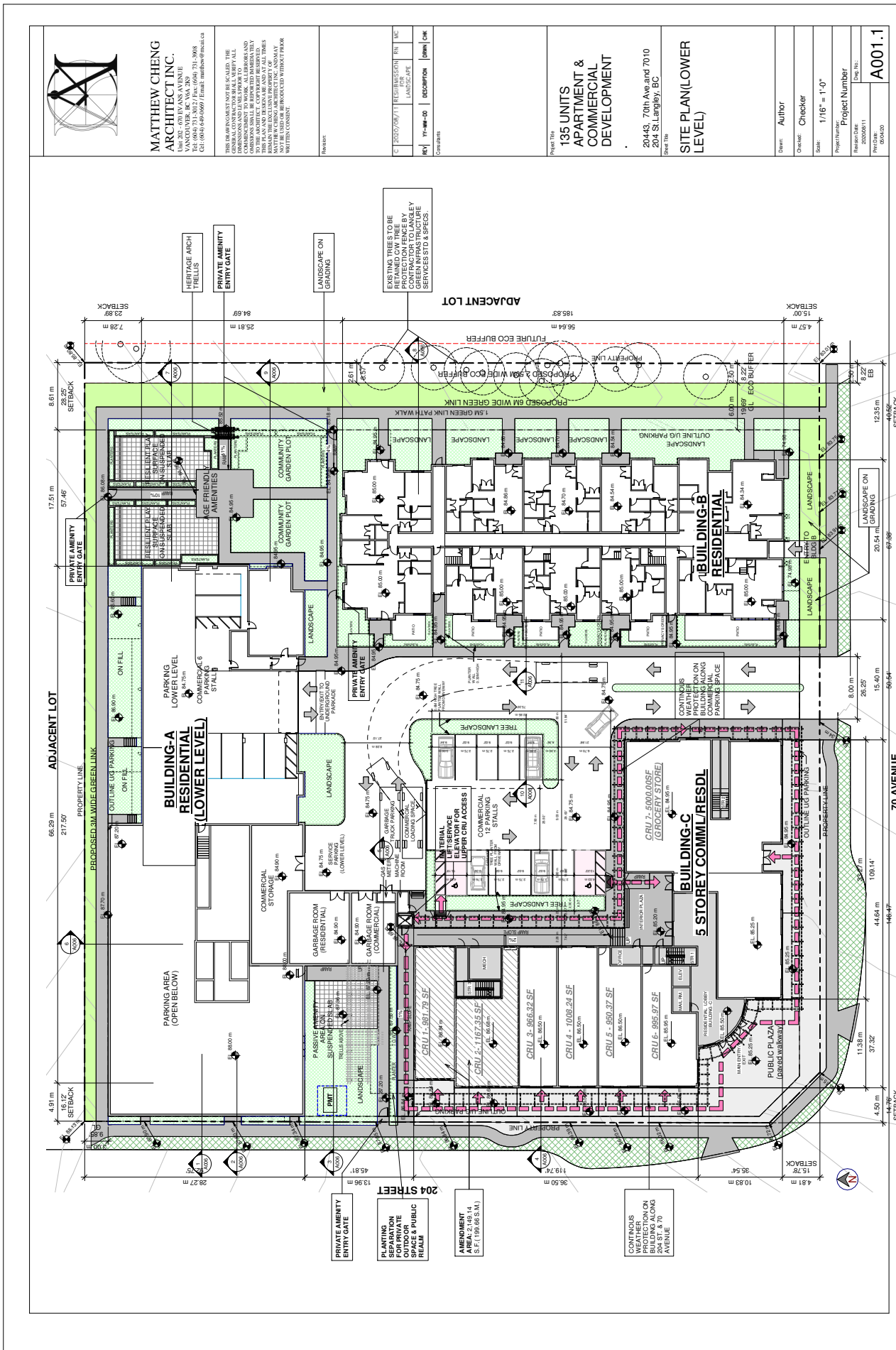
Revision:
C 2020/08/11 RESUBMISSION FOR LANDSCAPE RN MC
B 2019/04/26 RESUBMISSION FOR DP RN MC
A 2018/04/20 ISSUED FOR DP JS MC
REV YY-MM-DD DESCRIPTION DRAWN CHK
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave and 7010 204 St.Langley, BC
Sheet Title
SITE PLAN
Drawn: Author
Checked: Checker
Scale: 1/16" = 1'-0"
Project Number: Project Number
Revision Date: 2020/08/11
Print Date: 2017/7/18
A001
LANDSCAPE ON GRADE
LANDSCAPE/AMENITY ON SUSPENDED SLAB
PEDESTRIAN ROUTE FROM COMMERCIAL PARKING
EXISTING TREES TO BE RETAINED C/W TREE PROTECTION FENCE BY CONTRACTOR. LANDSCAPE BY GREEN INFRASTRUCTURE SERVICES STD & SPECS.
TIERED LANDSCAPE
HERITAGE ARCH TRELLIS
PRIVATE AMENITY ENTRY GATE
LANDSCAPE ON GRADING
ADJACENT LOT
PROPOSED 6M WIDE GREEN LINK
PROPOSED 3M WIDE ECO BUFFER
FUTURE ECO BUFFER
PROPERTY LINE
1.5M GREEN LINK PATH WALK
BUILDING-A RESIDENTIAL
BUILDING-B RESIDENTIAL
BUILDING-C 5 STOREY COMML/RESDL
PARKING LOWER LEVEL COMMERCIAL 6 VISITORS STALLS
COMMERCIAL PARKING STALLS
INTERNAL LIFT/SERVICE ELEVATOR FOR UPPER CRU ACCESS
CRU 1- 991.79 SF
CRU 2- 1167.35 SF
CRU 3- 966.32 SF
CRU 4 - 1008.24 SF
CRU 5 - 950.37 SF
CRU 6- 995.97 SF
CRU 7- 5000.00SF (GROCERY STORE)
PUBLIC PLAZA (paved walkway)
COMMUNITY GARDEN PLOT
AGE FRIENDLY AMENITIES
RESILIENT PLAY SURFACE ON SUSPENDED SLAB
PASSIVE AMENITY AREA ON SUSPENDED SLAB
OUTLINE U/G PARKING
CONTINUOUS WEATHER PROTECTION ON BUILDING ALONG COMMERCIAL PARKING SPACE
204 STREET
70 AVENUE
PRIVATE AMENITY ENTRY GATE
PLANTING FOR PRIVATE OUTDOOR SPACE & PUBLIC REALM(TALL PLANTS)
AMENITY AREA 2,414 S.F. (199.66 S.M.)
SITE PLAN 1/16" = 1'-0"


MATTHEW CHENG ARCHITECT INC.
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C 2020/08/11 REISSUED FOR LANDSCAPE RN MC
REV YY-MM-DD DESCRIPTION DRWN CHK
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave and 7010 204 St.Langley, BC
Sheet Title
SITE PLAN(LOWER LEVEL)
Drawn: Author
Checked: Checker
Scale: 1/16" = 1'-0"
Project Number: Project Number
Revision Date: 2020/08/11
Dwg No.
Print Date: 2020.08.20
A001.1
BUILDING-A RESIDENTIAL (LOWER LEVEL)
BUILDING-B RESIDENTIAL
BUILDING-C 5 STOREY COMML/RESDL
ADJACENT LOT
PROPERTY LINE
PROPOSED 6M WIDE GREEN LINK
1.5M GREEN LINK PATH WALK
PROPOSED 2.95M WIDE ECO BUFFER
FUTURE ECO BUFFER
70 AVENUE
204 STREET
PARKING AREA (OPEN BELOW)
PARKING LOWER LEVEL
COMMERCIAL STORAGE
GARBAGE ROOM (RESIDENTIAL)
GARBAGE ROOM (COMMERCIAL)
COMMERCIAL LOADING SPACE
COMMERCIAL 12 PARKING STALLS
LIFT/SERVICE ELEVATOR FOR UPPER CRU ACCESS
CRU 1 - 961.79 SF
CRU 2 - 1,167.35 SF
CRU 3 - 966.32 SF
CRU 4 - 1008.24 SF
CRU 5 - 950.37 SF
CRU 6 - 995.97 SF
CRU 7 - 5000.00SF (GROCERY STORE)
PUBLIC PLAZA (paved walkway)
AGE FRIENDLY AMENITIES
COMMUNITY GARDEN PLOT
RESILIENT PLAY SURFACE ON SUSPENDED SLAB
PASSIVE AMENITY AREA ON SUSPENDED SLAB
LANDSCAPE
OUTLINE U/G PARKING
ON FILL
PRIVATE AMENITY ENTRY GATE
HERITAGE ARCH TRELLIS
LANDSCAPE ON GRADING
EXISTING TREE S TO BE RETAINED. TREE PROTECTION FENCE BY CONTRACTOR TO LANGLEY GREEN INFRAS TRUCTURE SERVICES SITE & SPECS.
CONTINOUS WEATHER PROTECTION ON BUILDING ALONG 204 ST. & 70 AVENUE
PLANTING SEPARATION FOR PRIVATE OUTDOOR SPACE & PUBLIC REALM
AMENDMENT AREA: 2,149.14 S.F.(199.66 S.M.)
SETBACK
ECO BUFFER
ENTRY TO BUILDING B

NORTH ELEVATION ALONG GREEN LINK & ADJACENT LOT

SOUTH ELEVATION ALONG 70 AVENUE

STREET ELEVATIONS

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Revision:

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C	2020/08/11	RESUBMISSION FOR LANDSCAPE	RN	MC
B	2019/04/20	RESUBMISSION	RN	MC
A	2018/04/20	ISSUED FOR DP	JS	MC

Consultants

Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave.and 7010 204 St.Langley, BC

Sheet Title
NORTH & SOUTH STREET ELEVATION

Drawn: Author
Checked: Checker
Scale: 3/32" = 1'-0"
Project Number: Project Number
Revision Date: 2020/08/11
Print Date: 07/14/17
Dwg. No.: A003

WEST ELEVATION ALONG 204 STREET

EAST ELEVATION ALONG GREEN LINK & ADJACENT LOT

STREET ELEVATIONS

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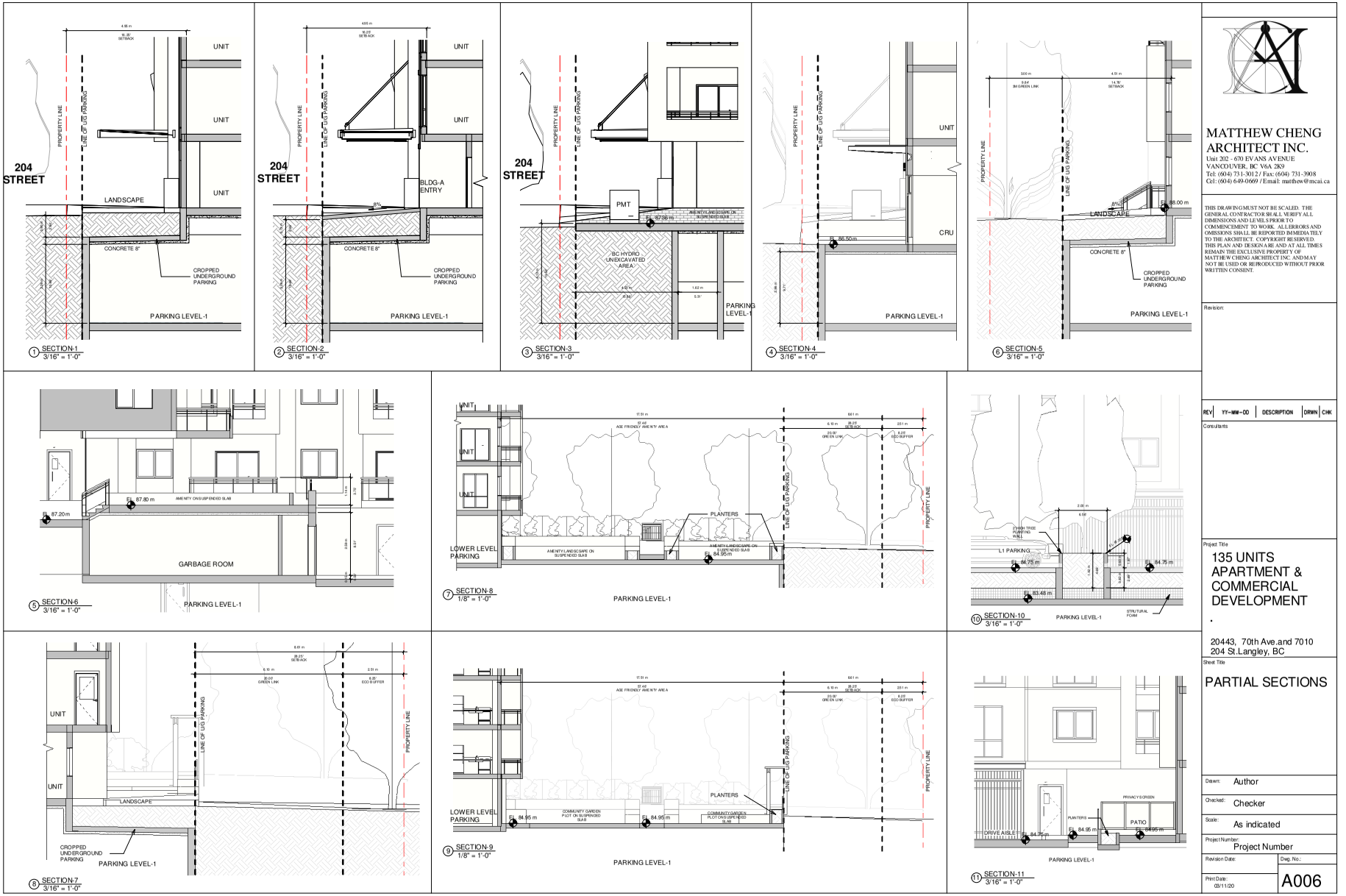
C	2020/08/11	RESUBMISSION FOR LANDSCAPE	RN	MC
A	2018/04/20	ISSUED FOR DP	JS	MC

Consultants

Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave.and 7010 204 St.Langley, BC

Sheet Title
WEST & EAST STREET ELEVATION

Drawn:	Author
Checked:	Checker
Scale:	3/32" = 1'-0"
Project Number:	Project Number
Revision Date:	2020/08/11
Print Date:	07/14/17
Dwg. No.:	A004



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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

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Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave.and 7010 204 St.Langley, BC

Sheet Title
PARTIAL SECTIONS

Drawn:	Author
Checked:	Checker
Scale:	As indicated
Project Number:	Project Number
Revision Date:	
Print Date:	20/11/20
Dwg. No.:	A006

1 VIEW AT CORNER STREET

2 DRIVEWAY ENTRY

PERSPECTIVES

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REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title

135 UNITS
APARTMENT &
COMMERCIAL
DEVELOPMENT

.

20443, 70th Ave.and 7010
204 St.Langley, BC

Sheet Title

3D VIEWS

Drawn: Author

Checked: Checker

Scale:

Project Number: Project Number

Revision Date:

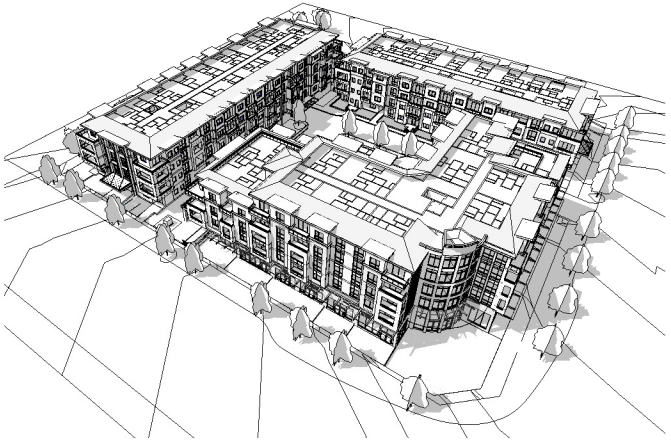
Print Date: 04/17/20

Dwg. No.: AD1

2 VIEW ALONG 204

1 VIEW ALONG 70 STREET

3 VIEW FROM GREEN LINK



4 AERIAL VIEW

5 VIEW FROM SURFACE PARKING

PERSPECTIVES

MATTHEW CHENG ARCHITECT INC.
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3908
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Revision:

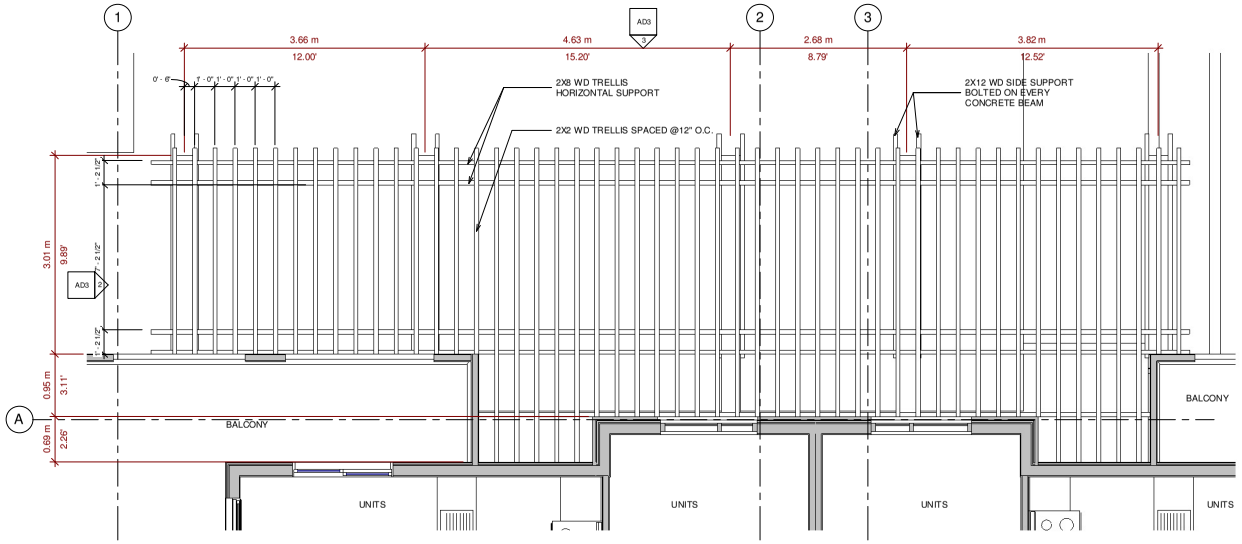
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave.and 7010 204 St.Langley, BC

Sheet Title
3D VIEWS

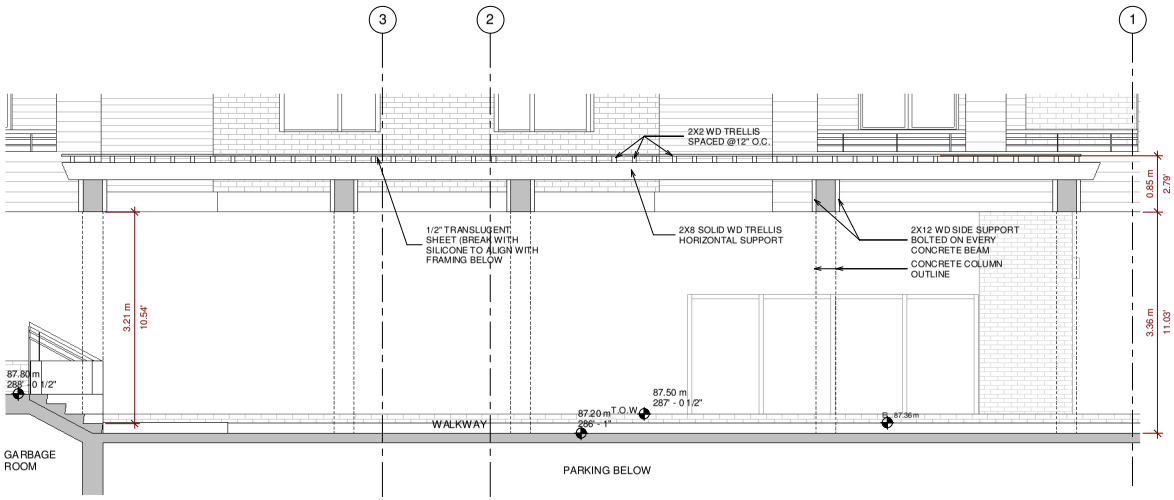
Drawn: Author
Checked: Checker
Scale:
Project Number: Project Number
Revision Date:
Dwg. No.: AD2
Print Date: 04/16/19



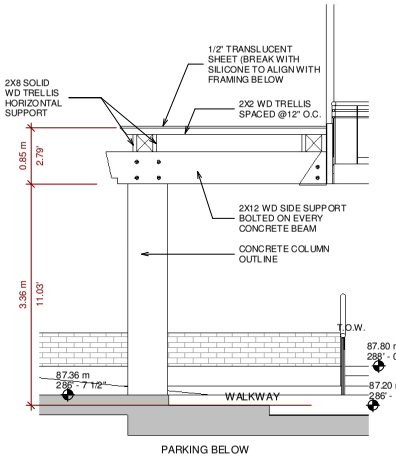
1 LEVEL 2 PLAN - Callout 1
3/8" = 1'-0"

4 3D
12" = 1'-0"

-RICH SEQUOIA STAIN FINISH ON ALL WOOD TRELLIS PARTS



3 Elevation 1 - a
3/8" = 1'-0"



2 Elevation 2 - a
3/8" = 1'-0"

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Revision:

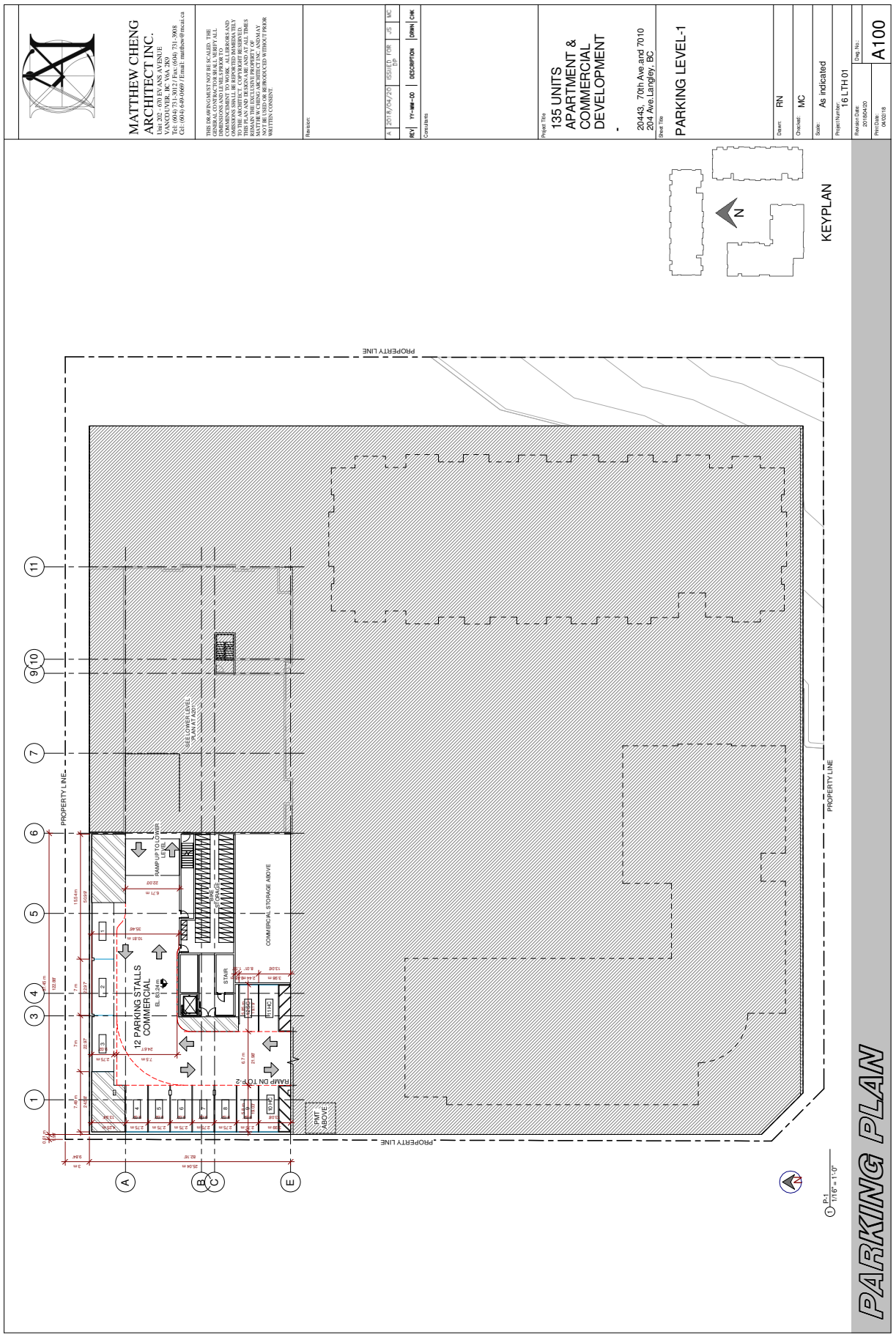
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK

Consultants

Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
.
20443, 70th Ave.and 7010 204 St.Langley, BC

Sheet Title
TRELLIS DETAIL

Drawn:	Author
Checked:	Checker
Scale:	As indicated
Project Number:	Project Number
Revision Date:	Dwg. No.: AD3
Print Date: 05/05/20	


MATTHEW CHENG ARCHITECT INC.
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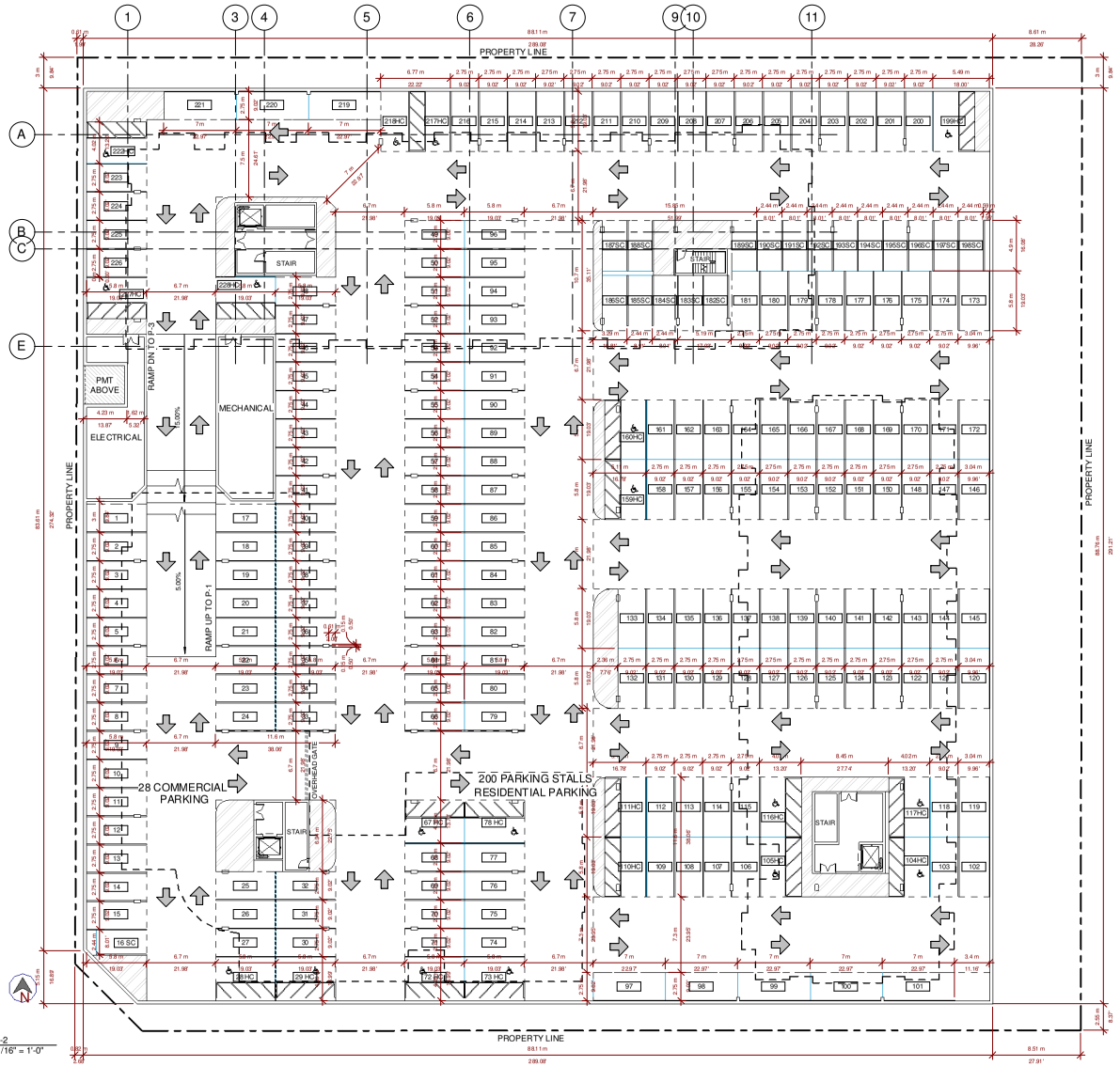
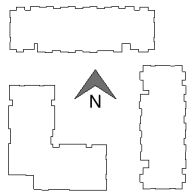
Revision
A 2018/04/20 ISSUED FOR DP JS MC
REV YY-MM-DD DESCRIPTION DRWN CHK
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
-
20443, 70th Ave and 7010 204 Ave Langley, BC
Sheet Title
PARKING LEVEL-1
Drawn: RN
Checked: MC
Scale: As indicated
Project Number: 16 LTH 01
Revision Date: 2018/04/20
Print Date: 2018/4/18
Dwg No: A100
KEYPLAN
N
PARKING PLAN
1 P-1
1/16"=1'-0"
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
12 PARKING STALLS COMMERCIAL
RAMP UP TO P-1
RAMP DN TO P-2
COMMERCIAL STORAGE ABOVE
STAIR
SEE LOWER LEVEL PLAN AT A201
PMT ABOVE
A
B
C
E
1
3
4
5
6
7
9
10
11





KEYPLAN

PARKING PLAN

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Tel: (604) 731-3012 / Fax: (604) 731-3908
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Revision:

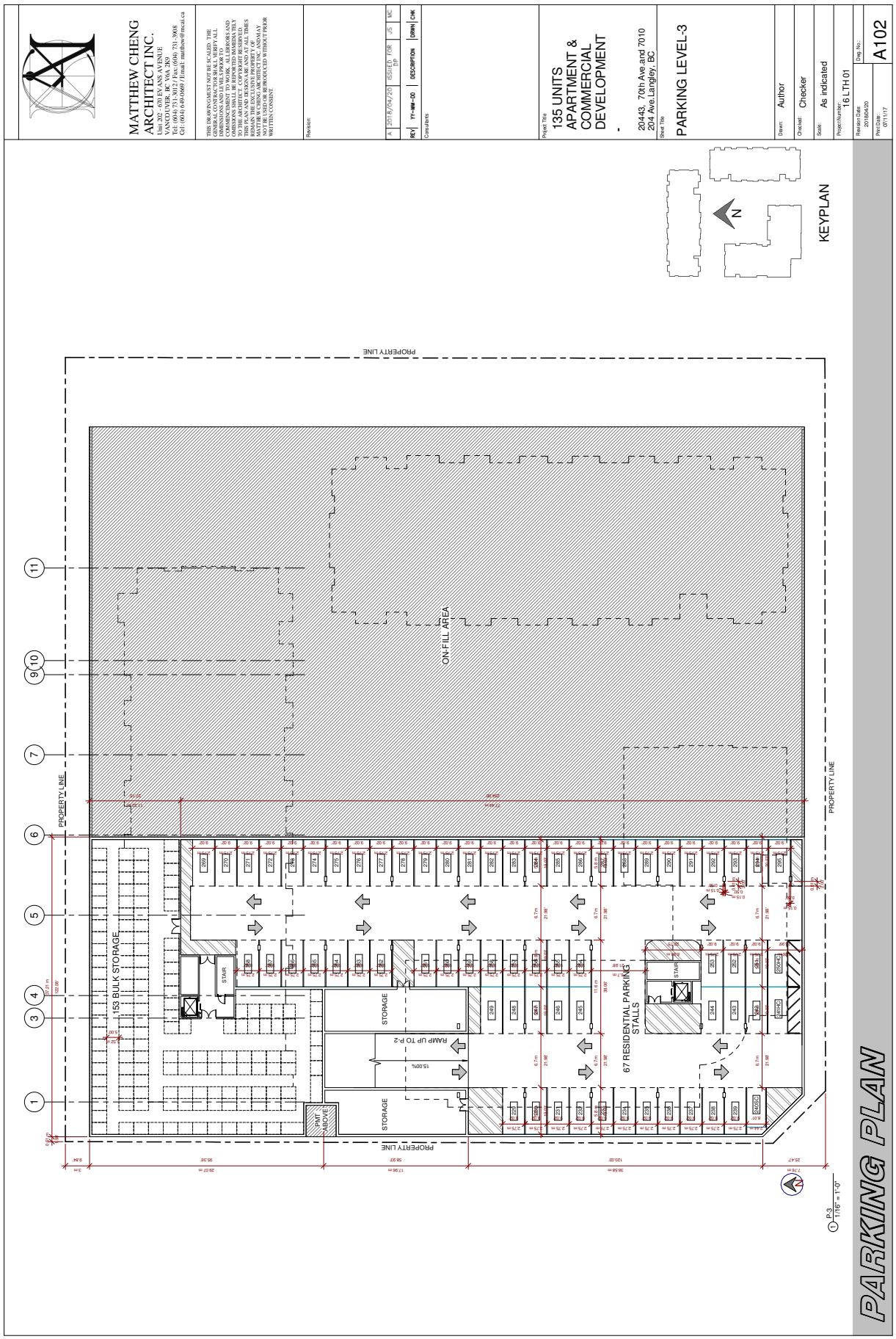
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
A	2018/04/20	ISSUED FOR DP	JS	MC

Consultants

Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
-
20443, 70th Ave.and 7010 204 Ave.Langley, BC

Sheet Title
PARKING LEVEL-2

Drawn:	JS
Checked:	MC
Scale:	As indicated
Project Number:	16 LTH 01
Revision Date:	2018/04/20
Print Date:	0'11/17
Dwg. No.:	A101


MATTHEW CHENG ARCHITECT INC.
Unit 202 - 6701 FVAS AVENUE
VANCOUVER, BC V6A 4N6
Tel: (604) 731-3012 / Fax: (604) 731-3008
Cell: (604) 649-0669 / Email: matthew@mcak.ca
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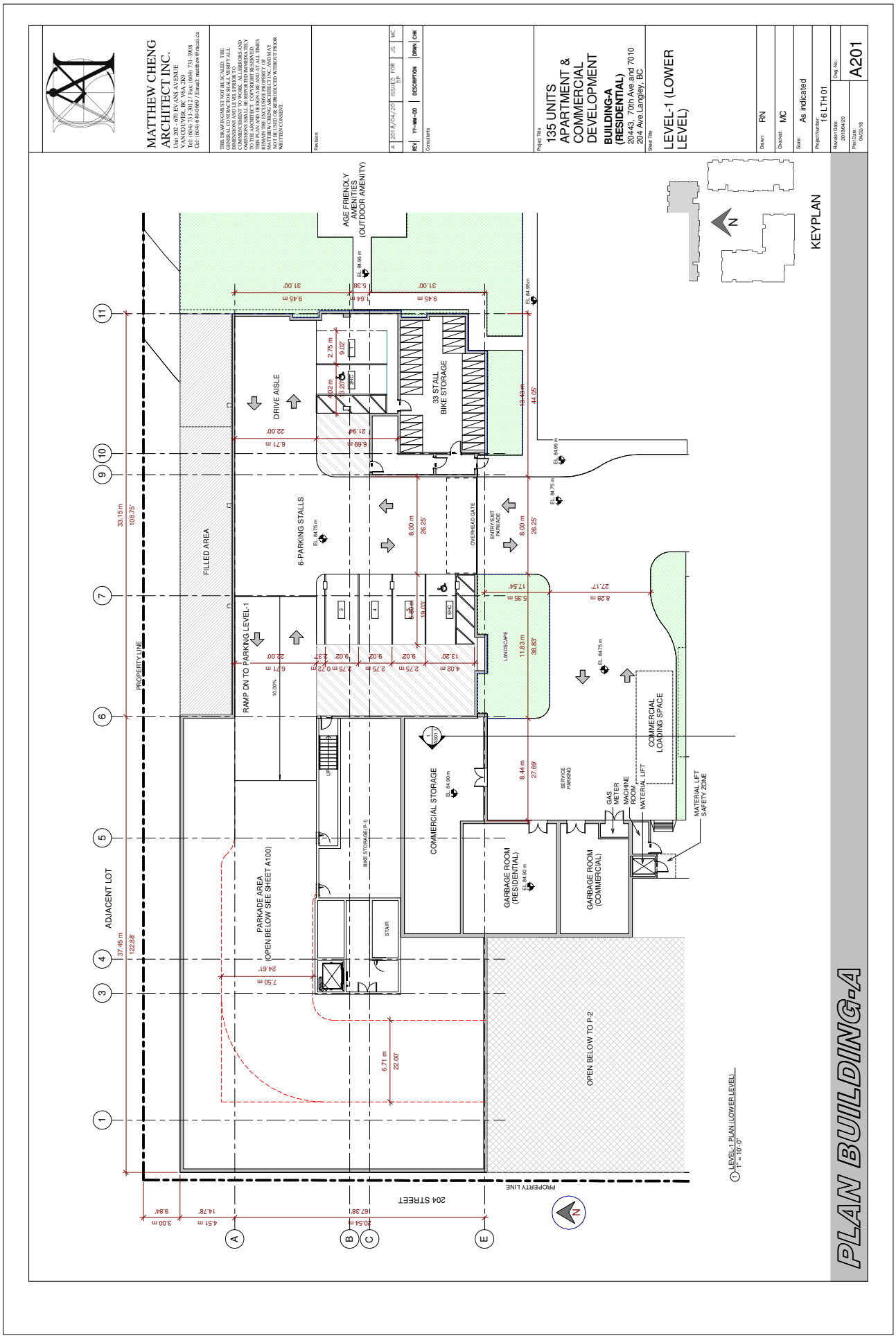
Revision
REV | YY-MM-DD | DESCRIPTION | DRWN | CHK
A | 2018/04/20 | ISSUED FOR DP | JS | MC
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
-
20443, 70th Ave and 7010 204 Ave,Langley, BC
Sheet Title
PARKING LEVEL-3
Drawn: Author
Checked: Checker
Scale: As indicated
Project Number: 16LTH01
Revision Date: 2018/04/20
Print Date: 2018/4/17
Dwg No: A102
KEYPLAN
N
PARKING PLAN
P-3
1/16" = 1'-0"
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
ON-FILL AREA
153 BULK STORAGE
STAIR
STORAGE
STORAGE
RAMP UP TO P-2
15.00%
PMT ABOVE
67 RESIDENTIAL PARKING STALLS
STAIR
STAIR
1
3
4
5
6
7
9/10
11


MATTHEW CHENG ARCHITECT INC.
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Revision
A 2018/04/20 ISSUED FOR DP JS MC
REV YY-MM-DD DESCRIPTION DRWN CHK
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
BUILDING-A
(RESIDENTIAL)
20443, 70th Ave and 7010 204 Ave,Langley, BC
Sheet Title
LEVEL-1 (LOWER LEVEL)
Drawn: RN
Checked: MC
Scale: As indicated
Project Number: 16 LTH 01
Revision Date: 2018/04/20
Print Date: 2018/4/18
Dwg No: A201
KEYPLAN
N
AGE FRIENDLY AMENITIES (OUTDOOR AMENITY)
DRIVE AISLE
33 STALL BIKE STORAGE
6-PARKING STALLS
FILLED AREA
RAMP DN TO PARKING LEVEL-1
PROPERTY LINE
ADJACENT LOT
PARKADE AREA (OPEN BELOW SEE SHEET A100)
BIKE STORAGE(P-1)
STAIR
COMMERCIAL STORAGE
GARBAGE ROOM (RESIDENTIAL)
GARBAGE ROOM (COMMERCIAL)
SERVICE PARKING
GAS METER MACHINE ROOM
MATERIAL LIFT
COMMERCIAL LOADING SPACE
MATERIAL LIFT SAFETY ZONE
OPEN BELOW TO P-2
OVERHEAD GATE
ENTRY/EXIT PARKADE
LANDSCAPE
204 STREET
PROPERTY LINE
PLAN BUILDING-A
1 LEVEL-1 PLAN (LOWER LEVEL)
1" = 10'-0"

ELEVATIONS BUILDING-A

MATTHEW CHENG ARCHITECT INC.
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Revision:

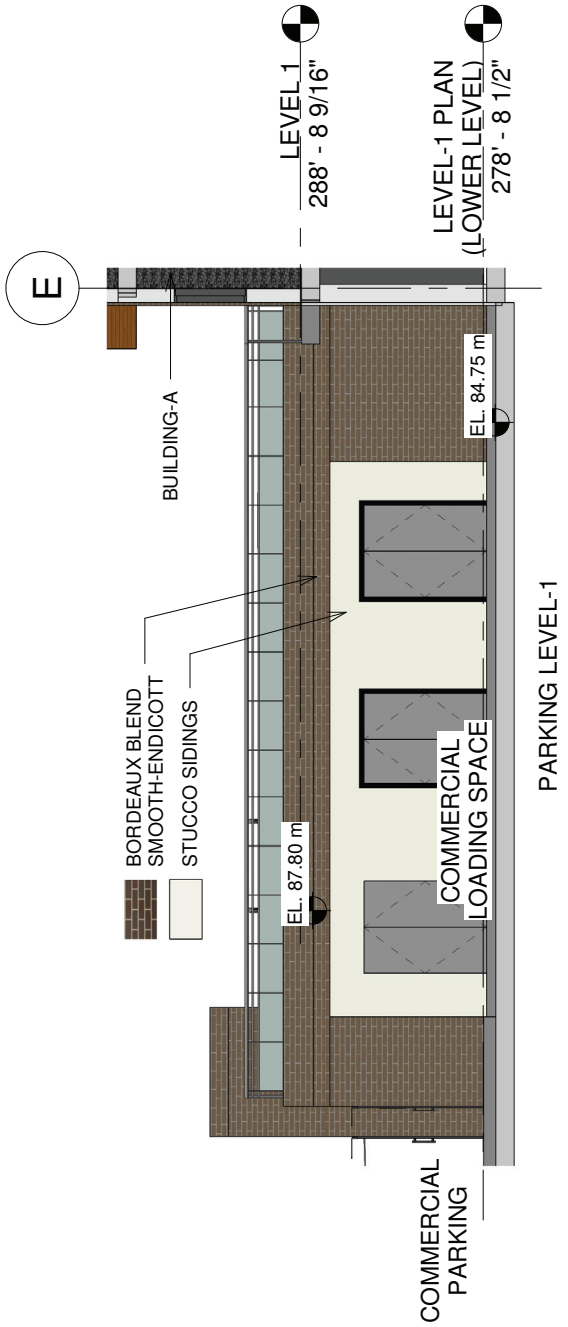
REV	YY-MM-DD	DESCRIPTION	DRWN	CHK
A	2018/04/20	ISSUED FOR DP	JS	MC

Consultants

Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
BUILDING-A (RESIDENTIAL)
20443, 70th Ave.and 7010 204 Ave.Langley, BC

Sheet Title
ELEVATION

Drawn: RN
Checked: MC
Scale: As indicated
Project Number: 16 LTH 01
Revision Date: 2018/04/20
Print Date: 0'11/17
Dwg. No.: A301



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Email: matthew@mcai.ca

135 UNITS
APARTMENT &
COMMERCIAL
DEVELOPMENT

PARTIAL ELEVATION

Project number	16 LTH 01
Date	Issue Date
Drawn by	Author
Checked by	Checker

A301.1

Scale 1/8" = 1'-0"

9/22/2020 1:44:17 PM

EXTERIOR FINISH:
1 BORDEAUX BLEND SMOOTH-ENDICOTT
2 HARDIE PANEL IRON GREY PAINTED FINISH
3 HARDIE PANEL LIGHT GREY PAINTED FINISH
4 ASPHALT ROOFING
5 HARDIE PANEL ARCTIC WHITE
6 HARDIE SIDINGS BEECHWOOD
7 MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK
MATTHEW CHENG ARCHITECT INC.
Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Fax: (604) 731-3008
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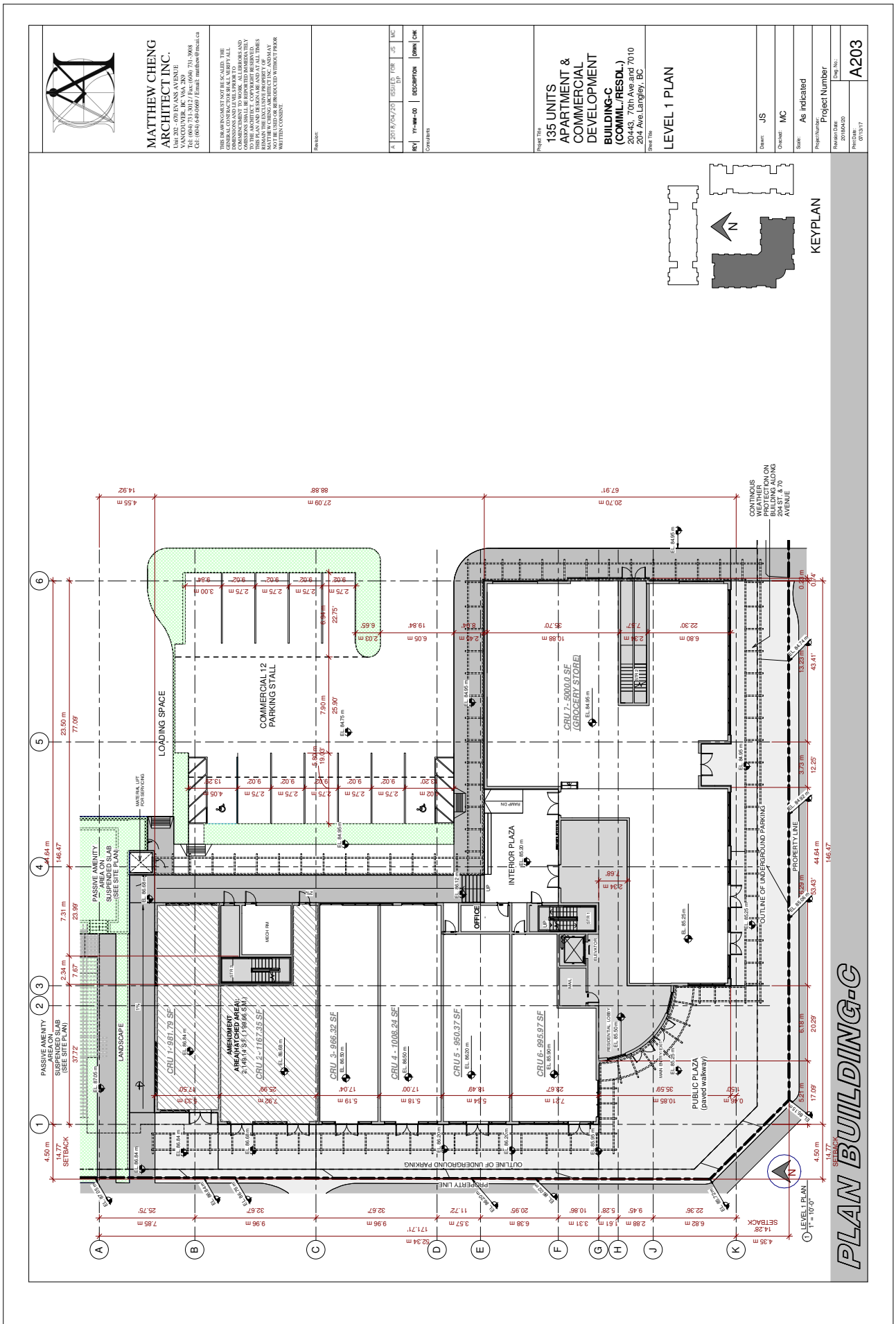
Revision:
REV | YY-MM-DD | DESCRIPTION | DRWN | CHK
A | 2018/04/20 | ISSUED FOR DP | JS | MC
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
BUILDING-B (RESIDENTIAL)
20443, 70 street and 7010 204 Ave,Langley, BC
Sheet Title
ELEVATION
Drawn: RN
Checked: MC
Scale: As indicated
Project Number: 16 LTH 01
Revision Date: 2018/04/20
Print Date: 2018/3/17
Dwg No: A301
1 WEST ELEVATION 1" = 10'-0"
2 EAST ELEVATION 1" = 10'-0"
3 NORTH ELEVATION 1" = 10'-0"
4 SOUTH ELEVATION 1" = 10'-0"
5 3D VIEW ALONG 70TH AVENUE MAIN ENTRY
ROOF LEVEL 318' - 10 15/32"
LEVEL 4 308' - 10 15/32"
LEVEL 3 298' - 10 15/32"
LEVEL 2 288' - 10 15/32"
LEVEL 1 278' - 10 15/32"
PROPERTY LINE
70 AVE.
UNDERGROUND PARKING
40.00'
12.19 m
3.05 m
10.00'
4.88 m
16.01'
3.85 m
12.63'
ELEVATIONS BUILDING-B


MATTHEW CHENG ARCHITECT INC.
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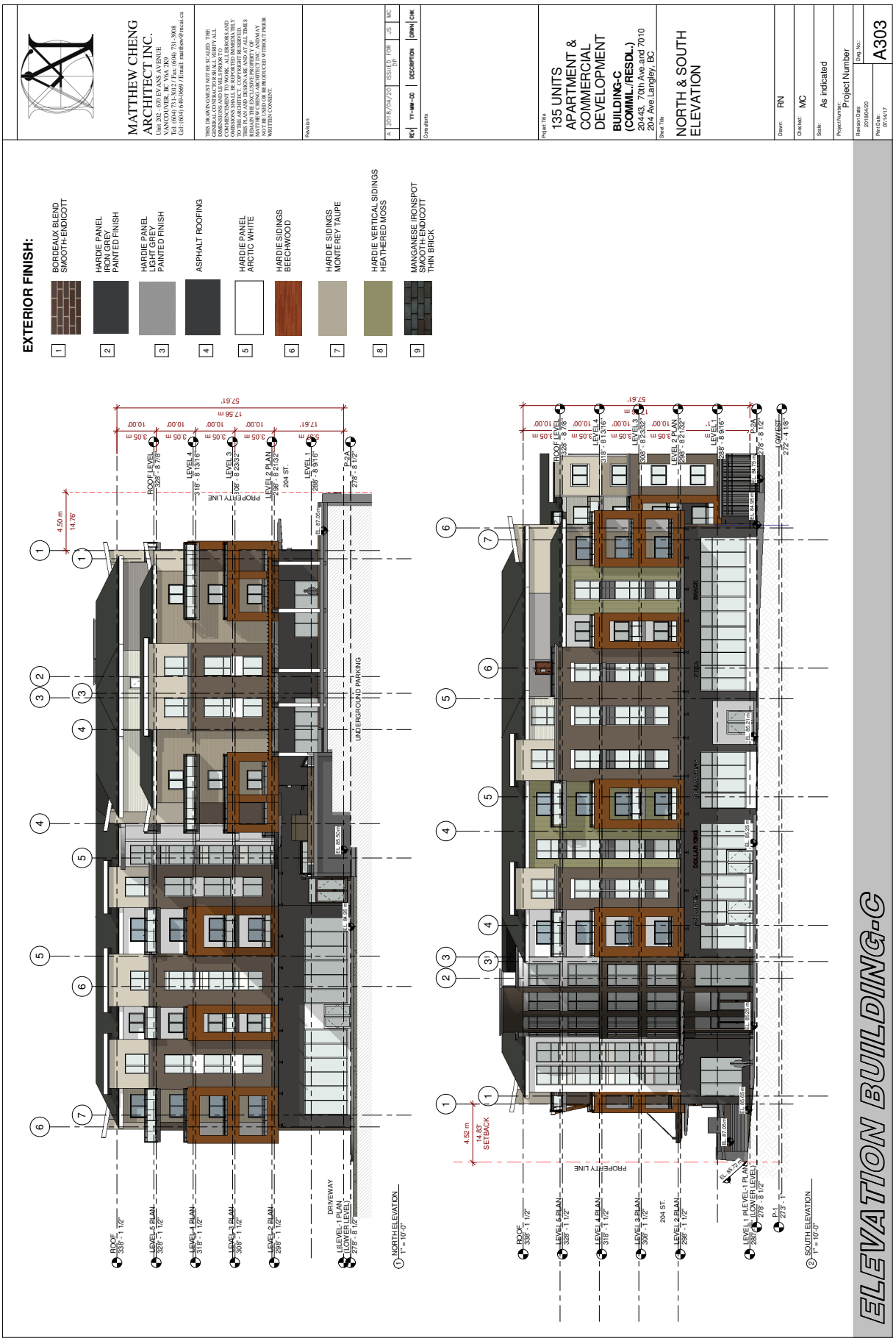
Revision:
REV | YY-MM-DD | DESCRIPTION | DRWN | CHK
A | 2018/04/20 | ISSUED FOR DP | JS | MC
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
BUILDING-C
(COMMIL./RESDL.)
20443, 70th Ave and 7010 204 Ave.Langley, BC
Sheet Title
LEVEL 1 PLAN
Drawn: JS
Checked: MC
Scale: As indicated
Project Number: Project Number
Revision Date: 2018/04/20
Plot Date: 2018/4/17
Dwg No: A203
KEYPLAN
PLAN BUILDING-C
1 LEVEL 1 PLAN 1/8" = 1'-0"
PASSIVE AMENITY AREA ON SUSPENDED SLAB (SEE SITE PLAN)
LANDSCAPE
LOADING SPACE
COMMERCIAL 12 PARKING STALL
CRU 1- 981.79 SF
CRU 2 - 1167.35 SF
CRU 3- 966.32 SF
CRU 4 - 1008.24 SF
CRU 5 - 950.37 SF
CRU 6- 995.97 SF
CRU 7 - 5000.0 SF (GROCERY STORE)
AMENDMENT AREA/HATCHED AREA: 8,149.14 SF.(756.66 S.M.)
INTERIOR PLAZA
OFFICE
MECH RM
PUBLIC PLAZA (paved walkway)
OUTLINE OF UNDERGROUND PARKING
PROPERTY LINE
CONTINOUS WEATHER PROTECTION ON BUILDING ALONG 204 ST. & 70 AVENUE
SETBACK
146.47'
77.09'
37.72'
23.99'
25.90'
22.75'
43.41'
33.43'
17.09'
14.77'
4.50 m
7.31 m
2.34 m
7.67'
23.50 m
146.47'
44.64 m
27.09 m
88.88'
67.91'
20.70 m
14.92'
4.55 m
52.34 m
171.71'


EXTERIOR FINISH:
1 BORDEAUX BLEND SMOOTH-ENDICOTT
2 HARDIE PANEL IRON GREY PAINTED FINISH
3 HARDIE PANEL LIGHT GREY PAINTED FINISH
4 ASPHALT ROOFING
5 HARDIE PANEL ARCTIC WHITE
6 HARDIE SIDINGS BEECHWOOD
7 HARDIE SIDINGS MONTEREY TAUPE
8 HARDIE VERTICAL SIDINGS HEATHERED MOSS
9 MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK
MATTHEW CHENG ARCHITECT INC.
Unit 202 - 670 EVANS AVENUE
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Revision:
REV YY-MM-DD DESCRIPTION DRWN CHK
A 2018/04/20 ISSUED FOR DP JS MC
Consultants
Project Title
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
BUILDING-C (COMMIL./RESDL.)
20443, 70th Ave and 7010 204 Ave,Langley, BC
Sheet Title
NORTH & SOUTH ELEVATION
Drawn: RN
Checked: MC
Scale: As indicated
Project Number: Project Number
Revision Date: 2018/04/20
Print Date: 2018.4.17
Dwg No: A303
ELEVATION BUILDING-C
1 NORTH ELEVATION 1" = 10'-0"
2 SOUTH ELEVATION 1" = 10'-0"
ROOF 338' - 1 1/2"
LEVEL 5 PLAN 328' - 1 1/2"
LEVEL 4 PLAN 318' - 1 1/2"
LEVEL 3 PLAN 308' - 1 1/2"
LEVEL 2 PLAN 298' - 1 1/2"
LEVEL 1 PLAN (LOWER LEVEL) 278' - 8 1/2"
P.I. 275' - 1"
LOWEST 272' - 4 1/8"
ROOF LEVEL 328' - 8 7/8"
LEVEL 4 318' - 8 13/16"
LEVEL 3 308' - 8 23/32"
LEVEL 2 298' - 8 21/32"
LEVEL 1 288' - 8 9/16"
P-2A 278' - 8 1/2"
57.61'
17.56 m
10.00'
3.05 m
17.61'
5.36 m
4.50 m
14.76'
PROPERTY LINE
DRIVEWAY
UNDERGROUND PARKING
204 ST.
DOLLAR ROAD
4.52 m
14.83' SETBACK
EL. 87.05 m
EL. 85.50 m
EL. 85.31 m
EL. 85.25 m
EL. 85.05 m
EL. 84.85 m
EL. 84.65 m
EL. 84.45 m
EL. 84.25 m
EL. 87.05 m
EL. 85.50 m

1 WEST ELEVATION
1" = 10'-0"

2 EAST ELEVATION
1" = 10'-0"

EXTERIOR FINISH:

1. BORDEAUX BLEND SMOOTH-ENDICOTT
2. HARDIE PANEL IRON GREY PAINTED FINISH
3. HARDIE PANEL LIGHT GREY PAINTED FINISH
4. ASPHALT ROOFING
5. HARDIE PANEL ARCTIC WHITE
6. HARDIE SIDINGS BEECHWOOD
7. HARDIE SIDINGS MONTEREY TAUPE
8. HARDIE VERTICAL SIDINGS HEATHERED MOSS
9. MANGANESE IRONSPOT SMOOTH-ENDICOTT THIN BRICK

ELEVATION BUILDING-C

MATTHEW CHENG ARCHITECT INC.
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Tel: (604) 731-3012 / Fax: (604) 731-3908
Cel: (604) 649-0669 / Email: matthew@mcai.ca

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Revision:

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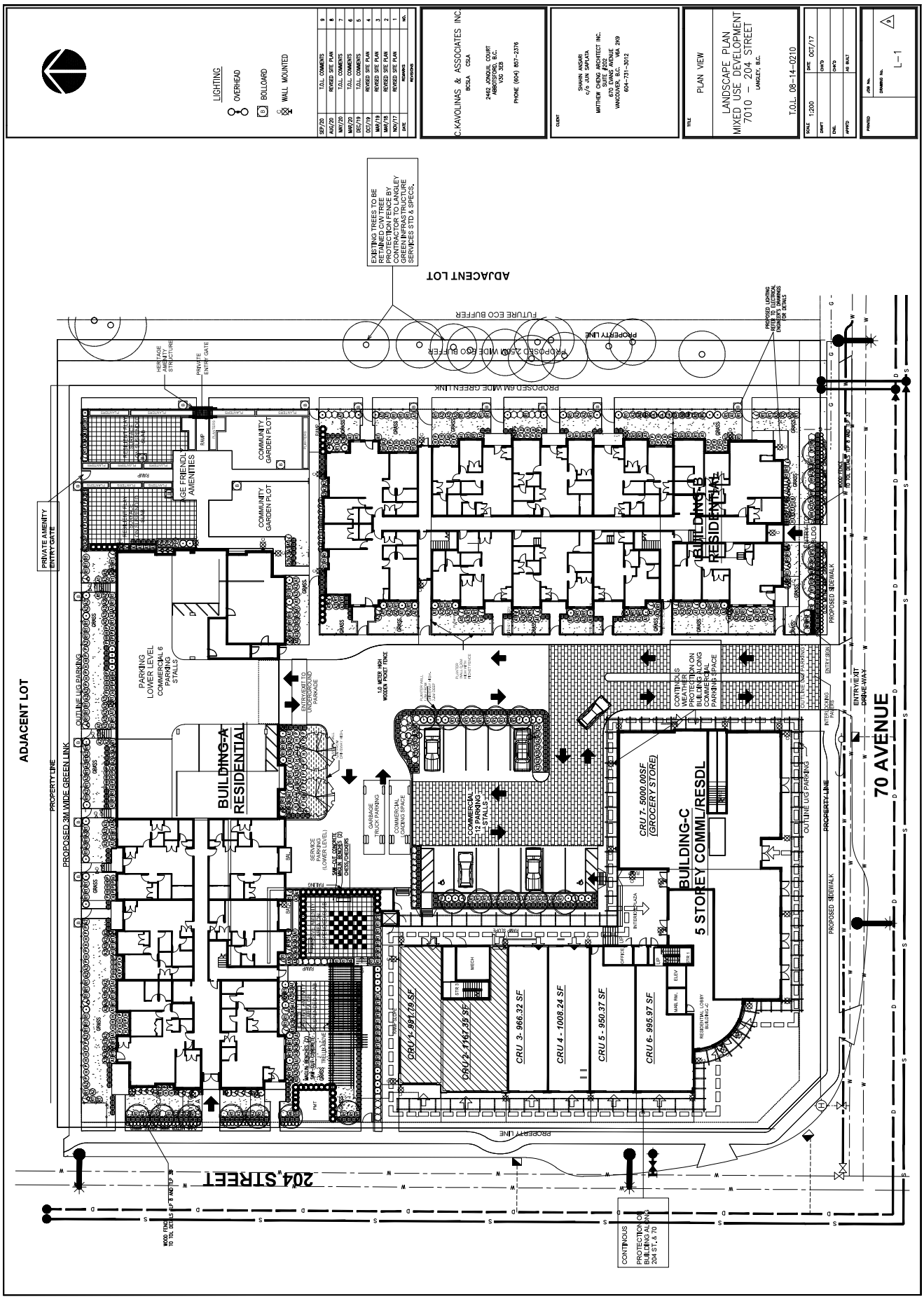
A	2018/04/20	ISSUED FOR DP	JS	MC

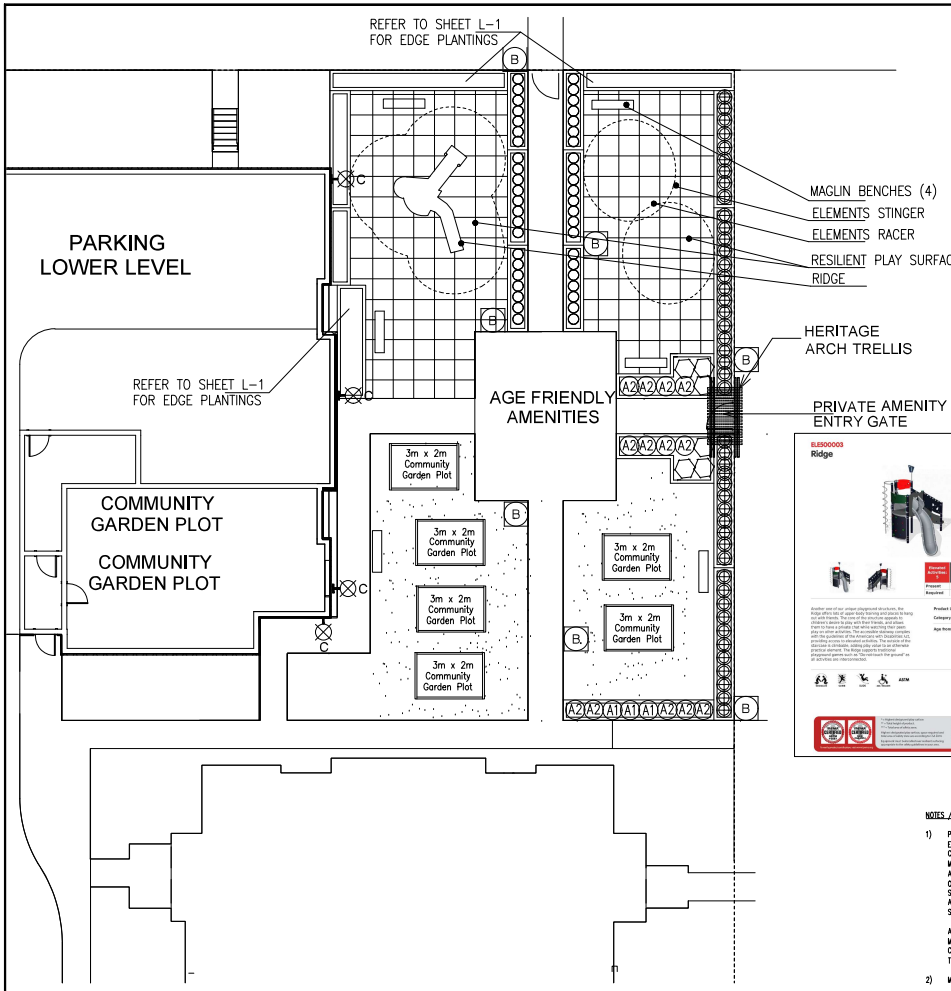
Consultants

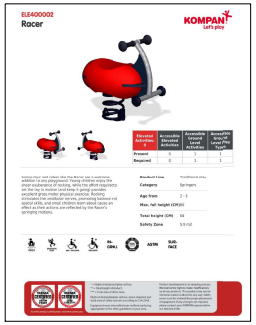
Project Title:
135 UNITS APARTMENT & COMMERCIAL DEVELOPMENT
BUILDING-C (COMML./RESDL.)
20443, 70th Ave.and 7010 204 Ave.Langley, BC

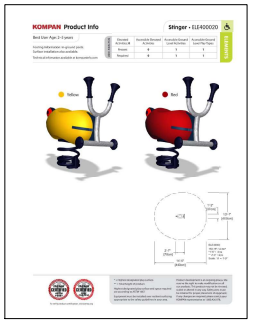
Sheet Title:
WEST & EAST ELEVATION

Drawn:	RN
Checked:	MC
Scale:	As indicated
Project Number:	Project Number
Revision Date:	2018/04/20
Print Date:	07/14/17
Dwg. No.:	A303.1


LIGHTING
OVERHEAD
BOLLOARD
WALL MOUNTED
SEP/20 TOWN COMMENTS 9
AUG/20 REVISED SITE PLAN 8
MAY/20 TOWN COMMENTS 7
MAR/20 TOWN COMMENTS 6
DEC/19 TOWN COMMENTS 5
OCT/19 REVISED SITE PLAN 4
MAY/19 REVISED SITE PLAN 3
MAR/19 REVISED SITE PLAN 2
NOV/17 REVISED SITE PLAN 1
DATE REMARKS NO.
REVISIONS
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD B.C.
V2S 3Z5
PHONE (604) 857-2378
CLIENT
SHAHIN ANSARI
c/o JUN SAPLATA
MATTHEW CHENG ARCHITECT INC.
SUITE #202
670 EVANS AVENUE
VANCOUVER, B.C. V6A 2K9
604-731-3012
TITLE
PLAN VIEW
LANDSCAPE PLAN
MIXED USE DEVELOPMENT
7010 - 204 STREET
LANGLEY, B.C.
T.O.L. 08-14-0210
SCALE 1:200
DRAWN
CHK'D
APP'D
DATE OCT/17
PROJECT JOB No.
DRAWING No. L-1
ADJACENT LOT
EXISTING TREES TO BE RETAINED C/W TREE PROTECTION FENCE BY CONTRACTOR TO LANGLEY GREEN INFRASTRUCTURE SERVICES STD & SPECS.
FUTURE ECO BUFFER
PROPOSED 2.5M WIDE ECO BUFFER
PROPERTY LINE
PROPOSED 6M WIDE GREEN LINK
HERITAGE AMENITY STRUCTURE
PRIVATE ENTRY GATE
PRIVATE AMENITY ENTRY GATE
PROPOSED 3M WIDE GREEN LINK
OUTLINE U/G PARKING
ADJACENT LOT
PARKING LOWER LEVEL COMMERCIAL 6 PARKING STALLS
BUILDING-A RESIDENTIAL
COMMUNITY GARDEN PLOT
COMMUNITY GARDEN PLOT
RAMP
ENTRY/EXIT TO UNDERGROUND PARKADE
1.0 METER HIGH WOODEN PICKET FENCE
COMMERCIAL PARKING 112 STALLS
GARBAGE TRUCK PARKING
COMMERCIAL LOADING SPACE
SERVICE PARKING (LOWER LEVEL)
BUILDING-B RESIDENTIAL
CONTINUOUS WEATHER PROTECTION ON BUILDINGS COMMERCIAL PARKING SPACE
ENTRY/EXIT DRIVE-WAY
70 AVENUE
BUILDING-C 5 STOREY COMML/RESDL
CRU 7- 5000.00SF (GROCERY STORE)
CRU 1- 991.78 SF
CRU 2- 1167.35 SF
CRU 3- 966.32 SF
CRU 4 - 1008.24 SF
CRU 5 - 950.37 SF
CRU 6- 995.97 SF
MECH
ELEV
MAIL RM.
RESIDENTIAL BUILDING-C/BBY
204 STREET
CONTINUOUS PROTECTION OF BUILDING ALONG 204 ST. & 70
WOOD FENCE TO TOL DETAILS 6'-0" AND 10'-0"







PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
⊘	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	4	#3 POT	90 CM. O.C.
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	45	#3 POT	70 CM. O.C.
A1	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	4	#3 POT	90 CM. O.C.
A2	AZALEA JAPONICA (VARIOUS)	AZALEA	10	#3 POT	90 CM. O.C.
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	4	#3 POT	90 CM. O.C.
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	8	#3 POT	90 CM. O.C.
H	HOSTA (VARIOUS)	HOSTA	6	#3 POT	70 CM. O.C.
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	44	#3 POT	45 CM. O.C.

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND AS-BUILT DRAWINGS PROVIDED TO THE TOWNSHIP THROUGH THE PROJECT LANDSCAPE ARCHITECT.

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

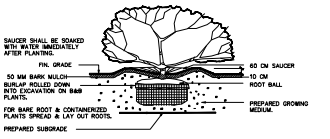
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.

LIGHTING
OVERHEAD
B BOLLARD
C WALL MOUNTED

DATE	REVISIONS	NO.
SEP/20	T.O.L. COMMENTS	9
AUG/20	REVISED SITE PLAN	8
MAY/20	T.O.L. COMMENTS	7
MAR/20	T.O.L. COMMENTS	6
DEC/19	T.O.L. COMMENTS	5
OCT/19	REVISED SITE PLAN	4
MAR/19	REVISED SITE PLAN	3
MAR/18	REVISED SITE PLAN	2
NOV/17	REVISED SITE PLAN	1

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2482 JONQUIL COURT
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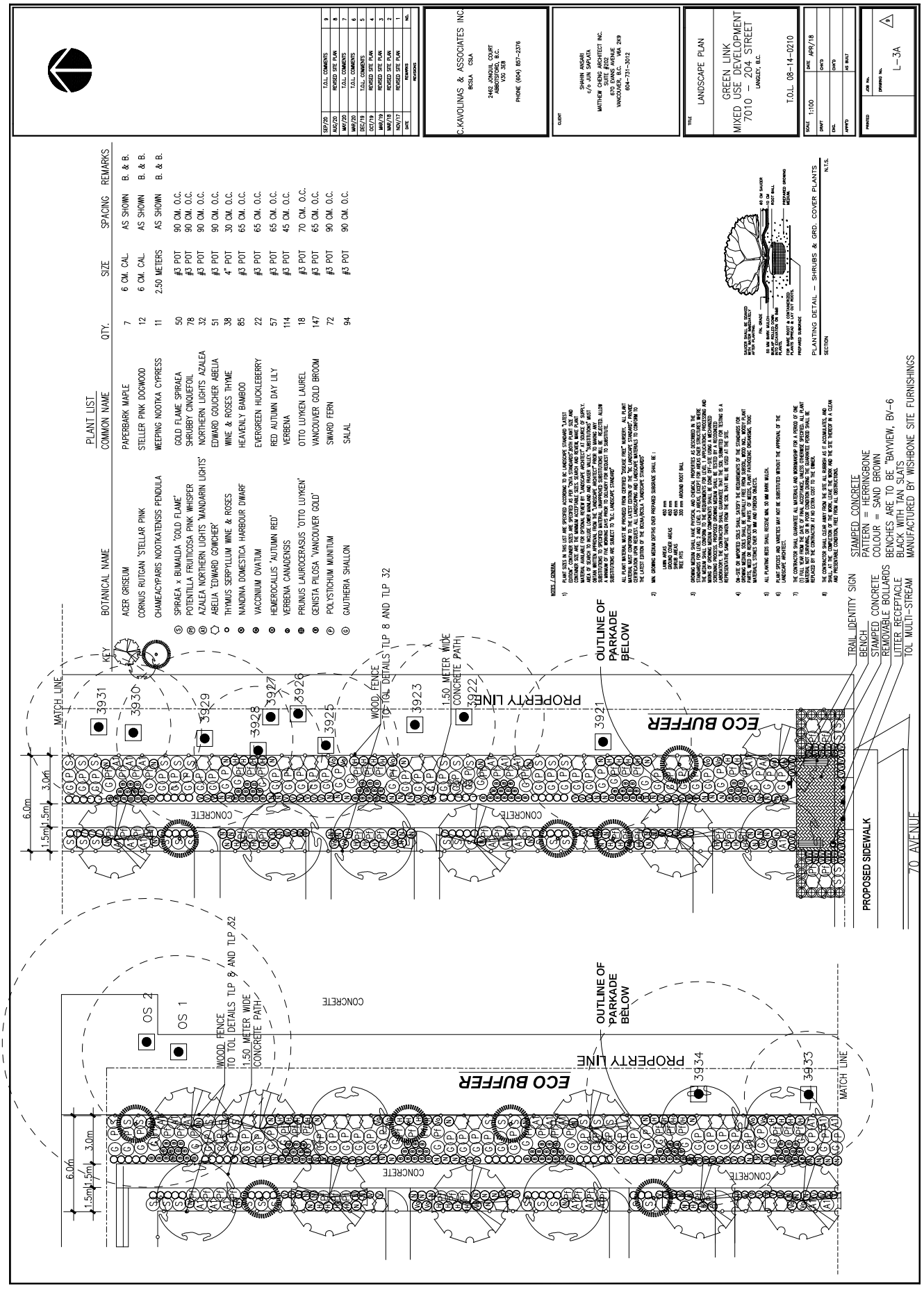
CLIENT
SHAHIN ANSARI
c/o JUN SAPLATA
MATTHEW CHENG ARCHITECT INC.
SUITE #202
670 EVANS AVENUE
VANCOUVER, B.C. V6A 2K9
604-731-3012

TITLE
LANDSCAPE PLAN
AMENITY AREA PLAN
MIXED USE DEVELOPMENT
7010 – 204 STREET
LANGLEY, B.C.
T.O.L. 08-14-0210

SCALE	1:100	DATE	OCT/17
DRAFT		CHK'D	
ENG.		CHK'D	
APP'D		AS BUILT	

PRINTED
JOB No.
DRAWING No. L-2
4


PLANT LIST
KEY
BOTANICAL NAME
COMMON NAME
QTY.
SIZE
SPACING
REMARKS
ACER GRISEUM
PAPERBARK MAPLE
7
6 CM. CAL.
AS SHOWN
B. & B.
CORNUS RUTGAN 'STELLAR PINK'
STELLER PINK DOGWOOD
12
6 CM. CAL.
AS SHOWN
B. & B.
CHAMEACYPARIS NOOTKATENSIS PENDULA
WEEPING NOOTKA CYPRESS
11
2.50 METERS
AS SHOWN
B. & B.
SPIRAEA x BUMALDA 'GOLD FLAME'
GOLD FLAME SPIRAEA
50
#3 POT
90 CM. O.C.
POTENTILLA FRUTICOSA PINK 'WHISPER'
SHRUBBY CINQUEFOIL
78
#3 POT
90 CM. O.C.
AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'
NORTHERN LIGHTS AZALEA
32
#3 POT
90 CM. O.C.
ABELIA 'EDWARD GOUCHER'
EDWARD GOUCHER ABELIA
51
#3 POT
90 CM. O.C.
THYMUS SERPYLLUM WINE & ROSES
WINE & ROSES THYME
38
4" POT
30 CM. O.C.
NANDINA DOMESTICA 'HARBOUR DWARF'
HEAVENLY BAMBOO
85
#3 POT
65 CM. O.C.
VACCINIUM OVATIUM
EVERGREEN HUCKLEBERRY
22
#3 POT
65 CM. O.C.
HEMEROCALLIS 'AUTUMN RED'
RED AUTUMN DAY LILY
57
#3 POT
65 CM. O.C.
VERBENA CANADENSIS
VERBENA
114
#3 POT
45 CM. O.C.
PRUNUS LAUROCERASUS 'OTTO LUYKEN'
OTTO LUYKEN LAUREL
18
#3 POT
70 CM. O.C.
GENISTA PILOSA 'VANCOUVER GOLD'
VANCOUVER GOLD BROOM
147
#3 POT
65 CM. O.C.
POLYSTICHUM MUNITUM
SWARD FERN
72
#3 POT
90 CM. O.C.
GAUTHERIA SHALLON
SALAL
94
#3 POT
90 CM. O.C.
NOTES / GENERAL
1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION" CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE MUST CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARD" ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY, ALL PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY; ONLY IF SPECIFIED TO INCLUDE GROWTH AND PRUNING HABITS. "SUBSTITUTIONS" MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL "SUBSTITUTIONS" SUBSTITUTIONS TO SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW FOR SUBSTITUTIONS IN QUOTATIONS. ALL SUBSTITUTIONS ARE SUBJECT TO ADDITIVE OR DEDUCTIVE COSTS. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARD"
2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
LAWN AREAS 450 mm
GROUND COVER AREAS 450 mm
SHRUB BEDS 450 mm
TREE PITS 300 mm AROUND ROOT BALL
3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS SPECIFIED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE GROWING MEDIUM COMPONENTS SHALL BE LIGHTWEIGHT AND ENGINEERED TO PREVENT COMPACTION AND MOVING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. IMPORTED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED SOIL TESTING LABORATORY AND SHALL BE CERTIFIED AS SUITABLE FOR THE INTENDED USE. SAMPLE FROM A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR TOPSOIL AS SPECIFIED IN THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARD" PART 6. FREE OF REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENS, CHEMICAL TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.
5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY PLANT MATERIAL WHICH IS DEAD OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND ON COMPLETION OF THE WORKS, THE CONTRACTOR SHALL LEAVE THE SITE, AND THE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.
PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS
N.T.S.
SECTION
TRAIL IDENTITY SIGN
BENCH
STAMPED CONCRETE
REMOVABLE BOLLARDS
LITTER RECEPTACLE
TOL MULTI-STREAM
STAMPED CONCRETE
PATTERN = HERRINGBONE
COLOUR = SAND BROWN
BENCHES ARE TO BE "BAYVIEW, BV-6
BLACK WITH TAN SLATS"
MANUFACTURED BY WISHBONE SITE FURNISHINGS
OUTLINE OF PARKADE BELOW
OUTLINE OF PARKADE BELOW
PROPERTY LINE
PROPERTY LINE
ECO BUFFER
ECO BUFFER
WOOD FENCE TO TOL DETAILS TLP 8 AND TLP 32
1.50 METER WIDE CONCRETE PATH
WOOD FENCE TO TOL DETAILS TLP 8 AND TLP 32
1.50 METER WIDE CONCRETE PATH
MATCH LINE
MATCH LINE
CONCRETE
CONCRETE
CONCRETE
CONCRETE
PROPOSED SIDEWALK
70 AVENUE
6.0m
1.5m
1.5m
3.0m
6.0m
1.5m
1.5m
3.0m
OS 1
OS 2
3921
3922
3923
3925
3926
3927
3928
3929
3930
3931
3933
3934
SEP/20 T.O.L. COMMENTS 9
NOV/20 REVISED SITE PLAN 8
MAY/20 T.O.L. COMMENTS 7
DEC/19 T.O.L. COMMENTS 6
OCT/19 REVISED SITE PLAN 4
MAR/19 REVISED SITE PLAN 3
MAR/18 REVISED SITE PLAN 2
NOV/17 REVISED SITE PLAN 1
DATE REMARKS NO.
REVISIONS
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
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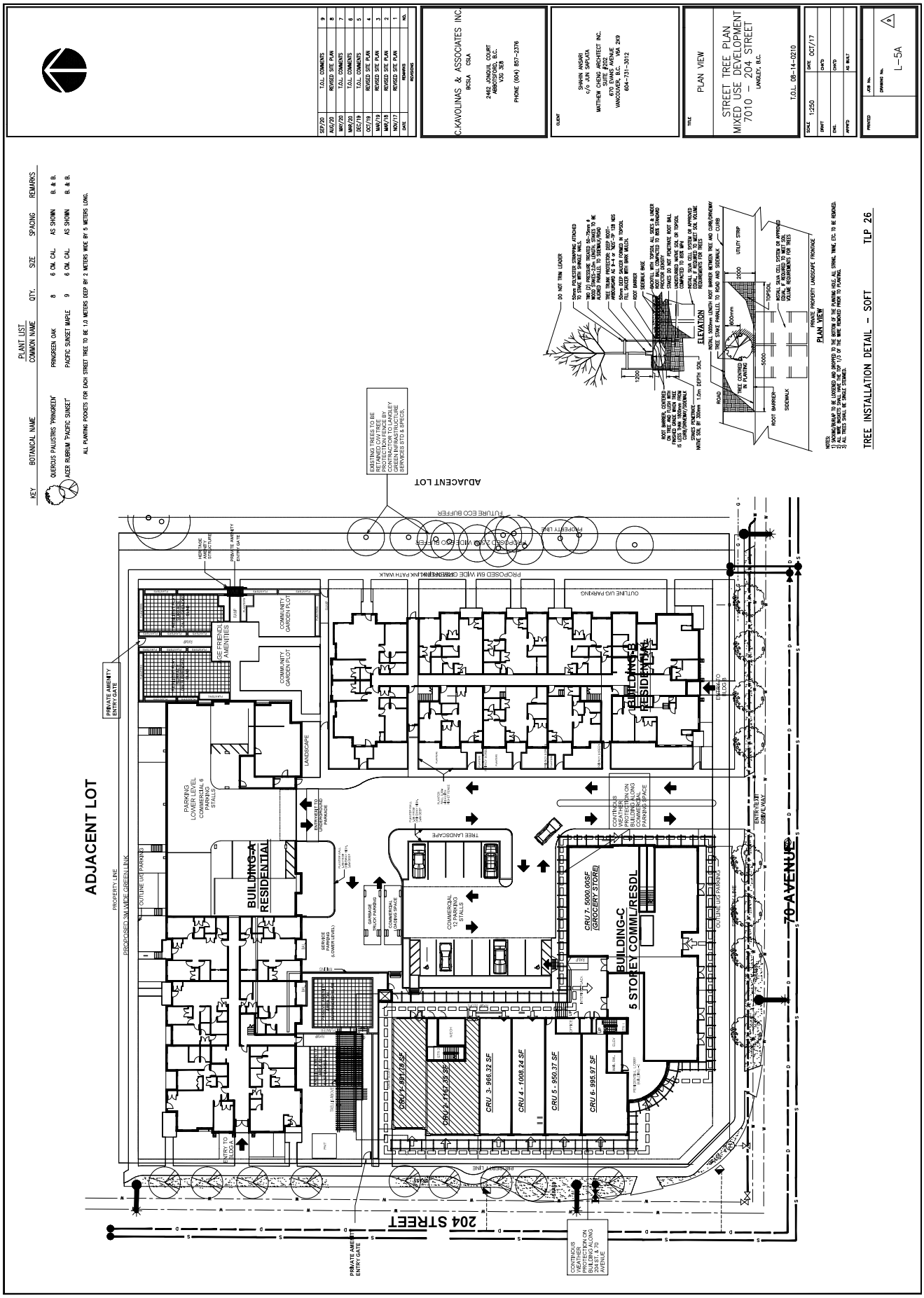
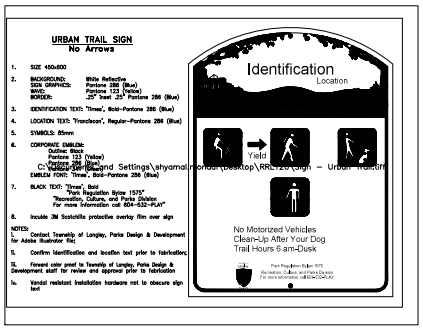
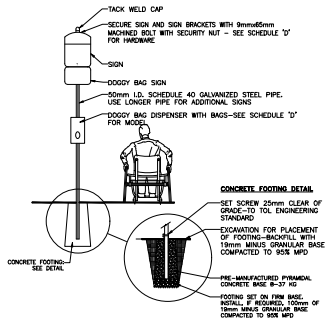
V2S 3E8
PHONE (604) 857-2376
CLIENT
SHAHIN ASGARI
c/o JUNI SAPUATA
ARCHITECT AIBC
MATTHEW CHENG ARCHITECT INC.
#202 - 4185 STILL CREEK AVENUE
670 EVANS AVENUE
VANCOUVER, B.C. V6A 2K9
604-731-3012
TITLE
LANDSCAPE PLAN
GREEN LINK
MIXED USE DEVELOPMENT
7010 – 204 STREET
LANGLEY, B.C.
T.O.L. 08-14-0210
SCALE 1:100
DRAWN
CHK'D
ENG.
CHK'D
APP'D
AS BUILT
DATE APR/18
PROJECT
JOB No.
DRAWING No.
L-3A
3


PLANT LIST
KEY BOTANICAL NAME COMMON NAME QTY. SIZE SPACING REMARKS
QUERCUS PALUSTRIS 'PRINGREEN' PRINGREEN OAK 8 6 CM. CAL. AS SHOWN B. & B.
ACER RUBRUM 'PACIFIC SUNSET' PACIFIC SUNSET MAPLE 9 6 CM. CAL. AS SHOWN B. & B.
ALL PLANTING POCKETS FOR EACH STREET TREE TO BE 1.0 METERS DEEP BY 2 METERS WIDE BY 5 METERS LONG.
SEP/20 TOWN COMMENTS 9
AUG/20 REVISED SITE PLAN 8
MAY/20 TOWN COMMENTS 7
MAR/20 TOWN COMMENTS 6
OCT/19 REVISED SITE PLAN 4
MAY/19 REVISED SITE PLAN 3
MAR/18 REVISED SITE PLAN 2
NOV/17 REMARKS 1
DATE REVISIONS NO.
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2483 JOVIGNOL COURT ABBOTSFORD, B.C. V2G 3Z8
PHONE (604) 857-2376
CLIENT
SHAHIN ANSARI c/o JUN SAPJATA
ARCHITECT
MATTHEW CHENG ARCHITECT INC.
604-731-3012
TITLE
PLAN VIEW
STREET TREE PLAN
MIXED USE DEVELOPMENT
7010 - 204 STREET
LANGLEY, B.C.
T.O.L. 08-14-0210
SCALE 1:250
DRAFT
DES.
APP'D
DATE OCT/17
CM'D
CM'D
AS BUILT
PROJECT
JOB No.
DRAWING No.
L-5A
ADJACENT LOT
EXISTING TREES TO BE RETAINED AND PROTECTED BY PROTECTION FENCE AT DRIPLINE OF GREEN INFRASTRUCTURE SERVICES STD & SPECS.
PROPOSED 2.5M WIDE GREENLINK PATH WALK
PROPOSED 2.5M WIDE GREENLINK
FUTURE ECO BUFFER
PROPERTY LINE
PROPOSED 3M WIDE GREEN LINK
OUTLINE U/G PARKING
PRIVATE AMENITY ENTRY GATE
HERITAGE AMENITY STRUCTURE
COMMUNITY GARDEN PLOT
COMMUNITY GARDEN PLOT
GREEN FRIEND AMENITIES
LANDSCAPE
PARKING LOWER LEVEL COMMERCIAL & PARKING STALLS
BUILDING-A RESIDENTIAL
BUILDING-B RESIDENTIAL
EMBEDDED SLOPE
DEPRESSED COMMERCIAL PARKADE
SERVICE PARKING (LOWER LEVEL)
TREE LANDSCAPE
COMMERCIAL CORNER STALLS
CONTINUOUS WEATHER PROTECTION ON BUILDING FRONTING COMMERCIAL PARKING SPACE
CRU 1- 5000.00SF (GROCERY STORE)
BUILDING-C 5 STOREY COMM'L/RESDL
CRU 2 - 767.83 SF
CRU 3 - 966.32 SF
CRU 4 - 1008.24 SF
CRU 5 - 950.37 SF
CRU 6- 995.97 SF
CRU 7- 901.18 SF
ENTRY/EXIT DRIVEWAY
OUTLINE U/G PARKING
70 AVENUE
204 STREET
ENTRY TO LOBBY
PRIVATE AMENITY ENTRY GATE
CONTINUOUS WEATHER PROTECTION ON BUILDING ALONG 204 ST & 70 AVENUE
DO NOT TRIM LEADER
50mm POLYESTER STRAPPING ATTACHED TO STAKE WITH STAPLE NAILS.
TWO (2) PRESSURE TREATED 50x75mm x 1.2m STAKES PLACED OUTSIDE ROOT BALL ALIGNED PARALLEL TO SIDEWALK/ROAD
TREE TRUNK PROTECTOR: DEEP SOFT-WRAP FOAM PIPE INSULATION, 1.2m HIGH
50mm DEEP SAUCER FORMED IN TOPSOIL FILL SAUCER WITH 5MM MULCH.
ROOT BARRIER
ROOT BALL
ROOT BARRIER CENTRED ON TREE AND FLUSH WITH FINISHED GRADE OF SIDEWALK. LENGTH OF BARRIER TO BE 3.0m MINIMUM OR AS DIRECTED BY CONSULTANT/OWNER/ENGINEER
1200
ELEVATION
INSTALL 500mm LENGTH ROOT BARRIER BETWEEN TREE AND CURB/DRIVEWAY
TREE SHALL BE PLANTED SUCH THAT THE ROOT BALL IS NOT LESS THAN 100mm FROM CURB/DRIVEWAY/SIDEWALK
MINIMUM SOIL BY 30mm
1.0m DEPTH SOIL
ROAD
SIDEWALK
TREE CENTRED IN PLANTING
ROOT BARRIER
CURBS
UTILITY STRIP
2000
900mm
5000
TOPSOIL
INSTALL SILVA CELL SYSTEM OR APPROVED EQUAL IF REQUIRED TO MEET SOIL VOLUME REQUIREMENTS
PRIVATE PROPERTY LANDSCAPE FRONTAGE
PLAN VIEW
NOTES:
1) SIDEWALK/WALK TO BE LOCATED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STAKE, TWINE ETC. TO BE REMOVED.
2) ALL PLANTING POCKETS SHALL BE 2.0m (W) BY 5.0m (L) BY 1.0m (D) OR AS MAY BE DIRECTED PRIOR TO PLANTING.
3) ALL TREES SHALL BE SINGLE STEMMED.
TREE INSTALLATION DETAIL - SOFT TLP 26

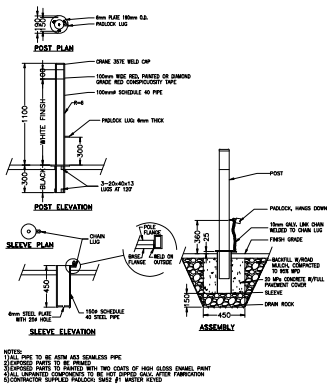




NOTES:
1) FOR DOUBLE–SIDED SIGNS USE ADDITIONAL BOLTS ON SIGN HANGER BRACKETS

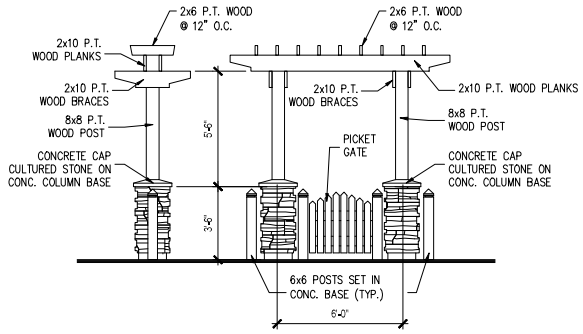
SIGN POST INSTALLATION TLP 35

NOTES:
1. PROVIDE A FORTY–FIVE (45) DAY MINIMUM WEATHERING PERIOD FOR ALL PRESSURE TREATED WOOD MATERIALS. ALL WOOD SHALL BE SEASONED AND PRESSURE TREATED (A REQUIREMENT OF MINISTRY OF ENVIRONMENT).
2. ALL ITEMS SHALL BE TREATED WITH WOOD PRESERVATIVE. ALL ITEMS WITH DIRECT PEDESTRIAN CONTACT SHALL BE TREATED WITH ACQ (ALKALINE COPPER QUATERNARY).
3. ALL SURFACES EXPOSED AS A RESULT OF CUTTING, BORING OR RELIEVING SHALL BE TREATED WITH A BRUSH ON WOOD PRESERVATIVE, AS NOTED ABOVE, TO MAINTAIN THE INTEGRITY OF THE FACTORY APPLIED PRESERVATIVE TREATMENT. TWO (2) MANUAL APPLICATIONS SHALL BE APPLIED TO THESE EXPOSED SURFACES.
4. WHEN WORKING NEAR OR OVER CREEKS:
   - ALL WORK TO BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT RELEASE OF SILT, SEDIMENT, OR DELETERIOUS UNDER WATER WORK CONCRETE, OR CONCRETE LEACHATE OF ANY KIND INTO ENVIRONMENTAL CONSERVATION AND PROTECTION BYLAW 1992, NO. 3254 AND ANY AMENDMENTS THERETO, AND ANY OTHER APPLICABLE FEDERAL AND PROVINCIAL LEGISLATION, REGULATIONS AND GUIDELINES.
   - TIME MEASURES AS NECESSARY TO PREVENT RELEASE OF SILTS, SEDIMENTS, AND CHEMICALS INTO THE WATERCOURSE.
   - CONCRETE WASHING AND EXCAVATION WASTES, OVERBURDEN, SOIL, OR OTHER SUBSTANCES DELETERIOUS TO AQUATIC LIFE MUST BE DISPOSED OF IN SUCH A MANNER AND LOCATION AS TO PREVENT THEIR ENTRY INTO ANY WATERCOURSE, DITCH, RAVINE, OR STORM SEWER SYSTEM.
   - ALL PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY WOOD PRESERVATIVES FROM SPILLING ONTO THE GROUND OR ENTERING THE WATERCOURSE. ANY APPLICATION OF WOOD PRESERVATIVES ON SITE MUST BE UNDERTAKEN UPLAND, WELL AWAY FROM ANY WATERCOURSES. THERE MUST BE NO APPLICATION OF PRESERVATIVES ON INSTALLED MATERIALS, ON OR OVER WATER UNDER ANY CIRCUMSTANCES.
5. ALL NAIL AND SCREW FASTENERS SHALL BE COUNTERSUNK. ALL COUNTERSUNK EDGES SHALL BE RELIEVED SO AS TO PROVIDE A SPLINTER FREE EDGE.
6. ALL DESIGN INFORMATION SHOWN OR IMPLIED SHALL BE VERIFIED ON SITE BY CONTRACTOR. ANY DISCREPANCIES BETWEEN WHAT IS INDICATED ON DRAWINGS AND WHAT IS EVIDENT IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNATED INSPECTING AUTHORITY PRIOR TO ANY FIELD WORK OR OFF–SITE PRE–FABRICATION TAKING PLACE.
7. COUNTER SINKING ON CAPS AND TOP RAIL ARE FILLED WITH WOOD PLUGS IN WATERPROOF EPOXY ADHESIVE FLUSH AND SMOOTH WITH WOOD SURFACE.
8. BUTT SPLICES SHALL BE LOCATED AT CENTRES OF POSTS AND/OR BEAMS
9. ALL EXPOSED EDGES ON ANGLED CAP RAIL AND OTHER RAILS SHALL BE RELIEVED TO PROVIDE A SMOOTH 6.0mm RADIUS EDGE. EXPOSED BUTT ENDS OF ALL HANDRAILS SHALL BE SMOOTH FINISHED WITH 6.0mm RADIUS RELIEVED EDGES.
10. ALL FASTENERS AND HARDWARE ITEMS SHALL BE HOT–DIP GALVANIZED STEEL. KNOCK ANY CUTS OR ABRASIONS TO THE FACTORY APPLIED GALVANIZED COATING OCCURS. THE CONTRACTOR SHALL MANUALLY APPLY TWO (2) COATS OF AN APPROVED ZINC RICH PRIMER SUCH AS GALVICON OR APPROVED EQUIVALENT.
11. TOLERANCES AND CONDITIONS FOR ACCEPTANCE OF WORK SHALL BE AS FOLLOWS:
    - SPACING OF POSTS SHALL BE WITHIN +/– 25.0mm
    - DECK BOARDS SHALL BE FLUSH WITHIN +/– 3.0mm OF ADJACENT BOARDS;
    - HANDRAILS SHALL BE STRAIGHT AND TRUE TO LINE;
    - WOOD TIMBER SECTIONS SHALL BE FULL STRAIGHT AND TRUE TO LINE;
    - ALL WOOD SHALL BE STRAIGHT GRAINED, FREE OF KNOTS, CHECKS, WANE, SPLITS, OR UNSIGHTLY BLEMISHES;
    - ALL WOOD SHALL BE APPROVED BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO USE;
    - COLLECTION OF DEBRIS AND CONSTRUCTION MATERIALS ARE TO BE REMOVED DAILY PRIOR TO PLACEMENT OF CONCRETE;
    - PROTECTIVE FENCING SHALL BE PLACED AROUND CONSTRUCTION SITE AND ALL EXCAVATIONS MADE SAFE WHEN CONTRACTOR OR CONTRACTOR'S PERSONNEL ARE NOT ON SITE;
    - CONSTRUCTION SITE AND OFFLOADING AREAS SHALL BE KEPT CLEAN, ORGANIZED, AND SAFE ON A DAILY BASIS;
    - SITE SHALL BE KEPT FREE OF DEBRIS AND CONTAMINANTS
    - ALL WASTES SHALL BE REMOVED OFF–SITE ON A REGULAR BASIS DURING CONSTRUCTION.
12. CONTRACTOR SHALL SEEK APPROVAL OF OWNER AND CONTRACT ADMINISTRATOR PRIOR TO ANY PROPOSED CHANGES HE/SHE MAY PUT FORWARD FOR FASTENERS SCHEDULE. APPROVAL SHALL BE SOUGHT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO ANTICIPATED NEED.
13. STRUCTURAL DESIGN TO CONSULTING STRUCTURAL ENGINEERS' SPECIFICATIONS.

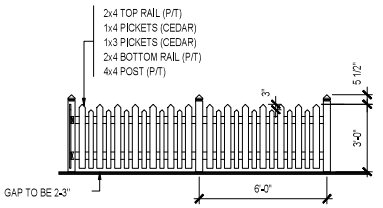


NOTES:
1) ALL PIPE TO BE ASTM A53 SEAMLESS PIPE
2) EXPOSED PARTS TO BE PRIMED
3) EXPOSED PARTS TO PAINTED WITH TWO COATS OF HIGH GLOSS ENAMEL PAINT
4) ALL UNPAINTED COMPONENTS TO BE HOT DIPPED GALV. AFTER FABRICATION
5) CONTRACTOR SUPPLIED PADLOCK SMSZ #1 MASTER KEYED

BOLLARD, REMOVABLE RESTRICTION POST TLR 19

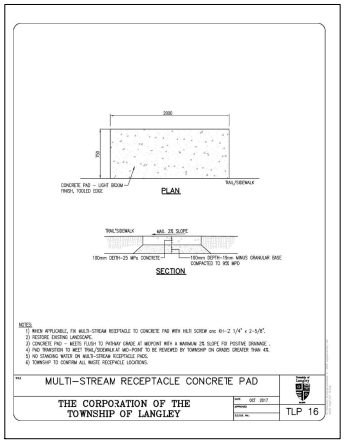


ARBOUR– SINGLE ENTRY



Posts to extend minimum of 1/2 into ground or anchored onto slab.

TYPICAL DETAIL FOR PICKET FENCE



MULTI–STREAM RECEPTACLE CONCRETE PAD

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 16

SEP/20	T.O.L. COMMENTS	9
AUG/20	REVISED SITE PLAN	8
MAY/20	T.O.L. COMMENTS	7
MAR/20	T.O.L. COMMENTS	6
DEC/19	T.O.L. COMMENTS	5
OCT/19	REVISED SITE PLAN	4
MAR/19	REVISED SITE PLAN	3
MAR/18	REVISED SITE PLAN	2
NOV/17	REVISED SITE PLAN	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
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CLIENT

SHAHIN ANSARI
c/o JUN SAPLATA
MATTHEW CHENG ARCHITECT INC.
SUITE #202
670 EVANS AVENUE
VANCOUVER, B.C. V6A 2K9
604–731–3012

TITLE

LANDSCAPE DETAILS

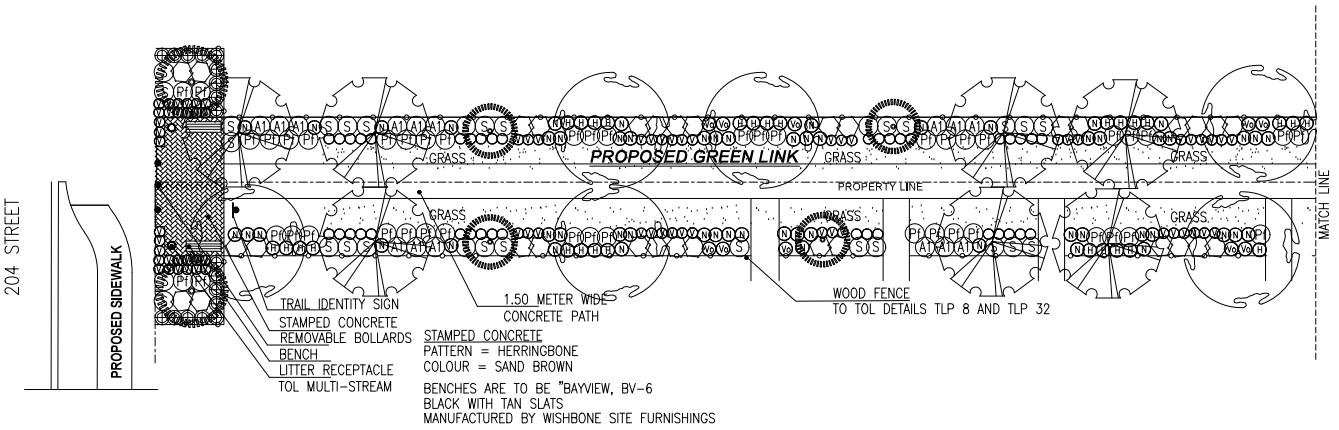
GREEN LINK
MIXED USE DEVELOPMENT
7010 – 204 STREET
LANGLEY, B.C.

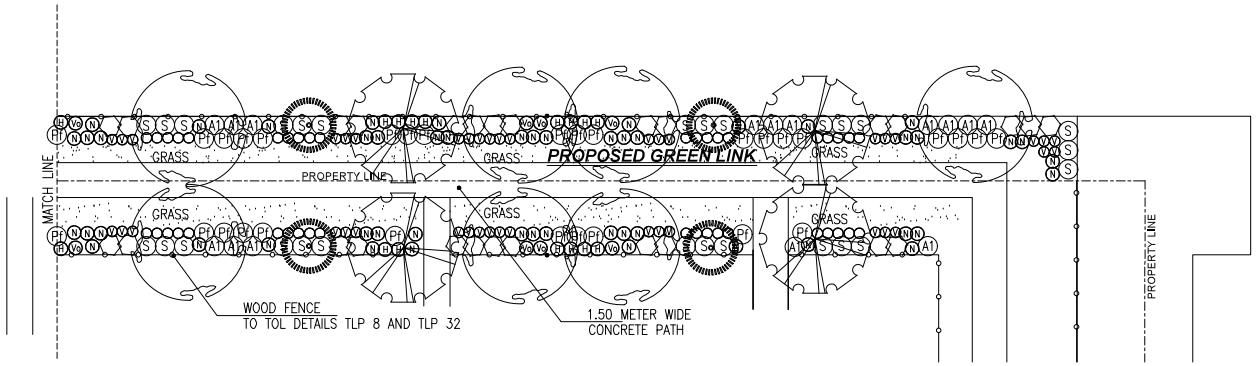
SCALE N.T.S.	DATE APR/18
DRAFT	CH'D
ENG.	CH'D
APP'D	AS BUILT

PRINTED

JOB No.

DRAWING No. L–3B





PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY. SOUTH SIDE	QTY. NORTH SIDE BY OTHERS	SIZE	SPACING	REMARKS
	ACER GRISEUM	PAPERBARK MAPLE	5	5	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS RUTGAN 'STELLAR PINK	STELLER PINK DOGWOOD	6	7	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEEPING NOOTKA CYPRESS	5	5	3.00 METERS	AS SHOWN	B. & B.
(S)	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	25	31	#3 POT	90 CM. O.C.	
(PF)	POTENTILLA FRUITICOSA PINK WHISPER	SHRUBBY CINQUEFOIL	31	37	#3 POT	90 CM. O.C.	
(A)	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	10	15	#3 POT	90 CM. O.C.	
(E)	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	28	31	#3 POT	90 CM. O.C.	
(T)	THYMUS SERPYLLUM WINE & ROSES	WINE & ROSES THYME	38	40	4" POT	30 CM. O.C.	
(N)	NANDINA DOMESTICA HARBOUR DWARF	HEAVENLY BAMBOO	52	54	#3 POT	65 CM. O.C.	
(V)	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	9	9	#3 POT	65 CM. O.C.	
(H)	HEMEROCALLIS 'AUTUMN RED'	RED AUTUMN DAY LILY	20	28	#3 POT	65 CM. O.C.	
(V)	VERBENA CANADENSIS	VERBENA	51	58	#3 POT	45 CM. O.C.	
(P)	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	9	9	#3 POT	70 CM. O.C.	

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND AS-BUILT DRAWINGS PROVIDED TO THE TOWNSHIP THROUGH THE PROJECT LANDSCAPE ARCHITECT.

SEP/20	T.O.L. COMMENTS	9
AUG/20	REVISED SITE PLAN	8
MAY/20	T.O.L. COMMENTS	7
MAR/20	T.O.L. COMMENTS	6
DEC/19	T.O.L. COMMENTS	5
OCT/19	REVISED SITE PLAN	4
MAR/19	REVISED SITE PLAN	3
MAR/18	REVISED SITE PLAN	2
NOV/17	REVISED SITE PLAN	1
DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
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ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
SHAHIN ANSARI
c/o JUN SAPLATA
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670 EVANS AVENUE
VANCOUVER, B.C. V6A 2K9
604-731-3012

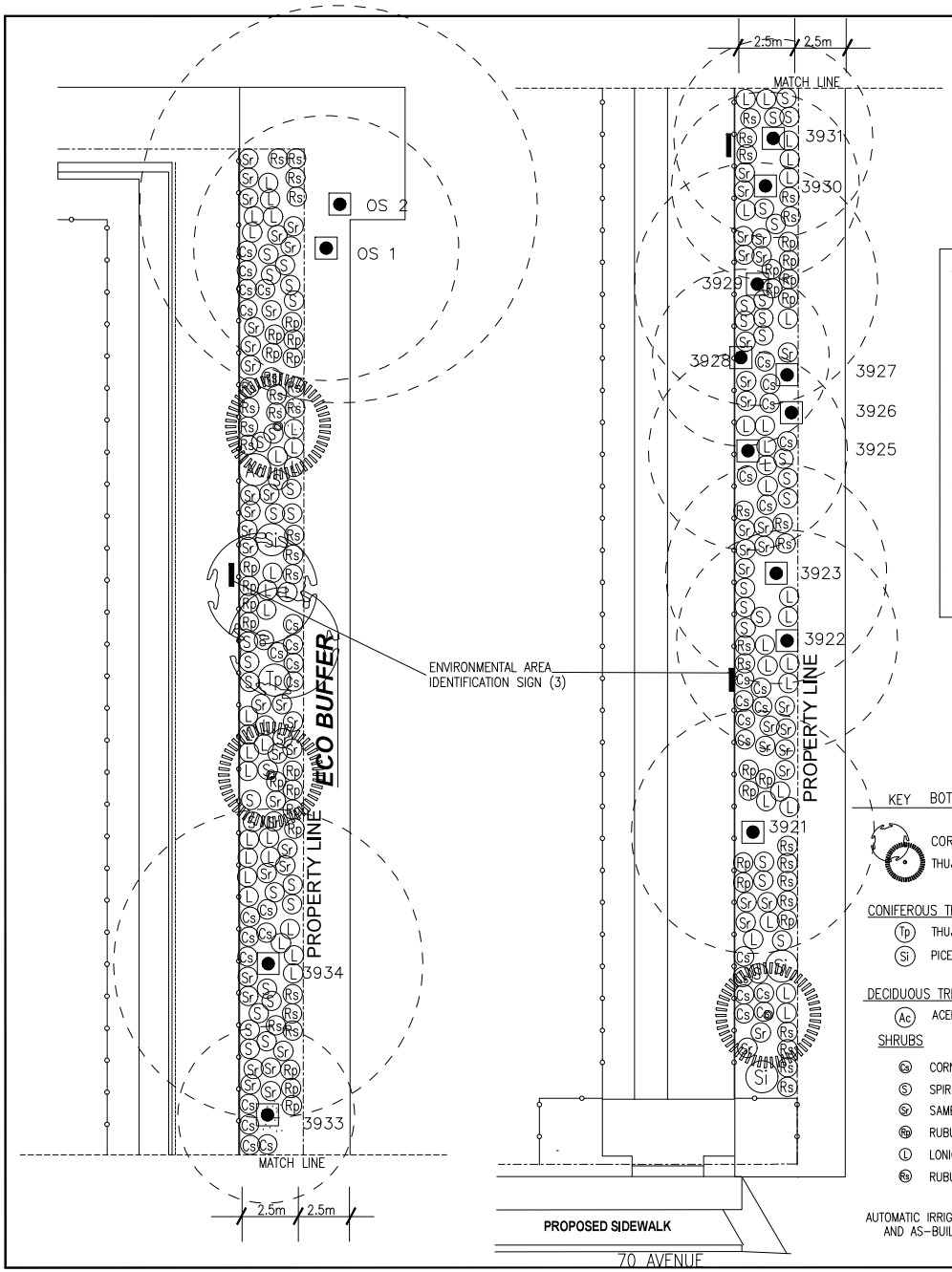
TITLE
LANDSCVAPE PLAN

GREEN LINK
MIXED USE DEVELOPMENT
7010 – 204 STREET
LANGLEY, B.C.

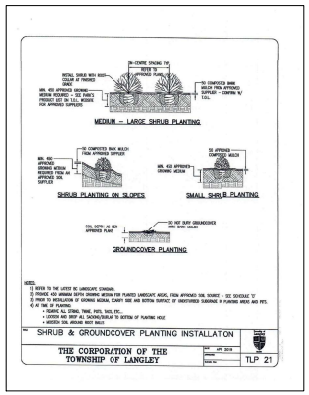
T.O.L. 08-14-0210

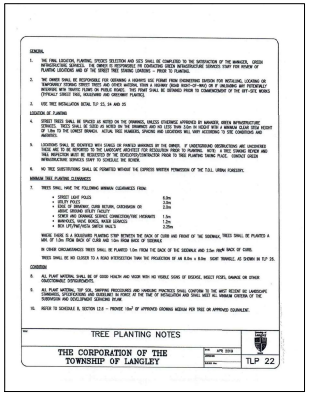
SCALE 1:100	DATE APR/18
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED
JOB No.
DRAWING No. L-3 (9)



ALL INVASIVE PLANT MATERIAL AND UNWANTED DEBRIS MUST BE REMOVED PRIOR TO PLACEMENT OF TOPSOIL AND/OR NEW PLANT MATERIAL





PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII	PACIFIC DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	3	2.50 METERS	AS SHOWN	B. & B.
CONIFEROUS TREES						
(Tp)	THUJA PLICATA	WESTERN RED CEDAR	1	2.50 METERS	AS SHOWN	B. & B.
(Si)	PICEA SITCHENSIS	SITKA SPRUCE	3	2.50 METERS	AS SHOWN	B. & B.
DECIDUOUS TREES						
(Ac)	ACER CIRCINATUM	VINE MAPLE	1	6 CM. CAL.	AS SHOWN	B. & B.
SHRUBS						
(Cs)	CORNUS SERICEA	RED OSIER DOGWOOD	37	#2 POT	AS SHOWN	WELL BRANCHED
(S)	SPIRAEA DOUGLASII	HARDHACK	48	#2 POT	AS SHOWN	WELL BRANCHED
(Sr)	SAMBUCUS RACEMOSA	RED ELDERBERRY	59	#2 POT	AS SHOWN	WELL BRANCHED
(Rp)	RUBUS PARVIFLORUS	THIMBLE BERRY	29	#2 POT	AS SHOWN	WELL BRANCHED
(L)	LONICERA INVOLUCRATA	BLACK TWINBERRY	54	#2 POT	AS SHOWN	WELL BRANCHED
(Rs)	RUBUS SPECTABILIS	SALMONBERRY	38	#2 POT	AS SHOWN	WELL BRANCHED

AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTING AND AS-BUILT DRAWINGS PROVIDED TO THE TOWNSHIP THROUGH THE PROJECT LANDSCAPE ARCHITECT.

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AUG/20	REVISED SITE PLAN	8
MAY/20	T.O.L. COMMENTS	7
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DEC/19	T.O.L. COMMENTS	5
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MAR/18	REVISED SITE PLAN	2
NOV/17	REVISED SITE PLAN	1
DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
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CLIENT
SHAHIN ANSARI
c/o JUN SAPLATA
MATTHEW CHENG ARCHITECT INC.
SUITE #202
670 EVANS AVENUE
VANCOUVER, B.C. V6A 2K9
604-731-3012

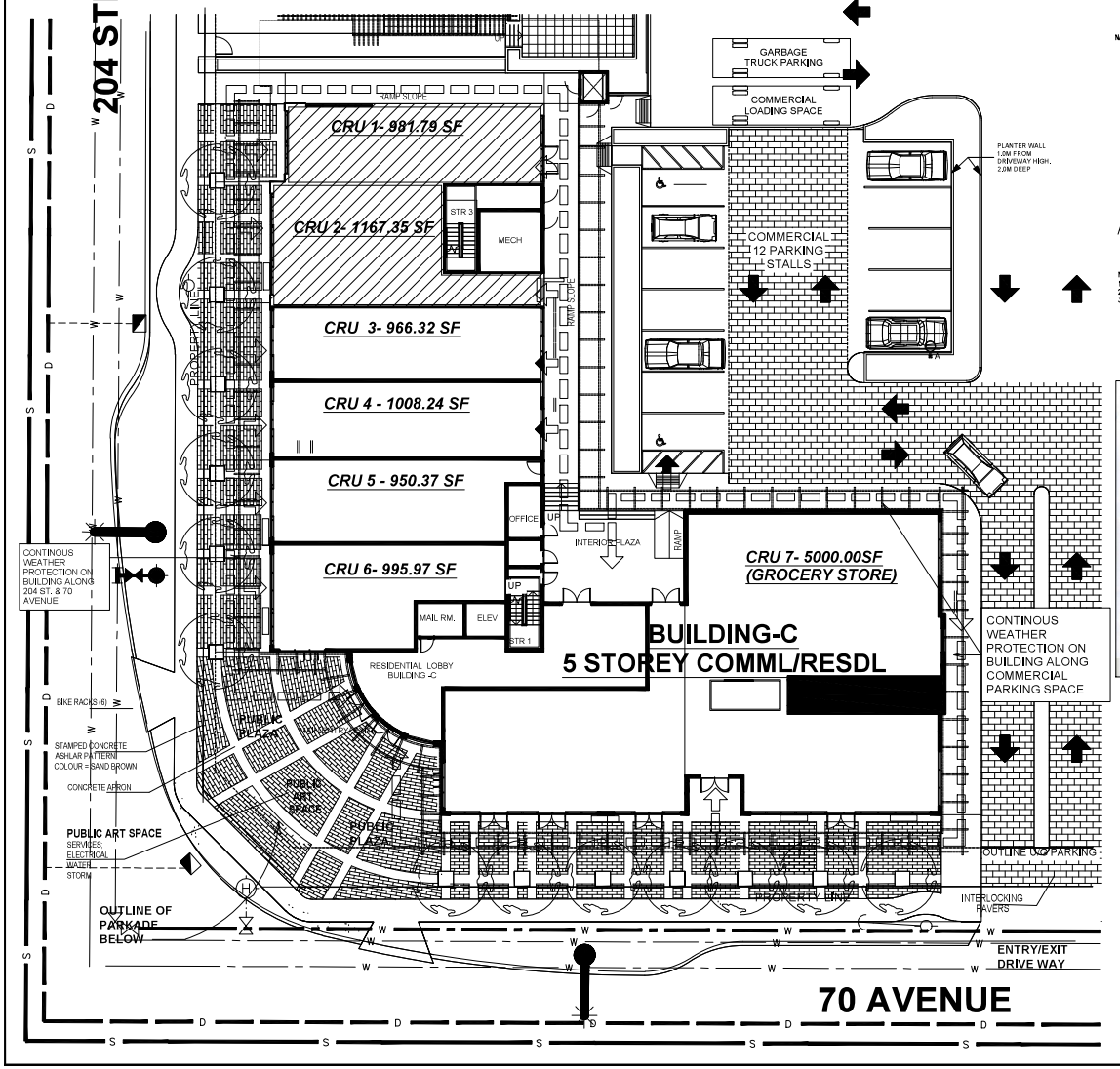
TITLE
LANDSCAPE PLAN
ECOLOGICAL BUFFER
MIXED USE DEVELOPMENT
7010 – 204 STREET
LANGLEY, B.C.
T.O.L. 08-14-0210

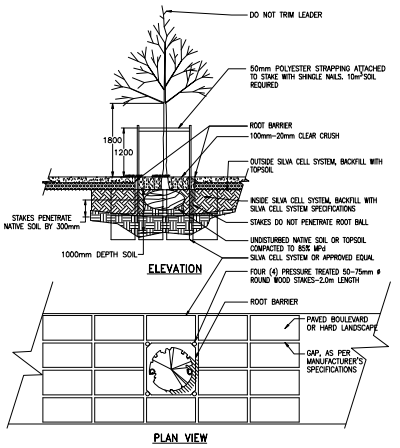
SCALE 1:100	DATE APR/18
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED | JOB No. | DRAWING No. L-4 | 9

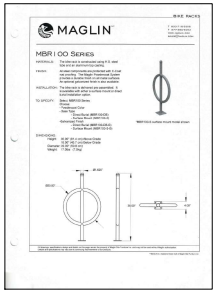
PLANT LIST

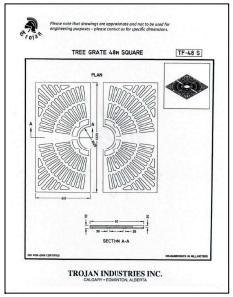
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	13	6 CM. CAL.	AS SHOWN	B. & B.

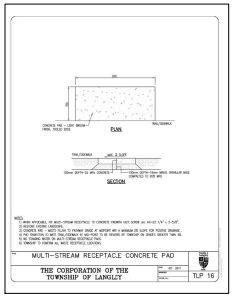




NOTES:
1) SACKING/BURLAP TO BE LOOSENED AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.
2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.
3) ALL TREES SHALL BE SINGLE STEMMED.







LIGHTING
- OVERHEAD
- B — BOLLOARD
- C — WALL MOUNTED

DATE	REMARKS / REVISIONS	NO.
SEP/20	T.O.L. COMMENTS	9
AUG/20	REVISED SITE PLAN	8
MAY/20	T.O.L. COMMENTS	7
MAR/20	T.O.L. COMMENTS	6
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670 EVANS AVENUE
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604-731-3012

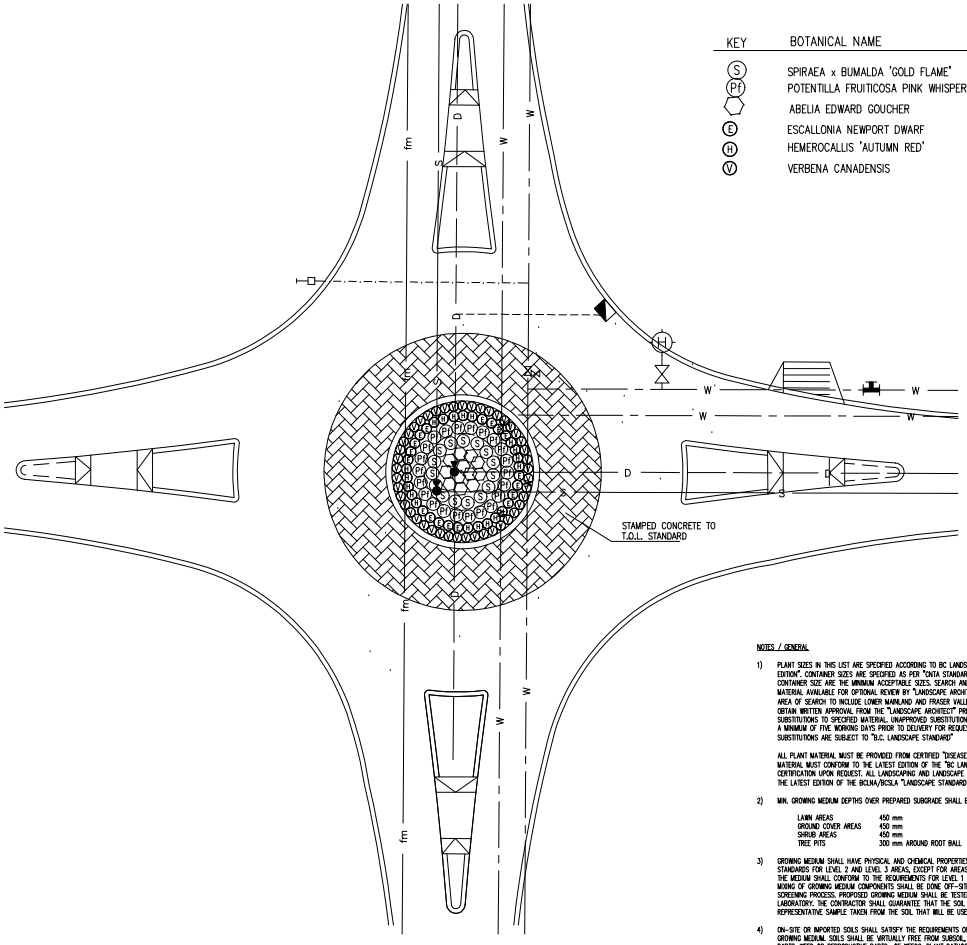
TITLE
LANDSCAPE PLAN

PLAZA DESIGN
MIXED USE DEVELOPMENT
7010 – 204 STREET
LANGLEY, B.C.

T.O.L. 08-14-0210

SCALE 1:150	DATE APR/18
DRAFT	CHK'D
ENG.	CHK'D
APP'D	AS BUILT

PRINTED
JOB No.
DRAWING No. L-5 (9)



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
S	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	15	#3 POT	90 CM. O.C.	
Pf	POTENTILLA FRUITICOSA PINK WHISPER	SHRUBBY CINQUEFOIL	22	#3 POT	90 CM. O.C.	
	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	12	#3 POT	90 CM. O.C.	
E	ESCALLONIA NEWPORT DWARF	ESCALLONIA	18	#3 POT	65 CM. O.C.	
H	HEMEROCALLIS 'AUTUMN RED'	RED AUTUMN DAY LILY	19	#3 POT	65 CM. O.C.	
V	VERBENA CANADENSIS	VERBENA	45	#3 POT	65 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

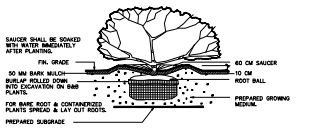
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

SEP/20	T.O.L. COMMENTS	9
AUG/20	REVISED SITE PLAN	8
MAY/20	T.O.L. COMMENTS	7
MAR/20	T.O.L. COMMENTS	6
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NOV/17	REVISED SITE PLAN	1
DATE	REMARKS	NO.
	REVISIONS	

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670 EVANS AVENUE
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604-731-3012

TITLE

LANDSCAPE VIEW

TRAFFIC CIRCLE
MIXED USE DEVELOPMENT
7010 – 204 STREET
LANGLEY, B.C.

SCALE	1:150	DATE	APR/18
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED JOB No.

DRAWING No. L-6 9

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

- 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

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- 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

- 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

- 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

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- 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.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- 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.
- 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.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- 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

- 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

- 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.
- 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.
- 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

- 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.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- 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.
- 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.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- 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.
- 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.
- 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.
- 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

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- 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.
- Roof top patios shall be landscaped with water and electrical outlets.
- 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.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- 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.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- 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.
- 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 form the road.
- 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.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- 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.
- 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.
- 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.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- 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.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- 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.
- 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.

- 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.

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

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

- 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

- 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.
- 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.
- 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.

- 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.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- 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.
- 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.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- 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.
- 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.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.

- 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.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- 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.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- 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.

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28/09/15

- 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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30/05/11

4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

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

units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- 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.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- 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.
- Tandem parking on end units is not permitted.

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

4825
30/05/11

4.1.2.5 APARTMENTS

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

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

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

Parking and Traffic/Pedestrian Circulation
- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

4.2.2 DEVELOPMENT PERMIT AREA "D"– MIXED USE

Mixed-Use development, in the form of multi-family and street level commercial development, is intended to provide vibrant neighbourhood convenience retail, office, and residential uses either within the same building or within separate buildings on the same land parcel.

4475
06/02/06

4825
30/05/11

Lands identified as "Development Permit Area "D"– Mixed Use" 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 development.

The objectives of this development permit area designation are:

- to encourage development of attractive and safe multi family and commercial areas;
- to reduce conflict with adjacent land uses;
- to promote an appropriate interface with adjacent land uses; and
- to promote a sense of entry and identity at key road junctions.

Unless the owner of land first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a building or structure must not be started.

Development permit guidelines for mixed use development to be applied in addition to those for residential and commercial development as appropriate, are as follows:

- Developments in each mixed use node shall be coordinated in terms of architectural design, landscaping, fencing and signage. The height, massing and siting of buildings and design of signage and other elements should contribute to creating a sense of gateway into the neighbourhood.
- The architectural and landscape design should be appropriate for the local context. Architectural design should draw from Langley's rural heritage.
- Pedestrian access should be encouraged through safe pedestrian movement, outdoor seating, attractive landscaping, appropriate scale of parking lots and provision of public amenities.
- Site planning should reflect established principles of crime prevention through environmental design.
- Commercial premises incorporated into mixed-use buildings shall be well-integrated in terms of building massing, colours and materials and reinforce the pedestrian focus.
- Architectural features and details should articulate structure forms and modulate facades.
- Architectural details and massing shall be expressed so that the base of the structure and its relationship to ground plane activity as well as the roof and its relationship to the skyline is expressed clearly.
- Primary building entrances shall be clearly defined and shall have a sheltering element such as a canopy, awning, arcade or portico to provide protection from the weather.
- The primary entrance to a building shall be located along the front wall of the building unless otherwise required for handicapped access. Housing units shall have access adjacent to a public street or alley.
- Individual entrances in multi-tenant buildings shall have clear identities,
- Long expanses of uninterrupted single-height flat roofs should be avoided.

- Roof forms should incorporate elements which create visual interest, such as cornices, gables and dormers.
- Functional elements, such as mechanical equipment and roof penetrations, shall be located to minimize exposure to the street. Mechanical equipment shall be screened or integrated with the roof form in a manner consistent with the overall architecture of the building.
- Third and fourth floors should be stepped back as necessary to enhance light penetration to the street and provide variety to building form.
- No wall that faces a street or an open area on the same lot (such as a parking lot) shall have a blank, uninterrupted length exceeding 10 metres without including at least two of the following: change in plane, change in texture or masonry pattern, windows, entrances, a landscape device such as a trellis with vines or an equivalent element that subdivides the wall in human scale proportions.
- Materials shall not dramatically change at the corners of buildings unless the corner is on an internal property line.
- To ensure a visually appealing development, all building elevations visible from adjacent or nearby streets should be treated in a similar manner as the principle elevation – in terms of architectural details and quality of exterior finish. Use of contrasting colours and finishes is encouraged to provide identity to individual dwellings.
- Where possible, use fixed roof overhangs and canopies to cover pedestrian walking areas along street facades.
- Development of street-fronting units is encouraged to provide better integration with adjacent single-family areas and public spaces throughout the neighbourhood.
- Buildings should be designed and sited to maximize sun penetration to adjacent roads, sidewalks and properties.
- A unified visual language should be established for each mixed use node, including lighting standards, sign standards, feature site furnishings, pedestrian paving widths/patterns/materials.
- Private and public spaces should be distinguishable.
- There should be sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Illumination, however, should not detract from the residential uses in the development node. Where lamp standards and fixtures are exposed, the aesthetic quality of these elements must ensure an overall positive image.
- All commercial signage is to be architecturally integrated with the building(s) and/or landscaping. Sign design should also be coordinated and compatible with signage within the mixed use node to establish a unified and attractive commercial area.
- Landscaping shall be required to enhance the appearance of the development and to screen parking, loading areas and garbage containers. Garbage containers are encouraged to be fully enclosed within a building. All areas not covered by buildings, structures, roads and parking areas shall be landscaped. A landscaping plan shall be submitted as part of a development permit.
- A 5 metre wide landscaping area and a fence shall be provided where adjacent to single family for residential development. Fences should be aesthetically designed and reflect adjacent residential building character where possible.
- Where rear yards abut municipal greenways and where fences are proposed, fences shall consist of black vinyl-clad chain-link to a maximum of 180 cm (6 feet) in height and complemented with landscaping. Where an adequately landscaped buffer of at least 2 metres in width is provided between the greenway and the fence, other fence types may be used, provided they be visually permeable above 107 cm (4 feet) and not exceed 180cm (6 feet).

- The use of perimeter berms, high fences and security gates is discouraged to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to public road allowances are not to exceed 122 cm (48 inches) in height. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.
- Public parking and employee or service vehicle access and pedestrian access from streets/sidewalks should be distinct and separate from one another.
- Shared driveway access between adjacent buildings and rear lane access is encouraged.
- Consolidated site developments are encouraged to reduce street accesses. The number, location and design of vehicular access and egress points shall be regulated in order to avoid hazards to pedestrian and vehicular traffic. Coordination of access and interconnection of parking areas and driveways between adjacent properties is encouraged. Acquisition of sufficient property to allow access from roads other than major roads shall be encouraged.
- Surface parking accommodating more than 20 vehicles should be divided into a number of smaller areas rather than being one large lot.
- Provision of underground or enclosed parking is encouraged for residential units.
- Common parking shall be located primarily in the interior of the site or otherwise screened from view.
- Gating of vehicular entrances shall be discouraged.
- Adequate off-street parking, loading and service areas shall be required in the commercial areas. Parking and loading should be located in the rear of buildings. Where parking needs to be in front, a minimum of 2 metre landscaping buffer strip between the property line and the parking shall be provided. Site layouts should provide for truck loading areas which should be located away from adjacent residential areas.
- Additional landscaping shall be provided within parking lots, especially where residential views extend or will extend over the parking area.

Parking and Pedestrian Circulation

5101
28/09/15

- 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.

4.3 OTHER DEVELOPMENT PERMIT PROVISIONS

4.3.1 DEVELOPMENT PERMIT AREA "E" – STREAMSIDE PROTECTION AND ENHANCEMENT DEVELOPMENT PERMIT AREA

4485
27/03/06

Lands identified as "Streamside Protection" on Map 1 of Schedule W-4, Northeast Gordon Estate Neighbourhood Plan are hereby designated as development permit areas under Section 488(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

5011
12/12/16

Langley Schools

6 October, 2020

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

Re: Development Application Project 08-14-0210 / 1077420 BC Ltd.

CIVIC: 7010 - 204 Street and 20443 - 70 Avenue

LEGAL: Lots 7 & 8 Section 14 Township 8 NWD Plan 22544

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	**135**	**3**	**2**	**3**

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

MATTHEW CHENG ARCHITECT INC.
#202 - 670 Evans Ave., Vancouver, BC, Canada V6A 2K9
TEL: (604) 731-3012 FAX: (604) 731-3908 Email: matthew@mcai.ca

May 01, 2020

PUBLIC INFORMATION MEETING SUMMARY

Project: **08-14-0210**

PROPOSED RESIDENTIAL /COMMERCIAL DEVELOPMENT – 20443 70 ST. & 7010 204 ST.

The developer held Public Information Meeting was done last October 30, 2019, 5:30 – 7:30 PM at Shepherd of the Valley Lutheran Church with address 20097 72nd Avenue Langley, BC. The PIM process was in coordination with TOL staff for the logistics and notification requirements. Attached copy of the approved notification sent.

Presentation boards were displayed and used to present the proposed townhouse development project which serves as a creative tool for discussion. Feedback forms were also prepared for any issues/concerns that may arise.

Despite the unpleasant weather condition at the time of the event, there were three people from the neighborhood that came to join the project team to express their views towards the project.

The project received three written comments and the other guest provided only contact information in the comment/feedback form (see attached filled forms). The sign-in sheet was not filled out since the guest preferred to provide their contact information in the comment/feedback form.

To summarize the event, discussions and received feedback form expresses positive comments and appreciation of the development in the neighborhood, specially the integration of Live/Work use. This confirms that the project is welcome and that it will bring positive change to their community.

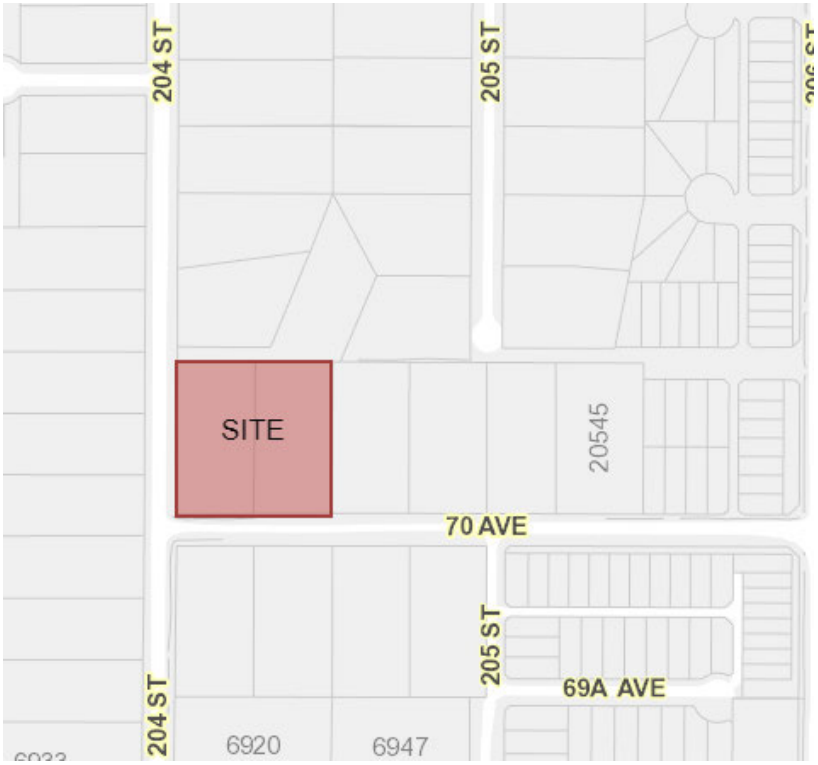
Since there were no issues/concerns received from the attendees of the Public Information Meeting, the presented development proposal remained consistent with submitted drawings to the Township of Langley.

Matthew Cheng, Architect AIBC
Matthew Cheng Architect Inc.

Dear Neighbour:

Re: Public Information Meeting Notification for Proposed Mixed Used Development
Township of Langley Project No: 08-14-0210

Matthew Cheng Architect Inc., on behalf of 1077420 BC Ltd., has applied to the Township of Langley to rezone the subject property at 7010-204 Street and 20443-70 Avenue to a Comprehensive Development Zone for the development of two 4-storey apartment buildings and one 5-storey mixed use with ground floor commercial. A total of 136 apartment units and 8 commercial units for the development are proposed.



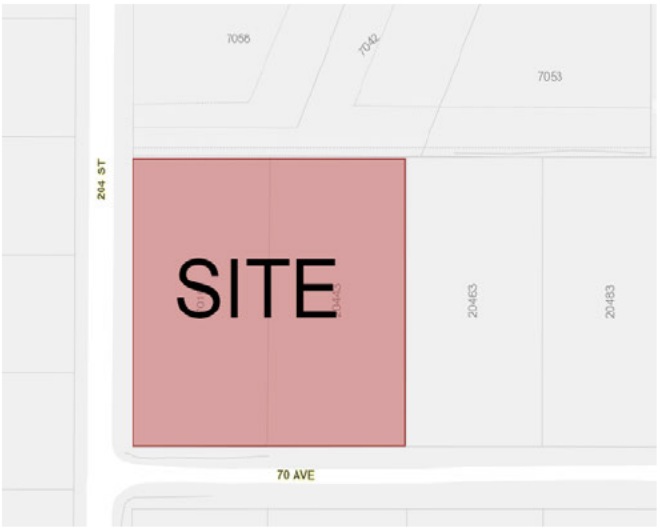
You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application. Please note that this is NOT a Public Hearing notice.

Wednesday, October 30th, 2019
5:30 to 7:30 PM
Shepherd of the Valley Lutheran Church
20097 72nd Ave, Langley, BC V2Y 1S7

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:
Rex Notarte
Matthew Cheng Architect Inc.
604-731-3012 or Rex@mcai.ca

Public Information Meeting Notification for Proposed Mixed Used Development (Project 08-14-0210) 7010-204 Street and 20443-70 Avenue



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You are invited to attend a Public Information Meeting on

Wednesday, October 30th, 2019
Between 5:30-7:30 PM

at the

Shepherd of the Valley Lutheran Church
20097 72nd Ave., Langley, BC

to view the development proposal and provide your comments and feedback.

Your input is welcomed prior to Council's consideration of this application.

For more information, please contact Rex Notarte at 604-731-3012 or Rex@mcai.ca

20443 70th Avenue & 7010 204th Street, Langley BC

Let us know what you think

I THINK THIS IS A GOOD USE OF PROPERTY AND WILL BE A POSITIVE ADDITION TO THE COMMUNITY WITH THE COMMERCIAL SPACE.

VERY APPEALING TO THE EYE!

20443 70th Avenue & 7010 204th Street, Langley BC

Let us know what you think

Excellent looking Plan!

- This is what the LOVELY, SPECIAL Village of Central Gordon should be composed of!

- It is making the best use of prime location and amenities + is people friendly.

- It follows that the whole area + community would be complimented if a little more density is considered overall.

- This is after all near - an extension of the city! + not out in the hinterland.

FOIPPA s.22(1)

20443 70th Avenue & 7010 204th Street, Langley BC

Let us know what you think

Excellent looking.

I Think there is need for more commercial residential & commercial areas in this community as is growing fast. & future needs these good ideas. more & more.

Thank you

FOIPPA s.22(1)

MATTHEW CHENG ARCHITECT INC.
202-670 Evans Ave., Vancouver, B.C., Canada V6A 2K9
TEL: (604) 731-3012
CELL: (604) 649-0669
Email: matthew@mcai.ca

ATTACHMENT F

September 28, 2020

Design Rationale for 20443, 70th Ave.and 7010 204 St.Langley, BC

This application proposes a 135-units Apartment & 7-units Commercial development at 20443 70 Ave& 7010 204 St. in a manner consistent with the current Willoughby community plan & Central Gordon estate neighborhood plan. The development will consist of 1,2 & 3-bedroom units of approximately 684 s.f. to 1296s.f., distributed throughout 2 four-storey buildings, 1 five storey commercial/residential building on a 2.26 acre parcel of land.

Context

The Project's site spans 97.5 meters in depth from 204 Street to the neighbour to the East and from 70 Avenue 94.4 meters to the north of the property. As such, the project consists of 3 separate buildings all fronting to the main road and the others fronting Green link areas.
Lining the perimeter of this property to the East & North are a Green link infrastructure.

Vehicle and Pedestrian Circulation

The development will be accessed through pedestrian entry at the west, south west corner of the site and south. This access point to the development will provide a strong presence of pedestrian activity and street life. All ground oriented units are treated with fences and landscape in order to provide privacy and safety for the residents of this development and their use of its amenities.

While the internal road network entry to the south of the property will provide vehicular access to each individual units and commercial establishments, these "roads" will be treated more as a pedestrian-oriented network of paths by slowing traffic within the development through several traffic-calming methods including but not limited to materiality. Through ground-oriented entrances to each units, it is believed that the use and observation of these pathways will be increased and create an individual neighbourhood and sense of community extending outside of the development to local amenities in the larger surrounding community.

The internal pedestrian pathway network will be further strengthened by visually removing most of the vehicles from sight. This will be accomplished by providing Landscape screening on all units facing internal road, while creating a safer and more secure neighbourhood.

Through this vision of a pedestrian-oriented network of paths (or "roads"), it is believed that the idea of a series of ground-oriented entries into each unit will be facilitated and supportive of the It is believed that through this pedestrian-oriented network of "roads" and a supportive ground- oriented housing design that a strong sense of a neighbourhood will be formed.

Form and Character

The Willoughby Community Plan/Central Gordon estate neighborhood plan design guidelines have been addressed and have informed the design for these new development by accommodating the Green Link Infrastructure requirements while also providing an increase in density. These development have been designed so as to be at an appropriate scale and manner fitting of the local surrounding context while still being financially viable to provide affordable housing within Township of Langley.

While the Buildings A & B are 4 storeys in height from finished grade, the scale of these building has been decreased by utilizing the sloping grades of site.

The use of gabled roofs was carefully considered and deployed as a means for decreasing the massing and scale of these development in consideration of the shadowing and views of the neighbouring properties occupants. Further consideration was also given to the architectural design by identifying that a stronger relationship and appeal would be created by the introduction of building envelope articulation to create visual interest.

Lastly, the materiality of these development was deemed to be important to not only identify with the local surrounding neighbourhood but also durability and affordability to the resident. It was learned that 'Hardi' lap-siding would not only replicate the natural look of wood lap-siding seen in many apartment buildings, but would also provide the benefit of durability and lifespan required of long-term affordable housing today. Accompanying the lap-siding, several other materials such as 'Hardi' board and batten were selected based upon their ability to replicate the natural material but more importantly their long-term performance in a wet climate. High quality wall claddings and brick finish are also introduce in the design of this project.

Landscaping

This landscape is designed as a drought tolerant landscape through the use of selected drought tolerant plants, mulches and compost materials. The landscape will require a minimum amount of watering after the establishment period. Some Urban Agriculture space has been proposed in the open amenity space where productive community gardening would be encouraged. Please refer to Landscape Plan and plant list.

Permeable paving is used wherever possible to maximize storm water infiltration. The use of Green link infrastructure as part of the development are integrated in the design of this project by orienting units facing this areas to create a pedestrian access to the green space. Outdoor amenities (Age friendly amenity) are also included in the landscape design. Public art, planting, stamped paving and seating area are provided on the corner of 204 St & 70 avenue to encourage pedestrian activity on the commercial areas.

Sustainability

The following sustainable design features have been considered in the development:

- The development's landscape is designed as a drought tolerant landscape through the use of selected drought tolerant plants, mulches and compost materials. The landscape will require a minimum amount of watering after the establishment period.
- The development will encourage sub-trades to use recycled materials, including recycled content in steel, concrete, window frames etc., wherever feasible.
- Construction techniques during the development phase will be employed to keep the air quality as high as possible.
- A central recycle bin will be provided during the construction phase and construction waste will be grouped into wood, plastic, metal, drywall, etc, & will be delivered to an appropriate transfer station for recycle.
- Lighting level will be appropriate to create no light pollution to surrounding areas.

Conclusion

- We believe that the proposed land use and development will enhance the community of both the immediate neighborhood within the Willoughby/Central Gordon Estate area and the greater community of the Township of Langley by providing not only the much needed commercial-residential development that is sensitively and attractively designed to accommodate the steadily continuing population growth.

Amendment Rationale

The Development seeks amendment to the plan due to exceeding of commercial unit as per requirements of Central Gordon Neighbourhood plan 3.4.1.9 by implementing the following on our design:

- Improve the public plaza area in front of the development by enhancing landscaping and site furniture.
- Increased number of adaptable units from 10% to 15% of apartment units.
- Voluntary contribution of $20,000 towards improvement of the adjacent park.

With this plan amendment, this will create better spaces that support new investment and growing companies and their employees, more people who work in the neighborhoods in which they live, and increased employment density along transportation routes. Population growth is needed to support economic growth and social development within neighborhood and to contribute to a better future for Township of Langley.

Matthew Cheng, AIBC
Matthew Cheng Architect 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 (1077420 BC LTD.) INC. BYLAW 2020 NO. 5626

EXPLANATORY NOTE

Bylaw 2020 No. 5626 amends the Central Gordon Estate Neighbourhood to increase the amount of allowable commercial space in the Apartment Mixed Use designation. The amendment is required to facilitate the development of additional commercial space.

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 (1077420 BC LTD.) INC. BYLAW 2020 NO. 5626

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5626”.

2. 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 as amended is further amended by:

   a) Replacing the words “750 m^2 (8,000 ft^2)” with “1,140 m^2 (12,271 ft^2) and “370 m^2 (4,000 ft^2) with 570 m^2 (6,135 ft^2) in the first bullet point in Section 3.4.1.9

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

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1077420 BC LTD.) BYLAW 2020 NO. 5627

EXPLANATORY NOTE

Bylaw 2020 No. 5627 rezones land at 20443 – 70 Avenue and 7010 – 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-151 to accommodate 135 apartment units and 1,028 square metres (11,065 square feet) of commercial area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1077420 BC LTD.)

BYLAW 2020 NO. 5627

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5627".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-151" after the words "Comprehensive Development Zone CD-150"
   (2) Adding to Section 110.1 after the words "CD-150" the words "CD-151 – 7,500 m²"
   (3) Adding after Section 1050 "Comprehensive Development Zone CD-150" the following as Section 1051 "Comprehensive Development Zone CD-151"

1051 **COMPREHENSIVE DEVELOPMENT ZONE CD-151**

Uses Permitted

1051.1 In the CD-151 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* subject to Section 1051.2
4) *commercial uses* subject to Section 1051.3
5) *licensee retail store* subject to Section 1051.3
6) *group children's day care* subject to Section 1051.3

Residential Uses

1051.2 *Residential uses* shall consist of *apartments* on lands zoned Comprehensive Development Zone CD-151 and are only permitted to be located as shown in Section 1051.12. A minimum of 90 and maximum of 135 *dwelling units* are permitted in Comprehensive Development CD-151.

Commercial Uses

1051.3 1) *Commercial uses, licensee retail stores,* and *group children's day care* uses are only permitted on the ground floor of the mixed-use *building* as shown in Section 1051.12.
2) *Uses* are limited in CRU-7 as indicated in Section 1051.12 to a grocery store.

Lot Coverage

1051.4 The maximum permitted *lot coverage* of *building* and structures shall be 40%.

Siting of Buildings and Structures

1051.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1051.6 Except as provided for in Section 104.5 the *height* of *buildings* shall be in accordance Section 1051.12. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1051.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1051.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1051.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

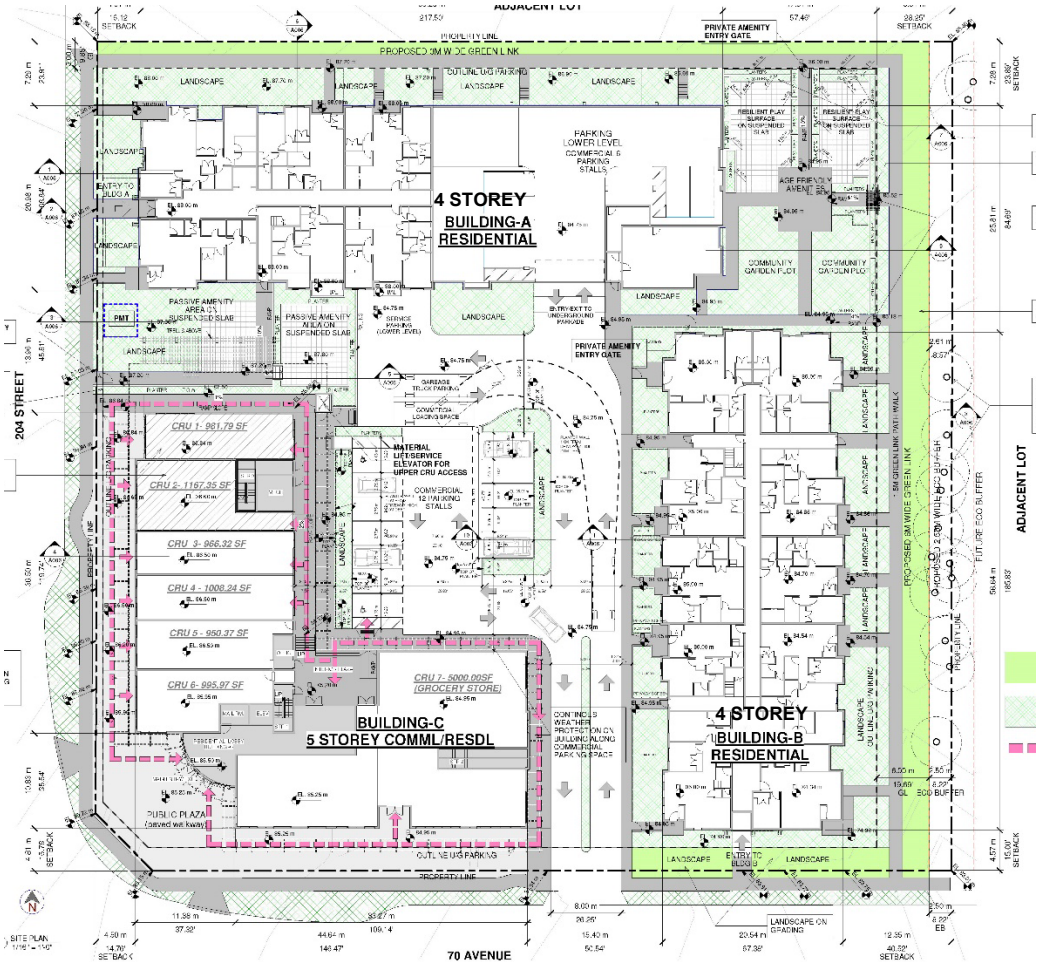
1051.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1051.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Overall Development Plan

1051.12 Development in this zone shall conform substantially with the following plan:

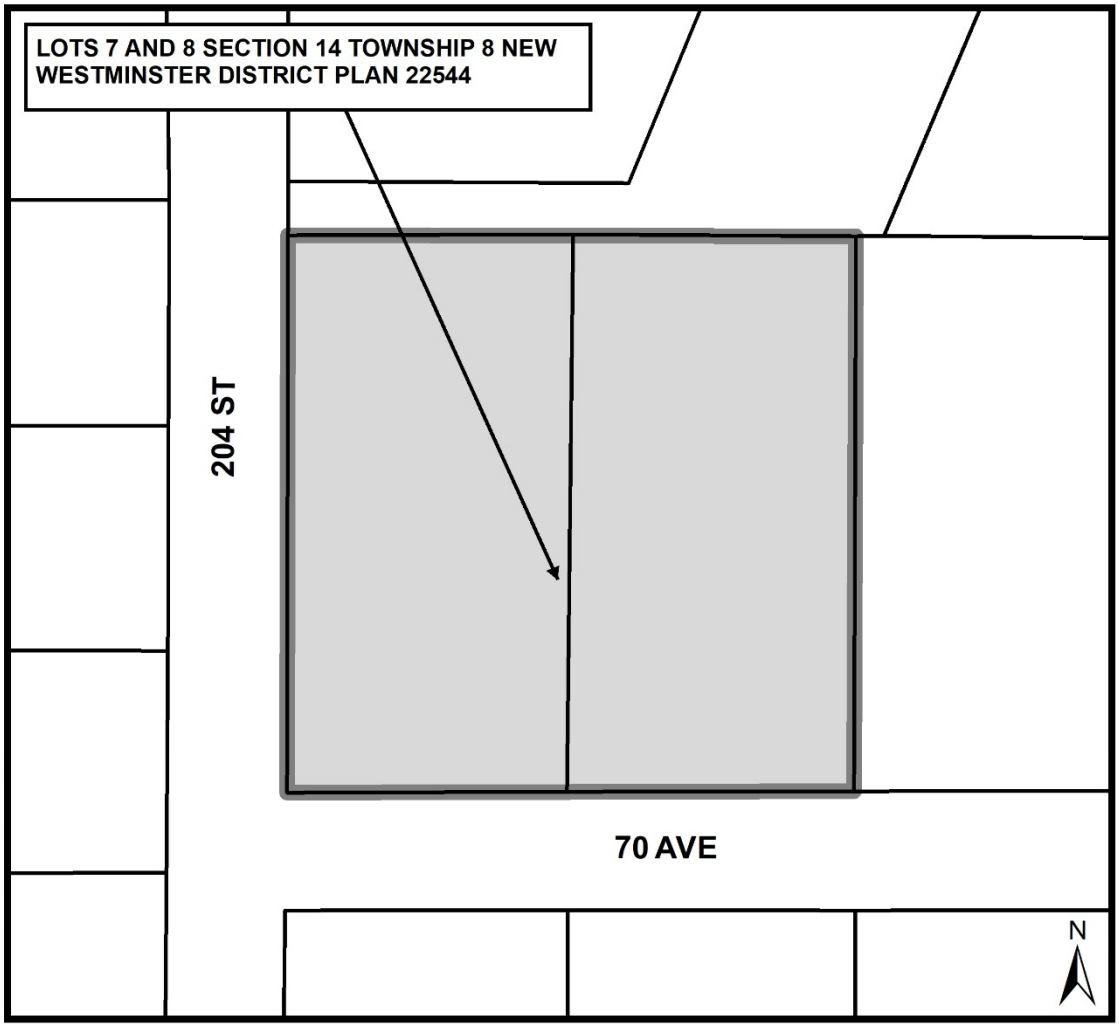


3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 7 and 8 Section 14 Township 8 New Westminster District Plan 22544

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-151.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5627