

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 12, 2025 - REGULAR MEETING	REPORT:	25-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	08-26-0235
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100279 AND DEVELOPMENT PERMIT NO. 101428 (1268833 BC LTD. / MATTE HOMES INC. / 8400 BLOCK OF 202B STREET)		

PROPOSAL:

Application to amend the Carvolth Neighbourhood Plan and rezone approximately 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198 to facilitate the development of 100 apartment units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6123 and 6124 subject to 12 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6124) of Development Permit No. 101428; 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 Carvolth 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 (Carvolth Neighbourhood Plan) Bylaw No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1268833 BC Ltd.) Bylaw No. 6124 rezoning 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.

5. 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).
6. Registration of a restrictive covenant acceptable to the Township:
 - a. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - b. identifying the type and number of units required to comply with Section 3.1.6 of ToL OCP.
7. Completion of conditions and subsequent discharge of no-build restrictive covenant CA9866006.
8. Dedication and construction of a 4.5 metre wide street greenway on the north side of 84 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Finalization of landscape and architectural plans.
10. Approval of the Rezoning Bylaw by the Ministry of Transportation and Transit.
11. Compliance with the Community Amenity Contributions Policy, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy and Willoughby Greenway Amenity Policy.
12. 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 (Carvolth Neighbourhood Plan) Bylaw 2012 No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123 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. 6124 authorize issuance of Development Permit No. 101428 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 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.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100279 AND
DEVELOPMENT PERMIT NO. 101428 (1268833 BC LTD.
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- 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. 6123 and 6124 in conjunction with the hearing for the proposed Development Permit No. 101428.

EXECUTIVE SUMMARY:

1268833 BC Ltd. has applied to rezone approximately 0.38 ha (0.95 ac) of land located in the 8400 Block of 202B Street to Comprehensive Development Zone CD-198 to facilitate the development of 100 apartment units in a 6-storey building. To facilitate the development, the applicant is requesting to amend the Carvolth Neighbourhood Plan to increase the permitted density on a portion of the site from Townhouse (50 UPA) to High Density Apartment (2.8 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 Carvolth NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 12 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Carvolth NP Amendment Bylaw No. 6123, Rezoning Bylaw No. 6124, and Development Permit No. 101428.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100279 AND
 DEVELOPMENT PERMIT NO. 101428 (1268833 BC LTD.
 / MATTE HOMES INC. / 8400 BLOCK OF 202B STREET)
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REFERENCE:

Owner:	1268833 BC Ltd. 5536 – 127 Street Surrey, BC V3X 3V1
Legal Description:	Lot 3 Section 26 Township 8 NWD Plan EPP103521
Location:	8400 Block of 202B Street
Area:	0.38 ha (0.95 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-198
Willoughby Community Plan:	Transit Village
Carvolth Neighbourhood Plan:	Townhouse (50 UPA), and High Density Apartment (2.8 FSR)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2 and designated a combination of Townhouse (50 UPA) and High Density Apartment (2.8 FSR) in the Carvolth Neighbourhood Plan.
- The property was part of a larger overall application (ToL Project No. 08-26-0173) that subdivided off the subject property from the original larger lot, that is currently at third reading.
- ToL Project No. 08-26-0173 proposed 220 apartments and 20 townhouse units. The townhouse units were proposed on the subject lot.
- As part of 08-26-0173, the land for a future pocket park to the west of the subject site was dedicated to the Township. A restrictive covenant has been registered over the subject site and the original larger lot (08-26-0173 lands) to prohibit construction until construction of the pocket park and adjacent roads and greenways has been provided. Prior to final reading of this project, those works are required to be completed.

DISCUSSION/ANALYSIS:

- The applicant proposes a 6-storey building comprised of 100 units at a density of 2.8 FSR.
- To facilitate the development, the applicant has applied to redesignate a portion of the site from Townhouse (50 UPA) to High Density Apartment (2.8 FSR).

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	A property currently under active application (TOL Project No. 08-26-0173) that the subject property was	Townhouse (50 UPA)	Suburban Residential SR-2

	subdivided from.		
South:	84 Ave, beyond which is an existing townhouse development	Rowhouse / Townhouse (22 UPA) – Latimer NP	Comprehensive Development Zone CD-108
East:	202B Street, beyond which is a property currently under construction (TOL Project No. 08-26-0178) for 183 townhouse units.	Townhouse (50 UPA)	Comprehensive Development Zone CD-128
West	A pocket park	High Density Apartment (2.8 FSR)	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The northern half of the subject site is designated Townhouse (50 UPA), while the southern portion is designated High Density Apartment (2.8 FSR). The applicant has applied to amend Carvolth Neighbourhood Plan to designate the entire site as High Density Apartment (2.8 FSR).

Zoning Amendment:

- Bylaw No. 6124 proposes to rezone the site to a new Comprehensive Development Zone CD-198, to permit a maximum density of 2.8 FSR to facilitate the proposed 6-storey building comprised of 100 apartment units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-198 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject site is located in Development Permit Area 'M' – Residential (for form and character) in the Carvolth Neighbourhood Plan. Proposed Development Permit No. 101428 is attached to this report and includes renderings, site plans, building elevations, and tree and landscaping plans. Finalization of landscape plans is required prior to final reading.
- Vehicular access to the site is proposed from 202B Street.

Community Amenity Contributions:

The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types. Based on current rates, the CAC calculation for this proposal is as follows:

	Count	Rate	Total
Apartment	100	\$11,000 / unit	\$1,100,000
FSR exceeding Carvolth NP max	23,838 ft ²	\$25 / ft ²	\$595,950
Total			\$1,695,950

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Tree Protection / Replacement:

The applicant has submitted 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
23	0	29	29	17	46

- 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 Carvolth Neighbourhood Plan amendment, rezoning and development permit application facilitates development of a 6-storey building comprised of 100 apartment units.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Carvolth Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6123 and 6124 (subject to 12 development prerequisites); and authorize staff to schedule the required public hearing for Carvolth Neighbourhood Plan Amendment Bylaw No. 6123 and Rezoning Bylaw No. 6124.

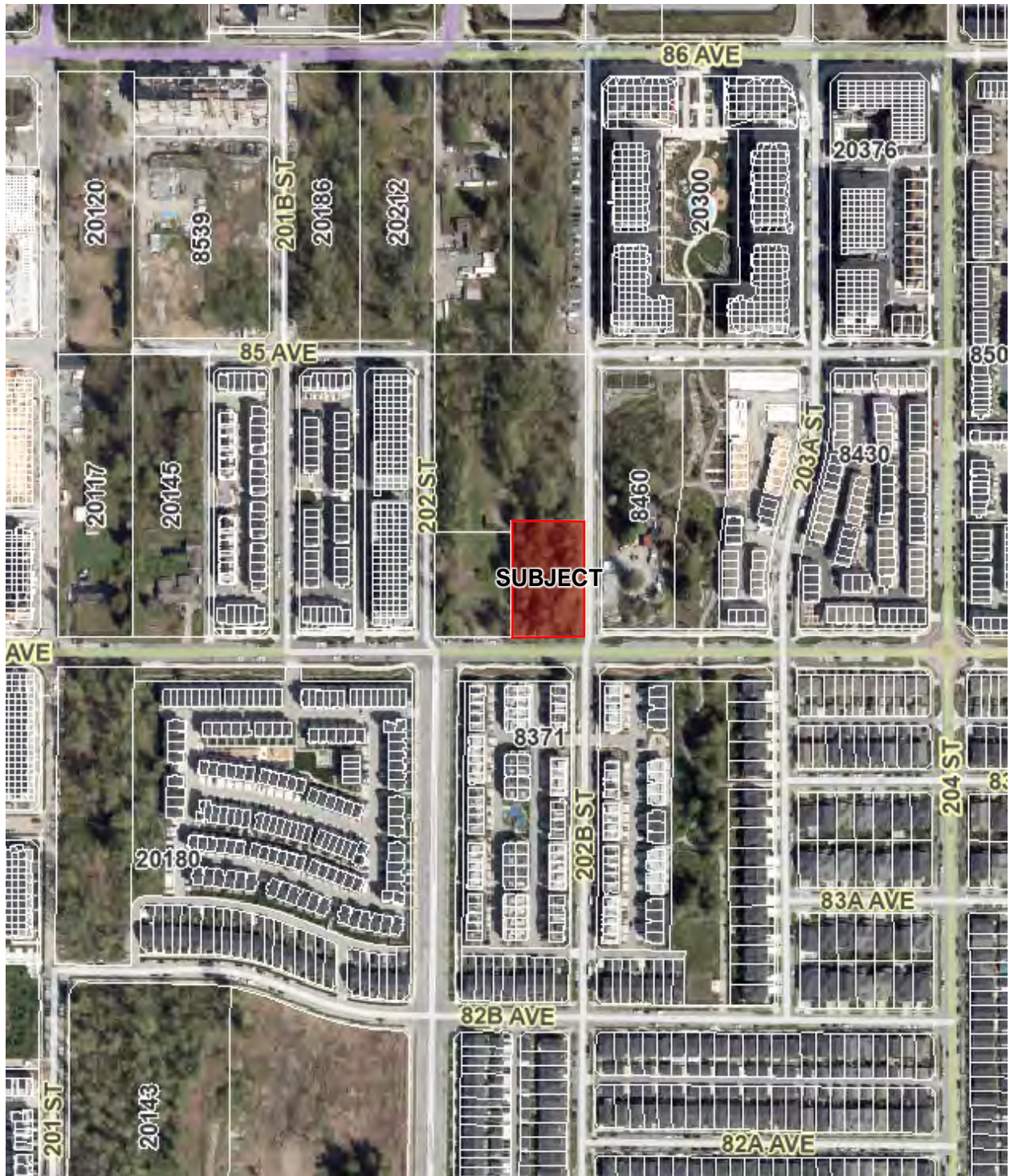
Respectfully submitted,

Colin Moore
 SENIOR PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

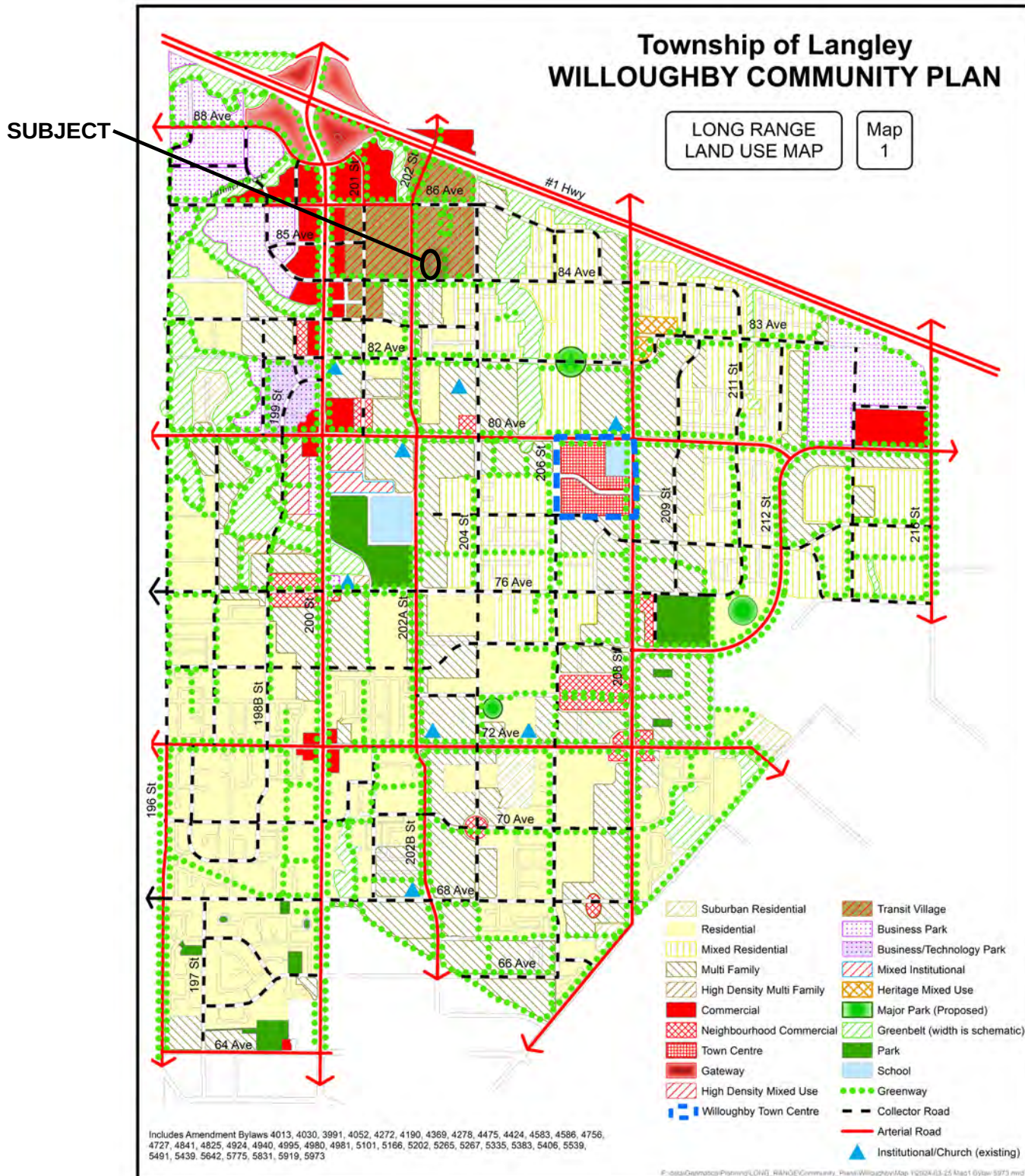
ATTACHMENT A
 ATTACHMENT B

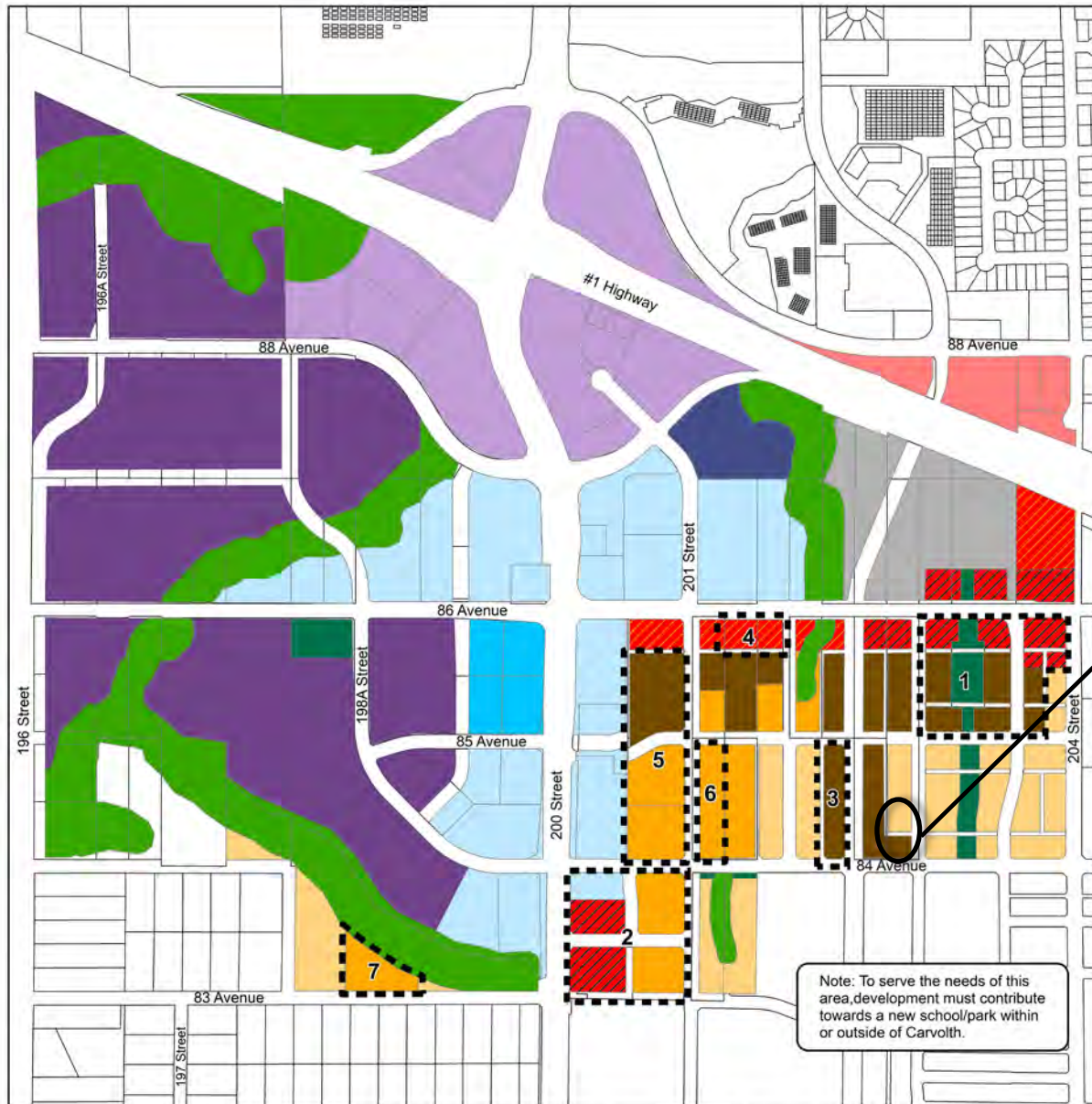
Maps and Graphics
 Development Permit No.101428

ATTACHMENT A



AERIAL CONTEXT MAP





Note: To serve the needs of this area, development must contribute towards a new school/park within or outside of Carvorth.

Land Use Plan

Carvorth Neighbourhood Plan

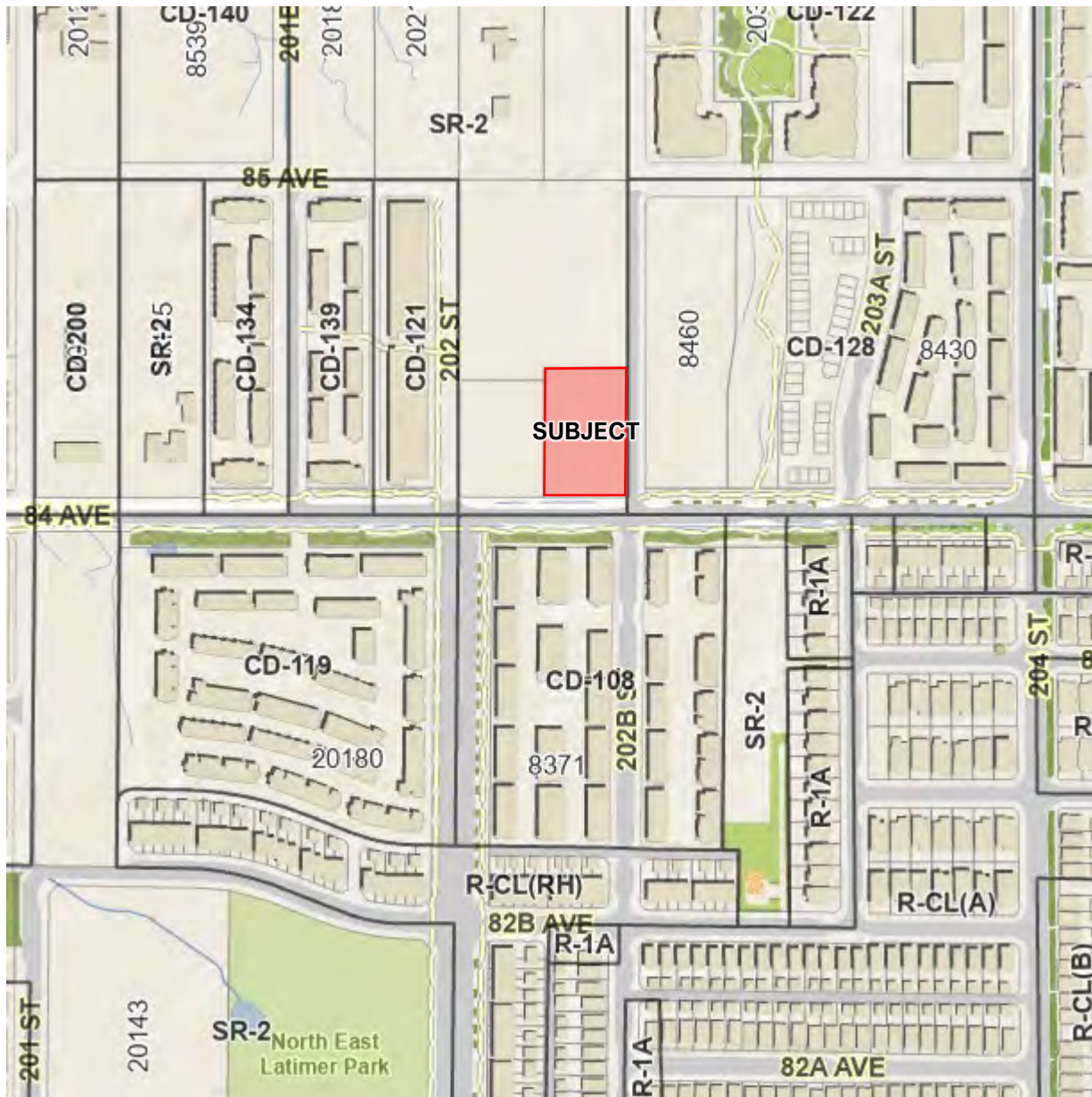
- | | | |
|-------------------------|----------------------------------|------------------------------------|
| Gateway | Service Commercial | Medium Density Apartment (1.9 FSR) |
| Office/Mixed Use I | Transit Exchange | Townhouse (50 UPA) |
| Office/Mixed Use II | High Density Apartment (2.8 FSR) | Conservation Area |
| Office/Mixed Use III | High Density Mixed Use (2.5 FSR) | Integrated Open Space |
| Business Park | Apartment Live Work (2.0 FSR) | |
| Refer to Section 2.4.18 | | |

Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394, 5887, 5974, 5946

2025-March-24- Fig 8 Bylaw-5946

0 50 100 200
m





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT



SOUTH ELEVATION (FACING 84 AVENUE)



EAST ELEVATION (FACING 202B STREET)

RENDERINGS – SUBMITTED BY APPLICANT



NORTH ELEVATION



WEST ELEVATION

RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT B

Development Permit No. 101428

This Permit is issued this _____ day of _____, 2025 to:

1. NAME: 1268833 BC Ltd.

ADDRESS: 5536 – 127 Street
Surrey BC, V3X 3V1

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

LEGAL DESCRIPTION: Lot 3 Section 26 Township 8 NWD Plan EPP103521

CIVIC ADDRESS: 8400 Block of 202B 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 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 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.
 - 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.

DEVELOPMENT PERMIT NO. 101428
(1268833 BC LTD. / MATTE HOMES INC. / 8400 BLOCK OF 202B STREET)
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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.

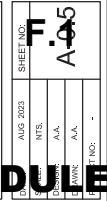
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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 _____, 2025.

Attachments:

SCHEDULE A Architectural Drawings
SCHEDULE B Landscaping Drawings



PROJECT STATISTICS

LEGAL DESCRIPTION	LOT 3, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER DISTRICT,	
CIVIC ADDRESS	20239, 84 AVENUE, LANGLEY, BC.	
ZONING	EXISTING	SR-2 CD (BASED ON CARVOLTH INCP)

AREA CALCULATION			
	GROSS FLOOR AREA (SQ.M)	GROSS FLOOR AREA (SQ.FT.)	
RESIDENTIAL			
1ST FLOOR	1.331	14.125	
2ND FLOOR	1.354	14.854	
3RD FLOOR	1.354	14.854	
4TH FLOOR	1.354	14.854	
5TH FLOOR	1.354	14.854	
6TH FLOOR	1.215	12.935	
TOTAL	7.962	86.476	

FSR CALCULATION			
1.5 TO 2.8 (HIGH DENSITY)			
ALLOWED			
PROVIDED		2.8	
	SQ.M	SQ.FT.	
FLOOR AREA	2.870	30.893	
GROSS FLOOR AREA	8.033	86.476	
FSR	8033 / 2870 =2.8		

AREA CALCULATION			
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1ST FLOOR		1.331	
2ND FLOOR		1.354	
3RD FLOOR		1.354	
4TH FLOOR		1.354	
5TH FLOOR		1.354	
6TH FLOOR		1.215	
TOTAL		7.962	

UNIT MIX			
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	AREA (SQ.FT.)
A	1	31	589
A1	1	4	591
A2	1+DEN	4	696
B	2	7	896
B1	2	1	809
C	1+DEN	12	732
D	2	1	774
E	3	1	1058
*F	2	6	852
G	2+DEN	6	812

SETBACK			
		ALLOWED	PROPOSED
	SOUTH	4.5 m. (14'-9")	4.6 m. (15'-0")
	EAST	4.5 m. (14'-9")	4.5 m. (14'-9")
	WEST	4.5 m. (14'-9")	4.6 m. (15'-0")
	NORTH	4.5 m. (14'-9")	5.1 m. (16'-9")

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D	2	1	774

SITE COVERAGE					
PROVIDED	48%	J	3	6	6528
		K	2	4	3608
		L	3	4	3608

OUTDOOR AMENITY						
REQUIRED	6 SQM. / UNIT : 4X100=600					
PROVIDED	603 SQ.M.					

W	1	1	1	337	
N	3	1	1153	1153	
O	2	1	784	784	
P	3	2	956	1912	

UNIT MIX				
UNIT TYPE			NO. OF UNITS	% OF TOTAL
1 BED			36	36 %



F. ADAB
ARCHITECTS
INC.

1100 104 ROBERTSON STREET
NORTH VANCOUVER, BC V7P 2K4
TEL: (604) 987-2003 FAX: (604) 987-2033
EMAIL: info@f.adab.com

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NO.	DATE	REVISION / ISSUED
2	JUNE 19 - 24	REVISED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC.
FOR:
84 CARVATH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
SITE PLAN

DATE:	AUG 2023
SCALE:	NTS
DESIGN:	A.A.
DRAWN:	A.A.
PROJECT NO.:	-

SHEET NO.
F.4.3





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PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
PERSPECTIVE VIEW
CORNER OF 202B & 84

DATE:	AUG 2023	SHEET NO: F A-1.4
SCALE:	N/A	
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO:		-





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[illegible]

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLT HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
BIRD-EYE VIEW

DATE:	AUG 2023	 USP A-1.5
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:		-





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[illegible]

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
COLORED ELEVATIONS
(EAST & SOUTH)

DATE:	AUG 2023	
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	





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[illegible]

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC,
FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
COLORED ELEVATIONS
(WEST & NORTH)

DATE:	AUG 2023	
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:		-



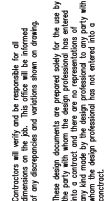
The building uses a simple palette of materials with the intention of contemporary form and character and the expression of sitting on its natural topography.

A variety of high-quality building materials have been selected with an emphasis on prefabricated Hardie panel, Hardie siding, and brick for non-combustibility and longevity.

The distribution of colours and materials has been organized in a manner to create harmony and connectivity throughout the building.



- 14 ALUMINUM PANEL :
SW 6991 BLACK MAGIC -
BY SHERWIN WILLIAMS**

[illegible]

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC,

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
CARVOLTH NCP COMPLIANCE
EXTERIOR FINISHES

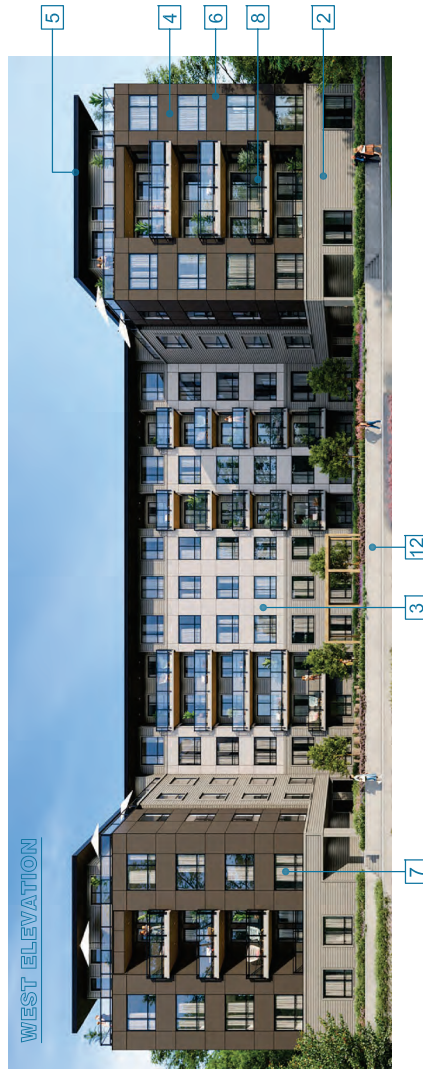
DATE:	AUG 2023	
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:		-

NORTH ELEVATION



- | | |
|---|---|
|  | <p>1
BRICK :
MIDNIGHT BLACK - BY IXL</p> |
|  | <p>2
HARDIE SIDING :
SW 7016 MINDFUL GRAY -
BY SHERWIN WILLIAMS</p> |
|  | <p>3 & 6
HARDIE PANEL :
SW 7102 WHITE FLOUR -
BY SHERWIN WILLIAMS</p> |
|  | <p>4 & 6
HARDIE PANEL :
SW 7544 FENLAND -
BY SHERWIN WILLIAMS</p> |
|  | <p>5
FASCIAS :
SW 7088 GRIZZLE GRAY -
BY SHERWIN WILLIAMS</p> |
|  | |

WEST ELEVATION



- 

7. WINDOWS :
VINYL - BLACK



8. RAILING
a : ALUMINUM & BLACK, SAFETY GLASS
b : CLEAR SAFETY GLASS



9 & 12
PRE-CAST CONCRETE SILL AND CAP
SW 0035 LIGHT FRENCH GRAY -
BY SHERWIN WILLIAMS



10. CANOPY :
BLACK PAINTED METAL FRAME:
CLEAR SAFETY GLASS



11. LOBBY ENTRANCE STOREFRONT & SIDE LIGHT
BLACK PAINTED ALUMINUM FRAME :
CLEAR SAFETY GLASS



13. SANDBLASTED GLASS SPANDREL



14. ALUMINUM PANEL :
SW 6951 BLACK MAGIC -
BY SHERWIN WILLIAMS



#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: info@multigolfclub.com

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[illegible]

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOLTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
CARVOLTH NCP COMPLIANCE
EXTERIOR FINISHES

DATE:	AUG 2023	 SHEET NO. F A-1.4b
SCALE:	N/A	
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO:	-	



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#130-1000 ROSEVELT CRESENT
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NO.	DATE	REVISION / ISSUED
2	JUNE 19-24	REISSUED FOR REZONING & DP
1	NOV 07-23	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
MULTI-FAMILY RESIDENTIAL
DEVELOPMENT
20239 - 84 AVENUE,
LANGLEY, BC.
FOR:
84 CARVOLTH HOLDING INC.,
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	AUG 2023	SHEET NO.:	F.1
SCALE:	N.T.S.	DRAWN:	A.A.
DESIGN:	A.A.	CHECKED:	A.A.
PROJECT NO.:			





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4105 140A 65th STREET, COSSA COURT
NORTH VANCOUVER, BC V7P 2R4
TEL: (604) 987-5003 FAX: (604) 987-3033
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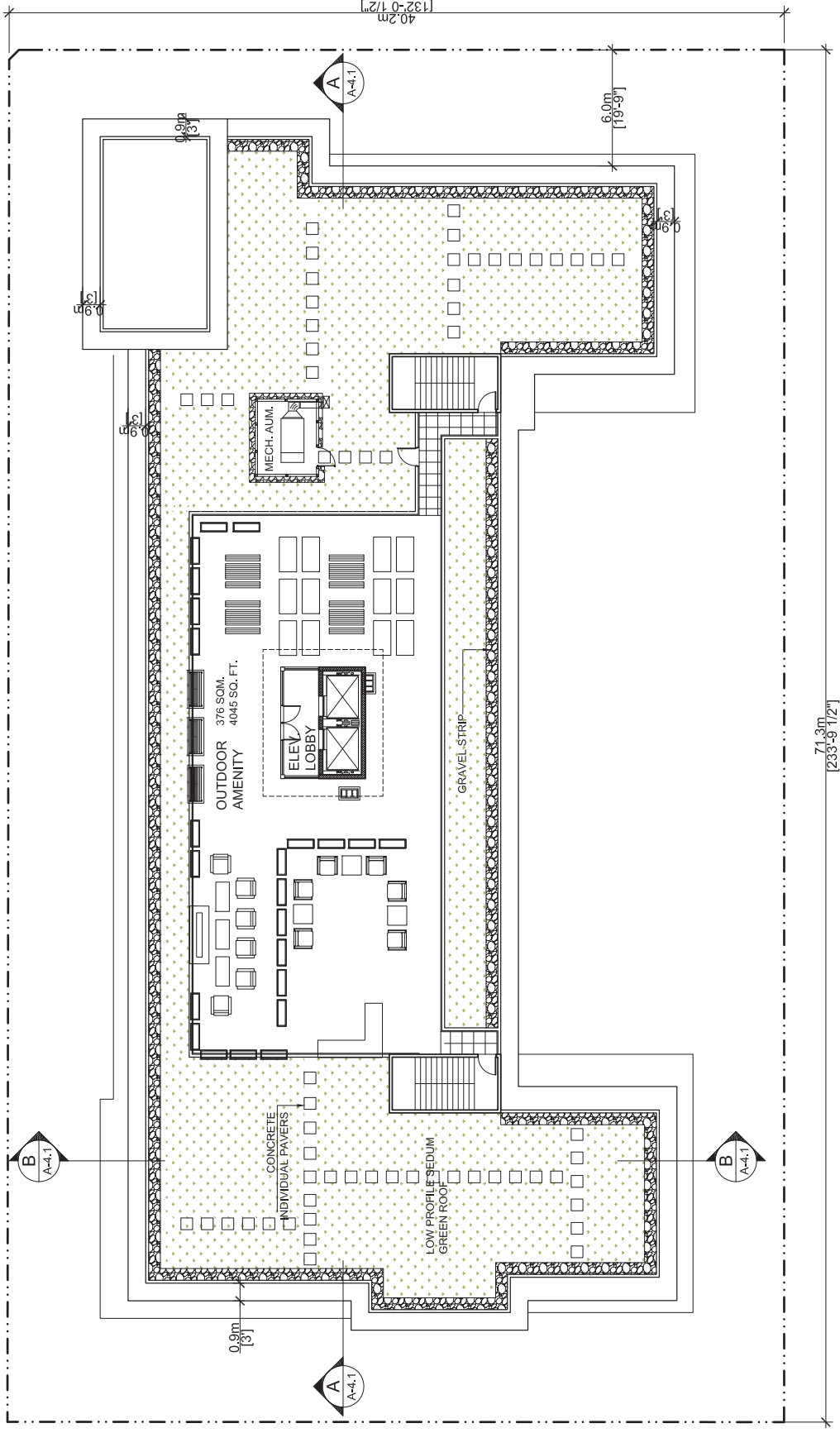
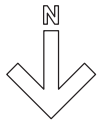
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NO.	DATE	REVISION / ISSUED
2	JUNE 18 - 24	REISSUED FOR REZONING & DP
1	NOV 07 - 23	ISSUED FOR REZONING & DP

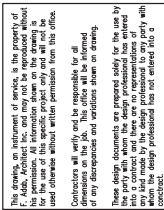
PROJECT TITLE:
**MULTIFAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC.
FOR:
84 CARVOUTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
ROOF PLAN

DATE:	AUG 2023	SHEET NO.	1
SCALE:	N.T.S.	DESIGN:	A.A.
DRAWN:	A.A.	PROJECT NO.:	-



ROOF PLAN

[illegible]

DRAWING TITLE:
EAST ELEVATION

DATE:	AUG 2023	
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO:		-



ELEVATION OF FENCE AND GATES

15 DEC 19
19 DEC 19

1		BLOCK MATT BLACK - 8" DCL
2		6" HORIZONTAL HATCH - SENGSTROM SW 7055 MINERAL GRAY - BY SHERWIN WILLIAMS (24) BY SHERWIN WILLIAMS (24)
3		HATCH - SENGSTROM SW 7105 WHITE FROST - BY SHERWIN WILLIAMS (207)
4		HATCH PANEL SW 7544 - TERLAND
5		FASZIAS - MALCOLM DYE SW 7010 GRIZZLE GRAY - BY SHERWIN WILLIAMS (236)
6		REVEALS IN HATCH PANELS - COLOUR SAME AS PANELS
7		WINDOOR UNITS ENTRY DOOR VINYL-BLACK
8		RAILING BLACK PAINTED METAL FRAME b - CLEAR SAFETY GLASS
9		PRE-CAST CONCRETE BELL AND CAP SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10		CANDY BLACK PAINTED METAL FRAME CLEAR SAFETY GLASS
11		LOBBY ENTRANCE STOREFRONT & REEL LIGHT CLEAR SAFETY GLASS CLEAR SAFETY GLASS
12		PAINTED EXPRESSED CONCRETE BASE SW 0055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13		SANICLATERATED GLASS SPANDREL
14		ALUMINUM PANELS SW 6861 BLACK GLAZE - BY SHERWIN WILLIAMS (24)



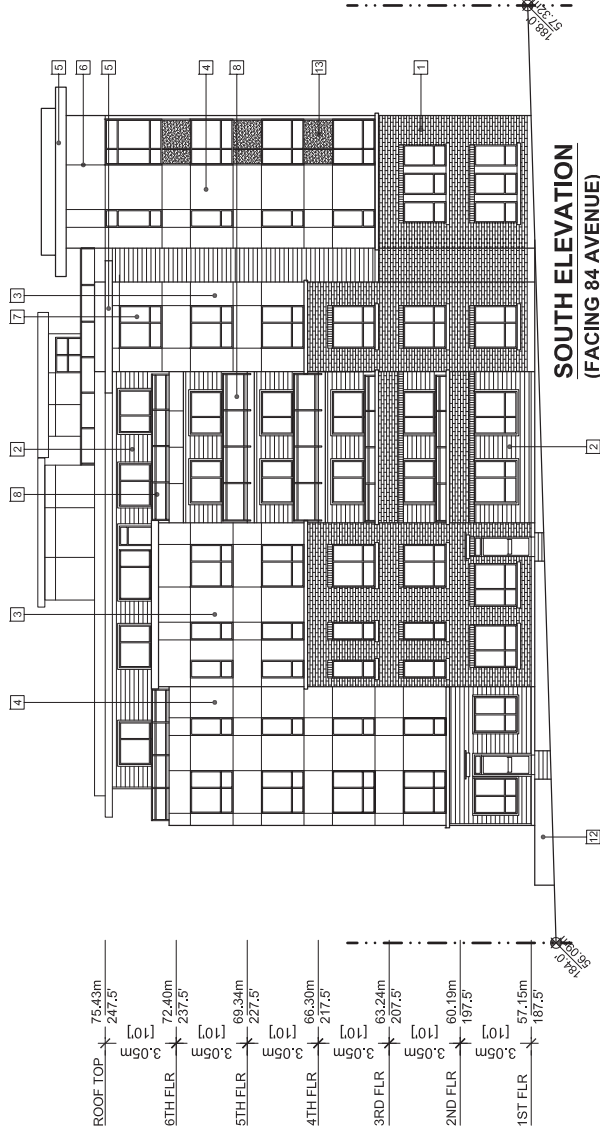
**CANOPY CONNECTION
TO WALL PLAN DETAIL**



F. ADAB
ARCHITECTS
INC.

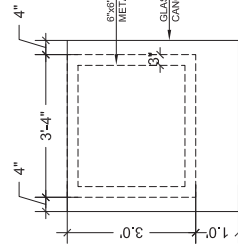
4755 HWY 100, SUITE 100, COQUITON
NORTH VANCOUVER, BC V7P 3K6
TEL: (604) 987-3303 FAX: (604) 987-3333
E-MAIL: info@fadam.com

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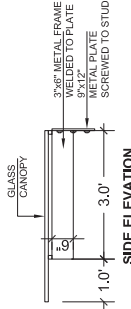


SOUTH ELEVATION
(FACING 84 AVENUE)

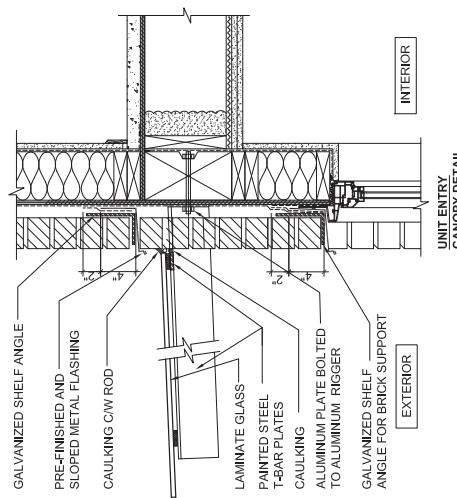
CANOPY DETAILS
OVER UNIT ENTRY



PLAN



SIDE ELEVATION



UNIT ENTRY
CANOPY DETAIL

EXTERIOR FINISHES

1	BRICK	MINIGHT BLACK - BY TOL
2	6" WOODGRAIN MARBLE	SEVEN-175M BY SHERWIN WILLIAMS (244)
3	HARDIE PANEL	SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS (267)
4	WALL PANEL	SW 7044 FENLAND BY SHERWIN WILLIAMS (210)
5	FABRICA - BALCONY EDGE	SW 7055 ORANGE GRAY - BY SHERWIN WILLIAMS (239)
6	WALL PANEL	SW 7055 ORANGE GRAY - BY SHERWIN WILLIAMS (239) COLOR MATCH AS PANELS
7	WINDOW UNITS ENTRY DOOR	VINYL-BLACK
8	RAILING	a - ALUMINUM & BLACK SAFETY GLASS b - CLEAR SAFETY GLASS
9	PRE-CAST CONCRETE SILL AND CAP	SW 1005 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
10	CANOPY	BLACK PAINTED METAL FRAME CLEAR SAFETY GLASS
11	LOBBY ENTRANCE STOREFRONT & BRICK LIGHT	BLACK PAINTED ALUMINUM FRAME CLEAR SAFETY GLASS
12	PAINTED EXPOSED CONCRETE BASE	SW 1005 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
13	SANDBLASTED GLASS SPANDREL	ALUMINUM PANEL
14	ALUMINUM PANEL	SW 6851 BLACK MAGIC - BY SHERWIN WILLIAMS (244)

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20239 - 84 AVENUE,
LANGLEY, BC,
FOR:
84 CARVOTH HOLDING INC.
5536 - 127 STREET,
SURREY, BC.

DRAWING TITLE:
SOUTH ELEVATION

SHEET NO.	F.1
DATE:	AUG 2023
SCALE:	N.T.S.
DESIGN:	A.A.
DRAWING:	A.A.
PROJECT NO.:	-



F. ADAB
ARCHITECTS
INC.

#104-808 ROBERTLY CRESCENT
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EMAIL: info@fadam.com

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NO.	DATE	REVISION / ISSUED
2	JUNE 8 / 24	REVISION FOR REZONING & DP
1	NOV 07 / 23	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT**
20238 - 84 AVENUE,
LANGLEY, BC.

FOR:
84 CARVOTH HOLDING INC.
5536, 127 STREET, SURREY, BC.

DRAWING TITLE:
**NORTH AND WEST
ELEVATIONS**

SHEET	AUG 2023
SCALE:	1/8"=1'-0"
DRAWN:	A.A.
PROJECT NO.:	A-02

EXTERIOR FINISHES

- 1 MCKY MIDWINTER BLACK - BY RL
- 2 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 3 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 4 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 5 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 6 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 7 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 8 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 9 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 10 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 11 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 12 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 13 SW 7010 MCKY MIDWINTER BLACK - BY RL
- 14 SW 7010 MCKY MIDWINTER BLACK - BY RL

NORTH ELEVATION

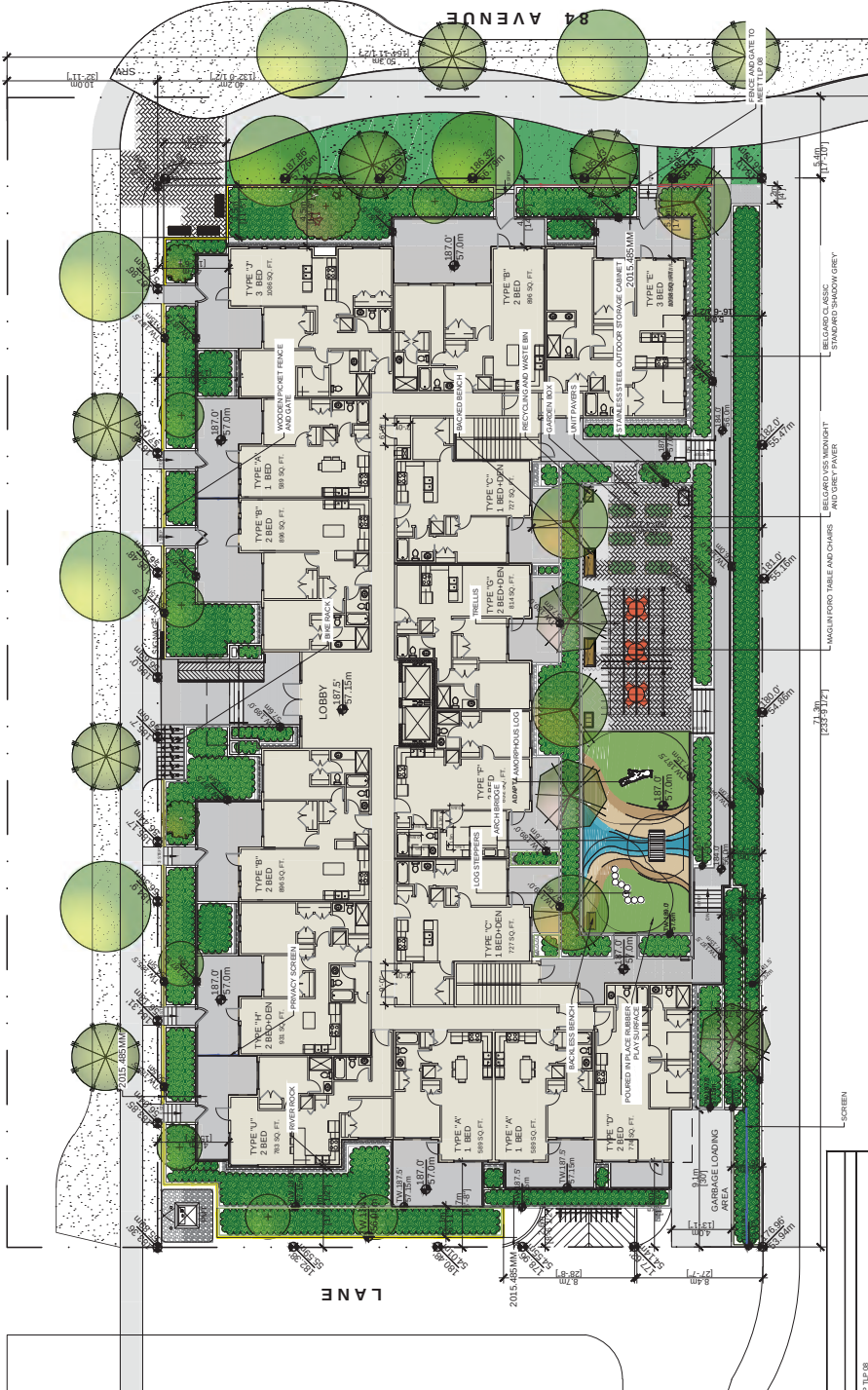
WEST ELEVATION

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pmg
LANDSCAPE
ARCHITECTS
Suite C109 - 4185 981 Creek Drive
Vancouver, BC V6M 2G6
P: 604-264-0011 F: 604-264-0022

SEAL

202B STREET



FENCE LEGEND	
KEY	DESCRIPTION
[Red line]	AS PER TOWNSHIP TYP OR
[Blue line]	POCKET FENCE AND GATE
[Green line]	3 FT WOODEN POCKET FENCE AND GATE
[Yellow line]	1.8M HT WOODEN PRIVACY SCREEN
[Orange line]	1.8M HT WOODEN PRIVACY SCREEN



GROUND FLOOR TREE SCHEDULE

ITEM	QTY	BOT ANCL NAME	COMMON NAME
1	1	ACER PALMUTUM	JAPANESE MAPLE
2	2	ARBUUS LINDO	STRAWBERRY TREE
3	3	DAVIDIA INVOLUCRATA	DAVIDIA
4	4	PRINUS INDICA	YOSHINO CHERRY

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS - SPECIFIC AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE TIME OF SUPPLY. AREAS OF SEEDING TO THE LOWER WARDEN AND FRASER VALLEY SUBSTITUTIONS BETWEEN WITHIN AN ANNUAL FROM THE LANDSCAPE ARCHITECT AT THE TIME OF SUPPLY. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - SELECTION OF CONDITIONS OF PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

OFFSITE TREE SCHEDULE

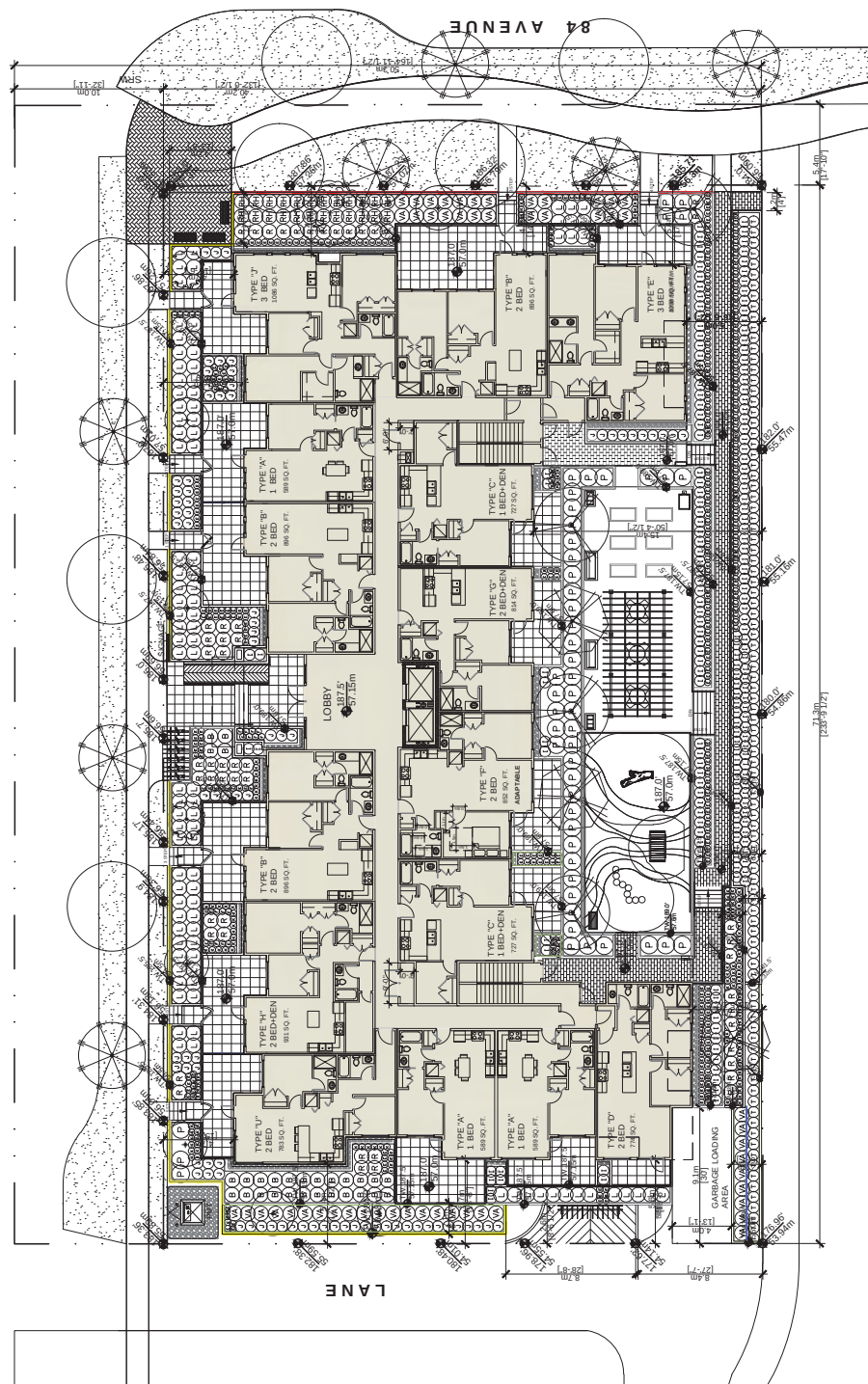
ITEM	QTY	COMMON NAME	COMMON NAME
1	1	ACER PALMUTUM	JAPANESE MAPLE
2	2	ARBUUS LINDO	STRAWBERRY TREE
3	3	DAVIDIA INVOLUCRATA	DAVIDIA
4	4	PRINUS INDICA	YOSHINO CHERRY

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS - SPECIFIC AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE TIME OF SUPPLY. AREAS OF SEEDING TO THE LOWER WARDEN AND FRASER VALLEY SUBSTITUTIONS BETWEEN WITHIN AN ANNUAL FROM THE LANDSCAPE ARCHITECT AT THE TIME OF SUPPLY. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - SELECTION OF CONDITIONS OF PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PROJECT: 84TH AVE MULTI FAMILY
2023/9 84 AVE
LANGLEY BC

SCHEDULE B
DRAWING NUMBER: 24-189
DATE: 24/NOV/20
SCALE: 1:50
PROJECT NUMBER: 24-189
OF 6

202B STREET

[illegible]

1	24 NOV 20	NEW VALUE PROPOSITION	DR
2	24 NOV 20	REVISION DESCRIPTION	DR
3	25 JAN 21	NEW STEAK & TB COMMENTS	YR
4	24 NOV 20	NOT COORDINATION	AO
5	24 NOV 20	NEW VALUE PROPOSITION	DR
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PROJECT:

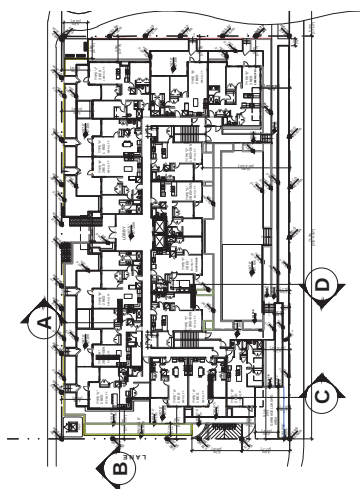
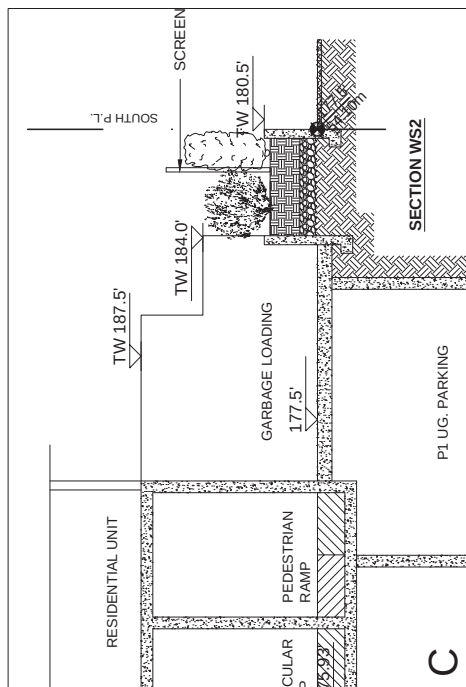
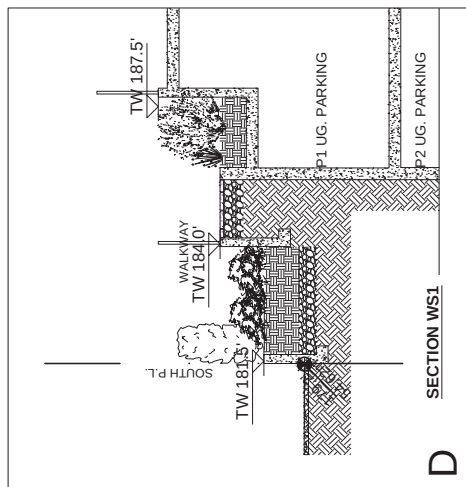
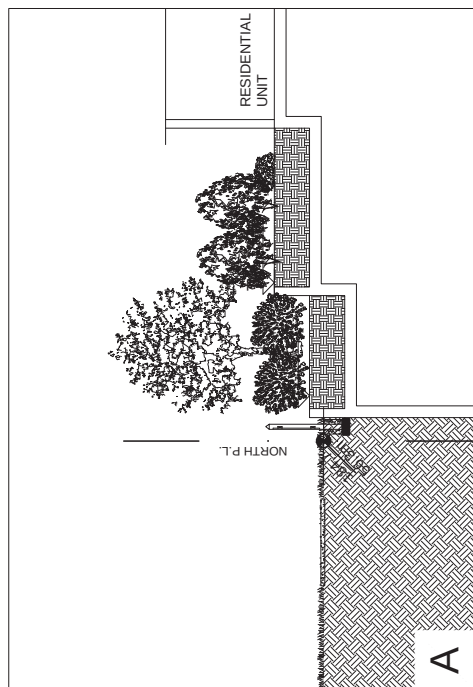
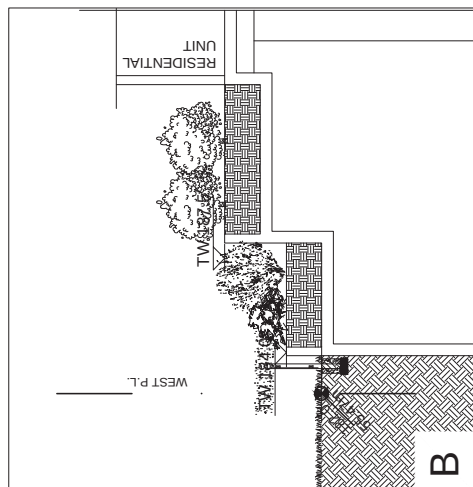
20239 84 AVE
LANGLEY BC
34TH AVE MULTI FAMILY

DRAWING TITLE:

SECTIONS LAYOUT

DATE:	24 NOV 20	DRAWING NUMBER:
SCALE:	1:150	
DRAWN:	AO	
DESIGN:	AO	
CHK'D:	YR	
		OF 6

24 189-2 719



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995

AMENDMENT (1268833 BC LTD.) BYLAW NO. 6123

EXPLANATORY NOTE

Bylaw No. 6123 amends the Carvolth Neighbourhood Plan to permit High Density Apartment (2.8 FSR) on a property in the 8400 Block of 202B Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CARVOLTH NEIGHBOURHOOD PLAN) BYLAW 2013 NO. 4995
AMENDMENT (1268833 BC LTD.) BYLAW NO. 6123**

A Bylaw to amend Carvolth Neighbourhood Plan Bylaw No. 4995

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

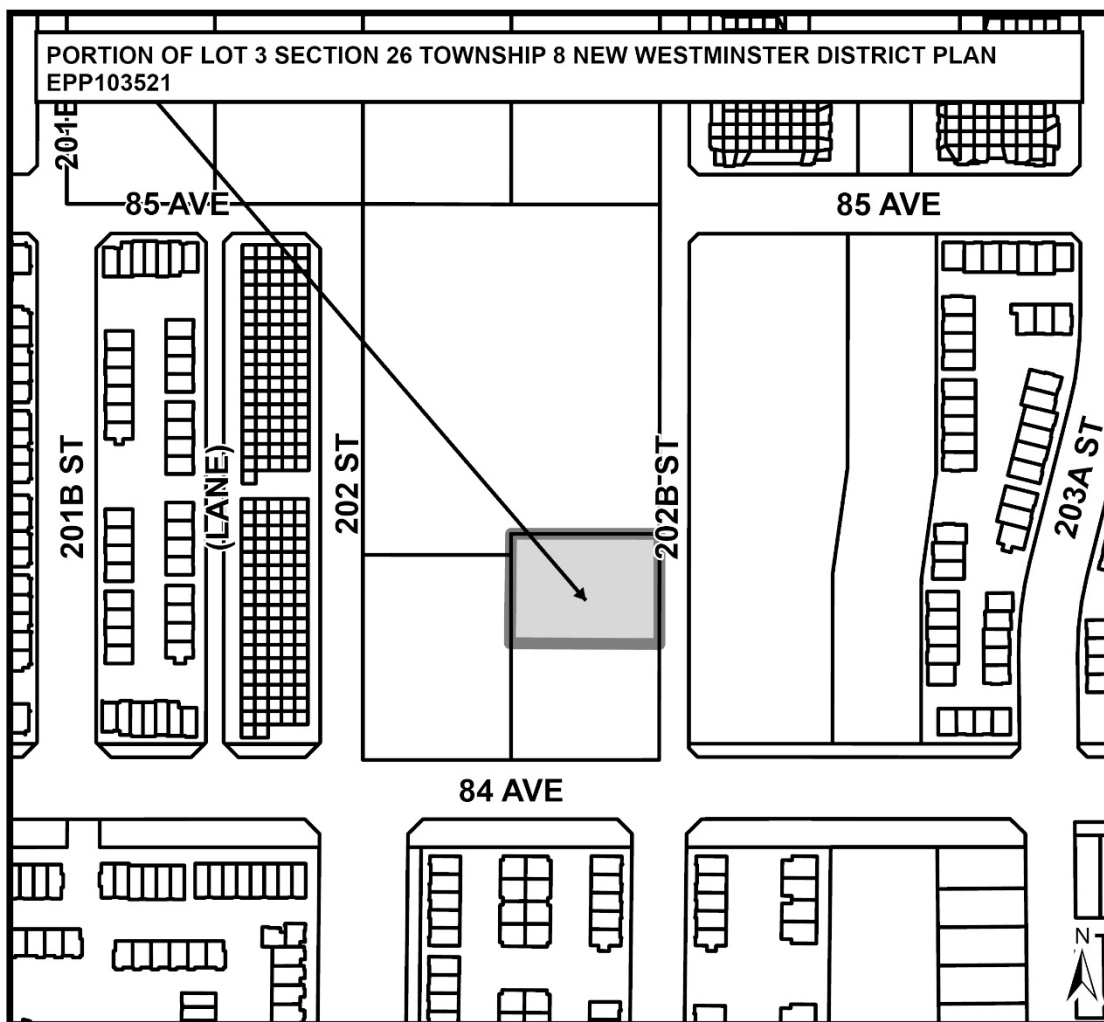
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1268833 BC Ltd.) Bylaw No. 6123”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 is further amended by amending Figure 7 – Integrated Area Concept and Figure 8 – Land Use Plan by including the property shown on Schedule A attached to and forming part of this bylaw as “High Density Apartment (2.8 FSR)”.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
PUBLIC HEARING HELD the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'

BYLAW NO. 6123



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1268833 BC LTD.) BYLAW NO. 6124

EXPLANATORY NOTE

Bylaw No. 6124 rezones land located in the 8400 Block of 202B Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-198 to permit development consisting of an apartment building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1268833 BC LTD.) BYLAW NO. 6124**

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 (1268833 BC Ltd.) Bylaw No. 6124".
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-198" after the words "Comprehensive Development Zone CD-197"
 - (2) Adding to Section 110.1 after the words "CD-197" the words "CD-198 – 2000 m²"
 - (3) Adding after Section 1097 "Comprehensive Development Zone CD-197" the following as Section 1098 "Comprehensive Development Zone CD-198"

1098 COMPREHENSIVE DEVELOPMENT ZONE CD-198

Uses Permitted

- 1098.1 In the CD-198 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*

Density

- 1098.2 The maximum *floor space ratio* of lands zoned CD-198 shall not exceed 2.8 FSR.

Lot Coverage

- 1098.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

- 1098.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

- 1098.5 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. The *height of accessory buildings and structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

- 1098.6 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

- 1098.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

- 1098.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

- 1098.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1098.10 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:

Lot 3 Section 26 Township 8 NWD Plan EPP103521

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-198.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
PUBLIC HEARING the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
RECEIVED THE APPROVAL OF MINISTRY OF TRANSPORTATION AND TRANSIT the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6124

