Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-83
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0097
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100301 AND DEVELOPMENT PERMIT NO. 101462 (HBG PROJECTS (BLANCO) LTD. / 7290 AND 7320 – 208 STREET)		

PROPOSAL:

Application to amend the Smith Neighbourhood Plan and rezone approximately 1.42 ha (3.50 ac) of land located at 7290 and 7320 - 208 Street to Comprehensive Development Zone CD-217 and CD-218 to facilitate the development of 225 apartment units, 243 m^2 (2,622 ft^2) of commercial (daycare) space and 22 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6191 and 6192 subject to 14 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6192) of Development Permit No. 101462; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Smith Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6192 rezoning 1.42 ha (3.50 ac) of land located at 7290 and 7320 - 208 Street to Comprehensive Development Zone CD-217 and CD-218 subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing (as required by the Smith Neighbourhood Plan).
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 (including any necessary statutory right-of-ways) including 208 and 208A Street and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan.

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age-Friendly Amenity Area requirements.
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Registration of restrictive covenants acceptable to the Township:
   a. prohibiting parking on internal strata townhouse roadways (other than clearly identified parking spaces)
   b. identifying a minimum of 5% of townhouse units and 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
   c. identifying the location of 243 m^2 (2,622 ft^2) ground floor commercial (daycare) use in accordance with the Smith Neighbourhood Plan.
8. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Compliance with Langley Airport Zoning Regulations.
10. Finalization of landscape plans.
11. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
12. As per the applicant's proposal in support of the proposed Neighbourhood Plan amendment and rezoning application, provision of $3,731,832 as a voluntary amenity contribution.
13. Compliance with Official Community Plan policy 3.1.9 (Family-Friendly Units) if applicable.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6192 authorize issuance of Development Permit No. 101462 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located within buildings and / or in enclosures 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 a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6191 and 6192 in conjunction with the hearing for the proposed Development Permit No. 101462.

EXECUTIVE SUMMARY:

HBG Projects (Blanco) Ltd. has applied to rezone approximately 1.42 ha (3.50 ac) of land located at 7290 and 7320 - 208 Street to Comprehensive Development Zone CD-217 and CD-218 to facilitate the development of 225 apartment units, 243 m^2 (2,622 ft^2) of commercial (daycare) space and 22 townhouse units. To facilitate the development, the applicant has proposed to amend the Smith Neighbourhood Plan to increase the permitted density on the apartment portion of the site from 1.4 FSR (up to 1.9 FSR subject to conditions) to 2.76 FSR.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Smith NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 14 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Smith NP Amendment Bylaw No. 6191, Rezoning Bylaw No. 6192 and Development Permit No. 101462.

REFERENCE:

Owner:	HBG Projects (Blanco) Ltd. 101, 19180 – 36 Avenue Surrey, BC V3Z 0P6
Legal Description:	South Half Lot 5 Section 24 Township 8 NWD Plan 1612; Lot 43 Section 24 Township 8 NWD Plan 45250
Location:	7290 and 7320 - 208 Street
Area:	1.42 ha (3.50 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-217 and Comprehensive Development Zone CD-218
Willoughby Community Plan:	Multi-Family, Development Permit Area 'B' Residential
Smith Neighbourhood Plan:	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 – 22 UPA)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2. The western portion of the site is designated Low Density Apartment (1.4 FSR), the eastern portion of the site is designated Rowhouse / Townhouse (8 – 22 UPA) in the Smith Neighbourhood Plan.
- The Low Density Apartment (1.4 FSR) designation allows for consideration of density to be increased to 1.9 FSR and building heights to increase from 4- to 6-storeys (consistent with the Medium Density Mixed Use (1.9 FSR) designation) where retail and childcare space and applicable amenity contributions are provided as part of the application.

DISCUSSION/ANALYSIS:

- The applicant has proposed a mixed use development for the western portion of the site adjacent to 208 Street consisting of 225 apartment units in two 6-storey buildings and 243 m^2 (2,622 ft^2) of commercial (daycare) space. Provision of commercial (daycare) space as part of the development is consistent with the Low Density Apartment (1.4 FSR) designation conditions to allow for consideration of increases in density from 1.4 FSR to 1.9 FSR and increases in height from 4- to 6-storeys.
- To facilitate the development, the applicant has applied to amend the Smith Neighbourhood Plan to increase the permitted density of the Low Density Apartment (1.4 FSR) designated portion of the site to 2.76 FSR.
- In support of the proposed amendment, the applicant has provided the following rationale:
    - "*208 Street is a major arterial road, and per Township policy, the highest densities should be placed along arterial roads. With the current housing crisis in our province, our client feels strongly that we should be using land in key locations such as this to the highest use possible, provided that the resultant development is compatible with its surroundings. The proposed form and character of the proposed buildings will fit seamlessly with surrounding land uses. We have*

stepped back the massing at levels 5 & 6 facing on all property lines to soften the massing transition to surrounding sites. We are providing all required parking for the apartment underground. Building to a lower density would waste the parking capacity of the site. We meet the AFAA requirements onsite with no cash-in-lieu, plus we are providing daycare on site."

- The applicant has proposed a 22 unit townhouse development for the eastern portion of the site designated Rowhouse / Townhouse (8 – 22 UPA) consistent with the Smith Neighbourhood Plan (19.6 UPA proposed).
- As part of the overall proposal, the developer will provide dedication and construction of portions of 208 and 208A Street and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan and is listed as development prerequisite of this report. Vehicular access to the site is proposed from future 208A Street.
- Staff note that the site is subject to Airport Zoning Regulations and that the applicant is responsible for obtainment of approvals from Transport Canada as applicable.

Adjacent Uses:

	Existing Use	**Neighbourhood Plan Designation**	**Existing Zoning**
North:	A property currently under application (TOL Project No. 08-24-0098) for a mixed use and townhouse development	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 - 22 UPA)	Suburban Residential SR-2
South:	Three suburban residential properties	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 - 22 UPA)	Suburban Residential SR-2
East:	Two suburban residential properties	Rowhouse / Townhouse (8 - 15 UPA) and Rowhouse / Townhouse (8 – 22 UPA)	Suburban Residential SR-2
West:	208 Street, beyond which are three suburban residential properties	Special Study Area	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The western portion of the subject site is designated Low Density Apartment (1.4 FSR) and the eastern portion of the site is designated Rowhouse / Townhouse (8 – 22 UPA). The applicant has applied to amend the Smith Neighbourhood Plan to increase the permitted density on the Low Density Apartment (1.4 FSR) portion of the site to 2.76 FSR.
- Consistent with Council's March 23, 2026 amendment to Bylaw No. 6198 (directly north of the subject site - ToL Project No. 08-24-0098), Bylaw No. 6191 proposes a text amendment to the Smith NP for lands in 7A and 7B catchment areas, south of 76 Avenue and east of 208 Street to waive Section 11.2.1 (securing a joint elementary school and neighborhood park site).

Zoning Amendment:

- Bylaw No. 6192 proposes to rezone the westerly portion of the site (0.96 ha (2.37 acres)) to Comprehensive Development Zone CD-217, to permit a maximum density of 2.76 FSR and two 6-storey buildings comprised of a total of 225 apartment units and 243 m^2 (2,622 ft^2) of commercial (daycare) space. Additionally, the eastern portion of the site (0.40 ha (1.0 acre)) is proposed to be rezoned to CD-218 to permit 22 townhouse units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-217 and CD-218 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject property is located in Development Permit Area "B" Residential in the Willoughby Community Plan. Proposed Development Permit No. 101462 is attached to this report (Attachment B) and includes renderings, site plans, building elevations and tree and landscaping plans. The proposal is consistent with the DP Area "B" requirements.
- Finalization of landscape plans prior to final reading has been included as a development prerequisite.

Community Amenity Contributions:

On July 7, 2025 an Interim Policy Regarding Community Amenity Contributions No. 07-170 was adopted by Council that directs staff to:

- discuss with development applicants the prospect of making amenity contributions to the Township; negotiate with development applicants on a case-by-case basis for the provision of community amenities; or allow amenity contributions either at the initiative of development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a $3,731,832 voluntary amenity contribution in support of the proposed rezoning application.

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
4	0	102	102	45	147

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed Smith Neighbourhood Plan amendment, rezoning and development permit application facilitates development of 225 apartment units, 243 m^2 (2,622 ft^2) of commercial (daycare) space and 22 townhouse units.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Smith Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6191 and 6192 (subject to 14 development prerequisites) and authorize staff to schedule the required Public Hearing for Smith Neighbourhood Plan Amendment Bylaw No. 6191 and Rezoning Bylaw No. 6192.

Respectfully submitted,

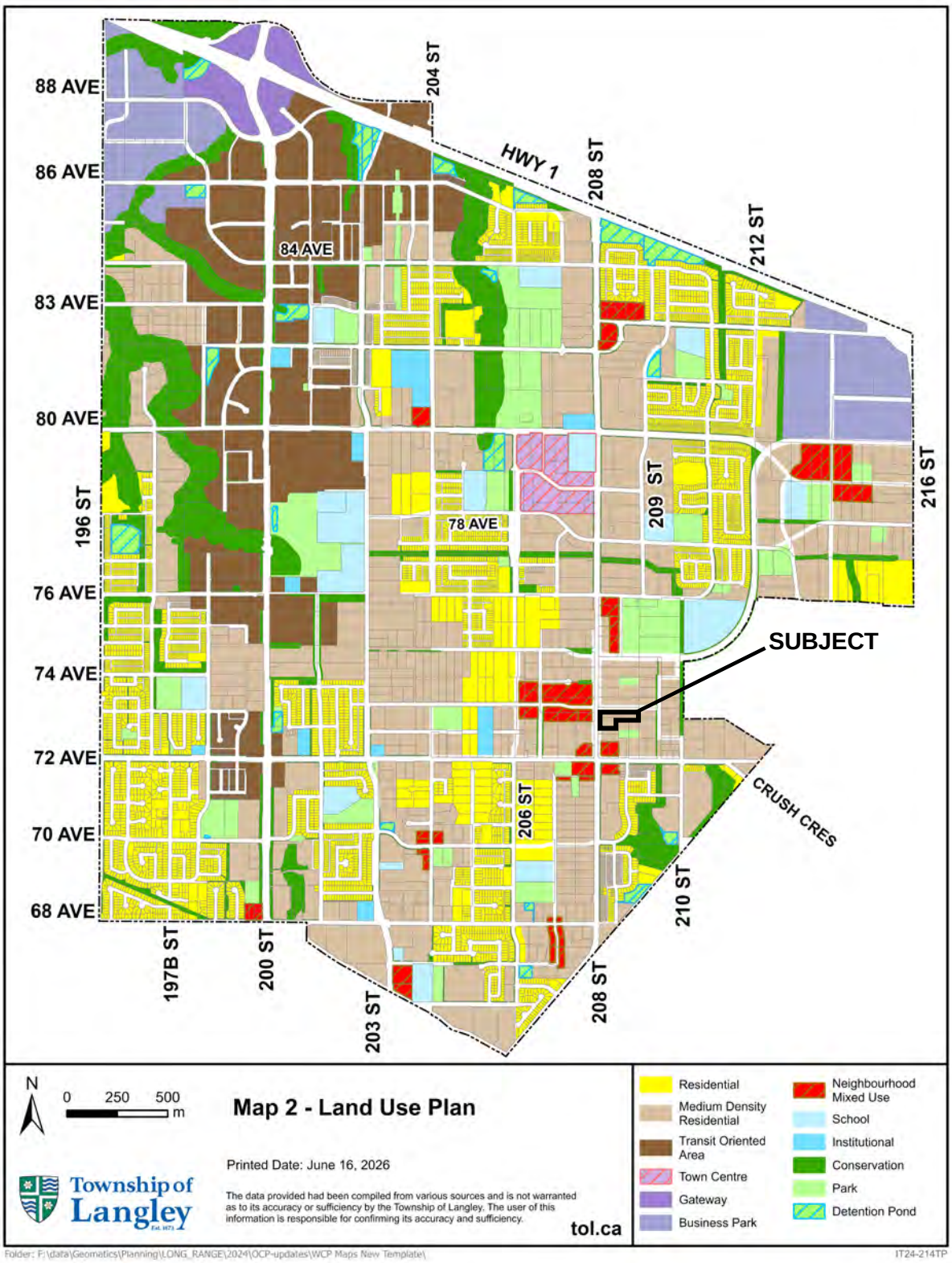
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

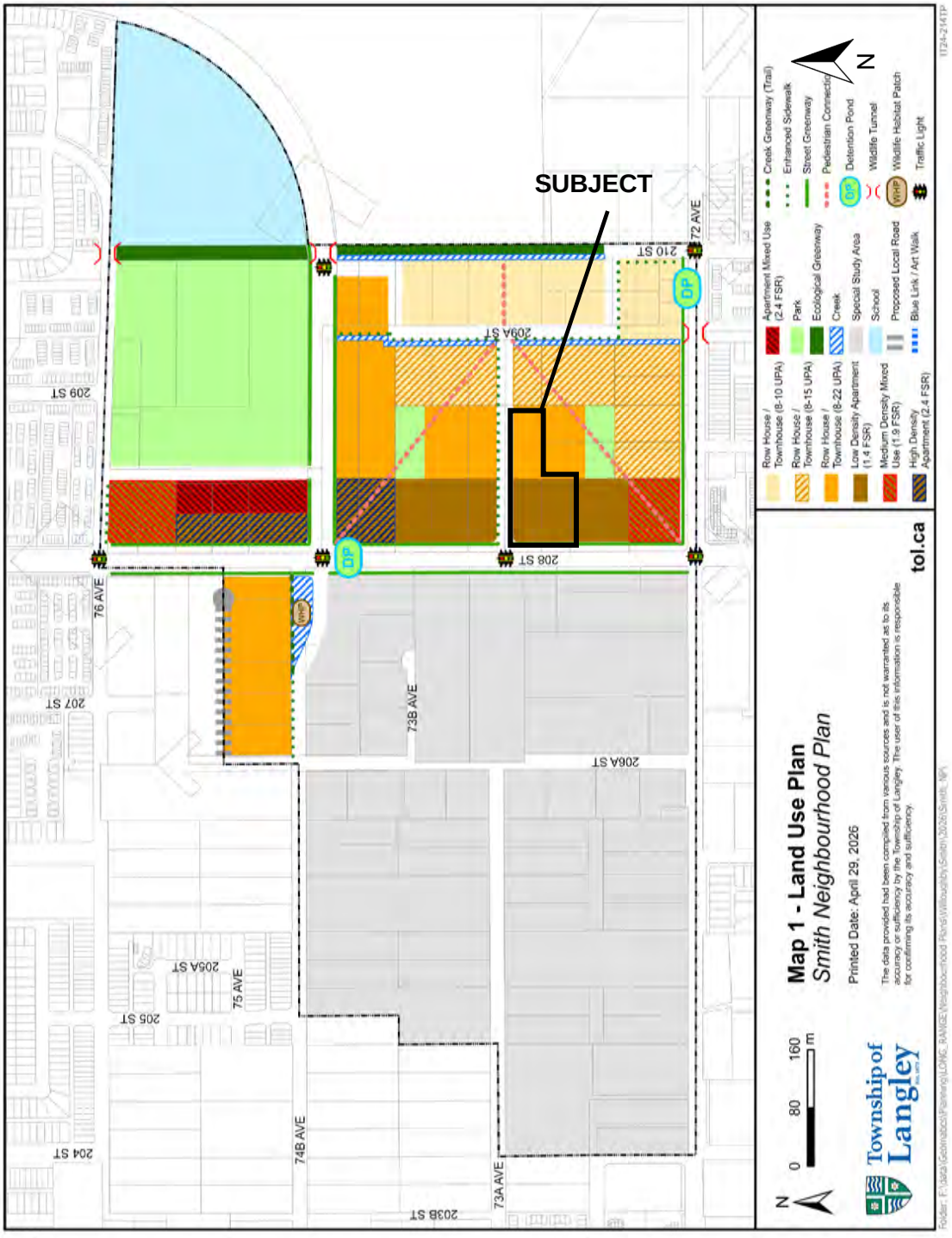
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No.101462

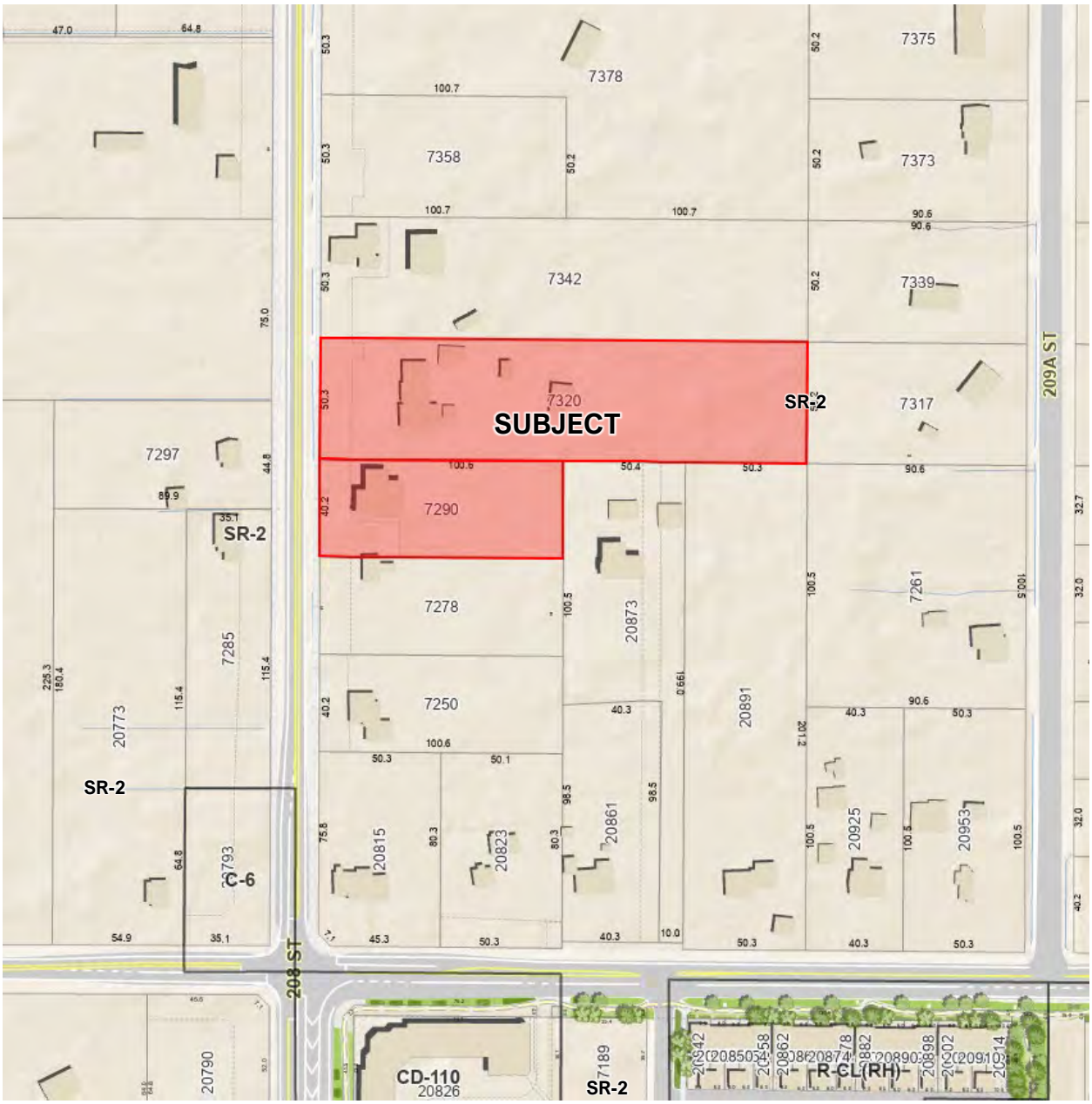
ATTACHMENT A



AERIAL CONTEXT MAP


88 AVE
86 AVE
84 AVE
83 AVE
80 AVE
78 AVE
76 AVE
74 AVE
72 AVE
70 AVE
68 AVE
204 ST
HWY 1
208 ST
212 ST
216 ST
196 ST
209 ST
206 ST
210 ST
197B ST
200 ST
203 ST
208 ST
CRUSH CRES
SUBJECT
N
0 250 500 m
Map 2 - Land Use Plan
Printed Date: June 16, 2026
The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.
tol.ca
Township of Langley
Residential
Medium Density Residential
Transit Oriented Area
Town Centre
Gateway
Business Park
Neighbourhood Mixed Use
School
Institutional
Conservation
Park
Detention Pond
Folder: P:\data\Geomatics\Planning\LONG_RANGE\2024\OCP-updates\WCP Maps New Template\
IT24-214TP


SUBJECT
72 AVE
210 ST
209A ST
209 ST
208 ST
76 AVE
207 ST
73B AVE
206A ST
205A ST
75 AVE
205 ST
74B AVE
204 ST
73A AVE
203B ST
Map 1 - Land Use Plan
Smith Neighbourhood Plan
Printed Date: April 29, 2026
tol.ca
Township of Langley
N
0
80
160
m



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101462

This Permit is issued this _____ day of _____, 2026 to:

1. NAME: HBG Projects (Blanco) Ltd.

   ADDRESS: 101, 19180 – 36 Avenue
   Surrey BC, V3Z 0P6

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: South Half Lot 5 Section 24 Township 8 NWD Plan 1612; Lot 43 Section 24 Township 8 NWD Plan 45250

   CIVIC ADDRESS: 7290 and 7320 – 208 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building and signage plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
   c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   d. All rooftop mechanical equipment to be screened from view.
   e. All refuse areas to be located within buildings and / or in enclosures 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 a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   c. On-site landscaping to be secured by letter of credit at building permit stage.
   d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
   e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

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 _____, 2026.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings

MULTI-FAMILY DEVELOPMENT

LANGLEY, BRITISH COLUMBIA



PROJECT CONTACT LIST

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ARCHITECTURAL DRAWING INDEX:
FOCUS ARCHITECTURE INCORPORATED

SHEET	DRAWING TITLE	SHEET	DRAWING TITLE
DP-0.00	COVER PAGE	DP-2.01	STREETSCAPES
		DP-2.02	STREETSCAPES
DP-0.01	OVERALL SITE PLAN	DP-2.03	COLOURED ELEVATIONS
DP-0.02	SITE PLAN	DP-2.04	COLOURED ELEVATIONS
DP-0.03	SITE SURVEY	DP-2.05	COLOURED ELEVATIONS
		DP-2.06	COLOURED ELEVATIONS
DP-1.01	FLOOR PLAN LEVEL P3	DP-2.07	COLOUR SCHEME
DP-1.02	FLOOR PLAN LEVEL P2	DP-2.08	3D IMAGES
DP-1.03	FLOOR PLAN LEVEL P1/LEVEL 1	DP-2.09	3D IMAGES
DP-1.04	FLOOR PLAN LEVEL 1/LEVEL 1		
DP-1.05	FLOOR PLAN LEVEL 2/LEVEL 1	DP-3.01	SECTIONS
DP-1.06	FLOOR PLAN LEVEL 3/LEVEL 1	DP-3.02	SECTIONS
DP-1.07	FLOOR PLAN LEVEL 4/LEVEL 1	DP-3.03	SECTIONS
DP-1.08	FLOOR PLAN LEVEL 5/LEVEL 1		
DP-1.09	LEVEL 6/ROOF PLAN		
DP-1.10	ROOF PLAN		

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2025-06-05	DP REVISIONS
2025-06-11	208A ROAD ALIGNMENT
2025-12-18	BALCONY REVISIONS
2026-01-26	208A ROAD ALIGNMENT
2026-02-13	PLANNING COMMENTS
2024-09-23	ISSUED FOR R.ZDP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COVER PAGE

DATE 2024.05.23 FILE NO
DWN PN
CHK CH 2406A

2026-06-05

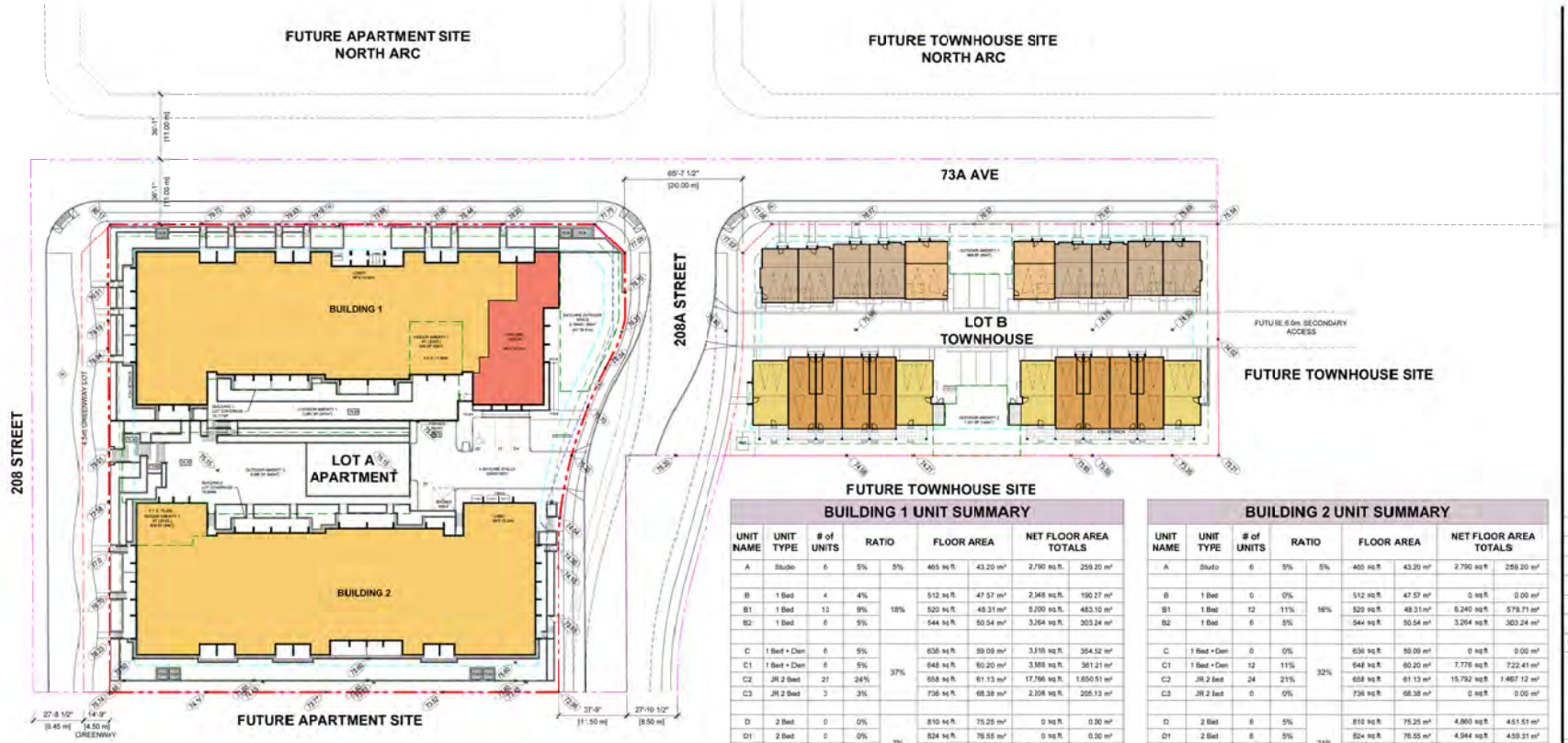
SEAL

SHEET NO
DP-0.00

LOT A

SCHEDULE A

F.1



NORTH

OVERALL SITE PLAN

SCALE: 1" = 30'

BUILDING 1 UNIT SUMMARY

UNIT NAME	UNIT TYPE	# of UNITS	RATIO		FLOOR AREA		NET FLOOR AREA TOTALS	
A	Studio	6	5%	5%	465 sq.ft.	43.20 m²	2,790 sq.ft.	259.20 m²
B	1 Bed	4	4%	18%	512 sq.ft.	47.57 m²	2,348 sq.ft.	190.27 m²
B1	1 Bed	13	9%		520 sq.ft.	48.31 m²	6,200 sq.ft.	483.10 m²
B2	1 Bed	6	5%		544 sq.ft.	50.54 m²	3,264 sq.ft.	303.24 m²
C	1 Bed + Den	6	5%	37%	636 sq.ft.	59.09 m²	3,816 sq.ft.	354.52 m²
C1	1 Bed + Den	6	5%		648 sq.ft.	60.20 m²	3,888 sq.ft.	361.21 m²
C2	JR 2 Bed	27	24%		658 sq.ft.	61.13 m²	17,766 sq.ft.	1,650.51 m²
C3	JR 2 Bed	3	3%		736 sq.ft.	68.38 m²	2,208 sq.ft.	205.13 m²
D	2 Bed	0	0%	7%	810 sq.ft.	75.25 m²	0 sq.ft.	0.00 m²
D1	2 Bed	0	0%		824 sq.ft.	76.55 m²	0 sq.ft.	0.00 m²
D2	2 Bed	6	5%		853 sq.ft.	79.25 m²	5,118 sq.ft.	475.48 m²
D3	2 Bed	2	2%		882 sq.ft.	81.94 m²	1,764 sq.ft.	163.88 m²
E	2 Bed + Den	6	5%	21%	876 sq.ft.	81.38 m²	5,256 sq.ft.	488.30 m²
E1	2 Bed + Den	11	10%		890 sq.ft.	82.68 m²	9,790 sq.ft.	909.52 m²
E2	2 Bed + Den	6	5%		930 sq.ft.	86.40 m²	5,580 sq.ft.	518.40 m²
E3	2 Bed + Den	1	1%		930 sq.ft.	86.40 m²	930 sq.ft.	86.40 m²
F	3 Bed	2	2%	12%	940 sq.ft.	87.33 m²	1,880 sq.ft.	174.66 m²
F1	3 Bed	9	8%		952 sq.ft.	88.44 m²	8,568 sq.ft.	795.99 m²
F2	3 Bed	0	0%		983 sq.ft.	91.32 m²	0 sq.ft.	0.00 m²
F3	3 Bed	2	2%		1095 sq.ft.	101.73 m²	2,190 sq.ft.	203.46 m²
TOTAL		113		100%			82,356 sq.ft.	7,823.25 m²

BUILDING 2 UNIT SUMMARY

UNIT NAME	UNIT TYPE	# of UNITS	RATIO		FLOOR AREA		NET FLOOR AREA TOTALS	
A	Studio	6	5%	5%	465 sq.ft.	43.20 m²	2,790 sq.ft.	259.20 m²
B	1 Bed	0	0%	16%	512 sq.ft.	47.57 m²	0 sq.ft.	0.00 m²
B1	1 Bed	12	11%		520 sq.ft.	48.31 m²	6,240 sq.ft.	579.71 m²
B2	1 Bed	6	5%		544 sq.ft.	50.54 m²	3,264 sq.ft.	303.24 m²
C	1 Bed + Den	0	0%	32%	636 sq.ft.	59.09 m²	0 sq.ft.	0.00 m²
C1	1 Bed + Den	12	11%		648 sq.ft.	60.20 m²	7,776 sq.ft.	722.41 m²
C2	JR 2 Bed	24	21%		658 sq.ft.	61.13 m²	15,792 sq.ft.	1,467.12 m²
C3	JR 2 Bed	0	0%		736 sq.ft.	68.38 m²	0 sq.ft.	0.00 m²
D	2 Bed	6	5%	21%	810 sq.ft.	75.25 m²	4,860 sq.ft.	451.51 m²
D1	2 Bed	6	5%		824 sq.ft.	76.55 m²	4,944 sq.ft.	459.31 m²
D2	2 Bed	10	9%		853 sq.ft.	79.25 m²	8,530 sq.ft.	792.46 m²
D3	2 Bed	2	2%		882 sq.ft.	81.94 m²	1,764 sq.ft.	163.88 m²
E	2 Bed + Den	0	0%	17%	876 sq.ft.	81.38 m²	0 sq.ft.	0.00 m²
E1	2 Bed + Den	12	11%		890 sq.ft.	82.68 m²	10,680 sq.ft.	992.20 m²
E2	2 Bed + Den	7	6%		930 sq.ft.	86.40 m²	6,510 sq.ft.	604.80 m²
E3	2 Bed + Den	0	0%		930 sq.ft.	86.40 m²	0 sq.ft.	0.00 m²
F	3 Bed	0	0%	9%	940 sq.ft.	87.33 m²	0 sq.ft.	0.00 m²
F1	3 Bed	8	7%		952 sq.ft.	88.44 m²	7,616 sq.ft.	707.55 m²
F2	3 Bed	2	2%		983 sq.ft.	91.32 m²	1,966 sq.ft.	182.65 m²
F3	3 Bed	0	0%		1095 sq.ft.	101.73 m²	0 sq.ft.	0.00 m²
TOTAL		113		100%			82,732 sq.ft.	7,686.05 m²

SITE RECONCILIATION

OVERALL LOT AREAS:

GROSS LOT AREA: 152,431 sq.ft. (3.50 AC) = 1.41⁽⁾ ha

ROAD DEDICATION: 45,635 sq.ft. (1.05 AC) = 0.424 ha
GREENWAY DEDICATION: 3,713 sq.ft. (0.09 AC) = 0.036 ha
LOT A NET AREA: 68,844 sq.ft. (1.58 AC) = 0.640 ha
LOT B NET AREA: 34,239 sq.ft. (0.78 AC) = 0.311 ha

LOT A CALCULATIONS

ZONING:

EXISTING: SR-2
PROPOSED: CD

FLOOR SPACE RATIO:
FOR FSR CALCULATIONS, UNDEVELOPABLE SITE AREAS ARE EXCLUDED (i.e. CONSERVATION AREAS, PUBLICLY DEDICATED OPEN SPACES, ROADS)
LOT A AREA FOR FSR = 68,844 sf (1.58 AC) = 0.640 ha

PERMITTED UNDER SMITH PLAN = 1.9 (IF DAYCARE PROVIDED)
PROPOSED = 190,072 SF / 68,844 SF = 2.76 (NCP AMENDMENT REQUIRED)

LOT COVERAGE:

PROPOSED: 19,117 SF (BLC 1) + 18,584 SF (BLD 2) / 68,844 SF
37,761 SF / 68,844 SF = 54.8%

HEIGHT:

PERMITTED: 4 STOREY
PROPOSED: 6 STOREY (NCP AMENDMENT REQUIRED)

AVERAGE UNIT SIZE:
MINIMUM: 67.35 M2 (725 SF)
PROPOSED:
(82,056 SF + 82,732 SF) / 226 UNITS = 729.1 SF (67.7M²)

UNIT MIX:
REQUIRED: 15% OF UNITS TO BE 2 BEDROOM OR LARGER
PROPOSED: BUILDING 1 = 75 UNITS
BUILDING 2 = 77 UNITS
TOTAL: 152/226 = 67.25%

REQUIRED: 10% OF UNITS TO BE 3 BEDROOM OR LARGER
PROPOSED: BUILDING 1 = 13 UNITS
BUILDING 2 = 10 UNITS
TOTAL: 23/226 = 10.17%

RESIDENTIAL PARKING REQUIRED:
BUILDING 1
STUDIO 6 x 1 = 6 STALLS
1 BED 32 x 1.5 = 48 STALLS
2 BED 62 x 1.5 = 93 STALLS
3 BED 13 x 1.5 = 19.5 STALLS
TOTAL 113 UNITS 166.5 STALLS
BUILDING 2
STUDIO 6 x 1 = 6 STALLS
1 BED 30 x 1.5 = 45 STALLS
2 BED 67 x 1.5 = 100.5 STALLS
3 BED 10 x 1.5 = 15 STALLS
TOTAL 113 UNITS 166.5 STALLS

TOTAL RESIDENTIAL REQUIRED: 333 STALLS (INCL VISITORS)
VISITORS REQUIRED: 333 x 10% = 33.3 STALLS

DAYCARE PARKING REQUIRED:
1 STALL/EMPLOYEE + DROP-OFF AREA = 8 STALLS

TOTAL PARKING REQUIRED = 333 + 8 = 341 STALLS

TOTAL PARKING PROVIDED:
SURFACE: 4 STALLS (DAYCARE)
P1: 38 STALLS (34 VISITORS + 4 DAYCARE)
P2: 155 STALLS
P3: 174 STALLS
TOTAL 371 STALLS

BICYCLE PARKING:
REQUIRED: 1 LOCKER /UNIT= 226 LOCKERS + 12 VISITORS
TOTAL = 238
PROVIDED: 226 LOCKERS + 12 VISITORS
TOTAL = 238

ADAPTABLE HOUSING UNITS:
REQUIRED: 10% x 226 = 22.6
PROVIDED: 24 UNITS (TYPE C & C1)

RESIDENTIAL AMENITY SPACE:
REFER TO TOL CALCULATION WORKSHEET

GARBAGE & RECYCLING AREA
GARBAGE & RECYCLING STORAGE SPACE REQUIRED
226 UNITS x 0.3m2 = 8m2 = 78ft2
RECYCLING STORAGE SPACE (WITHIN THE GARBAGE & RECYCLING STORAGE SPACE) REQUIRED:
226 UNITS x 0.19m2 = 5m2 = 41ft2
FLEX SPACE REQUIRED:
41m2 x 50% = 23.5m2
TOTAL REQUIRED: 78m2+20.5m2 = 98.5m2
TOTAL PROVIDED: 99.7m2

LOT A GROSS FLOOR AREA

	BUILDING 1 FLOOR AREA				BUILDING 2 FLOOR AREA			
LEVEL 1	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 2	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 3	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 4	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 5	15,574.00	SF	1445.01	m²	15,178.00	SF	1410.08	m²
LEVEL 6	15,554.00	SF	1445.01	m²	15,178.00	SF	1410.08	m²
TOTAL	**97,204.00**	SF	9030.54	m²	**94,668.00**	SF	8794.94	m²
TOTAL :					**191,872.00**	SF	17825.48	m²

TOTAL GROSS FLOOR AREA (GFA) INCLUDES 2,622 SF [243.6m²] DAYCARE)

FLOOR AREA FOR FSR = GFA - INTERIOR AMENITY SPACE =
191,872 SF - AMENITY 1 (893 SF) - AMENITY 2 (907 SF) =
190,072 SF

LOT A

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1	2025-05-05 DP REVISIONS
2	2025-06-11 208A ROAD ALIGNMENT
3	2025-12-18 BALCONY REVISIONS
4	2026-01-26 208A ROAD ALIGNMENT
5	2026-02-13 PLANNING COMMENTS
	2024-09-25 ISSUED FOR RZDP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
OVERALL SITE/ CONTEXT PLAN

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH 2406A

2026-06-05

SEAL

SHEET NO.
DP0.01

F.1

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CLIENT	HAVER BUILDERS GROUP
PROJECT	"BLANCO" APARTMENT DEVELOPMENT 7320, 7290 208 STREET LANGLEY, BC
DRAWING TITLE	LOT A SITE PLAN
DATE	2024.03.23
DWN.	PN
CHK.	CH
FILE NO.	2406A
SEAL	
SHEET NO.	DP0.03

LOT A

SITE PLAN
SCALE: 1/16"=1'-0"
NORTH



1 STREETSCAPE 73A Ave
SCALE: 3/32" = 1'-0"



2 STREETSCAPE 208 STREET
SCALE: 3/32" = 1'-0"

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CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH 2406A

2026-06-05
SEAL

LOT A

SHEET NO. DP-2.01



1 **STREETSCAPE 208A STREET**
SCALE: 3/32" = 1'-0"

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1	2026-04-11 208A ROAD ALIGNMENT
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1	2025-09-26 208A ROAD ALIGNMENT
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	2024-09-25 ISSUED FOR RZDP

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.02

LOT A

F.1



1 **BUILDING 1 NORTH ELEVATION/73A AVE**
SCALE: 3/32" = 1'-0"



3 **BUILDING 1 SIGNAGE**
SCALE: 1/4" = 1'-0"



2 **BUILDING 1 WEST ELEVATION/208 STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING WITH WOOD GRAIN APPEARANCE
3. WOOD GRAIN ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING PATIO DOORS
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. COLUMN CLAD WITH HARDIE PANEL W/EASY TRIM CORNERS
11. ALUMINUM STOREFRONT (WHITE)
12. PARKADE ENTRY SECURITY GRILLE
13. GLAZED FRENCH DOOR (INSULATED STEEL OR FIBERGLASS)
14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

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2025-06-11	208A ROAD ALIGNMENT
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2025-02-13	PLANNING COMMENTS
2024-09-25	ISSUED FOR R.ZDP

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 1

DATE 2024.05.23 FILE NO
DWN PN
CHK CH 2406A

2026-06-05
SEAL

SHEET NO.
DP-2.03

LOT A

F.1



1 **BUILDING 1 SOUTH ELEVATION**
SCALE 3/32" = 1'-0"



3 **DAYCARE SIGNAGE**
SCALE 1/4" = 1'-0"



2 **BUILDING 1 EAST ELEVATION/208A STREET**
SCALE 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL META. SIDING WITH WOOD GRAIN APPEARANCE
3. WOOD GRAIN ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING PATIO DOORS
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. COLUMN CLAD WITH HARDIE PANEL W/EASY TRIM CORNERS
11. ALUMINUM STOREFRONT (WHITE)
12. PARKADE ENTRY SECURITY GRILLE
13. GLAZED FRENCH DOOR (INSULATED STEEL OR FIBERGLASS)
14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

LOT A

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 1

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH 2406A

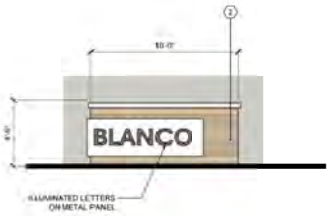
2026-06-05

SEAL

SHEET NO.
DP-2.04



1 **BUILDING 2 NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



3 **BUILDING 2 SIGNAGE**
SCALE: 1/4" = 1'-0"



2 **BUILDING 2/ WEST ELEVATION/208 STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING WITH WOOD GRAIN APPEARANCE
3. WOOD GRAIN ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
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12. PARKADE ENTRY SECURITY GRILLE
13. GLAZED FRENCH DOOR (INSULATED STEEL OR FIBERGLASS)
14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

LOT A

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2025-02-13	PLANNING COMMENTS
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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 2

DATE 2024.05.23 FILE NO
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.05

F.1



1 **BUILDING 2 SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



2 **BUILDING 2 EAST ELEVATION/208A STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING WITH WOOD GRAIN APPEARANCE
3. WOOD GRAIN ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING PATIO DOORS
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8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. COLUMN CLAD WITH HARDIE PANEL W/EASY TRIM CORNERS
11. ALUMINUM STOREFRONT (WHITE)
12. PARKADE ENTRY SECURITY GRILLE
13. GLAZED FRENCH DOOR (INSULATED STEEL OR FIBERGLASS)
14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 2

DATE 2024.05.23 FILE NO
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.06

LOT A

F.1



COLOUR SCHEME:

A **Horizontal Siding:**
IXL
Mac Metal Architecture 'Cork'
c/w easy trim to match panel

B **Cement Board Panel Siding:**
James Hardie, smooth
'Arctic White'
c/w easy trim to match panel

C **Cement Board Panel Siding:**
James Hardie, smooth
'Night Gray'
c/w easy trim to match panel

D **Cement Board Panel Siding:**
James Hardie, smooth
'Iron Gray'
c/w easy trim to match panel

E **Window Frames:**
Vinyl
White

F **Soffit:**
Gentek Vented Aluminum Soffit
'Ice White'

G **Soffit:**
XL
Mac Metal Architectural
Aluminum Soffit
Norwood Vented 'Cork'

H **Metal/Glass Railing:**
White

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2025-06-11 20A4 ROAD ALIGNMENT
2025-12-18 BALCONY REVISIONS
2026-09-26 20A4 ROAD ALIGNMENT
2025-02-13 PLANNING COMMENTS
2024-09-25 ISSUED FOR R-DP

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH 2406A

2026-06-05
SEAL

SHEET NO.
DP-2.07

LOT A

F.1



1 BUILDING 1 - 73A AVE
SCALE: N.T.S.



2 NORTH WEST
SCALE: N.T.S.



3 SOUTH EAST
SCALE: N.T.S.



4 NORTH EAST
SCALE: N.T.S.

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.08

LOT A

F.1



1 WEST
SCALE: N.T.S.



2 SOUTH WEST
SCALE: N.T.S.



3 COURTYARD VIEW
SCALE: N.T.S.



4 COURTYARD VIEW
SCALE: N.T.S.

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2025-06-05	35% REVISIONS
2025-06-11	208M ROAD ALIGNMENT
2025-12-18	BALCONY REVISIONS
2026-02-25	208M ROAD ALIGNMENT
2025-02-13	PLANNING COMMENTS
2024-09-25	ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE 2024.05.23 FILE NO
DWN PN
CHK CH 2406A

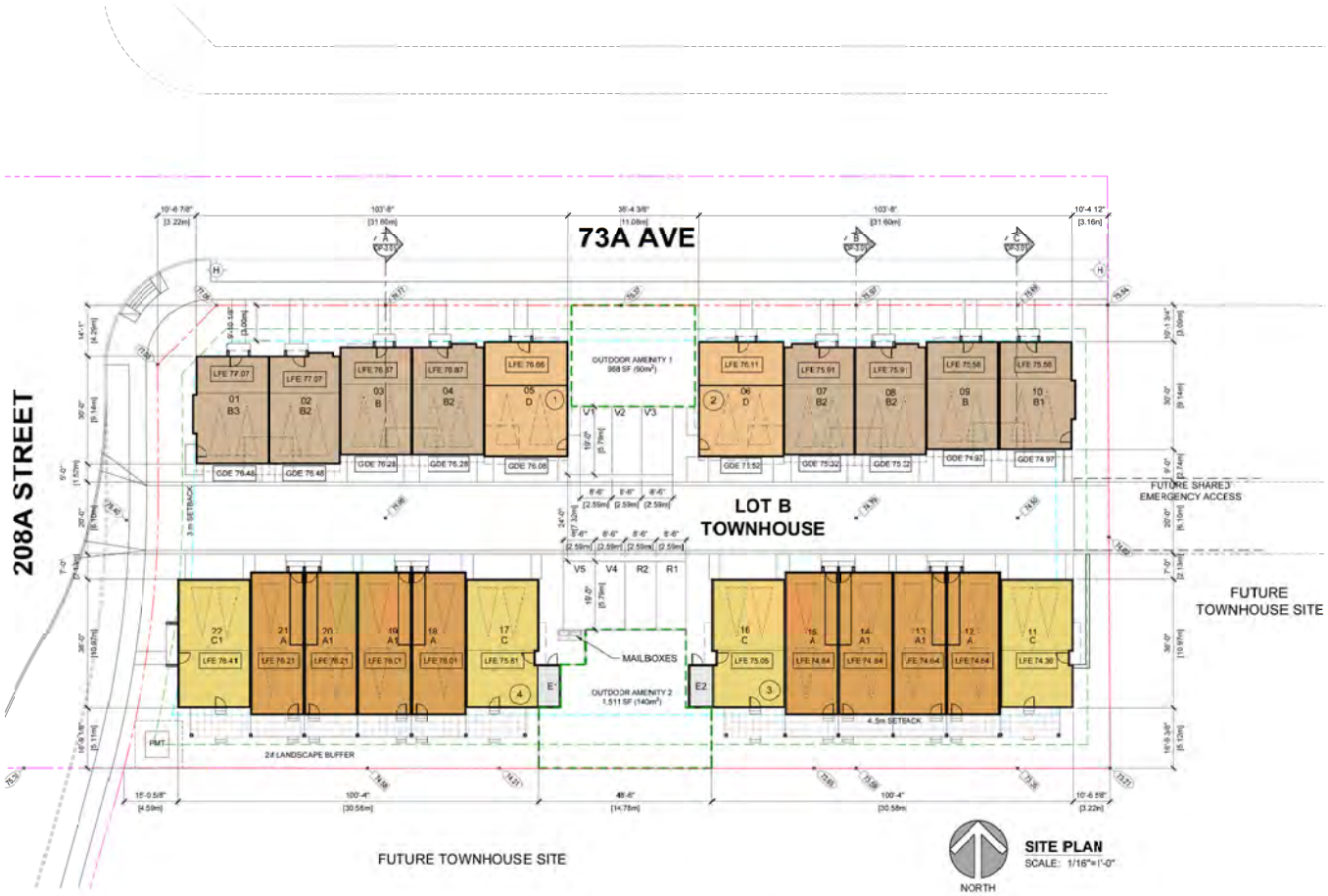
2026-06-05

SEAL

SHEET NO.
DP-2.09

LOT A

F.1



SITE PLAN
SCALE: 1/16"=1'-0"

SITE RECONCILIATION - LOT B

LEGAL DESCRIPTION: LOT 5, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP1612
LOT 43, SECTION 24, TOWNSHIP 8,NEW WEST DISTRICT, PLAN NWP45250

CIVIC ADDRESS: 7320, 7290 208TH STREET, LANGLEY, BC

ZONING INFORMATION:

SMITH NEIGHBOURHOOD PLAN
EXISTING LAND USE: RESIDENTIAL (SINGLE FAMILY)
PROPOSED LAND USE: TOWNHOUSE A (16-22 UPA)

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA: GROSS LOT AREA: 49,086.7 sq.ft. / 4,561.4 m² / 1.12 Ac. / 0.45 Ha.
ROAD DEDICATION: - 14,959.7 sq.ft. / 1,390.5 m² / 0.35 Ac. / 0.14 Ha.
NET SITE AREA: 34,239 sq.ft. / 3,180.9 m² / 0.78 Ac. / 0.32 Ha.

SETBACKS: REQUIRED: SEE CD BYLAW
PROPOSED: NORTH (73A AVE): 3.00 m
EAST: 3.00 m
SOUTH: 4.50 m
WEST (208A ST): 3.00 m

LOT DENSITY:
PERMITTED: 16-22 UPA ON GROSS LAND AREA
PROPOSED (GROSS PER NCP): 22 UNITS / 1.12ac = 19.6 UPA
PROPOSED (NET): 22 UNITS / 0.78 ac = 28.2 upa

LOT COVERAGE: PERMITTED: 50%
PROPOSED: 1,507.5 MF / 3,157.5 MF = 47.7%

BUILDING HEIGHT: PERMITTED: 3 STOREY
PROPOSED: 3 STOREY

AGE FRIENDLY AMENITY SPACE:
REQUIRED: 22 x 6m²/UNIT = 132 m².
PROPOSED: 230 m² (SEE AFAA WORKSHEET)

ADAPTABLE HOUSING:
REQUIRED: 22 UNITS x 5% = 1.1 UNITS
PROPOSED: 2 UNITS (UNIT D)

TANDEM UNITS:
TANDEM MAXIMUM: 40%
TANDEM PROVIDED: 8 UNITS / 22 UNITS = 36.4%

PARKING:
RESIDENT REQUIRED: 14 DOUBLE CAR UNITS x 2.0/UNIT = 28 STALLS
8 TANDEM UNITS X 2.3/UNIT = 18.4 STALLS
VISITOR REQUIRED: 22 UNITS X0.2 /UNIT = 4.4 STALLS
TOTAL PARKING REQUIRED: 50.8 STALLS

PARKING PROVIDED: IN GARAGES: 44 STALLS
SURFACE: 7 STALLS
TOTAL: 51 STALLS

EV CHARGING: ONE LEVEL 2 CHARGING STATION TO BE PROVIDED FOR EACH UNIT IN GARAGE

LOT COVERAGE SUMMARY				
BLDG	# OF UNITS	LOT COVERAGE		
1	5	3,474.3 sq.ft.	322.8	m²
2	5	3,474.3 sq.ft.	322.8	m²
3	6	4,531.7 sq.ft.	430.3	m²
4	6	4,645.2 sq.ft.	431.6	m²
TOTAL	22	16,225.5 sq.ft.	1,507.5	m²

TOWNHOUSE FLOOR AREA SUMMARY							
UNIT TYPE	# of UNITS	GARAGE	LOWER*	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A	4	474 sq.ft.	126 sq.ft.	607 sq.ft.	614 sq.ft.	1,347 sq.ft. / 125.1 m²	5,388 sq.ft. / 500.6 m²
A1	4	474 sq.ft.	126 sq.ft.	607 sq.ft.	606 sq.ft.	1,339 sq.ft. / 124.4 m²	5,356 sq.ft. / 497.6 m²
B	2	413 sq.ft.	167 sq.ft.	586 sq.ft.	553 sq.ft.	1,426 sq.ft. / 132.5 m²	2,852 sq.ft. / 265.0 m²
B1	1	449 sq.ft.	167 sq.ft.	603 sq.ft.	651 sq.ft.	1,421 sq.ft. / 132.0 m²	1,421 sq.ft. / 132.0 m²
B2	4	413 sq.ft.	194 sq.ft.	580 sq.ft.	640 sq.ft.	1,414 sq.ft. / 131.4 m²	5,656 sq.ft. / 525.5 m²
B3	1	449 sq.ft.	167 sq.ft.	603 sq.ft.	651 sq.ft.	1,421 sq.ft. / 132.0 m²	1,421 sq.ft. / 132.0 m²
C	3	408 sq.ft.	314 sq.ft.	764 sq.ft.	764 sq.ft.	1,842 sq.ft. / 171.1 m²	5,526 sq.ft. / 513.4 m²
C1	1	408 sq.ft.	314 sq.ft.	764 sq.ft.	764 sq.ft.	1,842 sq.ft. / 171.1 m²	1842 sq.ft. / 171.1 m²
D	3	482 sq.ft.	270 sq.ft.	705 sq.ft.	789 sq.ft.	1,764 sq.ft. / 163.9 m²	3,528 sq.ft. / 327.8 m²
TOTAL	22					EXCLUDING GARAGES	32,990 sq.ft. / 3,064.9 m²
			GARAGE TOTAL	32,663 sq.ft.		INCLUDING GARAGES	65,653 sq.ft. / 9,099.4 m²

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2026-05-22 DP REVISIONS
2022-09-26 208st ROAD ALIGNMENT
2025-02-13 PLANNING COMMENTS
2024-09-25 ISSUED FOR REZP
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CLIENT
HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
TOWNHOUSE SITE PLAN

DATE: 2026.05.23 FILE NO.
DWN: PN/DW
CHK: CH 2406B

2026/05/27
SEAL
SHEET NO.
DP-0.03

LOT B



1 **STREETSCAPE 73A AVE.**
SCALE: 3/32" = 1'-0"



2 **STREETSCAPE 208A AVE.**
SCALE: 3/32" = 1'-0"

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
STREETSCAPE

DATE: 2026.05.23 FILE NO.
DWN: DW
CHK: CH **2406B**

2026/05/27
SEAL

SHEET NO.
DP-0.04

LOT B

F.1



1 **SOUTH PROPERTY LINE**
SCALE: 3/32" = 1'-0"



2 **EAST PROPERTY LINE**
SCALE: 3/32" = 1'-0"

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
STREETSCAPE

DATE 2026.05.23 FILE NO.
DWN PN
CHK CH **2406B**

2026/05/27
SEAL

SHEET NO.
DP-0.05

LOT B

F.1



COLOUR SCHEME:

A — Roof Shingles:
Pabco Premier Laminated Shingle
'Antique Black'

B — Horizontal Siding:
(Cement board siding on street facing sides.)
James Hardie 'Arctic White'
Gentek 'Snow White'

C — Horizontal Siding:
(Cement board siding on street facing sides.)
James Hardie 'Night Gray'
Gentek 'Midnight Surf'

D — Horizontal Siding:
IXL
Mac Metal Architecture 'Cork'

E — Trim 1:
James Hardie 'Arctic White'

F — Trim 2:
James Hardie 'Night Gray'

G — Smooth Panel 1:
James Hardie 'Arctic White'

H — Smooth Panel 2:
James Hardie 'Night Gray'

I — Fascia Boards, Gutters:
Benjamin Moore 'Snow White' OC-66

J — Fascia Boards, Gutters:
Benjamin Moore 'Charcoal Slate' HC-178

K — Window Frames:
White

L — Entry Doors:
Wood colour

M — Metal Railing:
Black

N — Garage Doors:
White

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

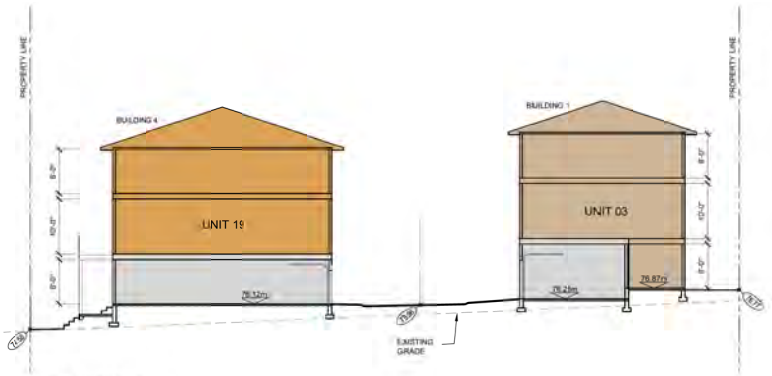
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CHK CH 2406B

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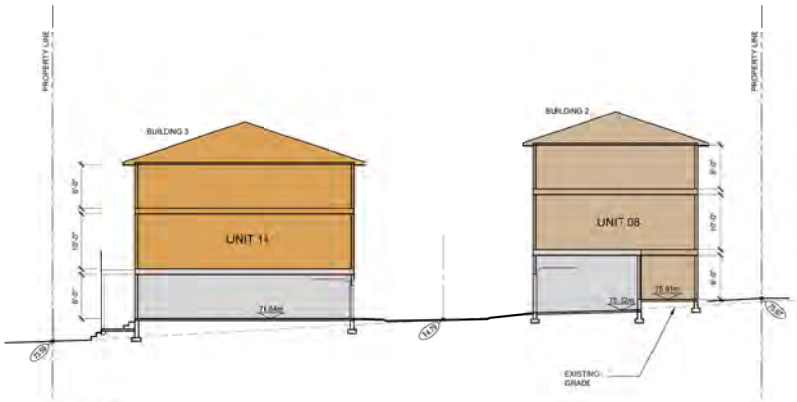
SHEET NO.
DP-0.06

LOT B

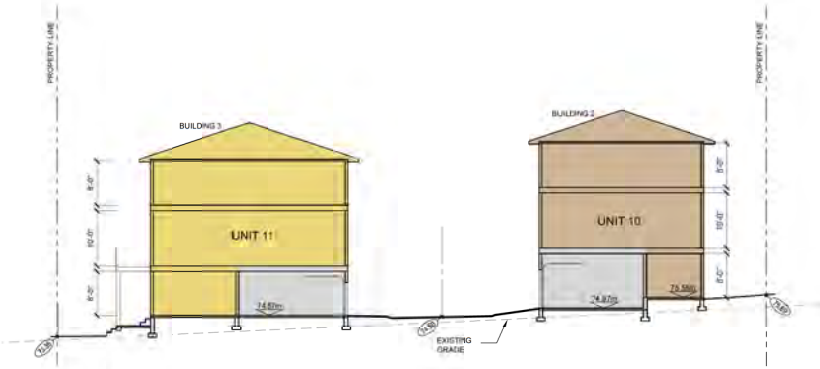
F.1



1 **SECTION A**
SCALE: 3/32" = 1'-0"



2 **SECTION B**
SCALE: 3/32" = 1'-0"



3 **SECTION C**
SCALE: 3/32" = 1'-0"

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
SECTIONS

DATE: 2026.05.23 FILE NO.
DWN: PN
CHK: CH **2406B**

2026.05.27
SEAL

SHEET NO.
DP-0.07

LOT B

F.1



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDI PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE) INSTALL W/ BUTT JOINTS AT FASCIAS AND 'EZ-TRIM' AT WALLS (COLOUR MATCHED TO WALL COLOUR)
4. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
5. 5" PREFINISHED ALUMINUM GUTTER ON 2X6 PAINTED WOOD FASCIA
6. SEALED DOUBLE GLAZED P.V.C. WINDOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
8. ENTRY DOOR
9. OVERHEAD GARAGE DOOR
10. WOOD COLUMN, CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL)
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W META FLASHING
16. ENTRY CANOPY

LOT B

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"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 1 ELEVATIONS

DATE: 2026.05.23 FILE NO.
DWN: DN
CHK: CH **2406B**

SEAL
2026/05/27

SHEET NO.
DP-1.02



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDI PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE) INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
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7. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
8. ENTRY DOOR
9. OVERHEAD GARAGE DOOR
10. WOOD COLUMN, CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL)
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W METAL FLASHING
16. ENTRY CANOPY

LOT B

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PROJECT
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7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 2 ELEVATIONS

DATE: 2026.05.23 FILE NO.
DWN: DW
CHK: CH **2406B**

2026/05/27
SEAL

SHEET NO.
DP-2.02



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDI PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE) INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
4. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
5. 5" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
6. SEALED DOUBLE GLAZED P.V.C. WINDOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
8. ENTRY DOOR
9. OVERHEAD GARAGE DOOR
10. WOOD COLUMN, CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL).
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm. HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W META FLASHING
16. ENTRY CANOPY

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 3 ELEVATIONS

DATE: 2026.05.23 FILE NO.
DWN: DW
CHK: CH **2406B**

SEAL
2026/05/27

SHEET NO.
DP-3.02

F.1



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDI PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE) INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
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10. WOOD COLUMN, CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL).
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm. HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W META FLASHING
16. ENTRY CANOPY

LOT B

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"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 4 ELEVATIONS

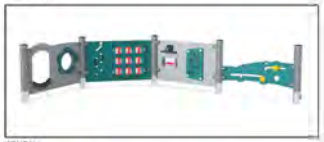
DATE: 2026.05.23 FILE NO.
DWN: DW
CHK: CH **2406B**

SEAL
2026/05/27

SHEET NO.
DP-4.02



KOMPAN
KNIF GXY932



KOMPAN
PLAY PANEL PCM003421



MAGLIN
2300 SERIES BENCH



MAGLIN
400 SERIES BIKE RACK



TREE SCHEDULE

PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8 M STD; B&B; CLIMATE RESILIENT
	7	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
	3	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	6CM CAL; 1.5 M STD; B&B
	6	CARPINUS BETULUS	EUROPEAN HORNBEAM	6CM CAL; 1.2 M STD; B&B
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; B&B
	3	CORNUS KOUSA 'SATOM'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	3	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	6CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	6CM CAL; 2M STD; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	2m HT; B&B
	2	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; 1.2 M STD; B&B
	3	NYSSA SINENSIS	CHINESE TUPELO	6CM CAL; 1.8 M STD; B&B; CLIMATE RESILIENT
	11	PICEA ABIES 'CUPRESSINA'	'CUPRESSINA' NORWAY SPRUCE	2.5M HT; B&B
	8	PICEA OMORIKA 'BRUNS PENDULA'	WEEPING BRUNS SER BIAN SPRUCE	1.5M HT; B&B; CLIMATE RESILIENT
	7	PINUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRIAN BLACK PINE	2.5M HT; B&B; CLIMATE RESILIENT

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

TOTAL AREA - 1.71 ACRE
TOTAL REPLACEMENT TREE: 50 (25 DECIDUOUS TREE, 25 CONIFEROUS TREE)
TREES PROPOSED - 69
DECIDUOUS - 43
EVERGREEN - 26

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p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.JUN.19	NEW SITE PLAN	DWN
7	26.JUN.19	UPDATE PER COMMENTS / NEW ROOFTOP	DWN
6	26.MAY.25	NEW SITE PLAN	DWN
5	25.OCT.16	NEW SITE PLAN, LOT A	MM
4	25.FEB.17	NEW SITE PLAN	AD
3	25.FEB.14	ISSUE FOR DP PROGRESS	JK
2	24.DEC.04	ISSUE FOR DP PROGRESS	JK
1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

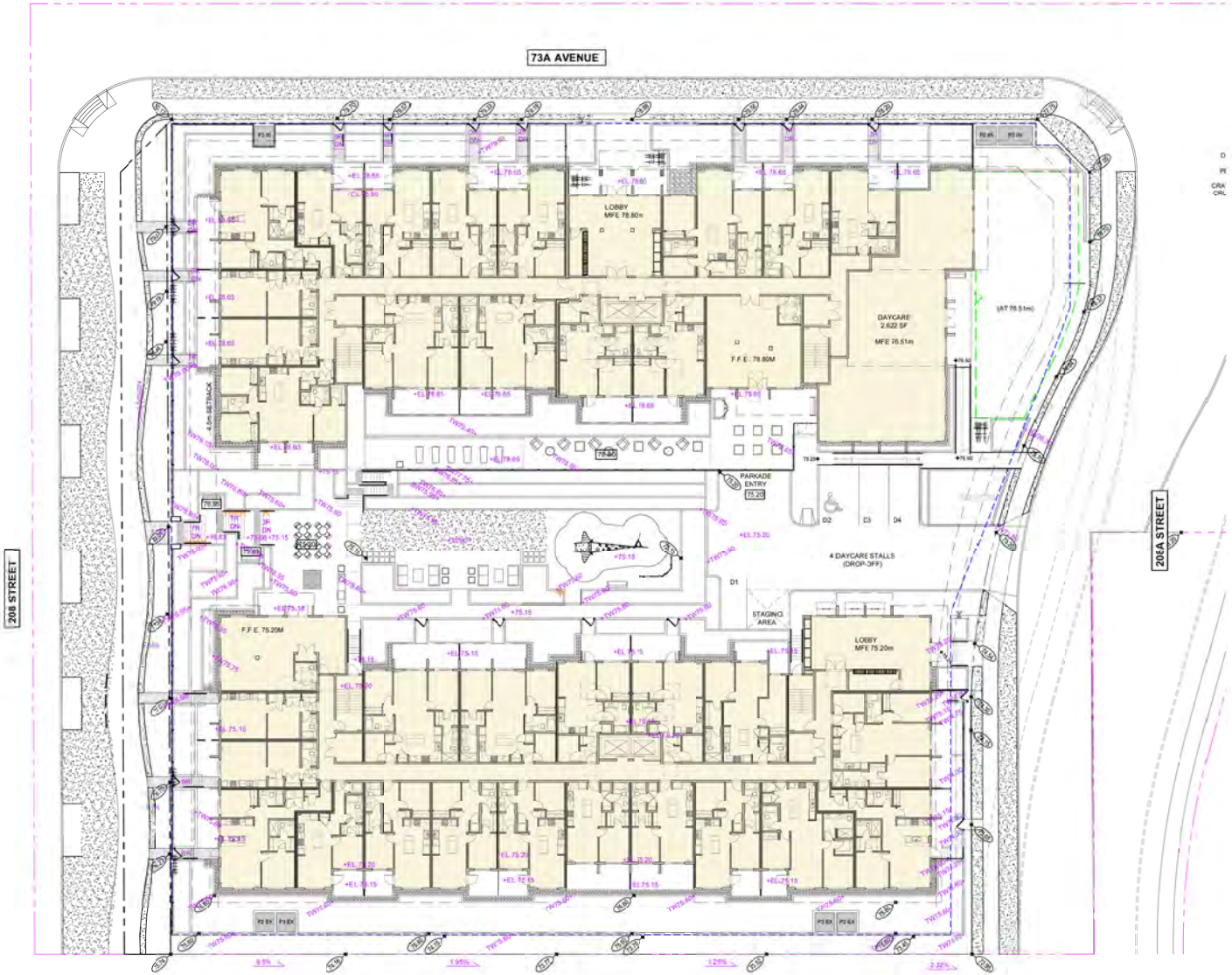
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LANDSCAPE PLAN

DATE	24.AUG.19	DRAWING NUMBER:
SCALE	1/16"=1'-0"	L1
DRAWN	WZ	
DESIGN	WZ	OF 6
CHECKED	BA	

24126-9.ZIP PROJECT NUMBER: 24-126

SCHEDULE B F.1



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p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.JUN.M	NEW SITE PLAN	DWN
7	26.JUN.01	UPDATES PER COMMENTS / NEW ROOFTOP	DWN
6	26.MAY.25	NEW SITE PLAN	DWN
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4	25.FEB.27	NEW SITE PLAN	AD
3	25.FEB.14	ISSUE FOR RF PROGRESS	JK
2	24.DEC.04	ISSUE FOR RF PROGRESS	JK
1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

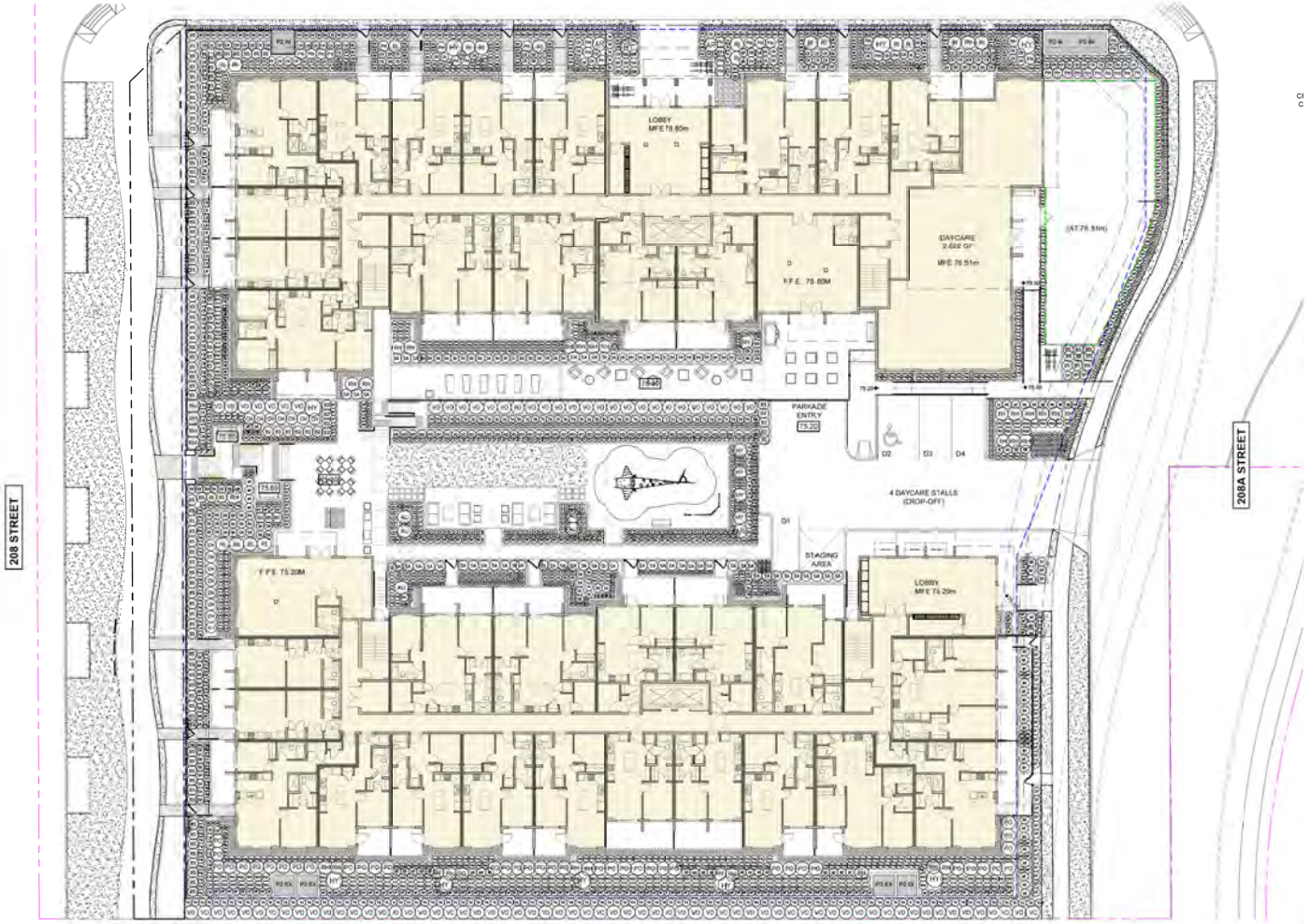
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LOT A GRADING PLAN

DATE:	24.AUG.19	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L2
DRAWN:	WZ	
DESIGN:	WZ	OF 6
CHK'D:	BA	

24126-9.ZIP PMG PROJECT NUMBER: 24-126

F.1



SHRUB SCHEDULE

PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	3	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
	5	AUCUBA JAPONICA 'VARIEGATA'	GOLD DUST JAPANESE AUCUBA	#3 POT; 50CM
	157	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
	134	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	#1 POT
	159	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT;
	140	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
	15	ESCALLONIA NEWPORT DWARF	ESCALLONIA; JEEP PINK	#2 POT; 30CM
	14	HYDRANGEA PANICULATA 'LIMELIGHT'	PANICLE HYDRANGEA	#3 POT
	133	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
	37	PHYSOCARPUS OPULIFOLIUS 'L'ITLE DEVIL'	PURPLE NINEBARK	#3 POT; 50CM
	41	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM
	34	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
	19	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
	195	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
	51	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	#2 POT; 30CM
	120	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM
	39	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
	186	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.0M B&B
	15	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 80CM
	94	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
	19	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	58	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	73	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
	63	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#1 POT
	42	PENNISETUM 'KARLEY ROSE'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
	25	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE CONEFLOWER	15CM POT
	44	HOSTA FORTUNEI 'LIBERTY'	HOSTA; GREEN AND YELLOW VARIEGATED	#1 POT
	49	NEPETA RACEMOSA 'WALKER'S LOW'	BLUE CATMINT	#2 POT; 1-2 EYE
	22	RUDBECKIA FULGIDA 'GOLDSTURM'	RUDBEKIA; YELLOW	15CM POT
	6	SEDUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	15CM POT
				#1 POT
GC				
	150	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
	108	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	414	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT; 15CM
	309	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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

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SEAL:

NO.	DATE:	REVISION DESCRIPTION:	DR:
8	26.JUN.M	NEW SITE PLAN	DWN
7	26.JUN.01	UPDATES PER COMMENTS / NEW ROOFTOP	DWN
6	26.MAY.25	NEW SITE PLAN	DWN
5	25.OCT.04	NEW SITE PLAN, LOT A	MM
4	25.FEB.27	NEW SITE PLAN	AG
3	25.FEB.14	ISSUE FOR DP PROGRESS	JK
2	24.DEC.04	ISSUE FOR DP PROGRESS	JK
1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT:
2 APARTMENT BUILDINGS DEVELOPMENT

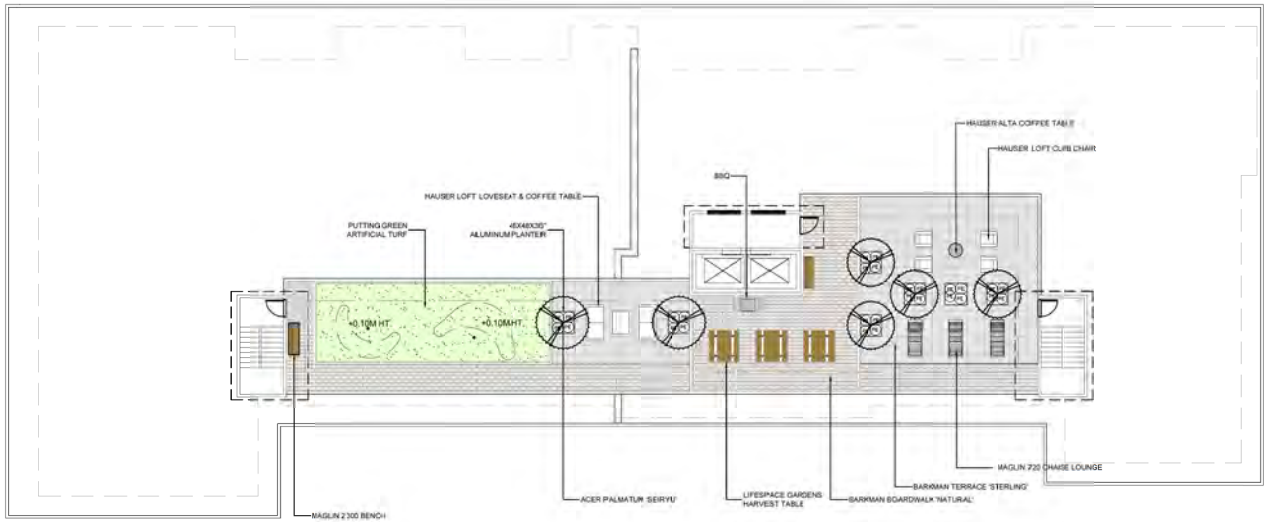
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LOT A SHRUB PLAN

DATE:	24.AUG.19	DRAWING NUMBER:	L3
SCALE:	1/16"=1'-0"		
DRAWN:	WZ		
DESIGN:	WZ		
CHK'D:	BA		OF 6

24126-9.ZIP PMG PROJECT NUMBER: 24-126

F.1



PLANT SCHEDULE — PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	ACER PALMATUM 'SEIRYU'	SEIRYU JAPANESE MAPLE	2.25M HT, B&B
GRASS				
	28	PENNISETUM 'KARLEY ROSE'	FOUNTAIN GRASS	#1 POT

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

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SEAL:

NO.	DATE:	REVISION DESCRIPTION	DR.
8	26.JUN.19	NEW SITE PLAN	SWK
7	26.JUN.19	UPDATE PER COMMENTS / NEW ROOFTOP	SWK
6	26.MAY.25	NEW SITE PLAN	SWK
5	25.OCT.24	NEW SITE PLAN, LOT A	MM
4	25.FEB.27	NEW SITE PLAN	AG
3	25.FEB.14	ISSUE FOR BP PROGRESS	JR
2	24.DEC.04	ISSUE FOR BP PROGRESS	JR
1	24.SEP.25	ROOF DECK	JR

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

7320, 7290 208TH STREET, LANGLEY

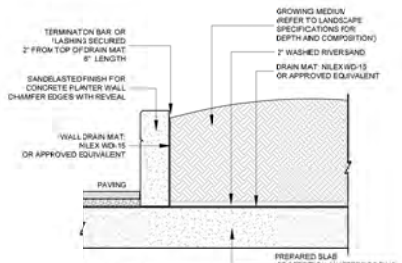
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LOT A ROOF DECK

DATE: 24.AUG.19
SCALE: 3/32"=1'-0"
DRAWN: JR
DESIGN: JR
CHK'D: BA

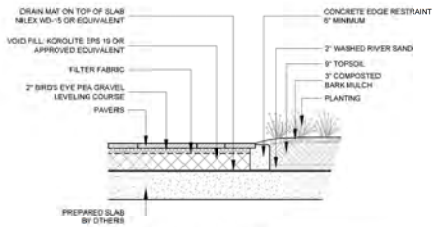
DRAWING NUMBER:
L4
OF 6

24126-9.ZIP
PMG PROJECT NUMBER: 24-126

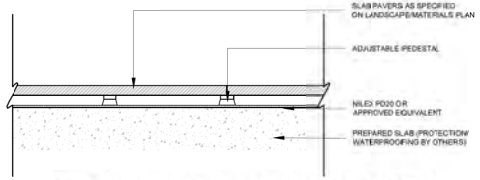
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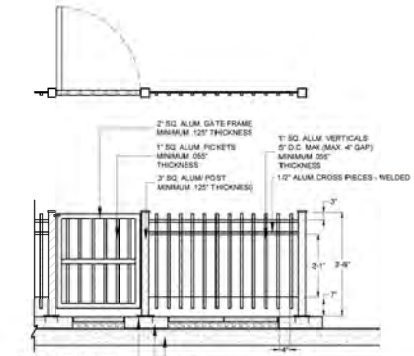
1 PLANTER WALL
1/2" = 1'-0"



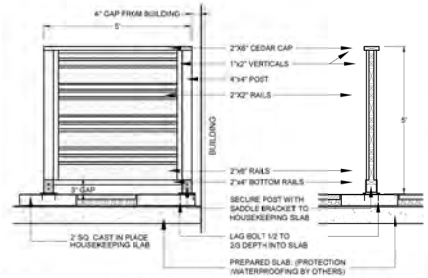
2 PAVER EDGING ON PODIUM
SCALE: 1/2"=1'-0"



3 HYDRAPRESSED SLABS OVER PEDESTALS ON ROOFDECK
1"=1'-0"

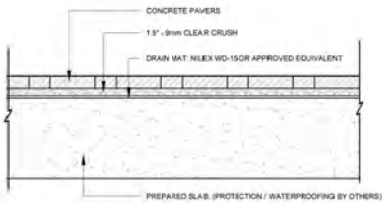


4 ALUMINUM PICKET FENCE
1/2" = 1'-0"



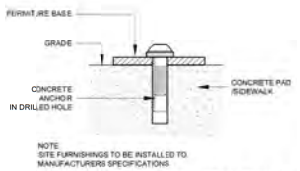
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-8"

5 PATIO SCREEN
1/2" = 1'-0"



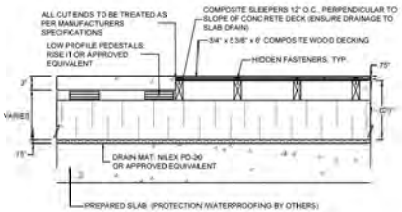
NOTE
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

6 PAVERS
1" = 1'-0"

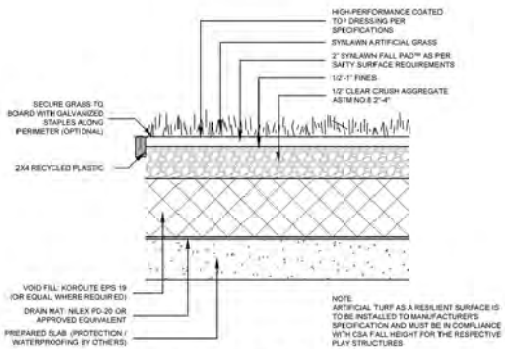


NOTE
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

7 SITE FURNITURE MOUNTING
N.T.S



8 COMPOSITE WOOD YOGA DECK
1" = 1'-0"



NOTE
ARTIFICIAL TURF AS A RESILIENT SURFACE IS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

9 ARTIFICIAL TURF ON SLAB
1"=1'-0"

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5	25.OCT.04	NEW SITE PLAN, LOT A	MM
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3	25.FEB.14	ISSUE FOR DP PROGRESS	JK
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1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	24.AUG.19	DRAWING NUMBER:
SCALE:	AS NOTED	**L5**
DRAWN:	WZ	
DESIGN:	WZ	
CHKD:	BA	OF 6

24126-9.ZIP PMG PROJECT NUMBER: 24-126



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	CARPINUS BETULUS	EUROPEAN HORNBEAM	6CM CAL; 1.2M STD; B&B
	5	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	9	CRATAEGUS CRUS-GALLI	'THORNLESS COCKSPUR HAWTHORN	6CM CAL;2M HT; B&B; CLIMATE RESILIENT
	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	6CM CAL; 2M STD; B&B
	5	NYSSA SINENSIS	CHINESE TUPELO	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	3	PICEA OMORIKA 'BRUNS PENDULA'	WEEPING BRUNS SERBIAN SPRUCE	1.5M HT; B&B; CLIMATE RESILIENT
	8	PINUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRIAN BLACK PINE	2.5M HT; B&B; CLIMATE RESILIENT

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KOMPAN LITTLE HEN'S HOUSE
NRD417



KOMPAN WATERLILIES BALANCE POST
NRD417

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SEAL:

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT
2 APARTMENT BUILDINGS & TOWNHOUSE DEVELOPMENT
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LOT B LANDSCAPE PLAN

DATE:	24.AUG.19	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L1**
DRAWN:	WZ	
DESIGN:	WZ	OF 1
CHK'D:	BA	

24126-1.ZIP PMG PROJECT NUMBER: 24-126

F.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW NO. 5973
AMENDMENT (HBG PROJECTS (BLANCO) LTD.) BYLAW NO. 6191

EXPLANATORY NOTE

Bylaw No. 6191 amends the Smith Neighbourhood Plan to increase the allowable density of the Low Density Apartment designation on a site-specific basis up to 2.76 FSR for a portion of 7320 and 7290 – 208 Street. Consisternt with Council's March 23, 2026 amendment to Bylaw No. 6198 (directly north of the subject site, ToL Project No. 08-24-0098), Bylaw No. 6191 proposes a text amendment to the Smith NP for lands in 7A and 7B catchment areas, south of 76 Avenue and east of 208 Street to waive Section 11.2.1 (securing a joint elementary school and neighborhood park site).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW 2024 NO. 5973
AMENDMENT (HBG PROJECTS (BLANCO) LTD.) BYLAW NO. 6191

A Bylaw to amend Smith Neighbourhood Plan Bylaw No. 6191

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191".

2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 as amended is further amended by:

   a) Adding to the Table of Contents Section 5.2.8 Additional Land Use and Development Policies and renumbering subsequent pages as appropriate.

   b) Amending Map 1 to add a dashed black outline around the property identified in Schedule "A" to this bylaw and add to the legend a dashed black outline symbol and reference to Section 5.2.8.

   c) Adding the following as Section 5.2.8

   5.2.8 Additional Land Use and Development Policies

   - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site-specific densities:

Bylaw Number	Location	Permitted Density	Maximum Height
6191	Portion of 7290 and 7320 – 208 Street	2.76 FSR	6 storeys

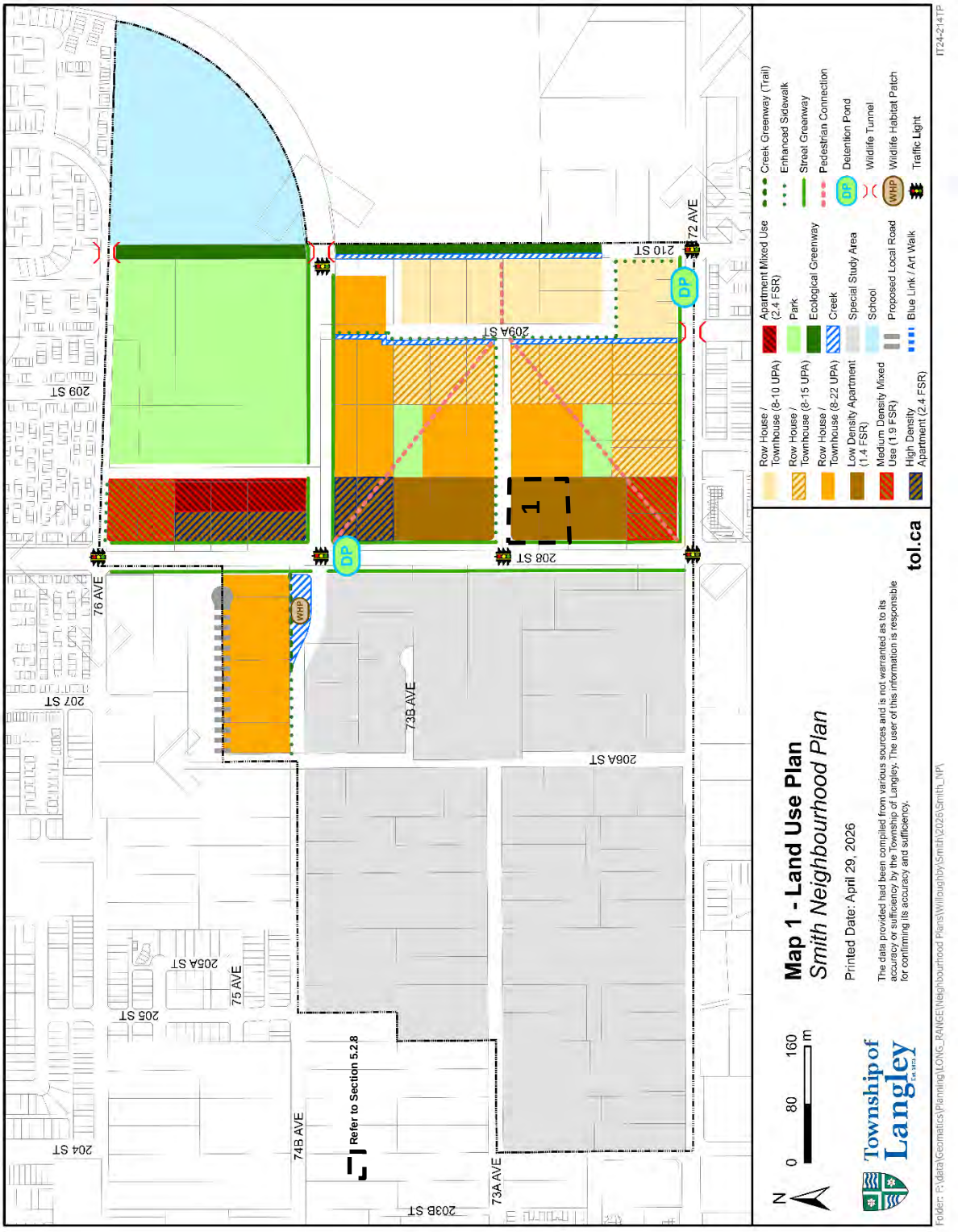
   All other provisions of Sections 5.2.2 to 5.2.4 continue to apply.

   d) Amending Section 11.2.1 to add the sentence "This prerequisite does not apply for lands included in the 7A and 7B detention catchments, south of 76 Avenue or east of 208 Street."

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
PUBLIC HEARING HELD the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

SCHEDULE ‘A’
BYLAW NO. 6191



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (HBG PROJECTS (BLANCO) LTD.) BYLAW NO. 6192

EXPLANATORY NOTE

Bylaw No. 6192 rezones land located at 7290 and 7320 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zones CD-217 and CD-218 to permit development consisting of a mixed use development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (HBG PROJECTS (BLANCO) LTD) BYLAW NO. 6192

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 (HBG Projects (Blanco) Ltd.) Bylaw No. 6192".

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-217" and "Comprehensive Development Zone CD-218" after the words "Comprehensive Development Zone CD-216"
   (2) Adding to Section 110.1 after the words "CD-216" the words "CD-217 – 2,000 m^2" and "CD-218 – 2,000 m^2"
   (3) Adding after Section 1116 "Comprehensive Development Zone CD-216" the following as Section 1117 "Comprehensive Development Zone CD-217" and Section 1118 "Comprehensive Development Zone CD-218"

1117 **COMPREHENSIVE DEVELOPMENT ZONE CD-217**

Uses Permitted

1117.1 In the CD-217 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) *apartment uses*
4) *commercial uses* subject to 1117.2
5) *group children's day care* subject to 1117.2

Commercial Uses

1117.2 *Commercial uses* and *group children's day care uses* are not permitted above the ground floor.

Density

1117.3 The maximum *floor space ratio* of lands zoned CD-217 shall be in accordance with the Community Plan and Neighbourhood Plan.

Lot Coverage

1117.4 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1117.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1117.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6) *storeys* plus a rooftop patio access. The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

1117.7 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

1117.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1117.9 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1117.10 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1117.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

1118 COMPREHENSIVE DEVELOPMENT ZONE CD-218

Uses Permitted

1118.1 In the CD-218 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) *townhouses*

Density

1118.2 The density permitted shall be no less than 15 units per hectare (8 units per acre) and no greater than 54 units per hectare (22 units per acre) in accordance with the provisions of the Willoughby Community Plan.

Lot Coverage

1118.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1118.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1118.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys.*

Subdivision Requirements

1118.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1118.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1118.8 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of four (4) off-street parking spaces per *dwelling unit*.

Age-Friendly Amenity

1118.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1118.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

South Half Lot 5 Section 24 Township 8 NWD Plan 1612; and
Lot 43 Section 24 Township 8 NWD Plan 45250

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-217 and Comprehensive Development Zone CD-218.

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
PUBLIC HEARING the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor

_____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6192

