Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 31, 2021 – REGULAR MEETING	**REPORT:**	21-65
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0070
SUBJECT:	REZONING APPLICATION NO. 100612 AND DEVELOPMENT PERMIT APPLICATION NO. 101166 (ZENTERRA DEVELOPMENTS LTD. / 19781 - 80 AVENUE)		

PROPOSAL:

Application to rezone a 1.0 ha (2.5 ac) site located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 and to issue a Development Permit to facilitate development of a four (4) storey multi-tenant office building.



RECOMMENTATION SUMMARY:

That Council give first and second reading to Bylaw No. 5709, subject to ten (10) development prerequisites being completed prior to final reading, and authorize issuance of Development Permit No. 101166; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-157.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709 rezoning 1.0 ha (2.5 ac) of land located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a four (4) storey multi-tenant office building, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, in accordance with the Township's Subdivision and Development Servicing Bylaw and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site and on-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final streamside enhancement plans, fencing, signage and security for the Streamside Protection and Enhancement Areas;
6. Registration of the following restrictive covenants:
    a. Prohibiting access from 80 Avenue once the access easement over 8045 – 198A Street is functional; and
    b. Non-disturbance restrictive covenant over watercourse area setbacks.
7. Registration of an access easement securing access to 198A Street for 19881 – 80 Avenue over the property to the east (8045 – 198A Street);
8. Registration of a public access statutory right of way for a future trail connection;
9. Compliance with the Willoughby Arterial Road Completion Amenity Program and the Latimer Amenity Policies; and,
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5709 authorize issuance of Development Permit No. 101166 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
f. All refuse areas to be located in an enclosure and screened.

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading for the Rezoning Bylaw No. 5709 in conjunction with proposed Development Permit No. 101166.

EXECUTIVE SUMMARY:

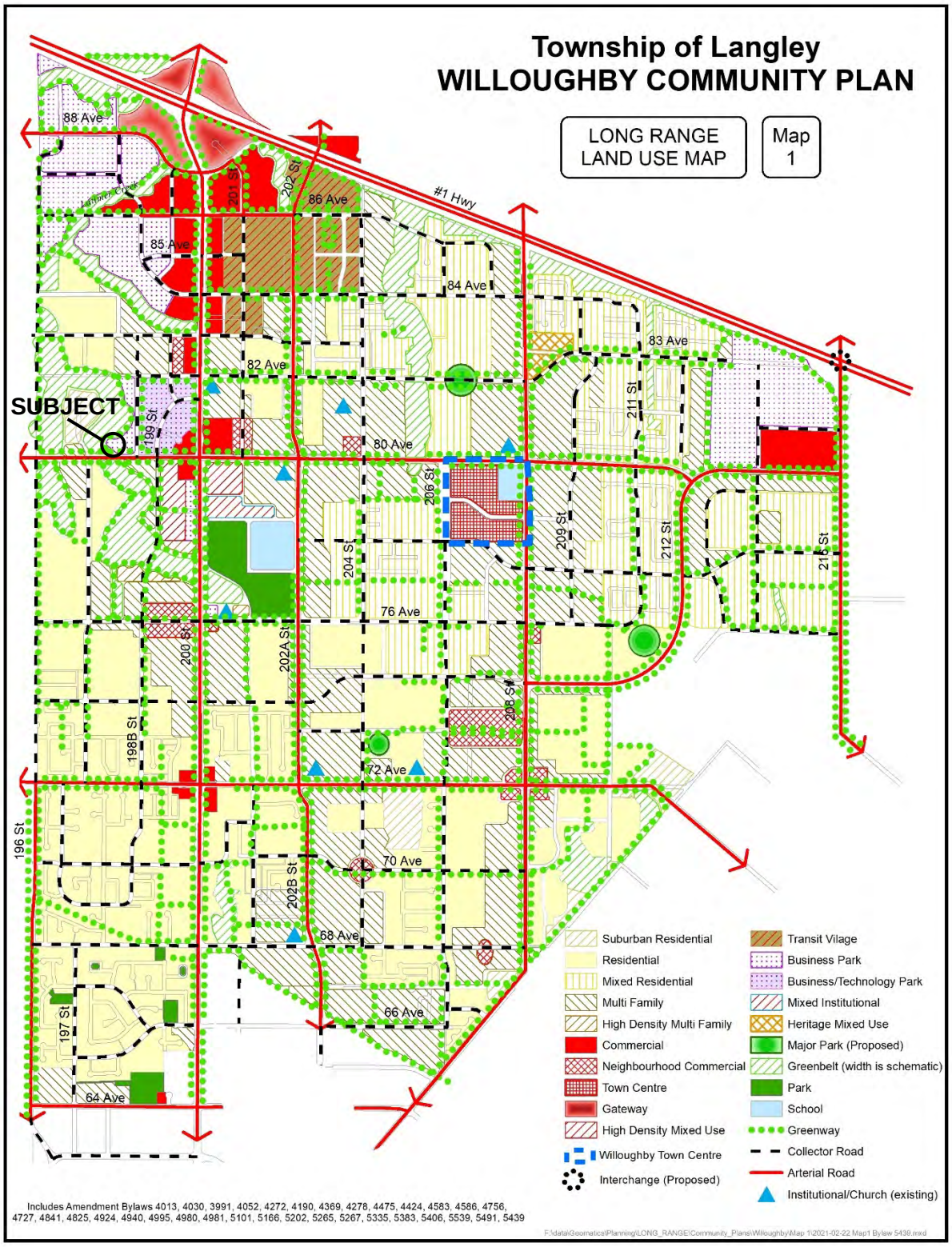
Zenterra Developments Ltd. has applied on behalf of the owners to rezone a 1.0 ha (2.5 ac) site located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

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

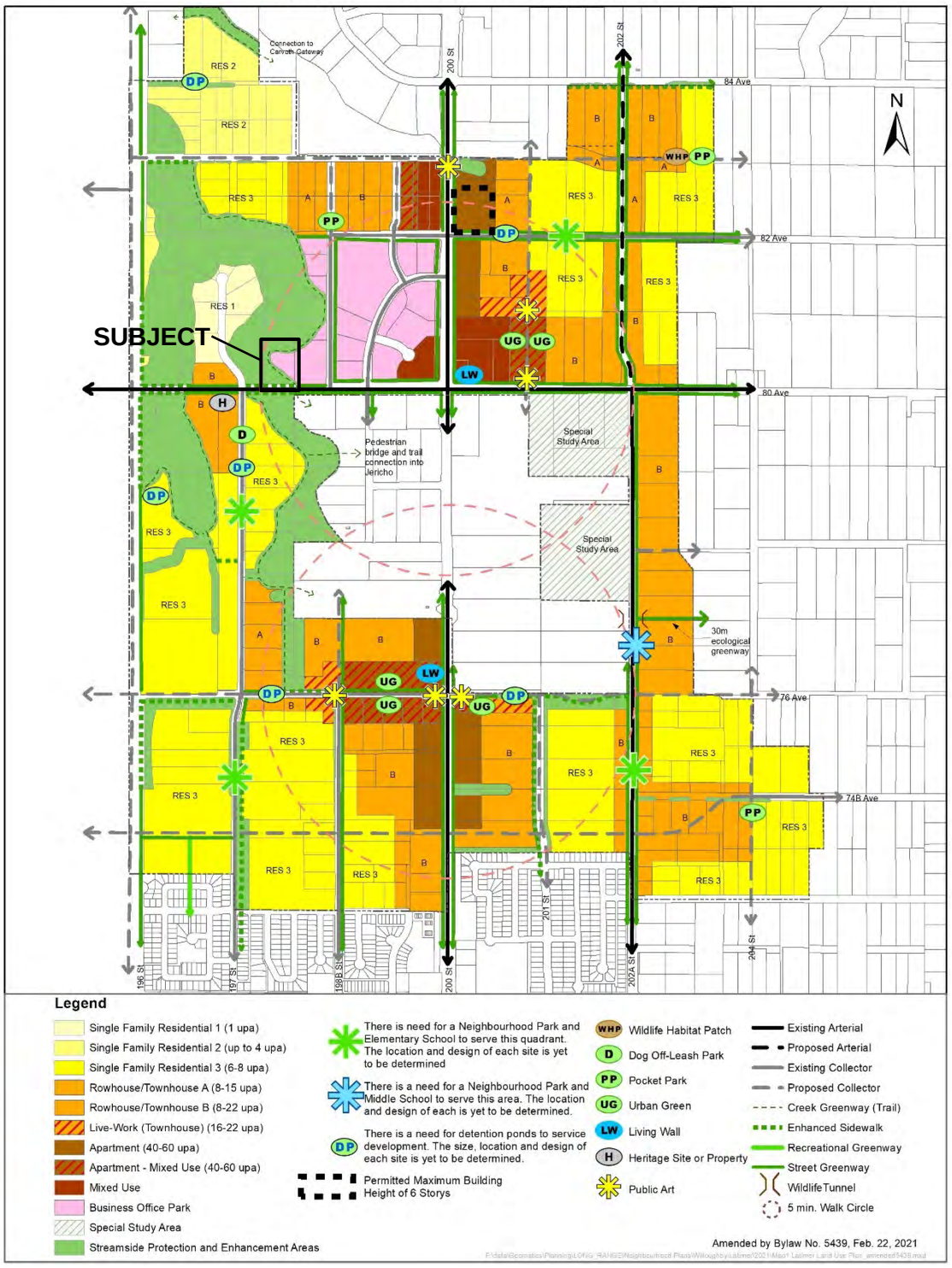
The proposal is consistent with the overall objectives of the Willoughby Community Plan, Latimer Neighbourhood Plan, and proposed Comprehensive Development Zone CD-157. Staff recommend that Council consider the rezoning request, subject to the completion of ten (10) development prerequisites, and issue Development Permit No.101166 at time of final reading, subject to six (6) conditions and noting seven (7) additional conditions to be completed prior to issuance of a building permit.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5709 and Development Permit No. 101166.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
198B St
196 St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439

Map 1 - Latimer Land Use Plan

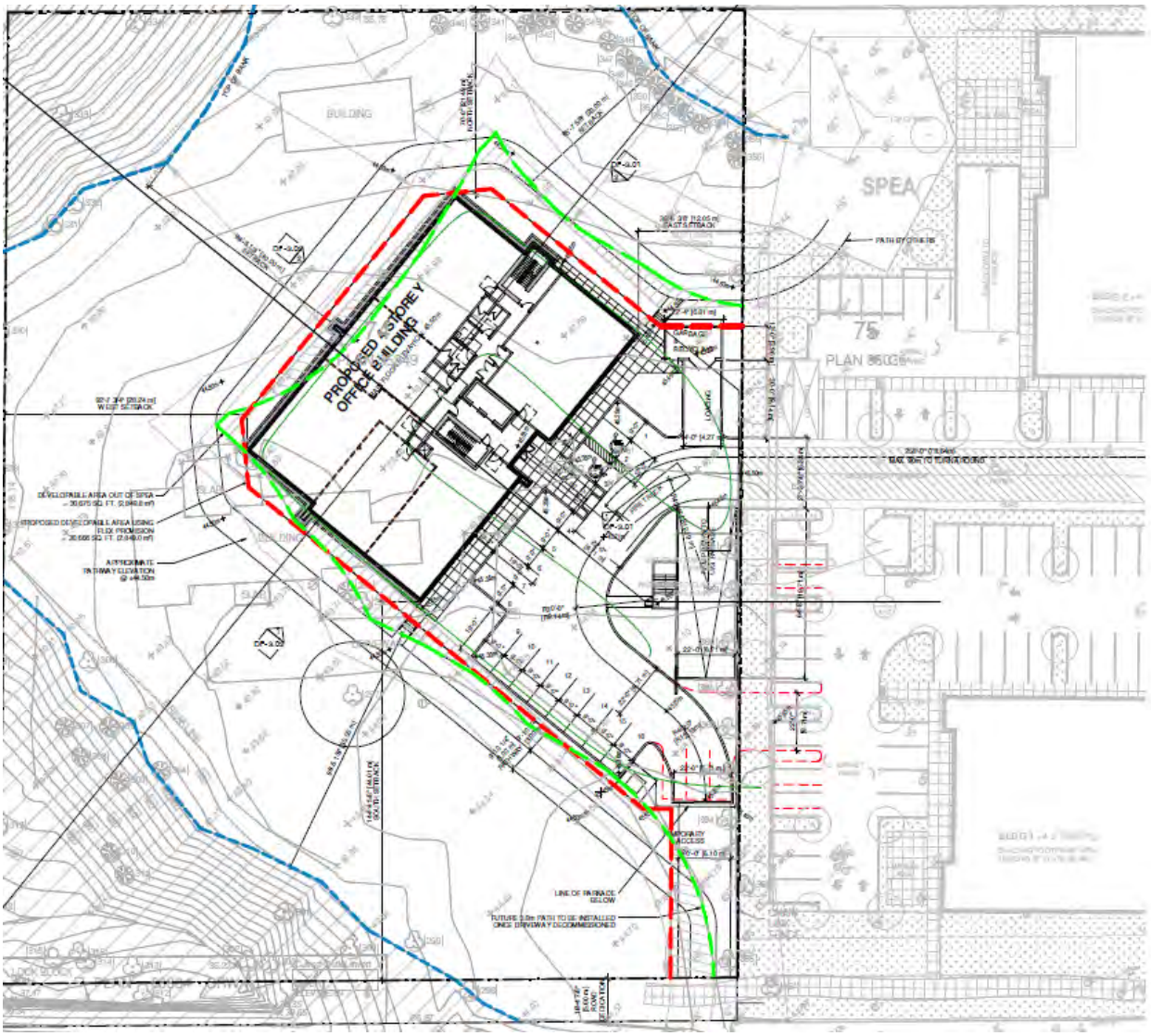




ZONING BYLAW NO. 2500



CONTEXT PLAN – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT



Eastern Corner



Southern Corner



Northern Corner

RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	RSJ Properties Ltd. 216, 2630 Croydon Drive Surrey, BC V3Z 6T3 Gills Commercial Ltd. 216, 2630 Croydon Drive Surrey, BC V3Z 6T3 1215013 BC Ltd. 7337 – 181 Street Surrey, BC V4N 6B1 1220102 BC LTD. 3605, 1328 Pender Street W Vancouver, BC V6E 4T1
Applicant / Agent:	Zenterra Developments Ltd. 216, 2630 Croydon Drive Surrey, BC V3Z 6T3
Legal Description:	Lot 74 Section 27 Township 8 New Westminster District Plan 35849
Location:	19781 – 80 Avenue
Area:	1.0 ha (2.5 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-157
Willoughby Community Plan:	Business / Technology Park and Greenbelt
Latimer Neighbourhood Plan:	Business Office Park and Streamside Protection and Enhancement Areas

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and designated for Business / Technology Park and Greenbelt in the Willoughby Community Plan. The Latimer Neighbourhood Plan designates the site as Business Office Park, Streamside Protection and Enhancement Areas.

DISCUSSION/ANALYSIS:

The developable portion of the subject site is designated Business Office Park in the Latimer Neighbourhood Plan which contemplates large format employment generating uses. Consistent with the designation, the proponent has applied to rezone the site to Comprehensive

Development Zone CD-157 to facilitate the development of a four (4) storey multi-tenant office building. To accommodate the development, the proponent has applied for a Development Permit.

Two watercourses and associated SPEAs are located on the project site. Latimer Creek, a Class A (red-coded) watercourse, flows through the southwest corner of the site and a Class B (yellow-coded) watercourse flows through the northeast corner of the site. The streamside protection setback area associated with the watercourse is designated as Greenbelt in the Willoughby Community Plan and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. Protection of the watercourse is listed as a development prerequisite as a condition of rezoning, along with a statutory right of way secured for a future trail along the outer edge of the streamside area.

Adjacent Uses:

North: A property zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan;

East: A property zoned Suburban Residential Zone SR-2, designated Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan currently under application to zone the property CD-157 (ToL Project 08-27-0068), which is currently at third reading;

South: A property zoned Suburban Residential Zone SR-2, designated Residential 3 and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan;

West: A property containing a single-family dwelling zoned Suburban Residential Zone SR-2, designated Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5709 proposes to rezone the site to Comprehensive Development Zone CD-157 to accommodate the proposed development. The proposed zone is consistent with the Business Office Park land use designation and Comprehensive Development Zone CD-157 utilized by nearby developments under the same designation. The project complies with the provisions of the site's proposed CD-157 zoning in terms of siting, lot coverage (12%), parking, use and density.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Development Permit:

As the property is designated a mandatory Development Permit Area, Council review of the form and character of the proposed development and issuance of a development permit is required prior to building permits being issued. The site is located in Development Permit Area "H" – Business Technology Park, with guidelines contained in the Willoughby Community Plan (Attachment B).

The development proposes a four (4) storey multi-tenant office building, with vehicular access provided from 198A Street via a cross access easement from the neighbouring property to the east. Provision of the easement is a development prerequisite for the adjacent property, which is currently at third reading. Given the extent and configuration of the SPEA, orientation of the building towards 80 Avenue could not be achieved and the building has been sited on the northeastern portion of the property. The 4,304 m^2 (46,331 ft^2) multi-tenant building is four (4) storeys and orients internally towards the east and the surface parking area.

The design rationale submitted by the applicant's architect states:

> *The lot consists of 1 office-use building with a total 4,304 m^2 gross floor area and 4 storeys. Approximately 24 office-use units are provided. There is 1 access point located off the adjacent property. Parking is primarily provided in an underground parkade with two levels of parking. An additional 16 stalls and a loading area are located on the surface with a total of 170 stalls provided on site. Encircling the office is a proposed pathway that connects to adjacent developments and runs parallel to a Class A watercourse.*
>
> *Portions of the top floor are stepped back and the roof heights vary to create visual interest and reduce the scale of the building. The lobby has the tallest portion of roof to create a strong entrance feature. A combination of masonry cladding, vertical metal panels, acm panels, as well as storefront and curtainwall glazing are used to provided variation along each building facade. The color palette is muted with varying shades of grey and a bronze stone brick color to complement the grey tones.*

The project proposes the use of brick and metal paneling complemented by corrugated metal siding. The building also uses differing complimentary colour schemes with glass and spandrel glass to accentuate the visual interest of the design.

The proposal complies with the Development Permit Guidelines of the Willoughby Community Plan. The proposed development also complies with the Comprehensive Development Zone CD-157 provisions concerning use, site coverage, building height, and building setbacks. Conditions have been included in the Development Permit requiring refuse bins to be located in an enclosure and screening of rooftop mechanical equipment.

GHG Development Permit:

The subject property is located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to building permit as indicated in Development Permit No. 101166.

Signage:

Proposed signage will be required to comply with the Township's Sign Bylaw.

Access and Parking:

Ultimate access to the site will be provided from 198A Street via a cross access easement from the neighbouring eastern property. However, temporary access to 80 Avenue is proposed for construction purposes and in the interim until the easement from the neighbouring site has been constructed and is functional. A total of 170 parking spots are provided in the underground and surface parking areas on the site, above the Zoning Bylaw requirement of 154 parking spaces. The Comprehensive Development Zone CD-157 also specifies that developments requiring more than 50 parking spaces must provide a minimum of 50% of total required parking spaces either underground or wholly enclosed within the building.

	Parking Spaces Required	**Parking Spaces Provided**
Office Space (1 space per 28 m^2)	154	170
Total	**154**	**170**
Enclosed Parking spaces	50%	90% (154)
Outdoor Parking spaces	50%	10% (16)

Landscaping:

Proposed landscape plantings are provided along the perimeter of the SPEA boundary and around the parking lot. Proposed plantings include 46 replacement trees and landscape screen along all lot lines and include a variety of deciduous and evergreen trees.

Tree Protection/Replacement:

Seven (7) significant trees were identified on the subject site (outside of the streamside protection area) with none proposed for retention. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is required to plant 25 replacement trees (46 proposed). Final tree protection and replacement plans are required to the acceptance of the Township as a condition of the Development Permit.

Exterior Lighting:

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

Transit:

TransLink operates bus route 501 (Surrey Central / Langley Centre) along 200 Street approximately 400 m east of the subject site.

Servicing:

A Servicing Agreement will be required prior to final reading of the Rezoning Bylaw to secure required road and utility upgrades and extensions including an enhanced sidewalk on 80 Avenue, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw. In accordance with the Latimer and Carvolth Engineering Servicing Plan, onsite storm water detention is required. Additionally, an Erosion and Sediment Control Permit will be required in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

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

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

Two watercourses and their associated SPEAs are located on the project site. Latimer Creek, a Class A (red-coded) watercourse, flows through the southwest corner of the site and a Class B (yellow-coded) watercourse flows through the northeast corner of the site. Staff note the Class B watercourse was reclassified from Class A (red-coded) in 2019 and an update to the Township watercourse classification map is pending.

OCP Schedule 3 designates a 30 m wide SPEA (measured from watercourse top-of-bank) adjacent to a Class A watercourse and a 20 m wide SPEA adjacent to a Class B watercourse. Section 4.15 of OCP Schedule 3 allows for modification, or "flex," of the SPEA width to accommodate a proposed site plan. OCP SPEA flex guidelines require a SPEA modification to be offset through an equivalent SPEA increase elsewhere on the project site and SPEA enhancements to be completed over an area that is two times the area of SPEA modification. To accommodate the proposal, the applicant is utilizing the SPEA "flex" provision of OCP Schedule 3. The applicant's proposal includes a portion of the SPEA being decreased by 131 m^2 (1,410 ft^2), a portion of SPEA being increased by 247 m^2 (2,659 ft^2), and completion of 262 m^2 (2,820 ft^2) of SPEA enhancements (i.e. native riparian plantings). Staff note that an additional 1,874 m^2 (20,172 ft^2) of on-site SPEA enhancements is proposed to offset SPEA impacts associated with off-site road (80 Avenue) improvements.

Based on the results of the applicant's assessment and proposed streamside enhancements, the proposal is, in staff's opinion, consistent with the objectives of Schedule 3 of the OCP. Protection of the SPEA in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security is a development prerequisite.

Policy Considerations:

The proposed development is located in an area designated for Business / Technology Park uses and Greenbelt in the Willoughby Community Plan and Business Office Park and Streamside Protection and Enhancement Areas in the Latimer Neighbourhood Plan. The proposed development complies with the land use designations and provisions of the proposed

Comprehensive Development Zone CD-157. In staff's opinion, accompanying Development Permit No. 101166 complies with the Development Permit Area "H" Business / Technology Park guidelines of the Willoughby Community Plan.

Staff supports the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5709 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Development Permit No. 101166 (to be issued at time of final reading of the Rezoning Bylaw), and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Chris Jarvie
MANAGER, DEVELOPMENT PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101166

ATTACHMENT B Willoughby Community Plan Development Permit Guidelines

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101166

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

1. Name: RSJ Properties Ltd.
   Gills Commercial Ltd.
   Address: 216, 2630 Croydon Drive
   Surrey, BC V3Z 6T3

   Name: 1215013 BC Ltd.
   Address: 7337 – 181 Street
   Surrey, BC V4N 6B1

   Name: 1220102 BC Ltd.
   Address: 3605, 1328 Pender Street West
   Vancouver, BC V6E 4T1

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 74 Section 27 Township 8 New Westminster District Plan 35849

   CIVIC ADDRESS: 19781 – 80 Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
   c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   d. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
   f. All refuse areas to be located in an enclosure and screened.

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. Onsite landscaping being secured by a letter of credit at the building permit stage;

c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable 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 _____, 2021.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

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FOCUS
ARCHITECTURE
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ZENTERRA OFFICE
COMMERCIAL DEVELOPMENT
LANGLEY, BRITISH COLUMBIA

4	2020- 3.11	PA ROOM
3	2019-10-25	DP REVISIONS - CITY COMMENTS
2	2019-05-24	PA PACKAGE REVISION
1	2019-01-16	AS PCR 02 / DP

PROJECT CONTACT LIST

OWNER
ZENTERRA DEVELOPMENTS LTD.

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LANDSCAPE
PMG LANDSCAPE ARCHITECTS

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SURVEY
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EMAIL: PBARTLETT@MCELHANNEY.COM

ZENTERRA DEVELOPMENTS LTD.

PROJECT
ZENTERRA OFFICE
19761 80 AVE. LANGLEY, BC

COVER SHEET

DATE: 10/23/19 FILE NO.
DR: AE:
CK: CH: **1904**

ARCHITECTURAL DRAWING INDEX

	Sheet Number	DRAWING TITLE
	DP-0.00	COVER SHEET
	DP-0.01	3D VIEWS
	DP-0.02	3D VIEWS
	DP-1.01	SITE PLAN
	DP-1.02	SURVEY PLAN
	DP-1.03	ENLARGED SITE PLAN
SITE SECTIONS	DP-1.04	
	DP-1.05	SITE DETAIL
FLOOR PLAN LEVEL P2	DP-2.01	
FLOOR PLAN LEVEL P1	DP-2.02	
	DP-2.03	FLOOR PLAN LEVEL 1
DP-2.04		FLOOR PLAN LEVEL 2
DP-2.05		FLOOR PLAN LEVEL 3
	DP-2.06	FLOOR PLAN LEVEL 4
DP-2.07 ROOF DECK		
DP-3.01 NORTH & EAST ELEVATIONS		
	DP-3.02	SOUTH & WEST ELEVATIONS

SCHEDULE A

G.4
DP-0.00



3D VIEW 1 - EASTERN CORNER



3D VIEW 2 - SOUTHERN CORNER

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ARCHITECTURE
INCORPORATED

NO.	DATE	DESCRIPTION
4	2020-12-11	PARKADE STORAGE ROOM REVISIONS
3	2020-10-26	DP REVISIONS - CITY COMMENTS
2	2020-03-24	PARKADE REVISION
1	2020-01-16	ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
ZENTERRA DEVELOPMENTS LTD.

PROJECT
ZENTERRA OFFICE

19781 80 AVE. LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE: 10/23/19
DWN: AL
CHK: CH
FILE NO. 1904

SEAL

SHEET NO.
G.4
DP-0.01



3D VIEW 3 - NORTHERN CORNER



3D VIEW 4 - WESTERN CORNER

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ARCHITECTURE
INCORPORATED

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4	2020-12-11	PARKADE STORAGE ROOM REVISIONS
3	2020-10-26	DP REVISIONS - CITY COMMENTS
2	2020-03-24	PARKADE REVISION
1	2020-01-16	ISSUED FOR RZ / DP

REVISIONS

CONSULTANT

CLIENT
ZENTERRA DEVELOPMENTS LTD.

PROJECT
ZENTERRA OFFICE

19781 80 AVE. LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE: 10/23/19 | FILE NO. 1904
DWN: AL
CHK: CH

SEAL

SHEET NO.
G.4
DP-0.02

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FOCUS ARCHITECTURE INCORPORATED

NO.	DATE	DESCRIPTION
4	2020-11-11	PARKING STORAGE ROOM
3	2020-10-26	DP REVISIONS - CITY COMMENTS
2	2020-08-31	ADDITIONAL INFORMATION
1	2020-05-12	ISSUED FOR DP

REVISIONS

CONSULTANT

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PROJECT
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19781 80 AVE, LANGLEY, BC

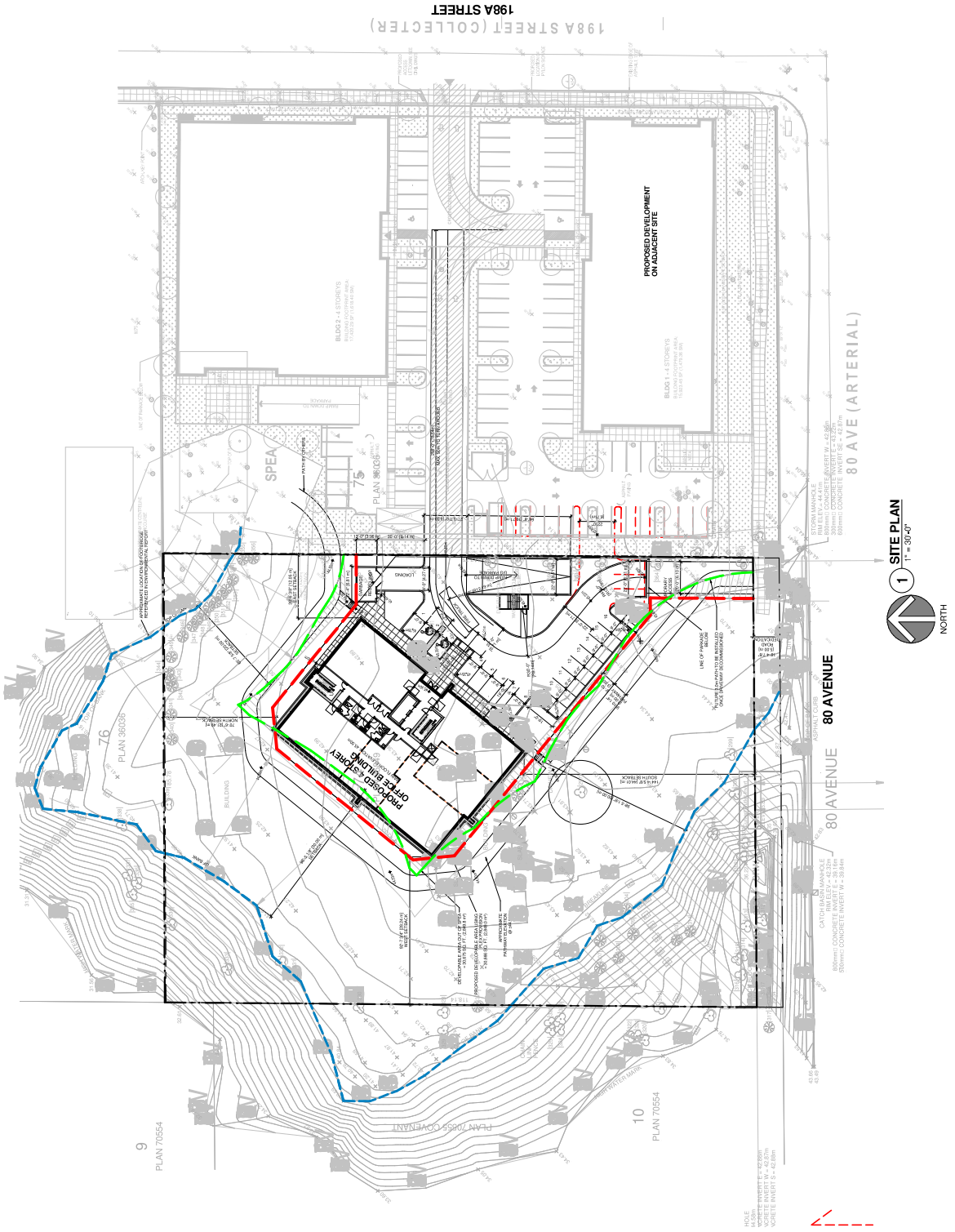
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SITE PLAN

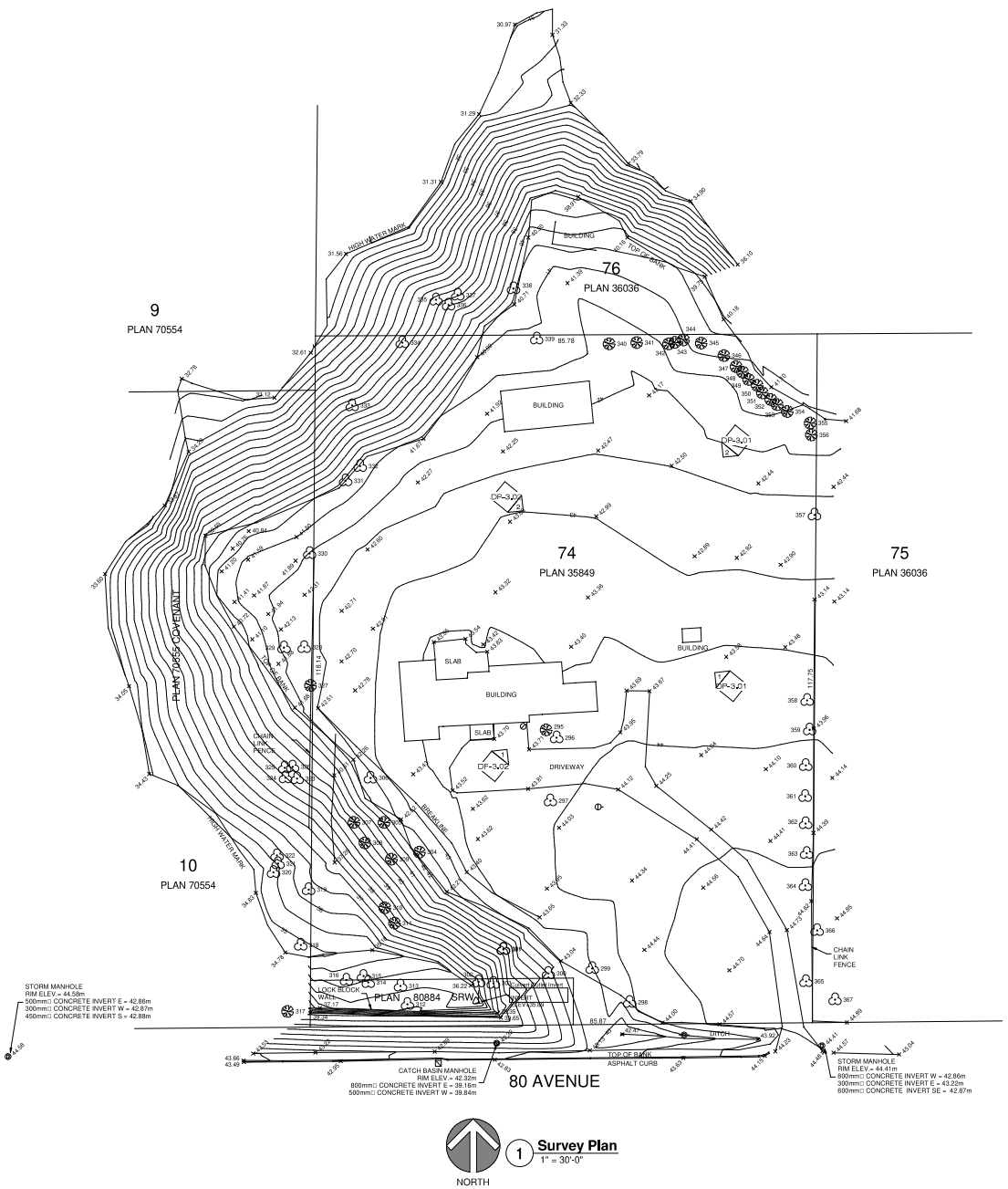
DATE: 10/23/19
DRWN: AL
CHK:

FILE NO. 1904

SEAL

SHEET NO. **G.4** **DP-1.01**





1 **Survey Plan**
1" = 30'-0"

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FOCUS
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#	DATE	DESCRIPTION
4	2020-12-11	PARKADE STORAGE ROOM REVISIONS
3	2020-10-26	DP REVISIONS - CITY COMMENTS
2	2020-03-24	PARKADE REVISION
1	2020-01-16	ISSUED FOR RZ / DP

REVISIONS

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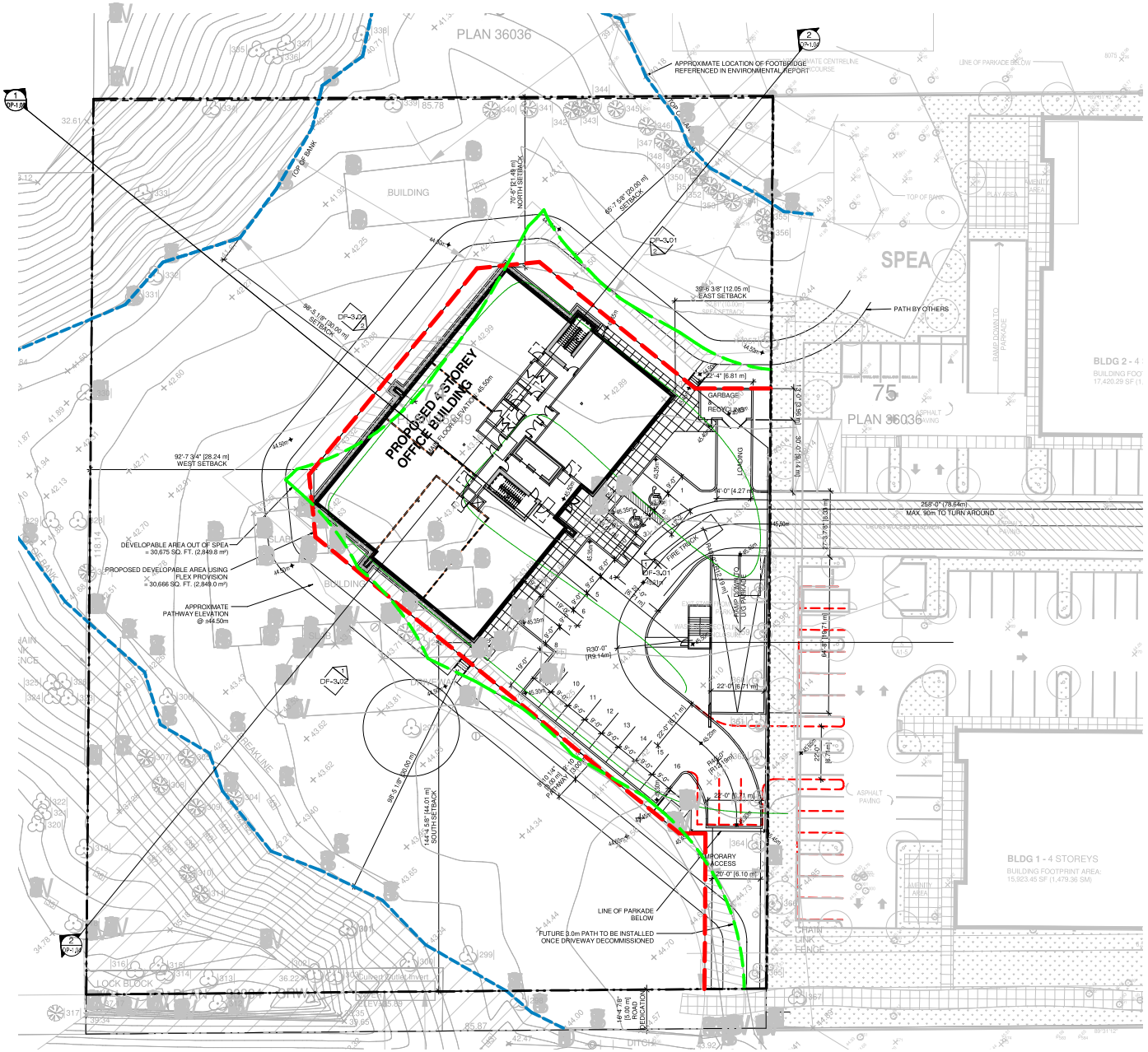
19781 80 AVE. LANGLEY, BC

DRAWING TITLE
SURVEY PLAN

DATE: 10/23/19
DWN: Author
CHK: Checker
FILE NO. 1904

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DP-1.02



SITE RECONCILIATION

LEGAL DESCRIPTION:
LOT 74, PLAN 35849
SECTION 26, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:
19781 80 AVENUE
LANGLEY, BC

ZONING INFORMATION:

ZONE: EXISTING: SR-2
PROPOSED: CD-57

LOT AREA:

GROSS SITE AREA	=	108,949.35sq.ft. / 10,121.73 m² / 2.50 Ac. / 1.012 Ha.
ROAD DEDICATION	=	4,625.71 sq.ft. / 429.56 m² / 0.11 Ac. / 0.043 Ha.
NET SITE AREA	=	104,325.64sq.ft. / 9,692.17 m² / 2.39 Ac. / 0.969 Ha.
DEVELOPABLE AREA OUTSIDE OF SPEA	=	30,675 sq.ft. / 2,849.8 m²
PROPOSED DEVELOPABLE AREA USING FLEX PROVISION	=	30,666 sq.ft. / 2,849.0 m²
NET DEV. AREA ADDED TO SPEA	=	9 sq.ft. / 0.8 m²

SETBACKS:

	PROPOSED:	
	NORTH	21.49 m
	SOUTH	44.01 m
	EAST	12.05 m
	WEST	28.24 m

LOT COVERAGE:
MAXIMUM: 67% (as per subzone 3.1)
PROPOSED: **1,128.7 m² / 9,692.17 m² = 11.6%**

BUILDING HEIGHT:
MAXIMUM: LESSER OF 18m OR 4 STOREYS (as per subzone 3.1)
PROPOSED: **4 STOREYS- 21.3m (VARIANCE REQUIRED)**

PARKING:

REQUIRED :	4,304 m² / 28 m² PER SPACE = 153.7 = 154 STALLS	
PROVIDED:	U/G LEVEL 1	= 76 STALLS (incl. 12 small cars)
	U/G LEVEL 2	= 78 STALLS (incl. 12 small cars)
	SURFACE	= 16 STALLS
		= 170 STALLS (incl. 3 HC)

*SMALL CAR STALLS
170 STALLS x 20% = 34 STALLS (ALLOWED)
24 STALLS (PROVIDED)

*MINIMUM 50% OF PARKING REQUIRED TO BE UNDERGROUND
152 STALLS x 50% = 76 STALLS (REQ'D U/G)
154 STALLS (PROVIDE U/G)

LOADING:
REQUIRED : 1 SPACE PER BLDG. W/ GROSS FLOOR AREA OF 500 m² OR MORE
PROVIDED: **1 SPACE**

GROSS FLOOR AREAS

Name	Area
LEVEL 1	11,505 SF
LEVEL 2	12,149 SF
LEVEL 3	11,441 SF
LEVEL 4	10,175 SF
ROOF DECK (LOBBY & STAIR 1)	814 SF
ROOF DECK (STAIR 2)	248 SF
TOTAL	46,331 SF

1 ENLARGED SITE PLAN
1" = 20'-0"

NORTH

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ENLARGED SITE PLAN

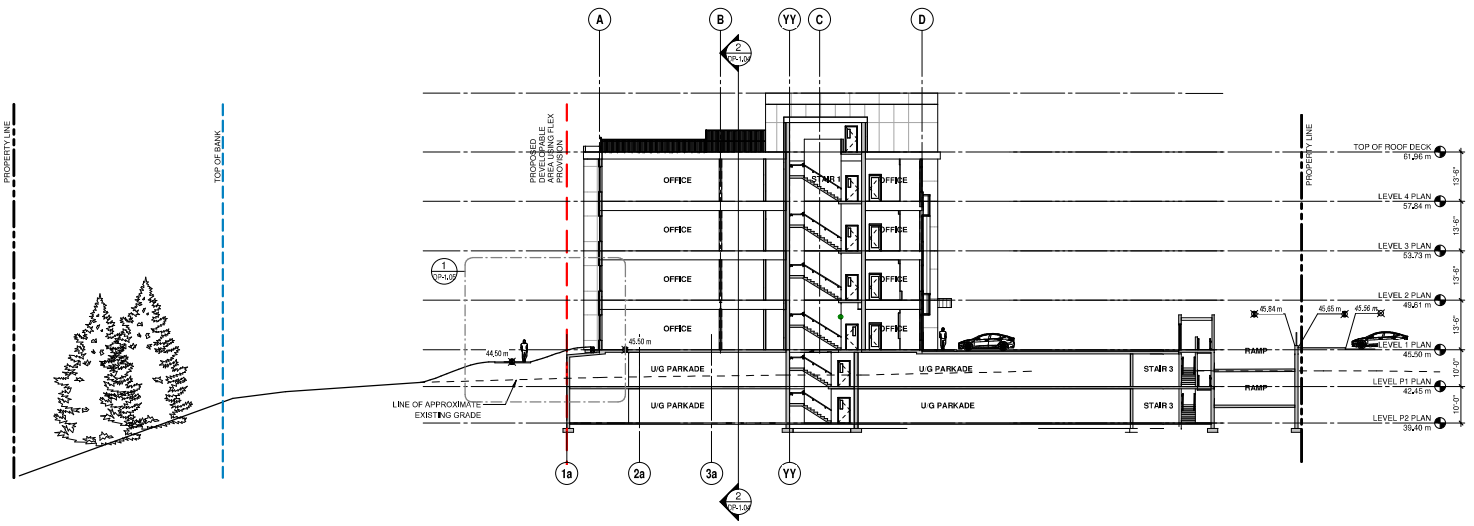
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FILE NO. 1904

SEAL

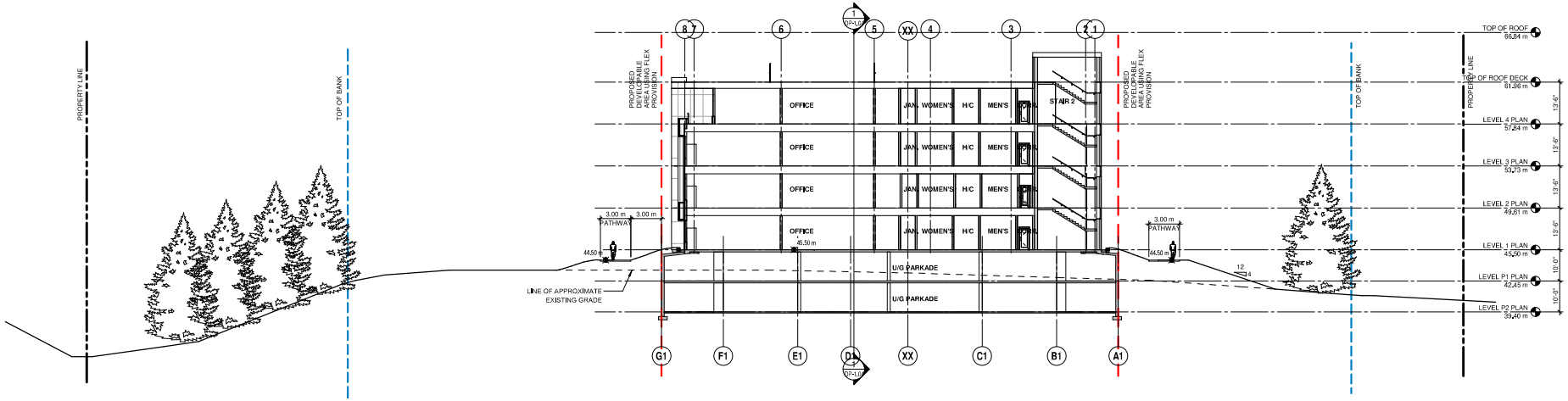
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DP-1.03

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1 **SITE SECTION**
1/16" = 1'-0"



2 **SITE SECTION.**
1/16" = 1'-0"

#	DATE	DESCRIPTION
4	2020-12-11	PARKADE STORAGE ROOM REVISIONS
3	2020-10-26	DP REVISIONS - CITY COMMENTS
2	2020-03-24	PARKADE REVISION
1	2020-01-16	ISSUED FOR RZ / DP

REVISIONS

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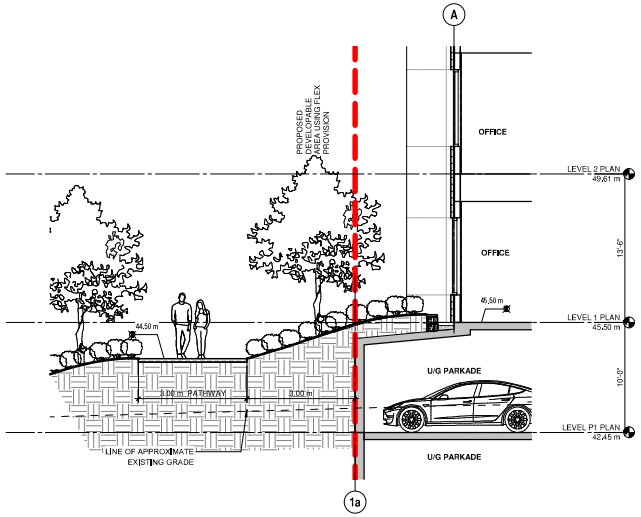
19781 80 AVE, LANGLEY, BC

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SITE SECTIONS

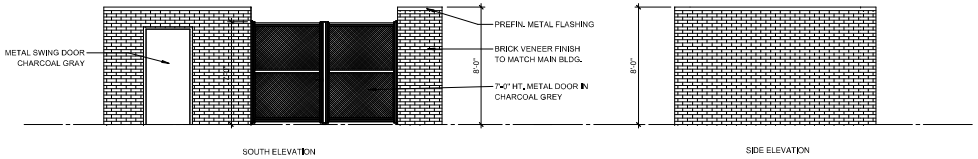
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FILE NO. 1904

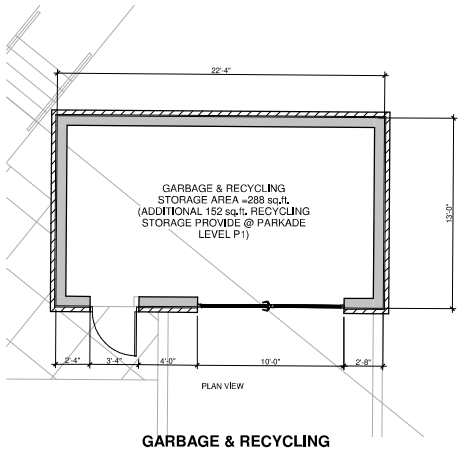
SEAL

SHEET NO.
G.4
DP-1.04



1 **SITE SECTION DETAIL**
3/16" = 1'-0"





2 **GARBAGE & RECYCLING STORAGE DETAIL**
1/4" = 1'-0"

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DRAWING TITLE
SITE DETAIL

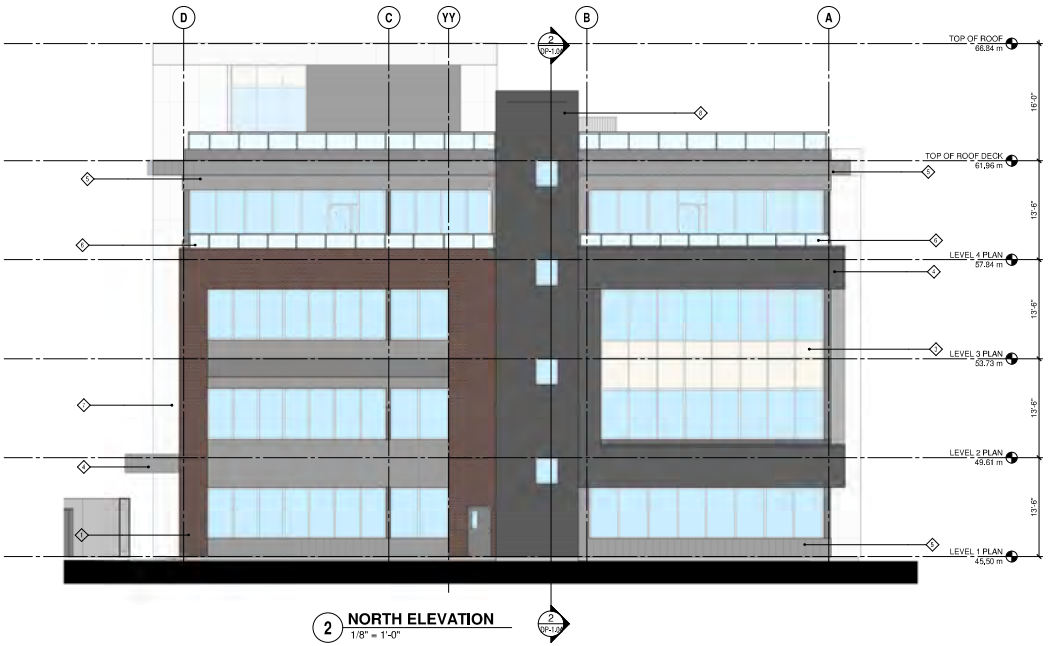
DATE: 10/23/19
DWN: AL
CHK: CH
FILE NO. 1904

SEAL

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G.4
DP-1.05



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



2 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION LEGEND

NO.	DESCRIPTION
1	4" THICK MASONRY CLADDING, IXL INTERSTATE BRICK, BRONZESTONE, MATTE
2	STOREFRONT WINDOW SYSTEM, ANODIZED ALUMINUM
3	CURTAIN WALL SYSTEM, ANODIZED ALUMINUM, c/w CLEAR & WHITE SPANDREL GLASS
4	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, CHARCOAL GREY
5	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, REGENT GREY
6	42" HT. ALUMINUM GUARDRAIL c/w GLAZING
7	ACM PANEL c/w INTERGRATED QUICKPANEL RAINSCREEN SYSTEM OR EQUAL, LARSON BY ALUCOIL, RVW WHITE S-327
8	CORRUGATED METAL SIDING - CHARCOAL
9	6'-0" HT. ALUMINUM SCREEN FOR MECH. EQUIPMENT, CHARCOAL

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#	DATE	DESCRIPTION
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1	2020-01-16	ISSUED FOR RZ / DP

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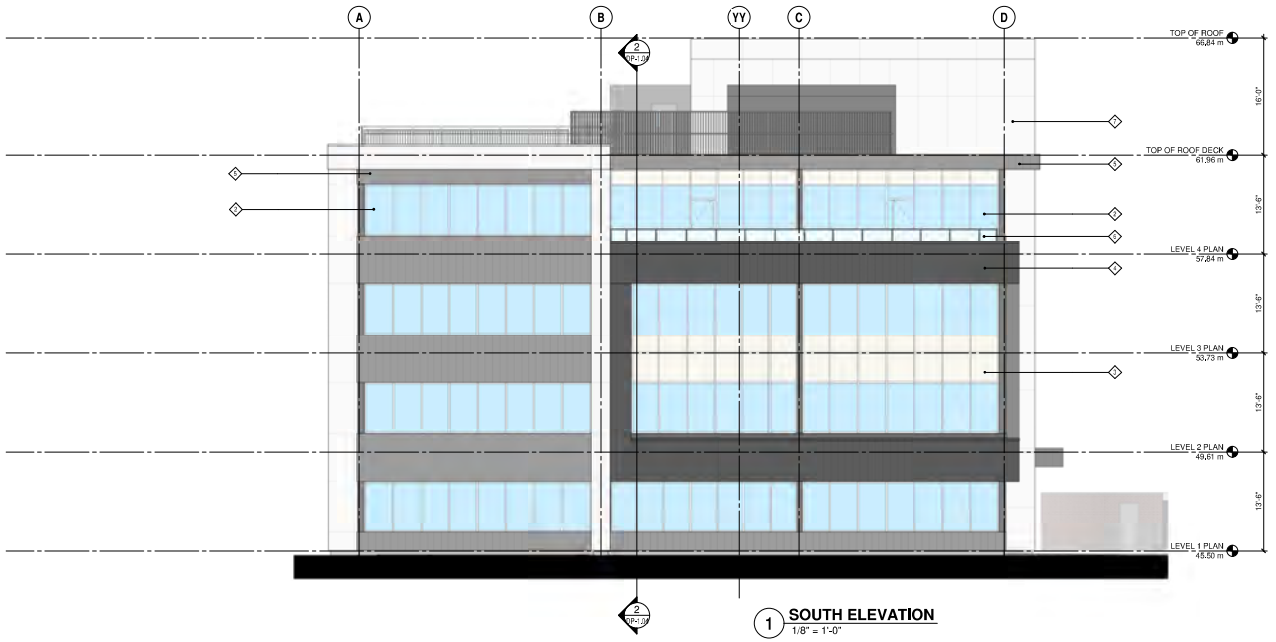
19781 80 AVE. LANGLEY, BC

DRAWING TITLE
NORTH & EAST ELEVATIONS

DATE: 10/23/19 | FILE NO. 1904
DWN: AL
CHK: CH

SEAL

SHEET NO.
G.4
DP-3.01



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

ELEVATION LEGEND	
NO.	DESCRIPTION
1	4" THICK MASONRY CLADDING, IXL INTERSTATE BRICK, BRONZESTONE, MATTE
2	STOREFRONT WINDOW SYSTEM, ANODIZED ALUMINUM
3	CURTAIN WALL SYSTEM, ANODIZED ALUMINUM, c/w CLEAR & WHITE SPANDREL GLASS
4	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, CHARCOAL GREY
5	12" WIDE VERTICAL METAL PANEL, WESTFORM METALS, REGENT GREY
6	42" HT. ALUMINUM GUARDRAIL c/w GLAZING
7	ACM PANEL c/w INTERGRATED QUICKPANEL RAINSCREEN SYSTEM OR EQUAL, LARSON BY ALUCOIL, RVW WHITE S-327
8	CORRUGATED METAL SIDING - CHARCOAL
9	6'-0" HT. ALUMINUM SCREEN FOR MECH. EQUIPMENT, CHARCOAL



2 WEST ELEVATION
1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
4	2020-12-11	PARKADE STORAGE ROOM REVISIONS
3	2020-10-26	DP REVISIONS - CITY COMMENTS
2	2020-03-24	PARKADE REVISION
1	2020-01-16	ISSUED FOR RZ / DP

REVISIONS

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PROJECT
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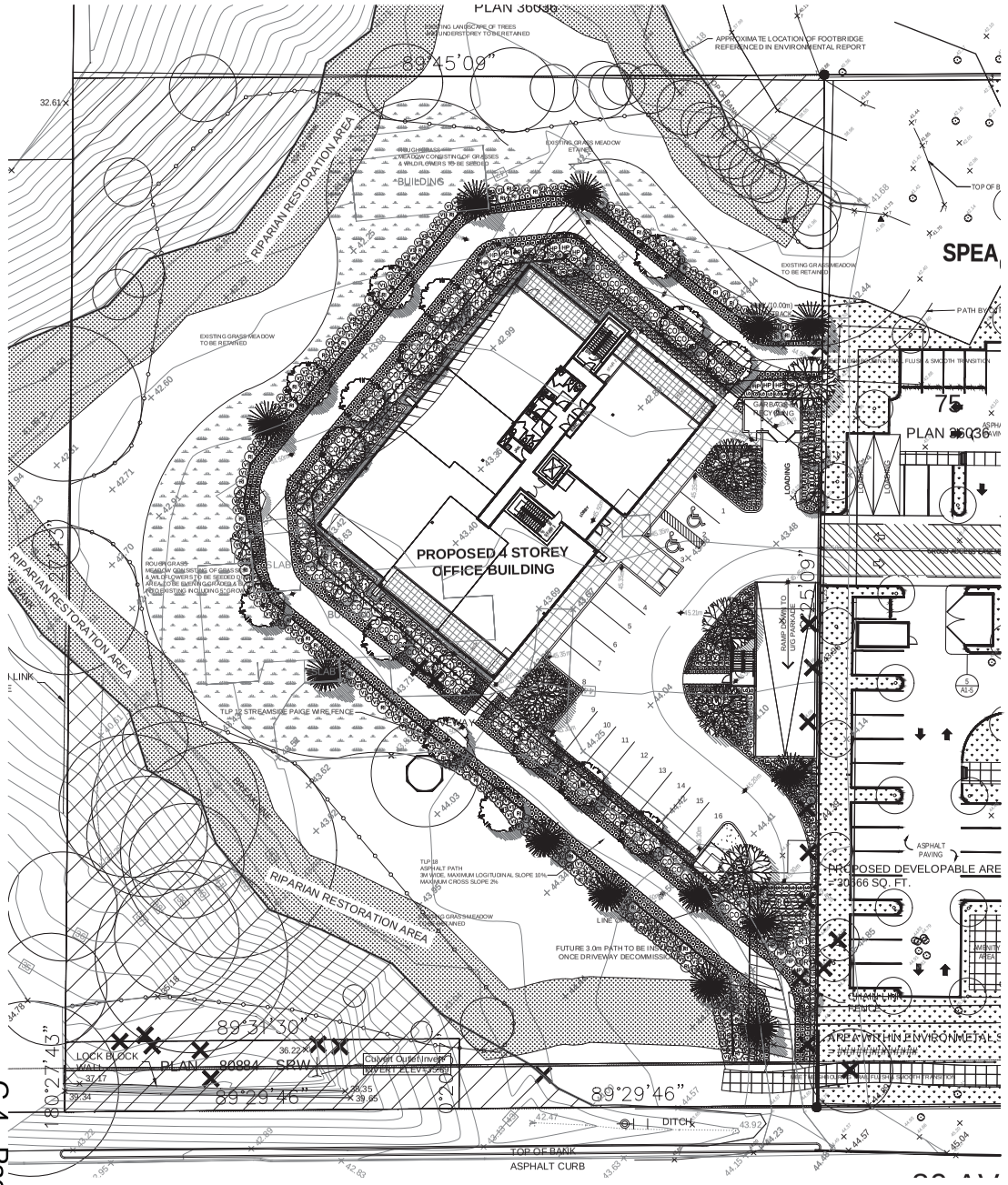
19781 80 AVE. LANGLEY, BC

DRAWING TITLE
SOUTH & WEST ELEVATIONS

DATE: 10/23/19 | FILE NO. 1904
DWN: AL
CHK: CH

SEAL

SHEET NO.
G.4
DP-3.02



TREE SCHEDULE

PMG PROJECT NUMBER: 19-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1.2M STD; B&B
	19	CORNUS EDDIE'S 'WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	6	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE GODDESS FLOWERING CHERRY	6CM CAL; 1.9M STD; B&B
	13	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.9M STD; B&B

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

REPLACEMENT TREES:

OF THE ABOVE TOTALS THE FOLLOWING ARE REPLACEMENT TREES BASED ON 30 TREES PER DEVELOPABLE AREA- TOTAL 25 PER NOAH TALBOT ARBORIST, MCELHANNEY ENGINEERING

13 PSEUDOTSUGA MENZIESII
6 AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'
6 PRUNUS SERRULATA 'SHIROFUGEN'

SHRUB SCHEDULE

PMG PROJECT NUMBER: 19-175

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CS	87	CORNUS STOLONIFERA 'ARCTIC FIRE'	RED OSIER DOGWOOD	#3 POT; 80CM
S	103	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
HP	37	HYDRANGEA PANICULATA 'BIG BEN'	BIG BEN HYDRANGEA	#3 POT; 80CM
IC	33	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
MN	1233	MAHONIA NERVOSA	DWARF OREGON GRAPE	#1 POT; 20CM
RS	104	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
RI	134	ROSA MEIDILAND 'RIPENS'	CREEPING MEIDILAND ROSE; WHITE	#2 POT; 40CM
TM	16	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.5M B&B
VO	332	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
VD	13	VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM
GRASS				
C	80	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
PA	124	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
PERENNIAL				
A	88	ACHILLEA 'THE PEARL'	DOUBLE WHITE YARROW	15CM POT
N	118	NEPETA x JR WALKER	BLUE CATMINT	15CM POT
GC				
LO	163	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
PM	214	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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.

PLANTING NOTES IN RIPARIAN AREA

SPECIES & QUANTITY BY BED TYPE

BED TYPE	A: Riparian Forest	Total Area
AREA (sq.m)	2134.0	2134.0

BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	%	No.
Trees					
Acer macrophyllum	bigleaf maple	1 gal pot	2 m spacing	6%	64
Malus fusca	Pacific crabapple	1 gal pot	2 m spacing	6%	64
Prunus emarginata	Bitter cherry	1 gal pot	2 m spacing	4%	43
Pseudotsuga menziesii	Douglas-fir	1 gal pot	2 m spacing	16%	172
Thuja plicata	Western redcedar	1 gal pot	2 m spacing	8%	85
			TREES COVERAGE TOTAL	40%	428
Shrubs & Herbs					
Rubus spectabilis	Salmonberry	plug 415D 1+0	1 m spacing	13%	222
Symphoricarpus albus	Snowberry	plug 415D 1+0	1 m spacing	8%	136
Polystichum munium	Sword fern	4 inch pot	1 m spacing	10%	171
Physocarpus capitatus	Pacific ninebark	plug 415D 1+0	1 m spacing	6%	102
Oemleria cerasiformis	Indian plum	plug 415D 1+0	1 m spacing	15%	256
Rhamnus purshiana	Baldhip rose	plug 415D 1+0	1 m spacing	8%	136
			SHRUBS COVERAGE TOTAL	60%	1024
			COMBINED COVERAGE TOTAL	**100%**	**1452**

Prescription Details:

1. No heavy machinery shall enter the driplines of existing trees, to preserve the root systems of retained trees/shrubs and existing topsoil with native seed bed of herbaceous species.
2. Invasive vegetation removal: existing Himalayan blackberry (Rubus armeniacus), periwinkle (Vinca minor) and/or English ivy (Hedera helix) shall be removed using hand excavation methods within driplines of existing trees, and by machine excavation in areas outside the driplines of existing trees. The root ball shall be extracted from the soil, and all plant parts shall be removed from the site and disposed of at an offsite facility. Existing topsoil shall remain in place to the extent possible.
3. Existing shrubs should be retained to the extent possible. If shrubs must be cut to allow removal of invasive vegetation, the shrubs shall be cut above ground and their root system shall be left intact. New plantings shall maintain 1 m spacing from existing shrubs (including cut shrubs).
6. Topsoil and fertilizer (16-32-6 or similar) shall be pre-mixed and applied after invasive vegetation removal, across the site in disturbed areas only, to a depth of 45 cm. Topsoil mixture shall be finished to an uneven surface, and depth shall vary by up to 10 cm due to complexing of the topsoil mixture. Topsoil/fertilizer mixture shall NOT be applied within the driplines of retained trees except where invasive vegetation was removed. Mixture shall meet the criteria prescribed by the Township of Langley, and shall be certified to be free of invasive species.
4. Trees shall be planted in suitable microsites. Trees shall NOT be planted in depressions or on top of mounds, beneath existing shrubs or other organic debris, or within 2 m of existing trees. Maintain 2 m spacing between trees and from shrub plantings. Follow planting detail TLP 23 for trees; TLP 21 for shrubs.
5. Composted mulch shall be applied after topsoil application and planting, throughout the area except within the driplines of retained trees, to a depth of 10 cm. Mulch shall meet the criteria prescribed by the Township of Langley.
7. Timing of planting: all planting shall occur immediately following invasive vegetation removal and topsoil/fertilizer application, and timing shall be either in fall between September 15th and October 15th or in spring between March 15th to April 30th.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	21.MAR.31	ADD RIPARIAN PLANTING NOTES	YR
3	20.DEC.07	NEW SITE PLAN	JR
2	20.DEC.02	PLANTING PLAN/ADD DETAILS	JR/PC
1	20.OCT.28	ROOF DECK PLAN	JR/PC

CLIENT:

ZENTERRA DEVEOPMENTS

PROJECT:

OFFICES

19781 80TH AVENUE
TOWNSHIP OF LANGLEY

TOL FILE NO: 08.27.070

DRAWING TITLE:

LANDSCAPE PLAN

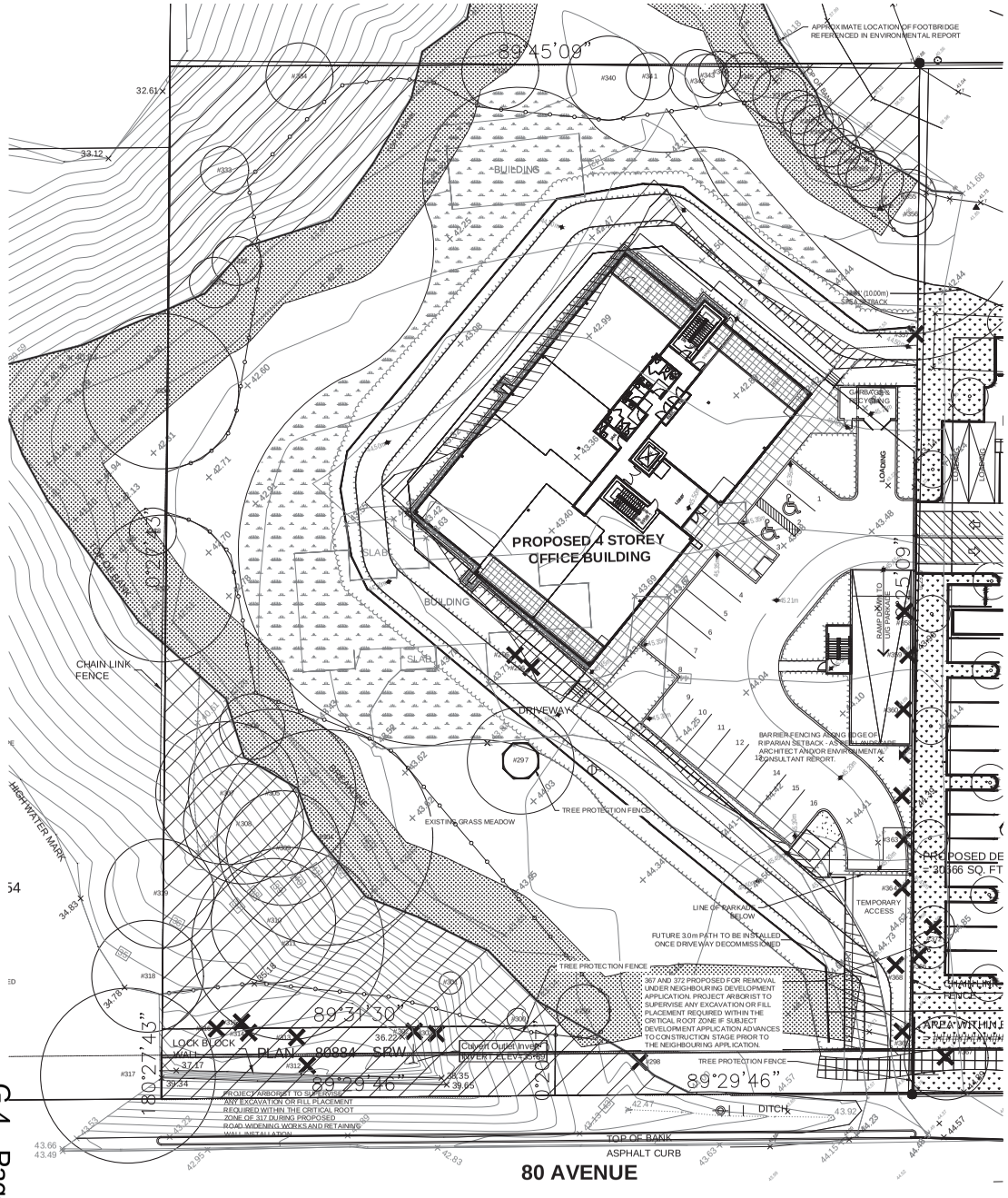
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CHK'D: RP

OF 4

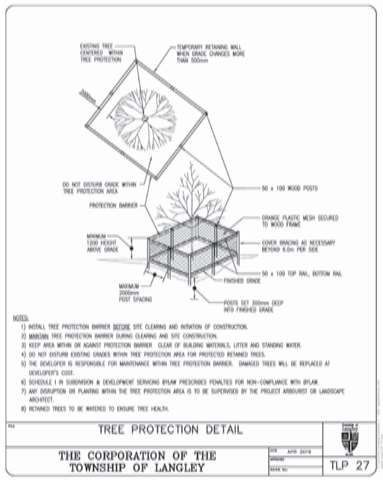
19175-5.ZIP

PMG PROJECT NO: **19-175**



TREE TO BE RETAINED

TREE TO BE REMOVED



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Burnaby, British Columbia, V5C 6G9
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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	21.MAR.31	ADD RIPARIAN PLANTING NOTES	YR
3	20.DEC.07	NEW SITE PLAN	JR
2	20.DEC.02	PLANTING PLAN/ADD DETAILS	JR/PC
1	20.OCT.28	ROOF DECK PLAN	JR/PC

CLIENT:

ZENTERRA DEVEOPMENTS

PROJECT:

OFFICES

19781 80TH AVENUE
TOWNSHIP OF LANGLEY

TOL FILE NO: 08.27.070

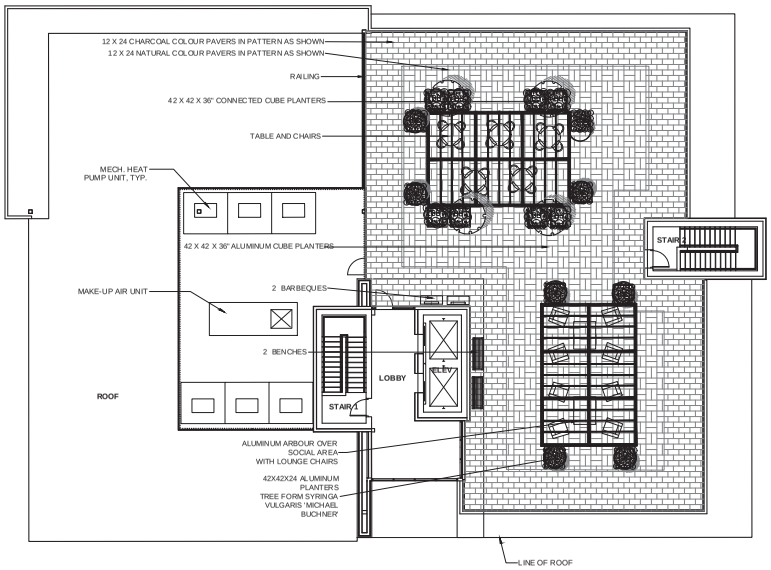
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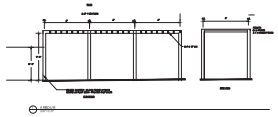
EXISTING TREE MANAGEMENT PLAN

DATE:	19.DEC.16	DRAWING NUMBER:	G.4
SCALE:	1"=20'-0"		
DRAWN:	JR		
DESIGN:			OF 4
CHK'D:	PC		

19175-5.ZIP

PMG PROJECT NUMBER: **19-175**







ALUMINUM PLANTER CUBES



WISHBONE BAYVIEW PARK BENCH



HAUSER OUTDOOR LOUNGE SEATING



MAGLIN BATTERY TABLE & CHAIRS- COLOUR TO BE CONFIRMED

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL, 1.3M STD
SHRUB	8	SYRINGA VULGARIS 'MICHAEL BUCHNER'	BLUE FLOWER LILAC- TREE FORM	#10 POT, 1.2M STD
F	48	FRAGARIA - EVERBLOOMING	STRAWBERRY	9CM POT
(W)	8	VACCINIUM - POLLINATING PAIRS	2 VARS DWARF BLUEBERRY	#2 POT; 50CM
GRASS				
(I)	24	CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
(N)	48	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
VINE				
(C)	8	CLEMATIS x 'DUCHESS OF EDINBURGH'	CLEMATIS; DOUBLE WHITE	#2 POT; 60CM STAKED
PERENNIAL				
(A)	48	ALLIUM - CHIVES	CHIVES	9CM POT
(M)	32	CORE OPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	#1 POT
(E)	64	EUPHORBIA MYRTENSIS	DONKEYTAIL SPURGE	15CM POT
(SM)	24	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	15 CM 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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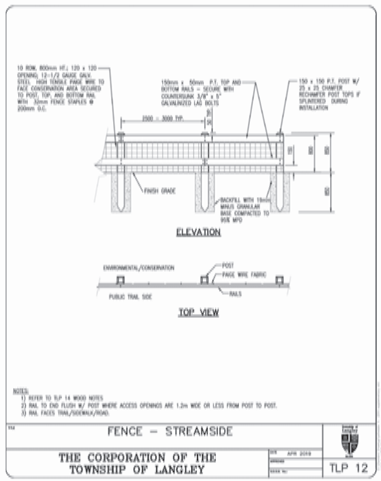
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LANDSCAPE PLAN

DATE:	19.DEC.16	DRAWING NUMBER: G3 G4
SCALE:	1"=20'-0"	
DRAWN:	JR	
DESIGN:		
CHK'D:	PC	OF 4

19175-5.ZIP

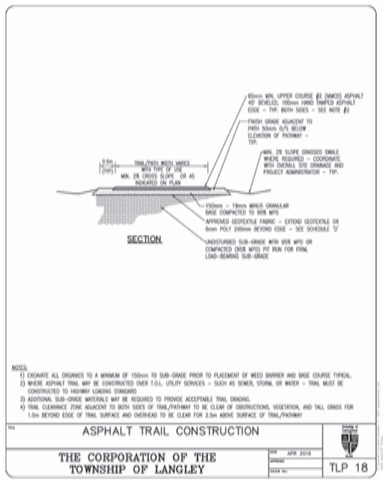
PMG PROJECT NUMBER: **19-175**



FENCE – STREAMSIDE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

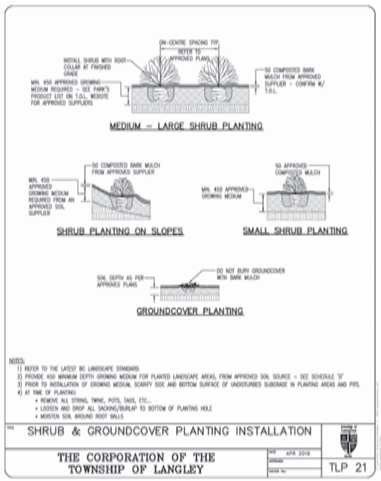
TLP 12



ASPHALT TRAIL CONSTRUCTION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 18



SHRUB & GROUNDCOVER PLANTING INSTALLATION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 21



TREE PLANTING NOTES

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 22

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19781 80TH AVENUE
TOWNSHIP OF LANGLEY

TOL FILE NO: 08.27.070

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 19.DEC.16
SCALE: 3/8"=1'-0"
DRAWN: JR
DESIGN:
CHK'D: PC

DRAWING NUMBER: G4
OF 4

19175-5.ZIP

PMG PROJECT NUMBER: **19-175**

5364
01/10/18

4.3.4 DEVELOPMENT PERMIT AREA "H" – BUSINESS/TECHNOLOGY PARK

4109
16/08/04

Lands identified as "Development Permit Area "H" – Business/Technology Park" on Map 4, Development Permit Areas, are hereby designated as Development Permit Areas under Section 488(1)(f) of the Local Government act to establish objectives and provide guidelines for the form and character of development.

The intent of these Design Development Guidelines is to establish a diversity of uses in the form of development, a consistent level of quality throughout the development as a whole and to enhance the public perception of the Business Technology Park developments in the community. These guidelines outline the desired objectives and give design recommendations. They are not intended to be prescriptive as to building character but rather describe orientation and configuration (for buildings and parking), access and circulation, setbacks and landscape treatments.

The site is divided into four zones to ensure that the form of development reflects the unique orientation and location of each individual subzone. Zone 1 fronts 198A Street and backs onto Latimer Creek. Zone 2 is located north-south along the eastern interior spine road, with a substantial drop in grade from east to west and contains Subzones 2.1 to 2.3. Buildings will be situated so as to maintain the existing contours and avoid excessive cut & fill. Zone 3, the parcel to the west of the spine road, lies on the flattest portion of this site and contains Subzones 3.1 to 3.6. Prominent, level entries help contain the street wall along the western edge of the spine road. Along its western and northern edge of Zone 3, a plush green area undulates along 198A Street and 82 Avenue, creating a landscape buffer between the campus and the residential lots to the north and west. Contemplative amenity opportunities abound through this zone

The central Zone 4, Subzone 4.1, is the heart of the campus. The potential for a small conference commercial centre will create a strong central focus to the built form and the pedestrian circulation. The Conference Centre is also a neighborhood amenity, which would be available to the community at large as well as Tech Campus tenants.

To optimize the flexibility required to accommodate the broad range of anticipated users, the cohesiveness of the development will be emphasized in the landscape treatment as well as through the architectural guidelines. The character of the development will be apparent throughout the public zones of the site (streets, squares, parks, pathways, lighting, paving, street furniture, etc.).

ZONE / SUBZONE MAP



SITE AND BUILDING REQUIREMENTS

SITE PLANNING

The principal concept for the Business Technology Park is the orientation of all buildings along a main vehicle and pedestrian artery. Due to the north and south orientation of the site the Zone 2 buildings are oriented parallel to the main spine road. The westerly buildings in Zone 1 & 3 are oriented east and west and perpendicular to the road.

Secondary to this concept is the placement of buildings along the existing topography of the site. The site drops approximately 20 m from the southeast corner to the northwest corner, with the majority of the grade change occurring within zone 2 and the corner of 80 Avenue and 200 Street. Buildings are orientated such that they follow the existing contours of the site, thus minimizing the need for cut and fill and expensive foundation systems.

To encourage a more urban, coherent development, principal buildings should face the primary street and the entries should be located on or near the front setback line. Building configuration should reflect orientation. Principal building faces (in Zone 2) and entries (in Zone 1 & 3) should parallel the principal street and buildings should increase in mass toward principal streets and/or corners.

Entrances are a key component in a building and should be the major focus. Building entries should be clearly legible and address the primary street and/or corner. Public functions - including any service uses - should be located at the front of the building and may be used to enhance and emphasize the building entry. Only limited parking/vehicle circulation should occur within the front yard setback. It is intended that the majority of surface parking occur at the sides and rear of the buildings. Service and loading functions should similarly be located at the sides or rear of the buildings.

Large, unfenestrated, undifferentiated architectural volumes, typical for light impact industrial, warehousing uses, should be located to the rear of the site. These volumes should be screened from view with landscaping (refer to the Landscape Design section). Office, public and entry functions should occur adjacent to the principal street



Building Entry

Access and Circulation

To avoid conflict between vehicular and pedestrian traffic, a minimum number of entry points to each site are encouraged. A maximum of two crossings will typically be permitted on the principal streets subject to Township approval. These entries should typically be located away from the intersections of roadways and away from pedestrian nodes. On secondary streets, one additional entry will be permitted as the primary access point to the parking area(s). All access points should conform to good engineering practice and satisfy relevant Township standards.

Pedestrian access within as well as between sites should be well designed and clearly legible. Pedestrian movement between sites should enhance the overall development concept and encourage movement on foot as opposed to by car. There should be a high standard of landscape architectural treatment to further these objectives. Whenever possible pedestrian circulation should be designed so as not to conflict with vehicle circulation. Where pedestrian crossings are required, they should be conveniently located, well lit and highly visible.



Parking and Loading

These guidelines supplement the Township standards for off-street parking and loading as found in the Township of Langley Zoning Bylaw as amended from time to time. The majority of parking should be located in the side and rear yards of each property and below grade. A small amount (typically visitor and short-term parking) shall be permitted in the front yard. Parking stalls, planting islands, median planting islands shall be sited in accordance with the Township's Zoning Bylaw as amended from time to time.

Median planting islands are required between parallel rows of parking stalls. These planting islands shall be 2.5 m (8 ft) from inside curb to inside curb. The trees shall be located centred on the stall paint line so as not to impede the stall overhang zone.

Loading areas should be located to the side or rear of the property and separated from the general parking areas. Loading is not permitted in front of the buildings. Where loading areas are served by a separate access point, efforts should be made to minimize the degree to which vehicles accessing the loading area traverse parking areas. Using architectural and landscape architectural devices, screening should be employed which minimizes views of the loading area.

Parking and loading areas should be paved, well drained and well illuminated. Pedestrian routes from the parking areas to the buildings should be clearly legible and accessible.

Corner Sites

For corner lots where more than one side abuts a street, the setback from the property line at each street should be the minimum front yard setback as prescribed by the Township of Langley Zoning Bylaw as amended from time to time. Buildings on corner sites must address both streets and both facades must be detailed accordingly. Building entries may be duplicated or the major entry may be placed on the corner.



Setbacks

Setbacks from property lines will be established to provide cohesion to the overall development and to acknowledge the proximity of the Business Technology Park to adjacent developments and uses. The setbacks in each case vary to reflect the unique orientation of each zone.

LANDSCAPE DESIGN

Overall Landscape Character

The appearance of the landscape for the Business Technology Park will generally reflect two characters.

Campus Zone: The remainder of the site responds to the image a campus green. The landscape treatment should be integrated with the parking lot locations, building placement and design. The character should respect the overall high quality, maintained campus image.

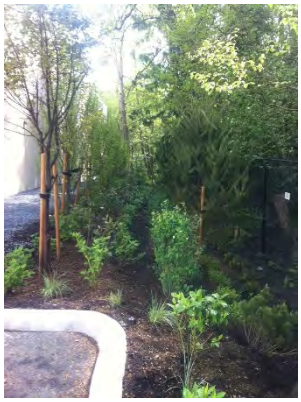
Buffer Zone: The Buffer Zone extends the full length of 198A Street and 82 Avenue. The landscape should respond to the concept of a naturalized area made up of a strong tree buffer, native shrub massing, naturalized pond with deck overlook, covered shelter, riparian and water plants, municipal trail (within 4.5 m Green Way Dedication) and low maintenance meadow/ grass areas. In Zone 1, Latimer Creek provides a buffer to adjacent residential zones to the west.

Landscape Components – Campus Zone

- Landscape – Typical Development Parcel

  General landscape character responds to the image of business and technology. The elements of design are clean lines, and a refined landscape image.

- Planting Areas



  Generally shrub material should be primarily ornamental broad leaf evergreen in nature with accents of deciduous material. Shrub planting should utilize mass plantings of individual species of not less than 1.8 m wide with plant spacing such that plant material will completely cover exposed mulch in two full growing seasons. The use of groundcover planting is encouraged. A minimum depth of 50 mm of well, composted mulch should be used in all plant beds. Wood chips, gravel or plastic cover will be not be accepted in plant beds. Lawn areas should be sodded.

  Tree cover should be predominantly deciduous with groupings of evergreen trees that provide interest and screening. Consideration should be given to the selection of deciduous tree species with growth characteristics of canopied shade tree. Branch height from finished grade to the underside of the crown at time of planting shall be dictated by the Township's Zoning Bylaw and Subdivision and Development Servicing Bylaw as amended from time to time.

  All plant material should conform to the latest edition of BCSLA/BCNLA Landscape Standard.

  Planting design should be integrated with the building architecture with consideration of building entries, access to each building lobby, building detail and massing, screening requirements and general principles of CPTED.

- Streetscape

  Unless required otherwise by the Township of Langley and pursuant to the Township of Langley Subdivision and Development Servicing Bylaw as amended from time to time and Boulevard Treatment and Street Tree policy the following shall apply:

  200 Street

  The landscape streetscape treatment along 200 Street shall conform to the Willoughby Community Plan cross section with the exception that the overall width of the streetscape greenway is 15 m.

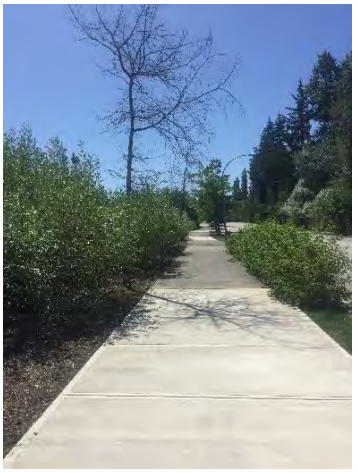
80 Avenue

The landscape streetscape treatment along 80 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be trees planted on both sides of the sidewalk. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 80 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

82 Avenue

The landscape treatment along 82 Avenue shall include a 3 m concrete sidewalk with a 2 m grass turf boulevard treatment including deciduous street trees with a 2 m by 5 m landscape planting around them spaced as per Township of Langley standard. There shall be a dedicated 4.5 m greenway behind the road boulevard. There shall be a minimum 1.5 m planted landscape strip behind the concrete sidewalk. Landscape treatment along the watercourse setback of 82 Avenue shall be 2 m boulevard in front of a 3 m concrete sidewalk with 1 m grass boulevard behind.

198A Street



The landscape streetscape treatment along 198A Street shall include a 3 m concrete sidewalk with a 2 m boulevard of grass turf and street trees. There shall be a 4.5 m greenway behind the minimum 4 m boulevard with plantings consistent with the east side of 198A Street.

Internal Campus Streets

The landscape streetscape for the internal streets shall include a concrete sidewalk. A sod lawn boulevard between back face of curb and sidewalk shall be provided. Deciduous street trees shall be planted between 8 m to 10 m on centre. Wherever possible trees on opposing sides of the street should be directly adjacent.

- Surface Parking Lots

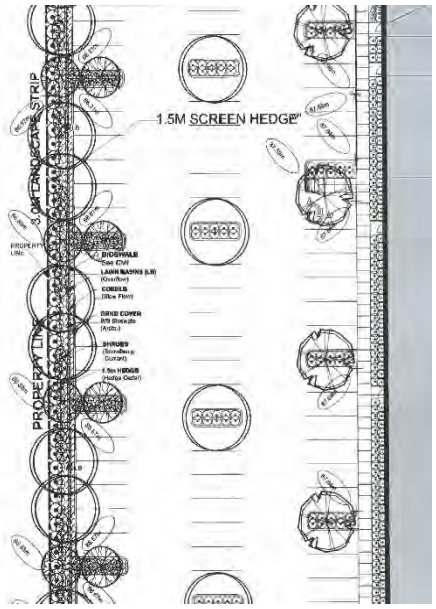
Landscaping and Screening



As a significant amount of open space has been dedicated to surface parking, considerable care must be taken in their design and detailing so that their visual impact is minimized.

Parking lots should incorporate landscape islands with a minimum width of 2.5 m to ensure proper plant and tree growth. Parking lot islands should be placed in accordance with the Township's Zoning Bylaw as amended time to time within the lot and be planted with deciduous shade trees and an under storey of low growing shrub planting suitable for the urban environment.

The perimeter of all parking lots should be screened with broadleaf evergreen plants to minimize the impact of views from within the campus. The ends of parking lots adjacent to the Buffer Zone should be planted with a mixture of evergreen trees and broad leaf evergreen shrubs to minimize view impacts. The planting in these areas should be designed to reflect a naturalistic look with the emphasis on informal mass plantings. Views from 80 Avenue, 82 Avenue, and 200 Street to the surface parking lots should be screened with evergreen or broad leaf evergreen shrub and tree massing. The height of screening material should respond to the principles of CPTED and requirements of the Township's Zoning Bylaw.



Service, storage areas and entries to underground parking incorporated within surface parking lots should be enclosed and screened from view.

Surface Materials and Walkways

Pedestrian walkways should be provided from the parking areas to the building entries and where appropriate to other amenity areas. The walkway material should be scored cast in place concrete with a minimum clear 1.2 m width and maximum width of 1.5 m. Walkways through and along parking areas should be safe and secure for pedestrian movement.

The surface paving material for all parking areas with the development parcels should be large aggregate asphalt. Alternative materials of a higher quality material are allowed and encouraged to provide distinctively designed parcels.

The use of precast concrete wheel stops is prohibited. A 450 mm wide exposed aggregate concrete strip should be incorporated at the back face of the parking lot curb edge to accommodate car overhang. At the discretion of the Township of Langley, the length of the parking space may be reduced 450 mm.

Handicap parking stalls shall be provided in all parking lots and located in close proximity to the main building entrance.

Parking Lot Lighting

The parking areas should be lit with luminaires mounted on mid-level (4.2 m high) poles. Luminaires should incorporate cut off shields integral with the luminaire housing, light levels should respond to the need for security lighting. The use of large-scale light standards are not recommended and /or prohibited. The lighting standards for each development parcel should be distinct and integrated with the architectural building design. Display lighting is prohibited.





- Pedestrian Walkway Pavement

A hierarchy of pavement materials should be incorporated within each development parcel to respond to the primary building entry zone and secondary site pedestrian walkways.

The primary building entry zone should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the primary building entry paving zone.



The secondary pedestrian walkway material should be scored cast in place concrete with a minimum width of 1.2 m and maximum width of 1.5 m clear width/unobstructed.

- Campus Building – Main Entries

All of the campus buildings main entries are oriented to and within close proximity of the internal campus streets. These areas will become important nodes and should be integrated with the streetscape design. The campus building main entries should incorporate a pavement material with a higher degree of esthetic appeal. Concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be incorporated into the design. T he integration of seating areas and locations for bike racks is encouraged in these areas.

The planting design at the main entry to the campus buildings should respond to the urban setting. Plant massings and organization should be formal in nature using medium sized flowering trees under planted with predominantly broadleaf evergreen shrubs. Plant design should add character and compliment the detailed architectural treatment of the building entries. Plant beds within paved areas, at the main entries to campus buildings should be contained by a 150 mm high by 150 mm wide concrete curb edge.

- Fencing

  In keeping with the nature of the campus look fencing in the Campus Zone is limited to areas where fences are integrated into the landscape design as character elements to define the structure of landscape areas. Fences should be metal and not exceed 1 m in height. Security fencing of individual parcels, chain link or wood fencing is not allowed in the Campus Zone.

- Garbage Enclosures

  The complete screening all trash, recycling and waste containers is required. Split face concrete block, or brick that responds to the esthetic of the adjacent building are to be used to create screen enclosures. Wood, wire mesh fence or plastic fencing is not permitted. Gates shall be 1.8 m high, predominantly opaque with colour selected from palette to be used for adjacent building. Enclosures for one parcel must not visually impact any other development parcel.

- Landscape Walls and Grading

  Landscape walls required to accommodate grade change should be of high quality materials such as modular concrete pre-cast blocks with a textured face. All walls must be capped with a complementary material. Large-scale blocks, lock- block, and timber, are not permitted.

  Slopes in landscape areas should not exceed 4:1 for both lawn and planting areas. Grading in the Buffer Zone should accommodate gentle, undulating appearance. Positive drainage should be accommodated away from buildings.

- Irrigation

  Campus Zone: All lawn and planting areas within the Campus Zone are to be irrigated with an automatic irrigation system. Each development parcel's irrigation system is to be individually controlled.

  Buffer Zone: Irrigation in the buffer zone is encouraged to ensure an overall healthy appearance of plant material at all times of the year.

Campus Zone Character Areas

- Conference Centre

  The character of the landscape directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. Planting areas should be incorporated to separate the outdoor patio areas from the internal street edges. Plant material should be predominantly broadleaf evergreen. Plant material should be chosen to accommodate the desire for clear site lines from the street and sidewalk to the patio space (maximum mature height of 0.9 – 1 m). Plant beds in this character zone

should be contained by a 150 mm high by 150 mm wide concrete curb edge. Tree planting within shrub plant beds should incorporate medium scale flowering trees. The character of the paved surfaces directly adjacent to the Conference Centre should reflect the special nature of this building as a unique facility to the Business Technology Park. A pavement material with a higher degree of esthetic appeal such as concrete unit pavers and/ or coloured stamped concrete with banding comprised of a contrasting material, colour or pattern should be used in this area

Landscape Components – Buffer Zone

- Landscape

  A significant forest buffer exists on the northern and western property lines. This buffer zone is comprised of predominantly alder with some poplar and an understorey of scrub. The southern portion of the forest buffer on the west properly line has been diminished over time and will require additional planting to restore the character.

  The selection of trees and shrubs will be limited to native or native like species. Plant massing should be designed to appear as naturally occurring and resident to the particular bio zone.

  The landscape will be low maintenance in nature and should provide a number of passive landscape experiences and open spaces for the staff of the companies that make up the Business Technology Park.

- Planting Areas

  The internal edges of the buffer zone should be augmented with a mixture of long lived coniferous and deciduous trees of varying sizes. The trees should be massed to respond to the naturalistic design intent. Native or native like under story planting should be incorporated at the edge of the buffer to provide a natural transition to the meadow zone.



  Beyond the tree and shrub zone, a low maintenance grass zone comprised of a mixture of grasses and BC native wild flowers should be established. The low maintenance grass zone should open up to an activity area adjacent to the pond and wetland. This activity area should support informal active recreation and include picnic tables and trash cans.

- Pond and Wetland

  A pond and wetland provide an interesting focal area within the Buffer Zone. The intent of this feature is to provide the needed storm water detention as well as a diverse habitat and visual amenity feature.

  Planting around the pond should be located such that riparian zones and aquatic plants are utilized to create an esthetically pleasing naturalistic feature

ARCHITECTURAL TREATMENT

Building Zones

The Business Technology Park has four zones with varying degrees of prominence.

- Zone 1 (Subzone 1.1)

  Zone 1 is located on the west side of 198A Street between 82 Avenue and 80 Avenue. The orientation of buildings in this zone are to be predominantly east / west with the exception of buildings located adjacent to 82 Avenue and 80 Avenue whose facades should address each fronting street. Main entrances should be located on or near these street-facing facades.

  The topography in this zone slopes downward east to west and is bounded on the westerly edge by Latimer Creek. Where underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge.

- Zone 2 (Subzones 2.1 to 2.3)

  Zone 2 is located north-south along the spine road, starting at 80th Avenue to the south and ending at 200 Street to the north. Focus should be made on the building facades at both of the main entries to the site. The buildings located at the 200 Street and 80 Avenue entries will be massed so as to form a 'gateway' to the site. Buildings should increase in mass, stepping upwards towards the road.

  Due to sloping topography found in this zone, buildings will need to be positioned in such a way as to avoid excessive cut and fill. Buildings should be oriented lengthwise along the contour lines, requiring a different level of entry on either side of the building. Such positioning would allow for level entries to the underground parking level at the low side of the building, while at the high side of the building the parking level is below grade. In such cases where the underground parking level is above grade and protrudes from the main mass of the building, podiums are created. These podiums would be used as outdoor terraces, accessible from the main floor of the building. Consideration should be given to the sloping of the grade and landscaping along the edge of the podium where it meets the grade.

- Zone 3 (Subzones 3.1 to 3.6)

  Zone 3 is located along the westerly side of the site, bounded by 198 Avenue on the west and 80 Avenue to the south.

  The orientation of the buildings in this zone is predominantly east/west, with the exception of the northernmost buildings (3.5, 3.6) which run north/south. The end facades of the buildings follow the western and northern edges of the internal spine. Main entries should be located on or near these facades so as to address the internal spine road.

  The topography found in zone 3 is fairly flat, with minimal sloping, except towards the north/east end. Main entries of the buildings should be at or near the same elevation as the internal spine road. Underground parking is permitted although, as in zone 2, where the underground parking level protrudes above grade, care should be taken with landscaping and sloping of grade along its edge

- Zone 4 (Subzone 4.1)

  The fourth zone is located at the centre of the site. This zone is the preferred location for a Conference Centre use, the heart of the campus. This would be a 1 1/2 level building of about 20,000 square feet in total floor area. A Conference centre use could potentially

include conference rooms, kitchen and storage facilities and a small commercial/retail component, serving both the Business Technology Park and the neighboring community.

The topography of this zone is similar to Zone 2, with the grade sloping down several metres from east to west. The building will be oriented lengthwise along the existing contours. Two main entries to Building 4.1 are possible; one on the upper/east side of the building; the other on the lower/west side. Pedestrian circulation through and around the building will be incorporated with the form of the building. Outdoor terraces/patios will be located in certain areas around the building. These outdoor spaces will serve as further links between the Campus and the Building 4.1.

Building Articulation



The objective is to ensure a high quality streetscape throughout the Business Technology Park. Front facades of buildings must establish scale and identity particularly emphasizing the importance of the primary entrance through building offsets. Buildings should avoid the use of large undifferentiated wall areas that are visible from the street. Due to the permitted light industrial use, there is a potential for large building masses. Any large, unfenestrated and undifferentiated volumes will be located towards the rear of the site and screened from view. It is most appropriate that building walls visible from the street have the facade broken through offsets. Other vertical and surface articulation of the building facade are encouraged, particularly protrusions marquees) or recesses at building entries.

Articulation should be achieved with detailing of entrances and windows and not simply surface treatments such as paint color and decoration. Openings should be designed to suggest the thickness of walls, with doors and windows recessed away from the surface.

Materials, Finishes and Colour



Materials must have long-term durability and be able to retain a high quality appearance over the lifespan of the building. Pre-fabricated metal buildings are not acceptable.

Awnings are acceptable if they are intermittently broken so the scale is in keeping with the building. Standard awnings are not acceptable. Awnings should be custom designed to fit the individual architectural character of the building design.

A general guideline for exterior color schemes is to use muted colours on large areas. Stronger colors can be used for accent or to strengthen the three-dimensional effect at entry areas. Garish colors are not appropriate. Avoid colors, not tones that contrast strongly with each other.

Rooflines and Mechanical Equipment

Surface mounted roof equipment can often result in a chaotic and cluttered appearance because of the haphazard placement of vents, stacks and equipment. Roof vents and air handling units should be grouped and placed to minimize their visual impact from the street or from neighbouring sites. All roof top equipment should not be visible or should be screened from view. It is prefer- able that the screening of roof equipment be incorporated into the overall design of the building.

To conceal the view of the mechanical equipment from the street and neighbouring sites, buildings will require the use of a parapet and/or enclosure and/or roofed enclosure depending on the design and height of the building.

SIGNAGE

The intent of these guidelines is to assist tenants and their consultants to define signage requirements within the context of the Township's Sign Bylaw (as amended from time to time) and the Business Technology Park character. Discussion should occur at the preliminary design stages between the tenant/leaseholder and the owner/developer with respect to design direction.

There are three basic types of signage - Project Identification Signs, Direction Signs and Business Identification Signs. All signs must comply with the Township's Sign Bylaw as amended from time to time.

Project Identification Signs

It is proposed that three large scale signs be provided to identify and locate the Business Technology Park. These signs will be landmark elements located near each main entry into the Business Technology Park. It is intended that such signs be part of an overall theme and signage package and contain artistic as well as advertising elements.

Direction Signs

The purpose of directional signs is to provide operational direction to the public, customers and visitors. These signs are to be graphically coordinated and reflect the character of the Business Technology Park.

Business Identification Signs



The function of identification signs is to inform and direct the public to commercial enterprises. An effective sign will reflect the business image and respect the building style, while adding variety and vitality to the streetscape. Signs should therefore be compatible with the scale, form, materials, color and general character of the building.

Signs shall be constructed of materials with long-term durability, and must be able to retain a high quality appearance over the lifespan of the building.

a) No advertising placards, blow up signs, banners, pennants or signs shall be affixed upon facades of the buildings.
b) No large-scale signage is allowed on building awnings.
c) No animated, flashing or audible signs will be permitted.

LIGHTING

Site lighting should enhance the visual appearance of the building at night yet meet the owner's security needs. Site lighting of parking areas should be discrete using local area lighting. A maximum mounting height of lighting fixtures should be at 5 m (17 ft). Tall "freeway type" fixtures will not be acceptable.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZENTERRA DEVELOPMENTS LTD.) BYLAW 2020 NO. 5709

EXPLANATORY NOTE

Bylaw 2020 No. 5709 rezones a 1.0 ha (2.5 ac) site located at 19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ZENTERRA DEVELOPMENTS LTD.) BYLAW 2021 NO. 5709

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 (Zenterra Developments Ltd.) Bylaw 2021 No. 5709".

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

    a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 157" after the words "Comprehensive Development Zone CD-156"
    b. Adding to Section 110 after the words "CD-157" the words "CD-156 – 9,000 m^2"
    c. By adding after Section 1056 "Comprehensive Zone CD-156" the following as Section 1057 "Comprehensive Development Zone CD-157"

1057 **COMPREHENSIVE DEVELOPMENT ZONE CD-157**

Uses Permitted

1057.1 In the CD-157 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) accessory *buildings* and *uses*
2) accessory *residential uses* subject to Section 1057.2
3) business, professional and government offices and research and development laboratories including high tech uses, subject to Section 1057.3
4) business service *uses* (mail order, mailbox, photocopying, personnel support services) subject to business services *uses* not exceeding 450 m^2 in *gross floor area*
5) computer and computer accessory sales, service, rental and repair *uses* not exceeding 450 m^2 in *gross floor area*
6) conference centres and facilities
7) educational *uses* involving a post-secondary or technical curriculum
8) financial institutions
9) fitness centres
10) *group children's day care*
11) light manufacture, assembly, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3
12) *restaurants* subject to Section 1057.4

13) warehouse and wholesale distribution where more than 50% of the *gross floor area* is used for business and professional office purposes, research and development laboratories or high tech *uses*. Excludes transportation and trucking terminals and compounds, *vehicle servicing, vehicle repair, vehicle* towing and *vehicle* storage compounds, and outside storage *uses*, subject to Section 1057.3

Accessory Residential Uses

1057.2 Accessory *residential uses* shall be limited to one *single family dwelling unit* per *lot* for occupancy of the owner, manager, or caretaker and immediate *family*, provided that the *dwelling unit*:

a) does not constitute a singular *use* on a site;
b) is contained within a *building* containing a principal permitted *use*; and
c) has a maximum floor area the lesser of:
   i) 140 m^2, or
   ii) 33% of the total area of the building within which the dwelling unit is contained.

Outside Uses

1057.3 All *uses* permitted in a CD-157 zone shall be conducted within a completely enclosed *building* except for parking of non-*commercial vehicles* (where permitted in compliance with Section 1057.1), loading, display, eating areas and seasonal *uses*, *group children's day care* outdoor play areas, where accessory to a permitted *use*.

Restaurants

1057.4 *Restaurant uses* are only permitted where incorporated into a *building* containing a principal *use* listed in Section(s) 1057.1 3), 4), 6), 7), 9), 11), 13) and are limited to a maximum of one (1) per *building*. Drive-thru *restaurants* are not permitted.

Lot Coverage

1057.5 *Buildings* shall not cover more than 50% of the lot area.

Height of Buildings and Structures

1057.6 The maximum *height* shall be the lesser of 22 *metres* or 4 *storeys*

Siting of Buildings and Structures

1057.7 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit

Parking and Loading

1057.8 Parking and loading shall be provided in accordance with Section 107 except that where more than 50 parking spaces are required for any *building* or *structure*, a

minimum of 50% of the total required parking spaces shall be provided underground or wholly enclosed within the said *building*.

Subdivision Requirements

1057.9 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

1057.10 Landscape areas, landscape screens and fencing shall be provided in accordance with the provisions of the Development Permit

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

Lot 74 Section 27 Township 8 New Westminster District Plan 35849

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-157.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
NOTICE WAS ADVERTISED the	day of	, 2021.
and the	day of	, 2021.
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5709

