Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-156
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-33-0093
SUBJECT:	HERITAGE REVITALIZATION AGREEMENT APPLICATION NO. 100700 AND DEVELOPMENT PERMIT APPLICATION NO. 101114 (BERRY GENERAL STORE / MOUNPILLAR ENTERPRISES INC. / 23210 FRASER HIGHWAY)		

PROPOSAL:

Heritage Revitalization Agreement Authorization Bylaw with accompanying Heritage Designation Bylaw and Development Permit for the conservation, restoration and protection of the Berry General Store building and the construction of a new mixed use building with second storey residential and a gas bar located at 23210 Fraser Highway.

RECOMMENDATION SUMMARY:

That Council add the Berry General Store to the Community Heritage Register; give first and second reading to Bylaws No. 5906 and 5907 subject to eight (8) development prerequisites being satisfied prior to final reading; and authorize issuance (at time of final reading of Bylaw No. 5906) of Development Permit No. 101114.

RATIONALE:

The proposed development complies with the overall objectives of the Rural Plan for heritage preservation and land use.

RECOMMENDATIONS:

That the Berry General Store located at 23210 Fraser Highway be added to the Township of Langley Community Heritage Register pursuant to Section 598 of the Local Government Act to formally recognize its heritage value and establish eligibility for regulatory bylaw variances as an incentive for conservation and legal protection of this building;

That the required notification of the addition of the Berry General Store to the Community Heritage Register be provided to the owner of the property at 23210 Fraser Highway and the Minister of Tourism, Arts, Culture and Sports pursuant to Sections 592 and 595 of the Local Government Act;

That Council give first and second reading to Heritage Revitalization Agreement Authorization (Berry General Store) Bylaw No. 5906 for the conservation and protection of the Berry General Store building located at 23210 Fraser Highway, 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 dedication of sufficient land for the bus stop and deceleration lane on Fraser Highway, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of final landscape plans incorporating streamside protection and enhancement area fencing and noise fencing, details and security in accordance with the Township's Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in accordance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of restrictive covenants acceptable to the Township as follows:
    a. Protecting the streamside protection and enhancement area as defined by 15 metre setbacks from top of bank from disturbance in accordance with Official Community Plan Schedule 3: Streamside Protection and Enhancement.
    b. Prohibiting left turn access to the site from 232 Street and Fraser Highway.
7. Consolidation of the subject properties into one lot.
8. Payment of applicable supplemental Heritage Revitalization Agreement fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council give first and second reading to the Heritage Designation (Berry General Store) Bylaw 2023 No. 5907;

That Council authorize staff to schedule the required Public Hearing for proposed Bylaws No. 5906 and 5907 in conjunction with the hearing for proposed Development Permit No. 101114; and

That Council, at the time of final reading of Bylaw No. 5906, authorize issuance of Development Permit No. 101114 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 by compatible architectural treatments.
e. All refuse areas to be located in an enclosure and screened.

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

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

f. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

EXECUTIVE SUMMARY:

JY Architecture Inc. has applied, on behalf of Mounpillar Enterprises Inc., to conserve and provide ongoing protection for the Berry General Store located at 23210 Fraser Highway as well as to construct a new gas bar with a new 732 m^2 (7,879 ft^2) mixed use building that accommodates second storey residential units through a Heritage Revitalization Agreement, Heritage Designation Bylaw, Development Permit and by adding the Berry General Store to the Community Heritage Register.

The proposed development complies with the land use and heritage protection provisions of the Rural Plan. The proposal complies with the provisions of the Service Commercial C-3 Zone except certain provisions related to residential use, siting and landscaping varied through the Heritage Revitalization Agreement.

Staff recommend that Council support the requested Bylaws, subject to completion of eight (8) development prerequisites and authorize issuance of Development Permit No. 101114 at time of final reading of the Heritage Revitalization Agreement Authorization Bylaw No. 5906.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to adding the Berry General Store to the Community Heritage Register, Heritage Revitalization Agreement Authorization Bylaw No. 5906, Heritage Designation Bylaw No. 5907 and Development Permit No. 101114.

REFERENCE:

Owner:	Mounpillar Enterprises Inc. 23210 Fraser Highway Langley, BC V2Z 2K7
Agent:	JY Architecture Inc. Second Floor, 8661 – 201 Street Langley, BC V2Y 0G9
Legal Description:	Lot 5 Section 33 Township 10 New Westminster District Plan 21807 Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524
Location:	23210 Fraser Highway
Area:	0.62 ha (1.53 ac)
Rural Plan:	Rural Commercial Centre Small Farms / Country Estates
Development Permit Area:	Development Permit Area B – Rural Commercial / Industrial
Existing Zoning:	Service Commercial Zone C-3

BACKGROUND/HISTORY:

- The Berry General Store building was constructed around 1930 by Harry (W.H.) Berry who relocated his general store business to the site from Old Yale Road because Fraser Highway had become part of the Trans Canada Highway system. A general store was operated in the building until approximately 2012.

DISCUSSION/ANALYSIS:

- The site is designated as Small Farms / Country Estates and a Rural Commercial Centre in the Rural Plan. The Rural Commercial Centre policies support limited expansion of retail and service commercial uses at 232 Street and Fraser Highway provided the development is limited in scale to reflect a rural character and safe access is provided to adjacent roads.
- The proposed restoration and protection of the Berry General Store building as a bakery / café with a residential unit upstairs is consistent with the heritage conservation objectives and Rural Commercial Centre policies of the Rural Plan.
- The proposed addition to the site of a new 732 m^2 (7,879 ft^2) commercial building with residential units on the second storey and a four pump gas bar is consistent with the Rural Commercial Centre policies of the Rural Plan.

Adjacent Uses:

	Existing Use	Rural Plan Designation	Existing Zoning
North:	Fraser Highway beyond which is a mobile home park and a vacant lot.	Rural Commercial Centre Small Farms / Country Estates	Mobile Home Park MH-1 Civic Institutional Zone P-1
South:	Residential properties	Small Farms / Country Estates	Rural Zone RU-1
East:	Vacant lot beyond which is Fraser Highway	Small Farms / Country Estates	Rural Zone RU-1
West:	232 Street beyond which is a vacant lot and the D.E. Mellis Building	Rural Commercial Centre Small Farms / Country Estates	Rural Zone RU-1 Service Commercial Zone C-3

Heritage Value/Protection:

- The Berry General Store (circa 1930) is identified in the Township's Heritage Inventory.
- The Heritage Inventory is an information and planning tool that provides no legal protection therefore, staff recommend that the Berry General Store be added to the Township of Langley Community Heritage Register by resolution of Council. Adding the building to the Community Heritage Register:
    - provides formal recognition of the building's heritage value and character-defining elements as described in the Statement of Significance (Bylaw No. 5906, Appendix C)
    - establishes eligibility for municipal conservation incentives such as regulatory bylaw variances to enable the proposed development of the property
- The proposed Heritage Revitalization Agreement (authorized under Bylaw No. 5906) describes the required conservation work and ongoing maintenance of the Berry General Store and incorporates the Zoning Bylaw variances requested by the applicant to incentivise the preservation of the building.
- Ongoing legal protection for the Berry General Store is proposed to be secured through a municipal heritage designation by Bylaw No. 5907.

Heritage Revitalization Agreement:

- The proposed Heritage Revitalization Agreement outlines a plan for restoration and ongoing protection of the Berry General Store building and includes the statement of significance for the building as well as a conservation plan.
- In accordance with the Local Government Act, a Heritage Revitalization Agreement may vary or supplement use, density and setback provisions of a Zoning Bylaw and in this case if authorized by bylaw, could supersede the allowable uses, density and setbacks in the Service Commercial Zone C-3 where a conflict occurs.
- The following variances to the Zoning Bylaw are addressed through the proposed Heritage Revitalization Agreement:
    - the applicant proposes to restore the Berry General Store building as a bakery / café with a residential unit on the second storey
    - a new building on the lot is proposed with commercial on the ground floor and two residential units on the second storey
    - the Service Commercial C-3 zone allows one dwelling unit per lot for occupancy by the owner, manager or caretaker and immediate family

  - the Heritage Revitalization Agreement accommodates the three proposed residential units and does not limit who may occupy the units
  - the location of the Berry General Store building is proposed to be shifted 4 m south on the same alignment from its existing location to accommodate road widening on Fraser Highway.
  - the proposed location will be 2.58 m from the 232 Street property line and 0.96 m from the Fraser Highway property line, which is less than the 4.5 m required under the Zoning Bylaw (The Heritage Revitalization Agreement accommodates the requested siting variances)
  - the garbage enclosure for the Berry General Store is proposed to be located 2.25 m from the property line, which is less than the 4.5 m required under the Zoning Bylaw and the proposed location is functional for the site and screened by an enclosure and landscaping (The Heritage Revitalization Agreement accommodates the requested siting variance)
  - the proposed landscaping along the north property line is 1.2m wide, which is less than the 2 m required in the Zoning Bylaw to accommodate the Fraser Highway road widening for a bus stop and deceleration lane (The Heritage Revitalization Agreement accommodates the requested landscaping variance)

- The proposed development was reviewed by the Heritage Review Panel and the Heritage Advisory Committee before advancing to Council. The Heritage Review Panel was generally supportive of the proposed development and provided comments for further consideration by the applicant and staff. The final project reflects revisions to the design to support the Berry General Store on the site in line with the comments from the Heritage Review Panel including revisions to the proposed signage, gas canopy design, garbage enclosure and utility box locations.
- Bylaw No. 5906 proposes a Heritage Revitalization Agreement for restoration and ongoing protection of the Berry General Store that also accommodates the proposed increase in residential units, and siting and landscaping variances. The project is compliant with the remaining provisions of the Service Commercial Zone C-3 Zone.

Heritage Designation Bylaw:

- Consistent with the identification of the Berry General Store on the Township's Heritage Inventory and the recommended inclusion of the building on the Township of Langley Community Heritage Register, the Berry General Store building at 23120 Fraser Highway is considered to have heritage value.
- Bylaw No. 5907 designates 23210 Fraser Highway, including the historic Berry General Store building, as protected heritage property under Section 611 of the Local Government Act. This designation ensures the long-term protection and maintenance of the heritage Berry General Store as a heritage site.

Development Permit:

- The subject property is located in Development Permit Area Development Permit Area B – Rural Commercial / Industrial in the Rural Plan.
- Proposed Development Permit No. 101114, applicable to the form and character of the new building and gas bar, is attached to this report (Attachment F) and includes renderings, site plans, building elevations, and tree and landscaping plans.
- The landscape plans propose extensive planting of trees, shrubs, and groundcovers within the site and road boulevards. A 3 m high fence is incorporated along the south and west property line adjacent to existing single family uses. Finalization of landscaping details has been included as a development prerequisite.

Streamside:

- A yellow coded watercourse is located on the east side of the site.
- The proposed site layout includes retention and protection of the watercourse in accordance with Official Community Plan Schedule 3: Streamside Protection and Enhancement.

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	Total Trees Post Development
2	0	36	36	36

- There are approximately 18 existing trees in the SPEA area which will be retained unless deemed hazardous by the project arborist.

Policy Considerations:

The proposed Community Heritage Register listing, Heritage Revitalization Agreement Authorization Bylaw, Heritage Designation Bylaw and Development Permit Application will secure conservation and ongoing protection, restoration and maintenance of the Berry General Store building located at 23210 Fraser Highway and will facilitate the addition of a new 732 m^2 (7,879 ft^2) commercial building with residential units on the second storey and a gas bar to the 0.62 ha (1.53 ac) site.

The proposed development is in compliance with the provisions of the Rural Plan. The proposal complies with the requirements in the Service Commercial Zone C-3 with the exception of the variances to residential, siting and landscaping provisions accommodated through the Heritage Revitalization Agreement.

Staff recommend that Council add the Berry General Store to the Community Heritage Register, give first and second reading to Bylaw No. 5906 (subject to eight development prerequisites), Bylaw No. 5907 and authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

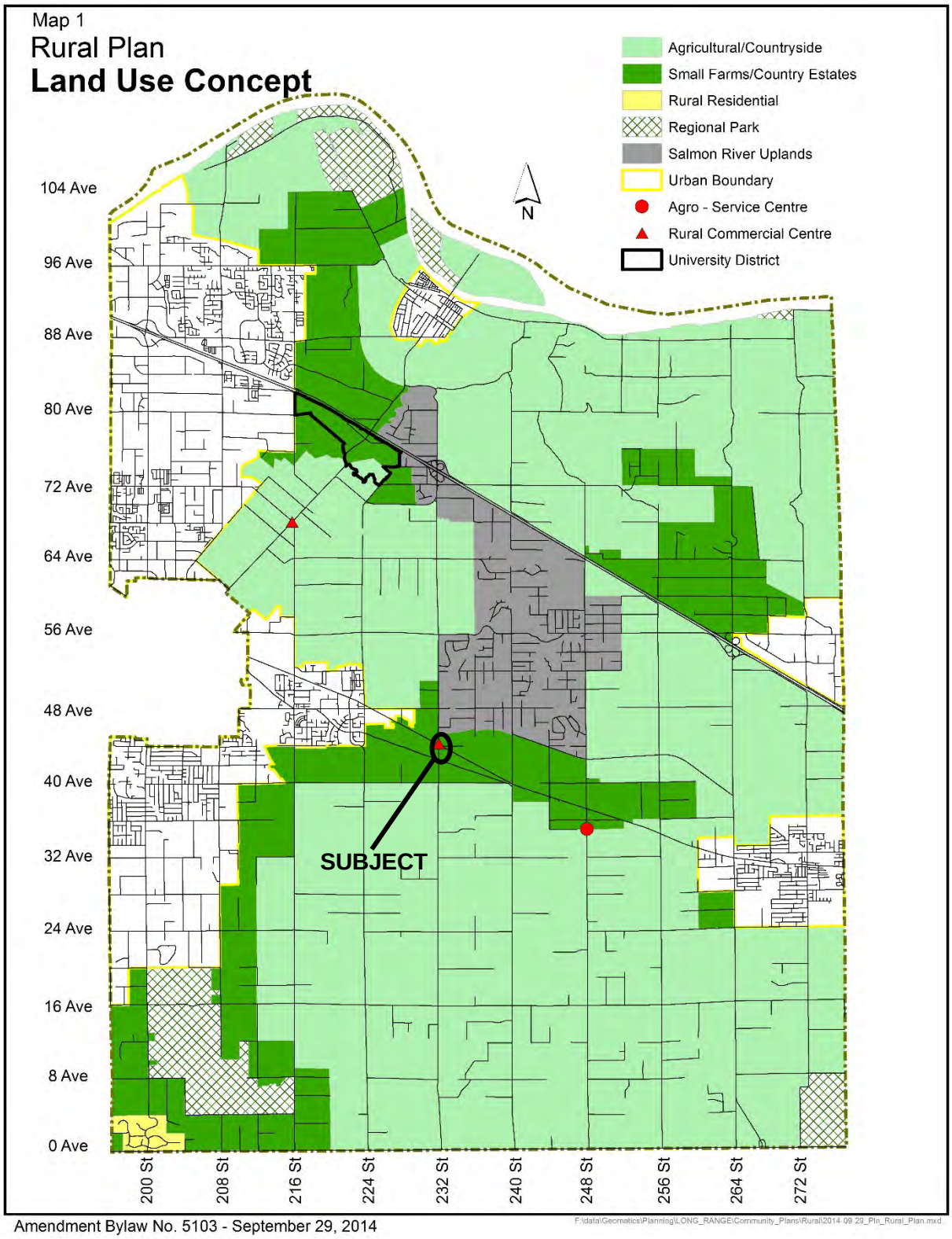
ATTACHMENT A	Aerial Context Map
ATTACHMENT B	Rural Plan Map
ATTACHMENT C	Zoning Map
ATTACHMENT D	Rendering
ATTACHMENT E	Site Plan
ATTACHMENT F	Development Permit No.101114

ATTACHMENT A



AERIAL CONTEXT MAP

ATTACHMENT B



ATTACHMENT C



ZONING BYLAW NO. 2500 MAP

ATTACHMENT D



Aerial view of the site from the northwest.



Aerial view of the site from the northeast.



View of Berry General Store from Fraser Highway with proposed gas bar behind.



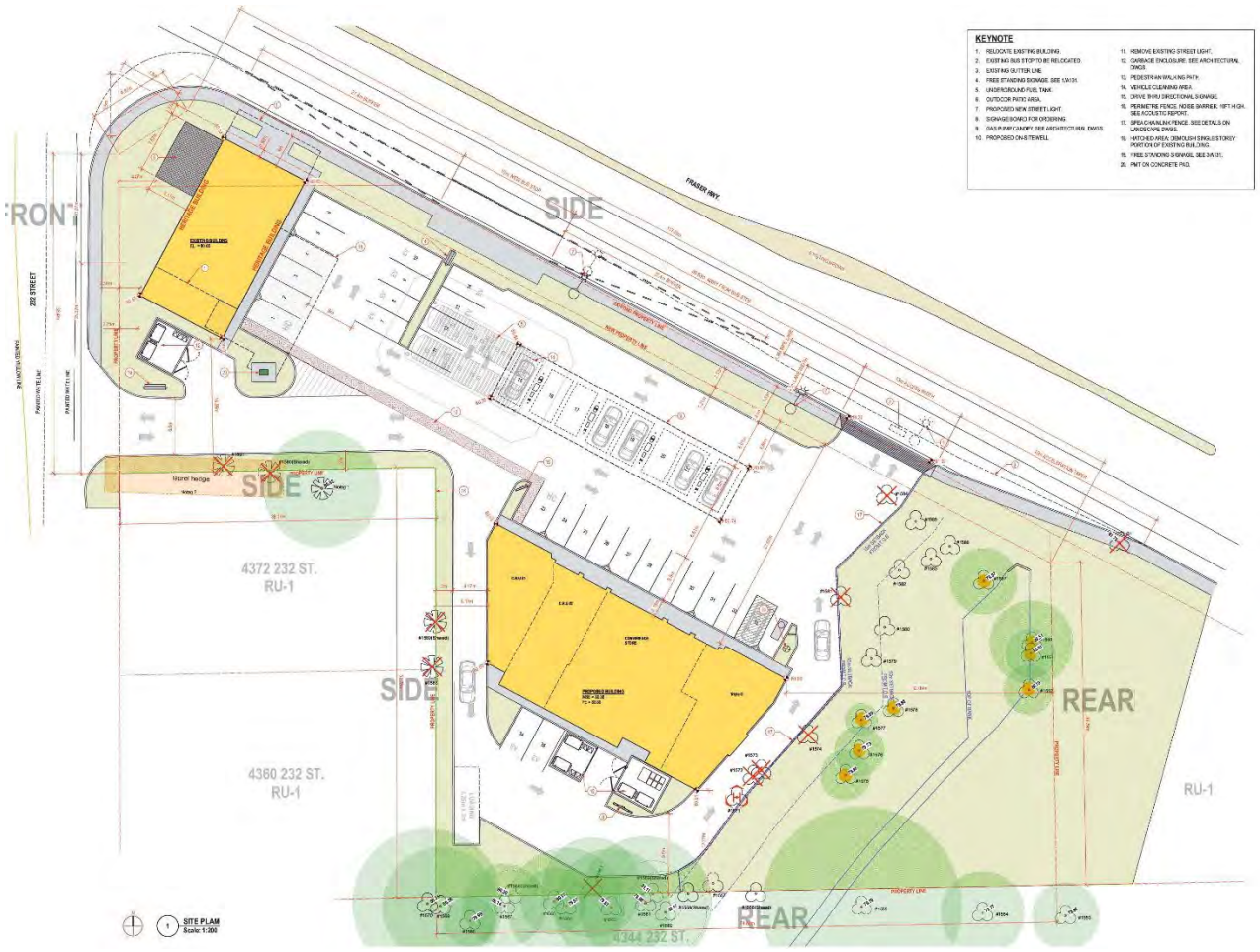
Onsite view of proposed building.



Fraser Highway Streetscape.

RENDERINGS – SUBMITTED BY APPLICANT

ATTACHMENT E



SITE PLAN – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT F

Development Permit No. 101114

This Permit is issued this _____day of _____, 2023 to:

1. Name: Mounpillar Enterprises Inc.

   Address: 23210 Fraser Highway
   Langley, BC V2Z 2K7

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 5 Section 33 Township 10 New Westminster District Plan 21807

   Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524

   CIVIC ADDRESS: 23210 Fraser Highway

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

   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.
   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 by compatible architectural treatments.
   e. All refuse areas to be located in an enclosure and screened.

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

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

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

   This Permit is not a Building Permit.

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

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

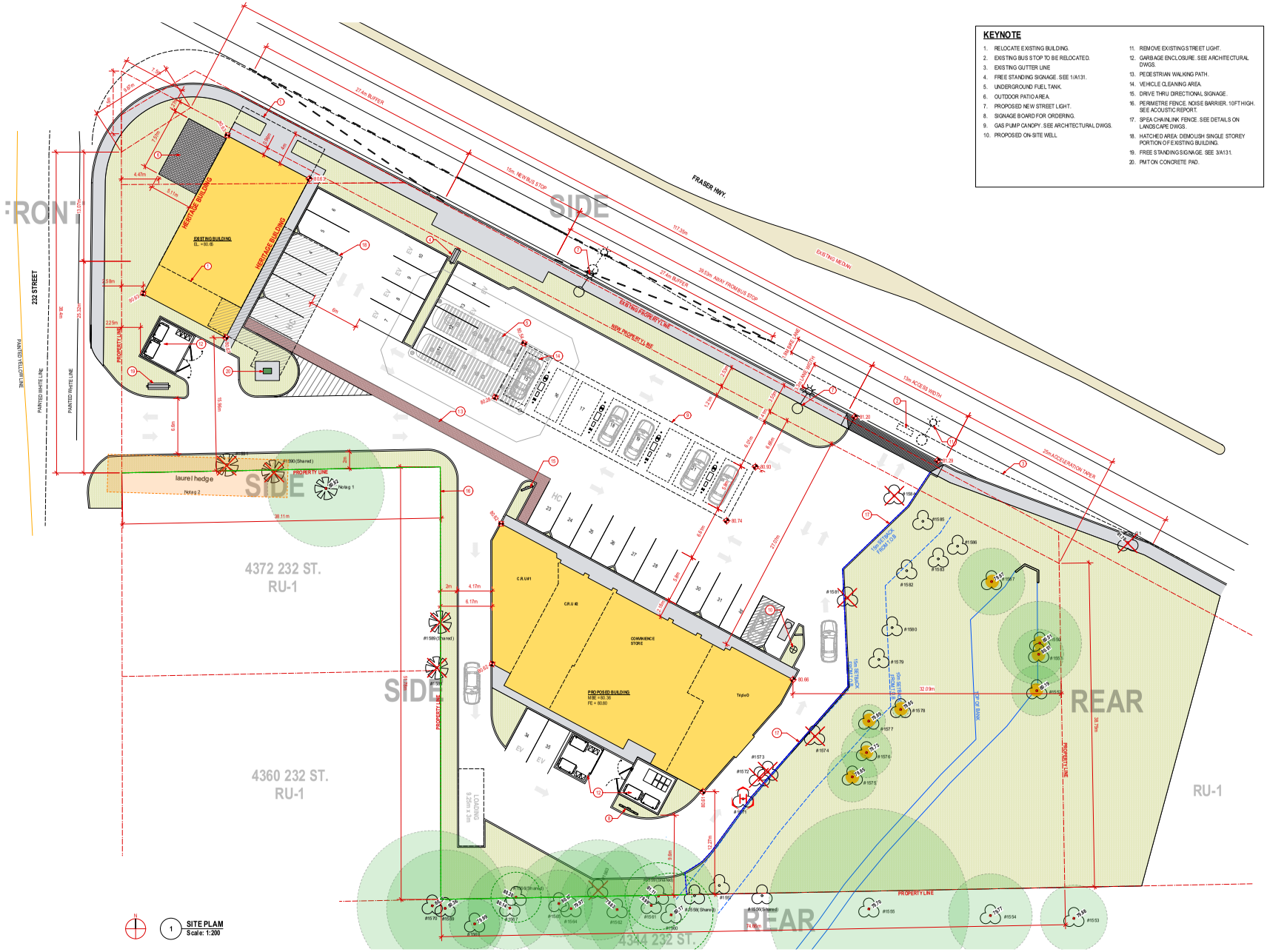
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings



Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are protused to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY. LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
	2022-03-03	ISSUE FOR DP_REV02
	DATE	ISSUE NOTE

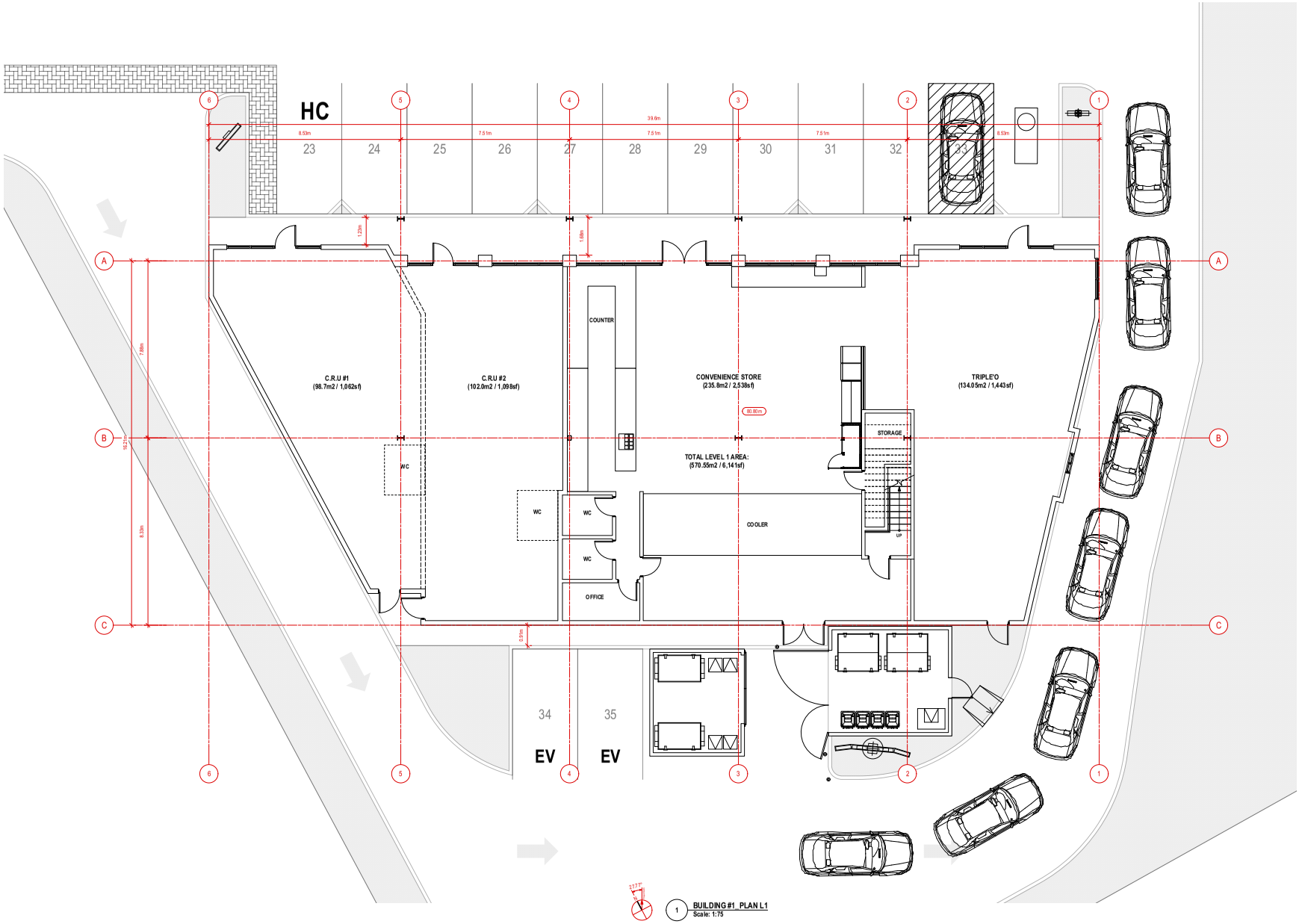
Drawn By
2023-02-14
Reviewed By
JY
20180801

SCHEDULE A

SITE PLAN

F.1

A001



1 BUILDING #1_PLAN L1
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are protused to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2001 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale	Drawn By
Date 2023-02-14	Reviewed By JY
Project ID 20180801	

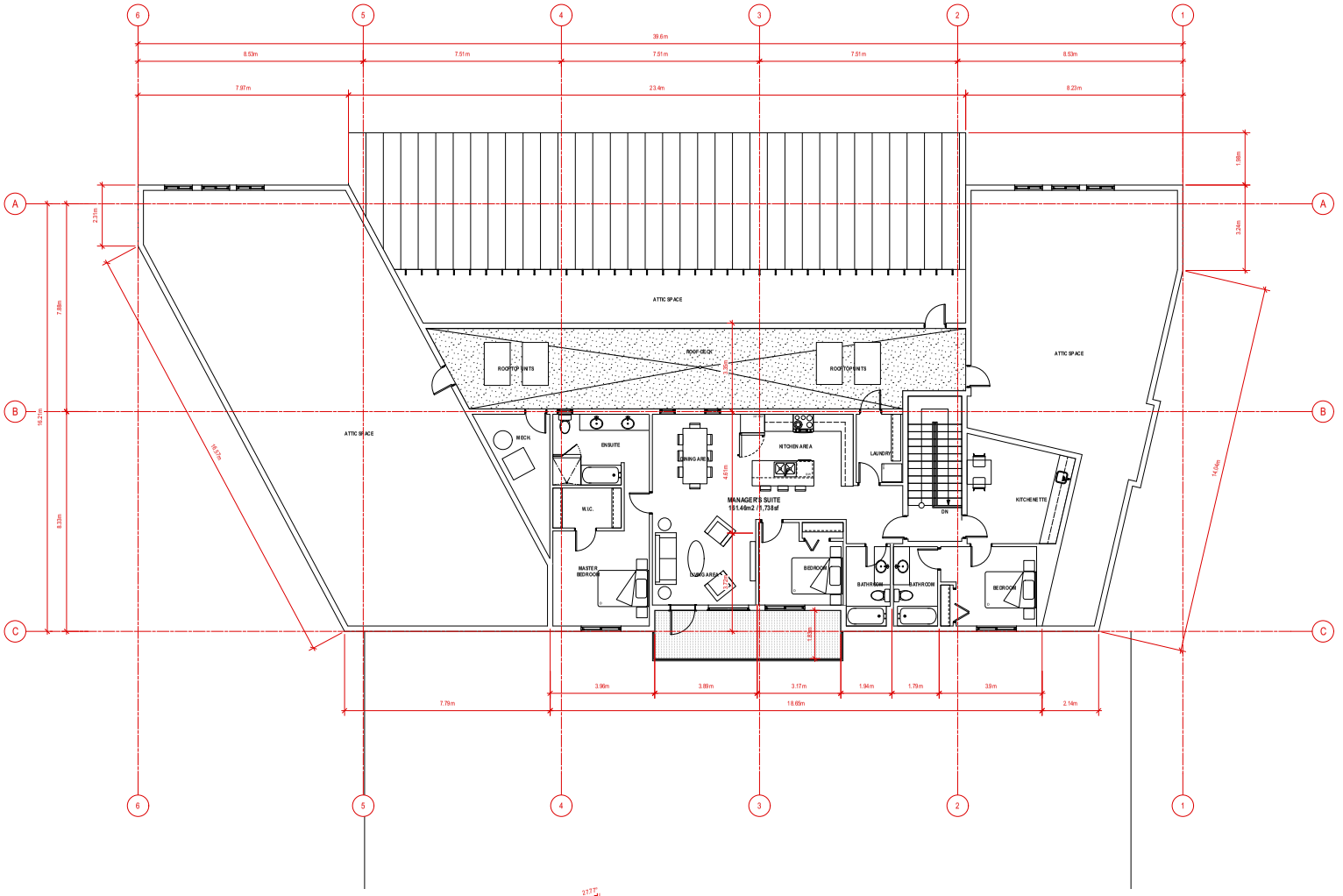
Sheet Title

BUILDING #1_PLAN L1

Sheet No.

F.1

A101



1 **BUILDING #1_PLAN L2**
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are protused to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale — Drawn By
Date 2023-02-14 — Reviewed By JY
Project ID 20180801

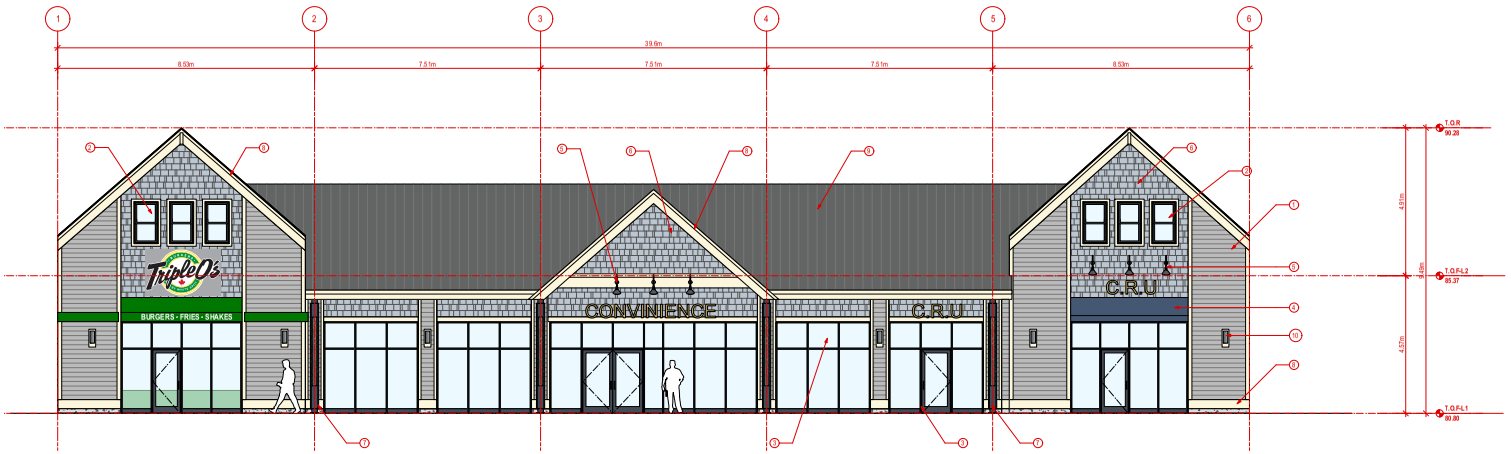
Sheet Title

BUILDING #1_PLAN L2

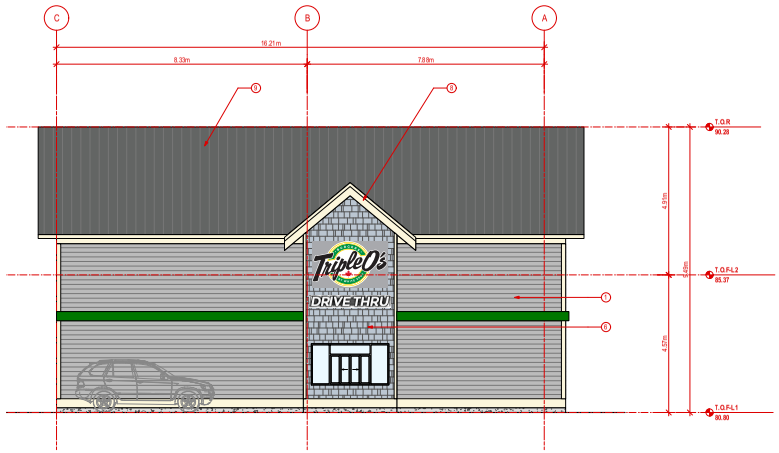
F.1

Sheet No.

A102



1 NORTH ELEVATION
Scale: 1:75



2 EAST ELEVATION
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. ALUMINUM FAUX WINDOW.
3. ALUMINUM STOREFRONT GLAZING.
4. FABRIC AWNING.
5. GOOSE NECK LIGHT FIXTURE.
6. HARDIE SINGLES. COLOR: BENJAMIN MOORE INSTINCT (AF 575)
7. PAINTED STEEL COLUMN WITH BACKLIT WOOD TRIM.
8. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (OC-96)
9. STANDING SEAM METAL ROOF. COLOR: TBD.
10. WALL SCONE LIGHT

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2001 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP-REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale — Drawn By
Date 2023-02-14 — Reviewed By JY
Project ID 20180801

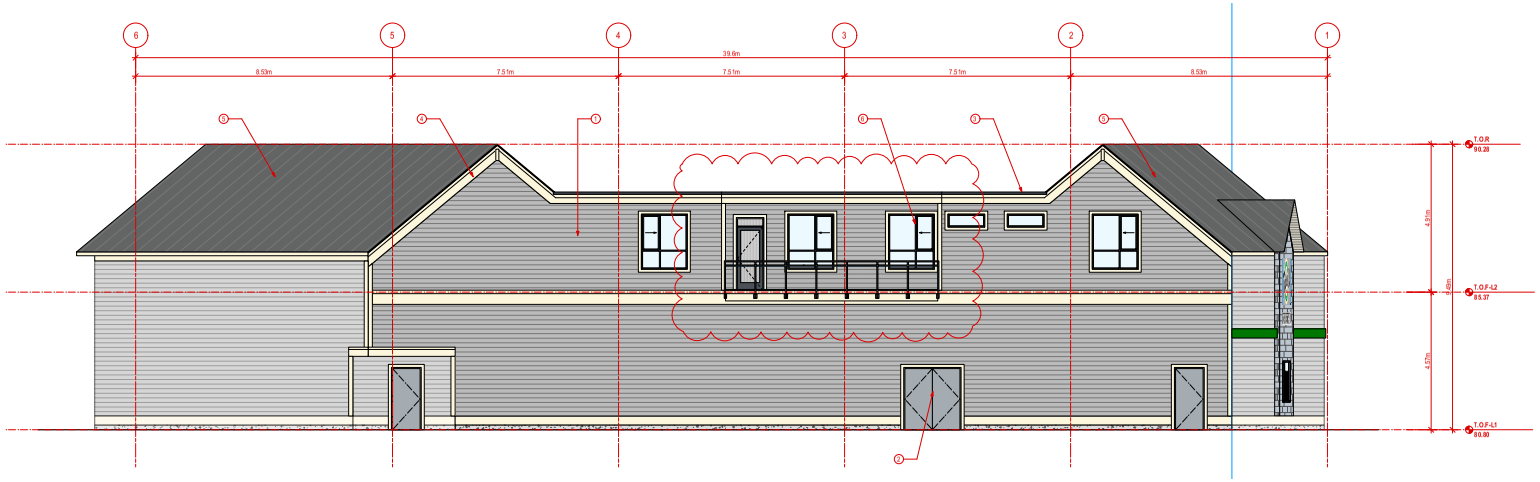
Sheet Title

BUILDING #1 ELEVATIONS

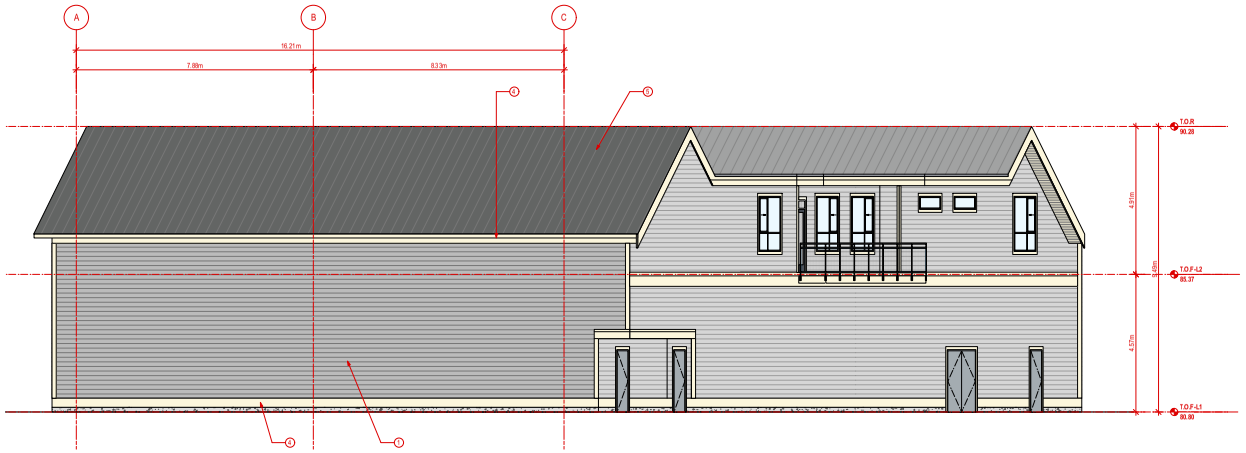
F.1

Sheet No.

A103



1 **SOUTH ELEVATION**
Scale: 1:75



2 **WEST ELEVATION**
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. PAINTED STEEL EXIT DOOR.
3. PRE-FINISHED METAL FLASHING.
4. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (OC-96)
5. STANDING SEAM METAL ROOF. COLOR: TBD.
6. VINYL WINDOW WITH PAINTED SOLID WOOD TRIM.

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP-REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale — Drawn By
Date 2023-02-14 — Reviewed By JY
Project ID 20180801

Sheet Title

BUILDING #1 ELEVATIONS

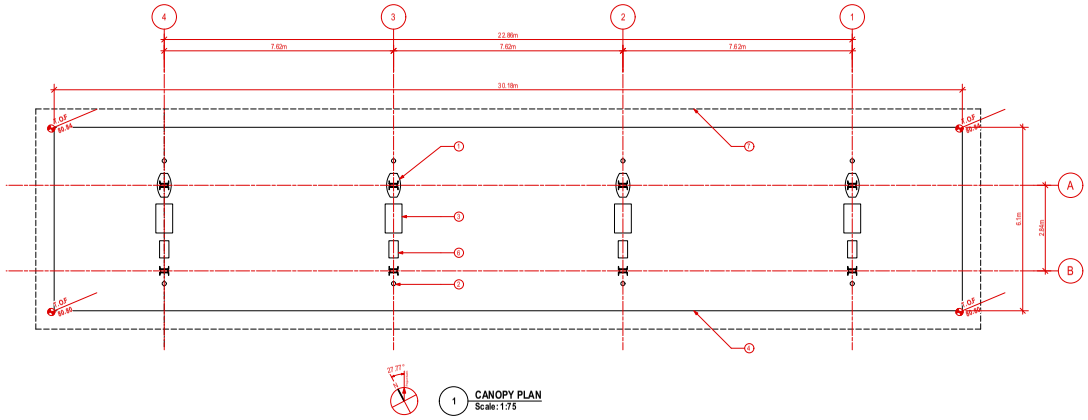
F.1

Sheet No.

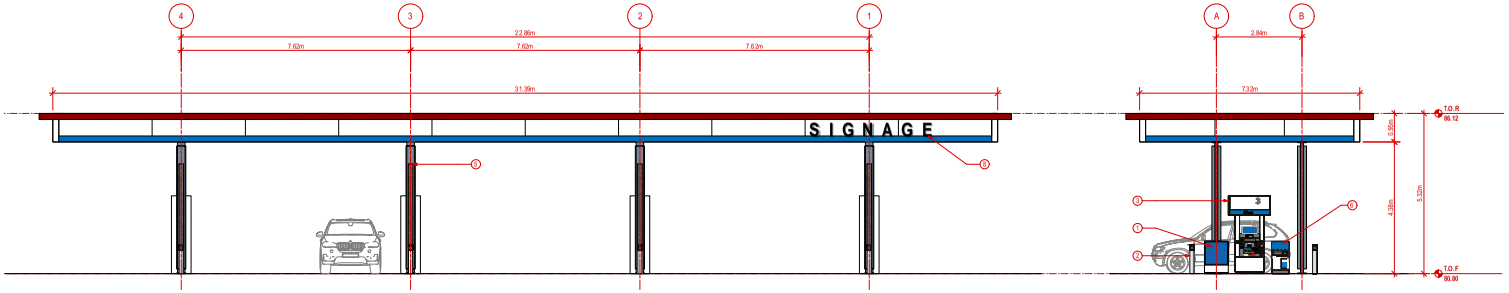
A104

KEYNOTE

1. 3X3 POP FIXTURE.
2. BOLLARD.
3. GAS PUMP.
4. CONCRETE APRON.
5. STEEL COLUMN WITH SOLID WOOD FACIA. COLOR: BENJAMIN MOORE CINDER (AF 705).
6. TRASH VALET
7. LINE OF CANOPY ABOVE.
8. NON-ILLUMINATED SIGN BAND AND BACK-LIT LETTERING



1 **CANOPY PLAN**
Scale: 1:75



2 **CANOPY SOUTH ELEVATION**
Scale: 1:75

3 **CANOPY WEST ELEVATION**
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com
Consultant
-

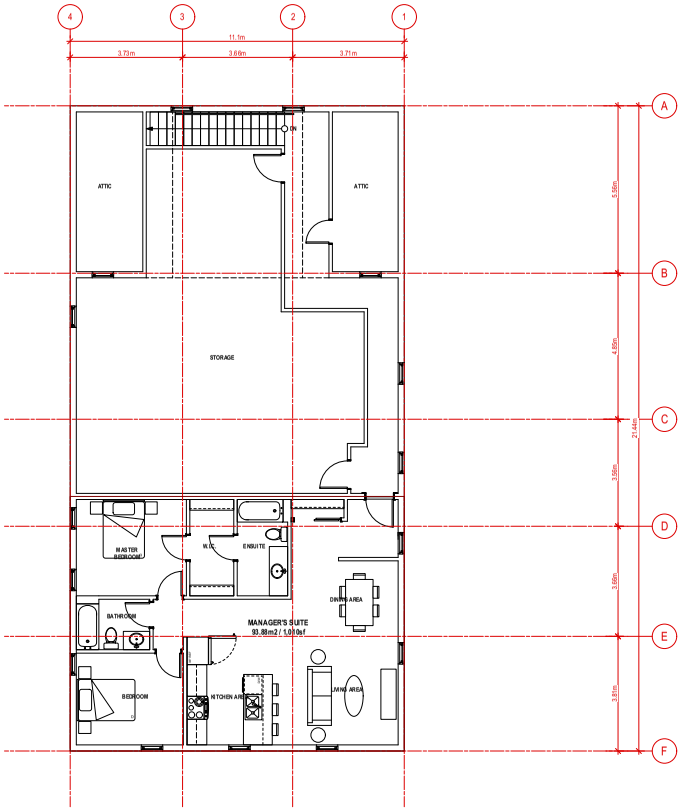
REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date 2023-02-14
Reviewed By JY
Project ID 20180801

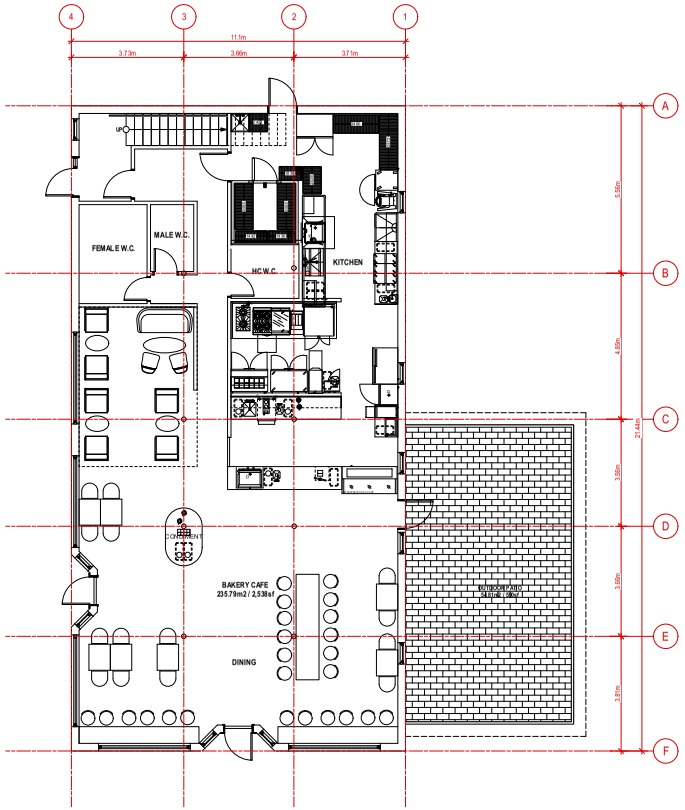
Sheet Title
GAS PUMP CANOPY

Sheet No.
A111

F.1



2 **BUILDING #2_FLOOR PLAN LEVEL 2**
Scale: 1:75



1 **BUILDING #2_FLOOR PLAN LEVEL 1**
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale — Drawn By
Date 2023-02-14 — Reviewed By JY
Project ID 20180801

Sheet Title

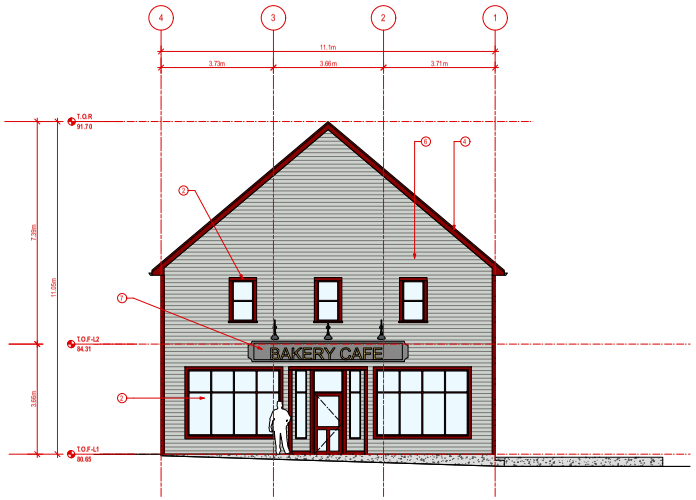
BUILDING #2_FLOOR PLANS

Sheet No. **F.1**

A123



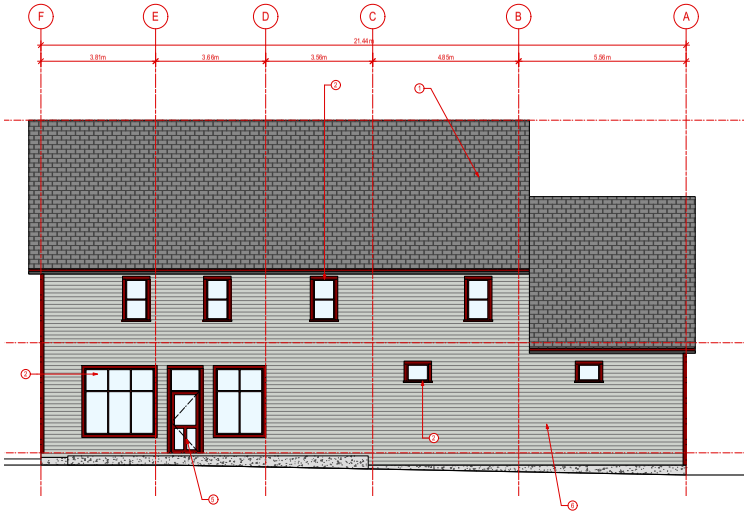
2 EAST ELEVATION



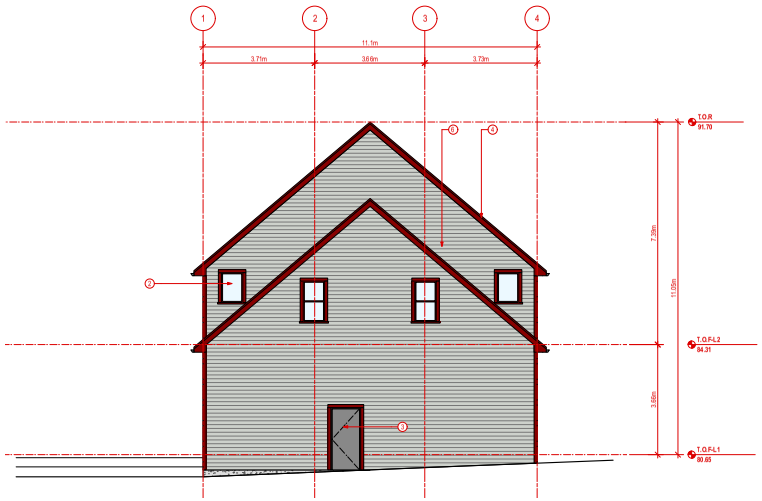
1 NORTH ELEVATION

KEYNOTE

1. RETAIN EXISTING ASPHALT ROOFING.
2. NEW PAINTED WOOD WINDOW.
3. PAINTED STEEL EXIT DOOR.
4. RESTORE AND PAINT CEDAR FACIA. COLOR: TBD
5. NEW PAINTED WOOD DOOR WITH GLAZING. COLOR: SEE A120 CONSERVATION STRATEGIE
6. REMOVE EXISTING VINYL SIDING AND RESTORE 5.5" DUTCH LAP CEDAR SIDING.
7. PAINTED SIGNAGE WITH GOOSENECK LIGHTS.



4 WEST ELEVATION



3 SOUTH ELEVATION

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2001 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale

Drawn By

Date 2023-02-14

Reviewed By JY

Project ID 20180801

Sheet Title

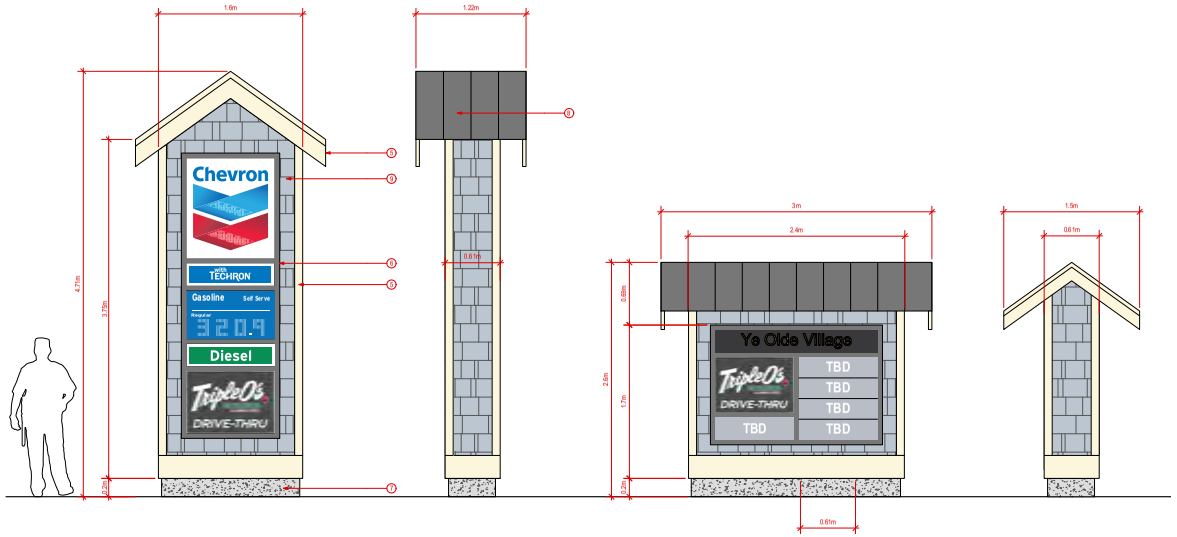
BUILDING #2_ELEVATIONS

Sheet No. F.1

A124

KEYNOTE

1. PAINTED STEEL COLUMN.
2. PRECAST CONCRETE CAP.
3. SPLIT FACE CONCRETE BLOCK.
4. STAINED PT'S OLID WOOD TRELLIS.
5. SOLID WOOD TRIM
6. ILLUMINATED SIGNAGE PANEL.
7. ARCHITECTURAL CONCRETE BASE.
8. STANDING SEAM METAL ROOF, CHARCOAL.
9. PAINTED CEMENTITIOUS SHINGLES.

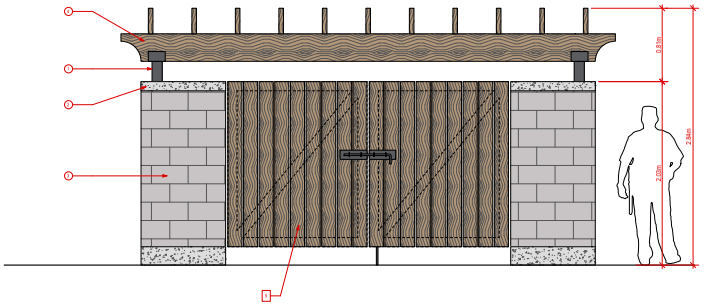


1 FRONT ELEVATION_SIGN #1
Scale: 1:25

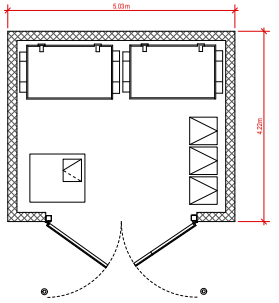
2 SIDE ELEVATION
Scale: 1:25

3 FRONT ELEVATION_SIGN #2
Scale: 1:25

4 SIDE ELEVATION
Scale: 1:25



5 FRONT ELEVATION
Scale: 1:25



4 PLAN
Scale: 1:50

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	IS SUE FOR DP_REV03
D	2022-10-06	IS SUE FOR DP REV02
B	2021-05-17	IS SUE FOR HERITAGE REVIEW COMMITTEE
NO.	DATE	IS SUE NOTE

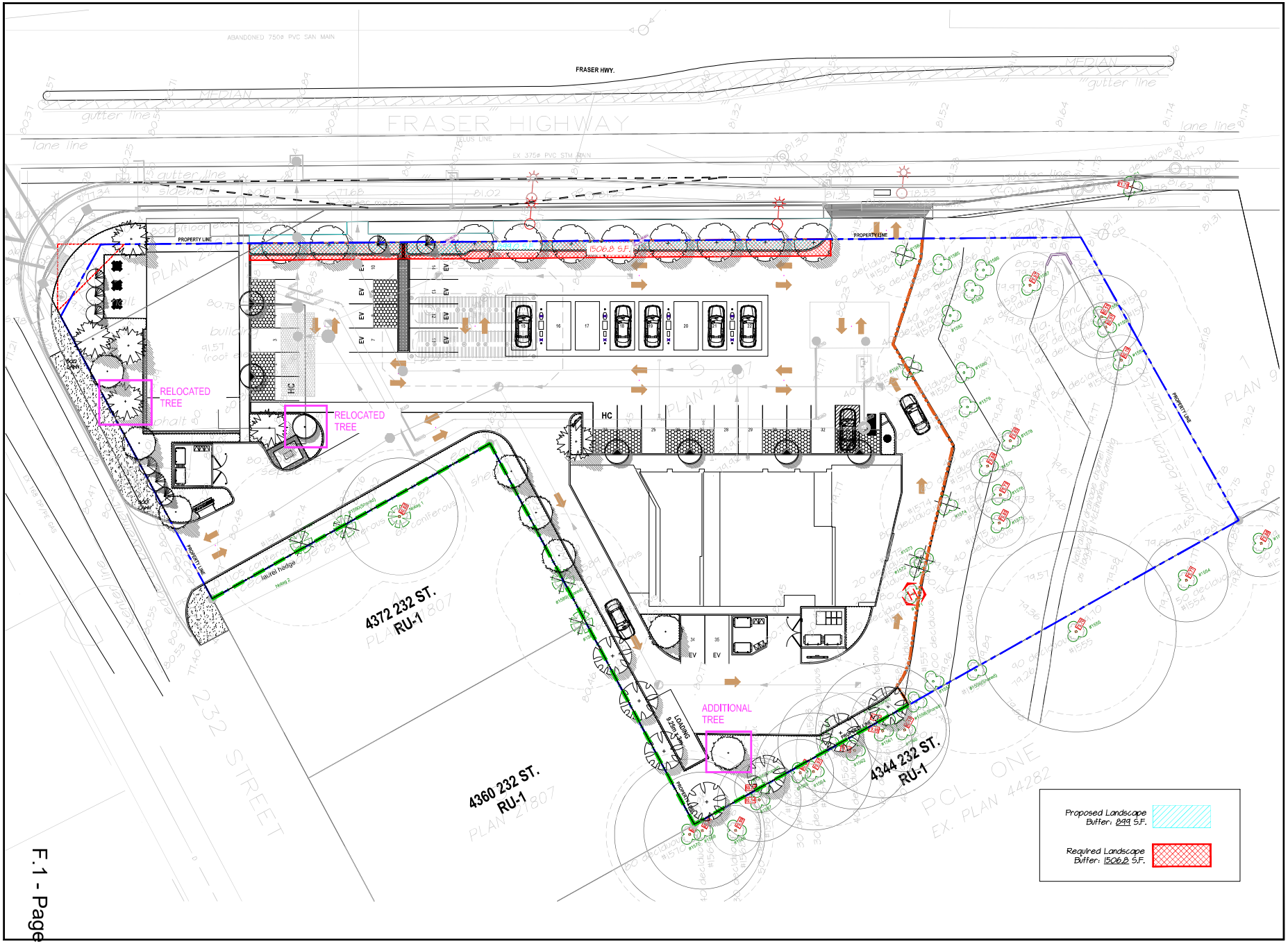
Scale
Drawn By
Date 2023-02-14
Reviewed By JY
Project ID 20180801

Sheet Title

FREE STANDING SIGNAGE & GARBAGE ENCLOSURE

Sheet No. F.1

A131



©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2
LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	JUNE.14.2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	MAR.31.2022	REV PER TOL COMMENTS	GL
9	MAR.03.2022	REV TO DP AS PER COMMENTS	GL
8	JAN.17.2022	REV TO DP AS PER COMMENTS	GL
7	FEB.05.2021	REV TO DP AS PER COMMENTS	GL
6	JUL.7.2020	REV TO DP AS PER COMMENTS	GL
5	JUL.7.2020	REV TO DP AS PER COMMENTS	GL
4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.1.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.9.2019	PRELIMINARY PLAN	BN

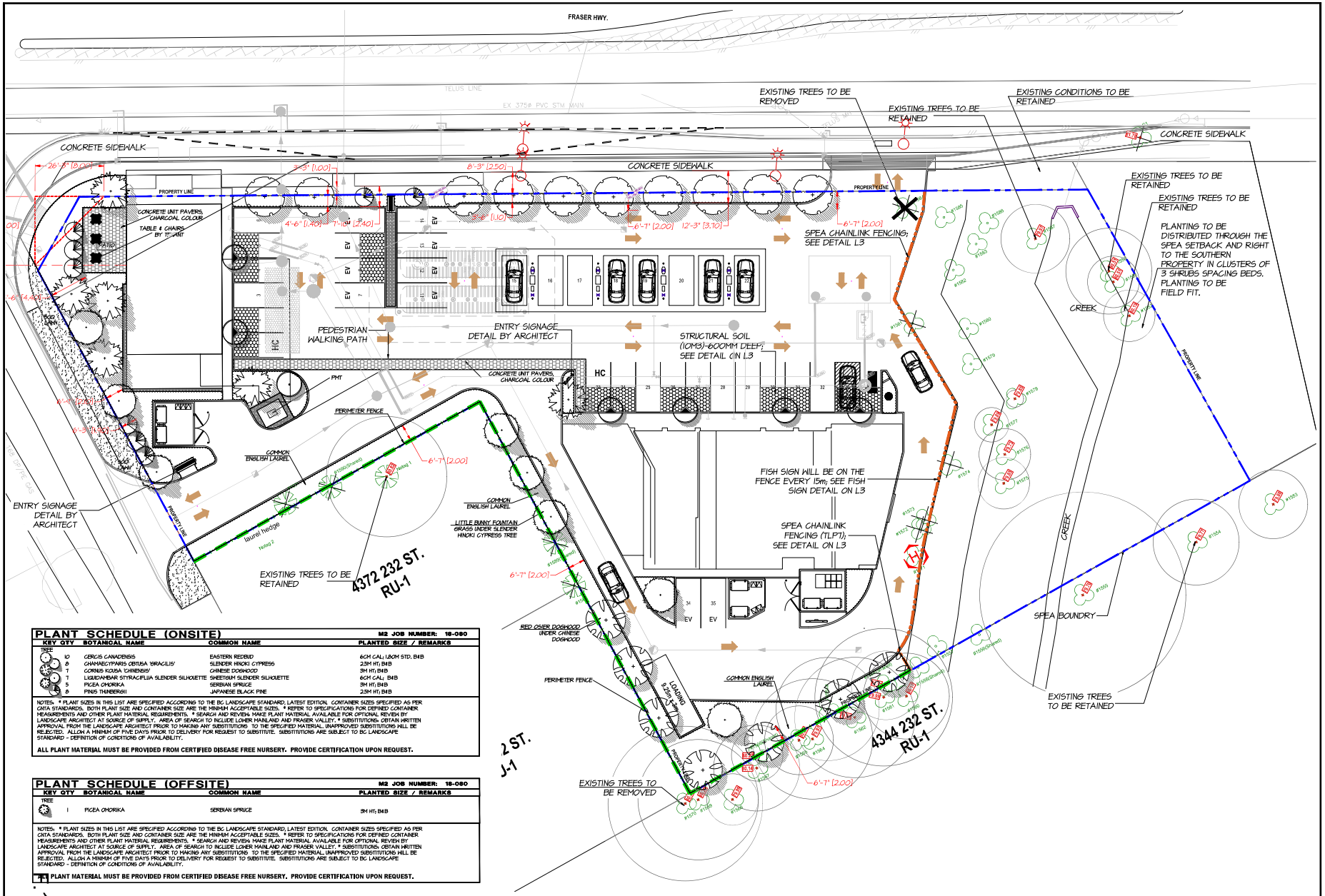
SEAL:

PROJECT:
23210FRASER HIGHWAY
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE BUFFER CALCULATION PLAN

SCHEDULE B

DATE: 24.MAY.2019
SCALE: 1:200
DRAWN: BN
DESIGN: BN
CHK'D: KM
DRAWING NO: L1.0
OF 7
M2LA PROJECT NUMBER: JOB NO. 18080



PLANT SCHEDULE (ONSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	10	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL; B&B STD, B&B
	8	CHAMAECYPARIS OBTUSA 'ERACILIS'	SLENDER HINOKI CYPRESS	2.5M HT; B&B
	7	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	3M HT; B&B
	7	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE	SWEETGUM SLENDER SILHOUETTE	6CM CAL; B&B
	5	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
	8	PINUS THUNBERGII	JAPANESE BLACK PINE	2.5M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE (OFFSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO	DATE	REVISION DESCRIPTION	DR.
11	JUNE.14.2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	MAR.31.2022	REV PER TOL COMMENTS	GL
9	MAR.03.2022	REV TO DP AS PER COMMENTS	GL
8	JAN.17.2022	REV TO DP AS PER COMMENTS	GL
7	FEB.05.2021	REV TO DP AS PER COMMENTS	GL
6	JUL.7.2020	REV TO DP AS PER COMMENTS	GL
5	JUL.7.2020	REV TO DP AS PER COMMENTS	GL
4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.7.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.24.2019	PRELIMINARY PLAN	BN

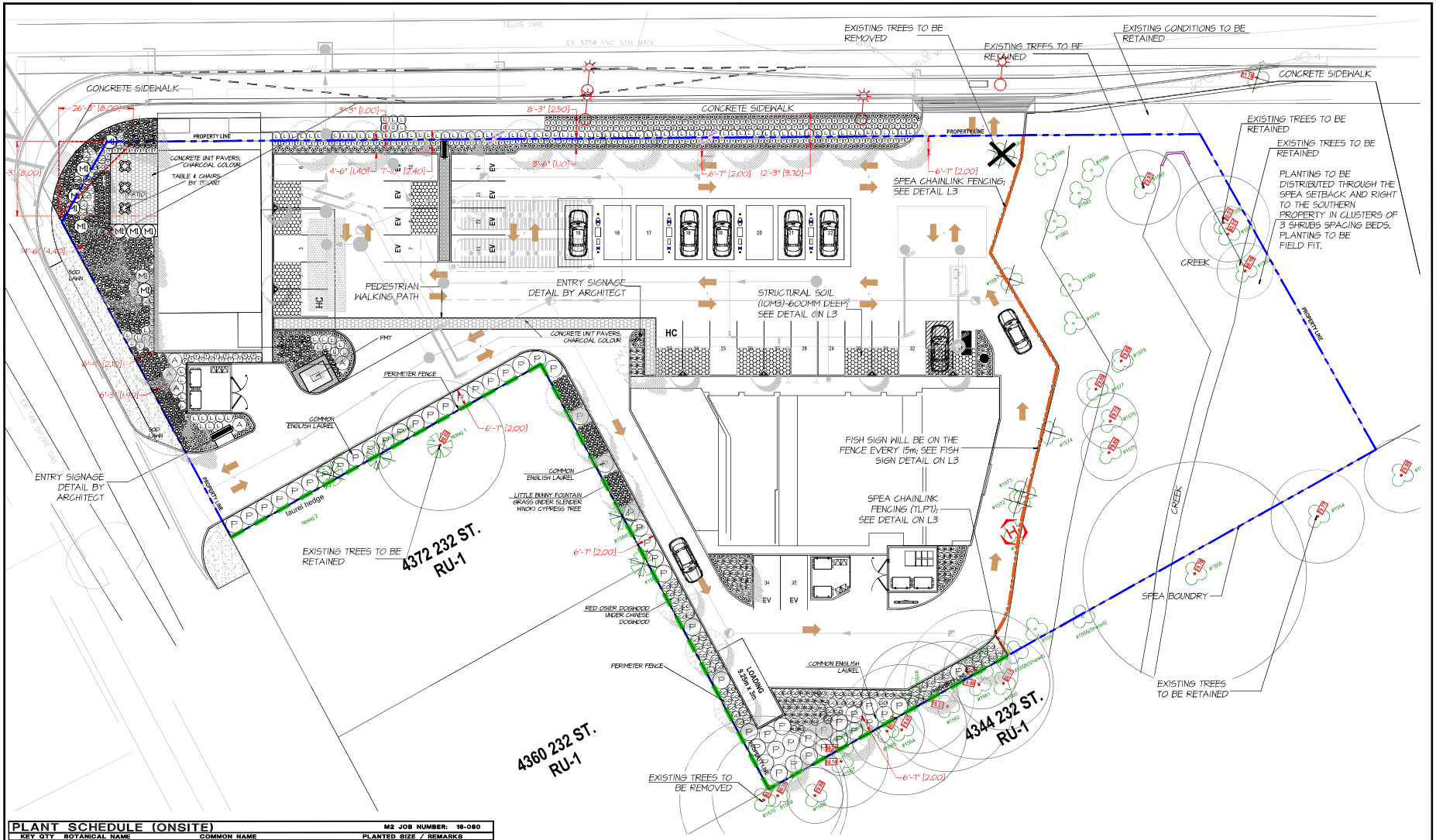
SEAL:

PROJECT:
23210FRASER HIGHWAY
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
TREE PLAN

DATE:	24.JAN.2019
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MTM
M2LA PROJECT NUMBER:	JOB NO. 18080

DRAWING NO: L1
OF 7



PLANT SCHEDULE (ONSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
A	5	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#1 POT; 1.25M
CS	85	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
L	26	LONICERA PILEATA	BOX LEAF HONEYSUGGLE	#2 POT; 50CM
P	53	PRUNUS LAUROCERASUS	COMMON ENGLISH LAUREL	#3 POT; 50CM
T	55	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
CA	2	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
MS	6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPSILVER GRASS	#1 POT
PA	368	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
PERENNIAL				
RA	76	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'RUDBECKIA		#1 POT
GC				
R	314	RUBUS CALYCINOIDES	CRAWLING RASPBERRY	#1 POT; 18" O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STNDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMM 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PLANT SCHEDULE (OFFSITE)

M2 JOB NUMBER: 18-080

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
CS	5	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
L	82	LONICERA PILEATA	BOX LEAF HONEYSUGGLE	#2 POT; 30CM
T	130	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; B&B
GRASS				
CA	1	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
MS	4	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#1 POT
PA	85	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
GC				
R	84	RUBUS CALYCINOIDES	CRAWLING RASPBERRY	#1 POT; 18" O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STNDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMM 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	JUNE.14.2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	MAR.31.2022	REV PER TGL COMMENTS	GL
9	MAR.03.2022	REV TO DP AS PER COMMENTS	GL
8	JAN.11.2022	REV TO DP AS PER COMMENTS	GL
7	FEB.05.2021	REV TO DP AS PER COMMENTS	GL
6	JUL.21.2020	REV TO DP AS PER COMMENTS	GL
5	JUL.16.2020	REV TO DP AS PER COMMENTS	GL
4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.1.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.29.2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

23210FRASER HIGHWAY

TOWNSHIP OF LANGLEY, BC

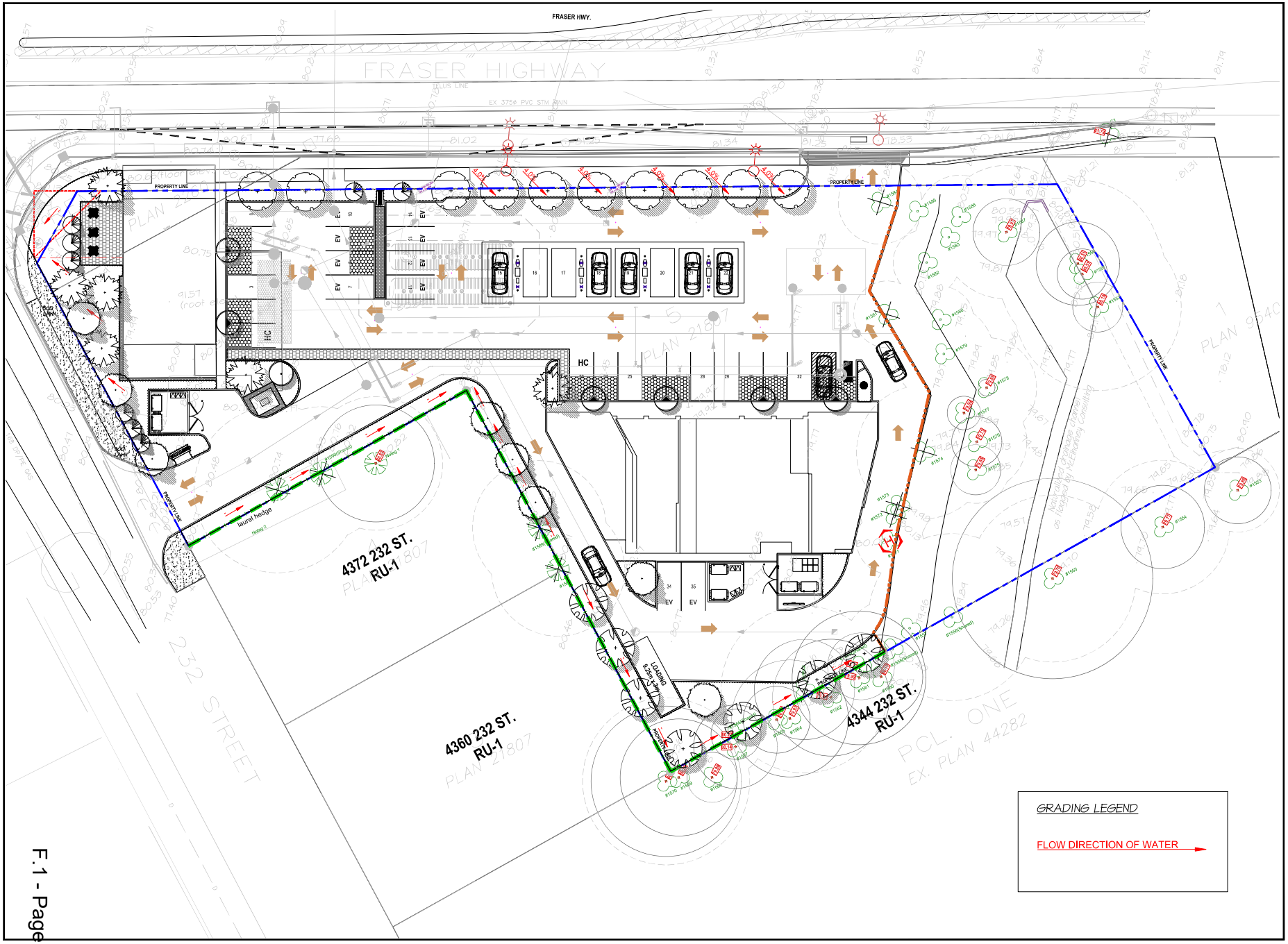
DRAWING TITLE:

SHRUB PLAN

DATE:	24.JAN.2019
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MTM
M2LA PROJECT NUMBER:	JOB NO. 18080

DRAWING NO. L2

OF 7



©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2
LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	JAN.24.2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	NOV.9.2022	REV PER TCL COMMENTS	GL
9	MAR.03.2022	REV TO DP AS PER COMMENTS	GL
8	JAN.17.2022	REV TO DP AS PER COMMENTS	GL
7	FEB.05.2021	REV TO DP AS PER COMMENTS	GL
6	JUL.7.2020	REV TO DP AS PER COMMENTS	GL
5	JUL.7.9.2020	REV TO DP AS PER COMMENTS	GL
4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.1.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.24.2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

23210FRASER HIGHWAY

TOWNSHIP OF
LANGLEY, BC

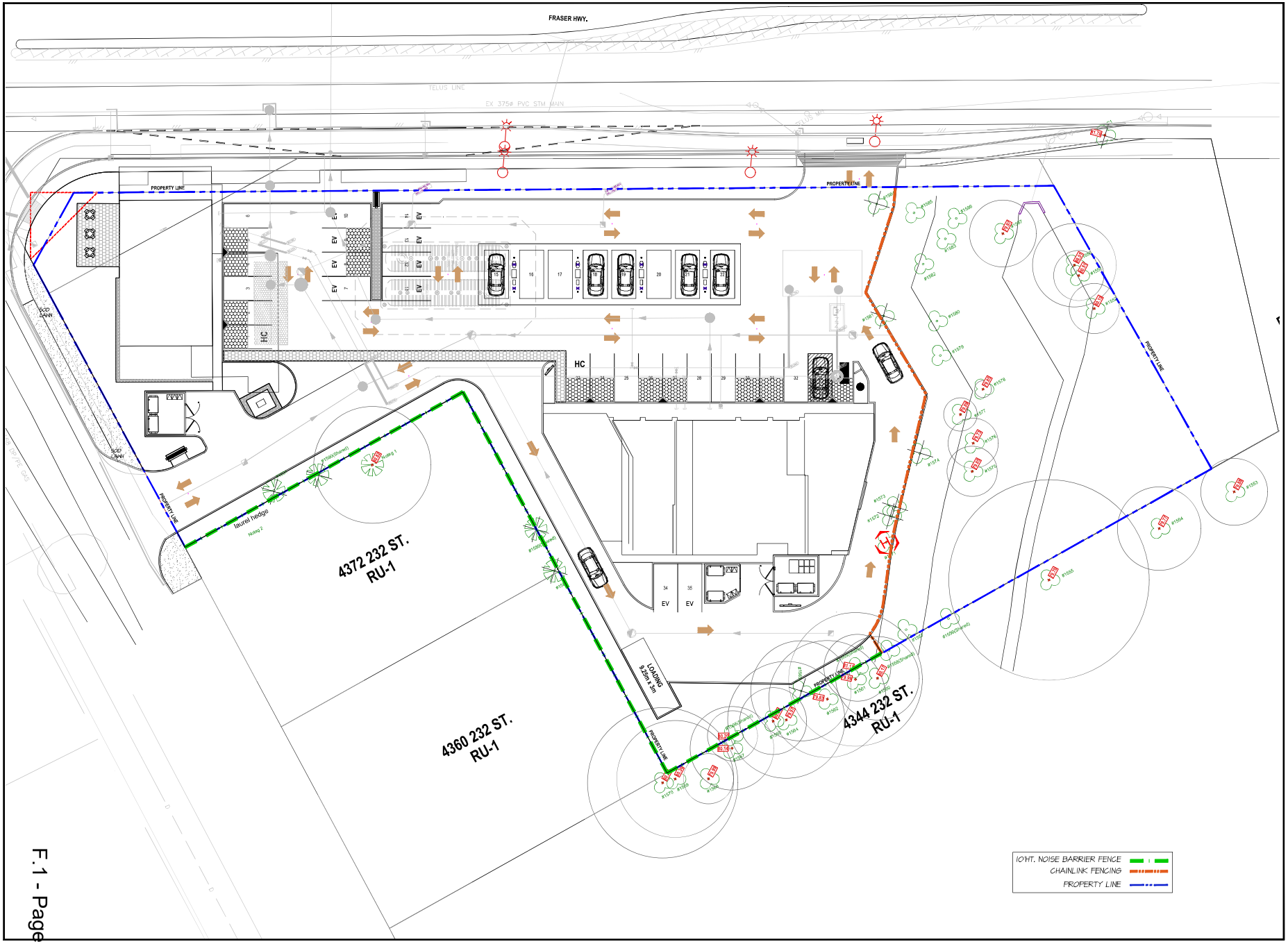
DRAWING TITLE:

GRADING PLAN

DATE:	24.JAN.2019
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MTM
M2LA PROJECT NUMBER:	JOB NO. 18080

DRAWING NO.: L3

OF 7



©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2
LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	JUNE.14.2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	JUN.13.2022	REV PER TGL COMMENTS	GL
9	MAR.15.2022	REV TO DP AS PER COMMENTS	GL
8	JAN.11.2022	REV TO DP AS PER COMMENTS	GL
7	FEB.05.2021	REV TO DP AS PER COMMENTS	GL
6	JUL.21.2020	REV TO DP AS PER COMMENTS	GL
5	JUL.16.2020	REV TO DP AS PER COMMENTS	GL
4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.17.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.29.2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:

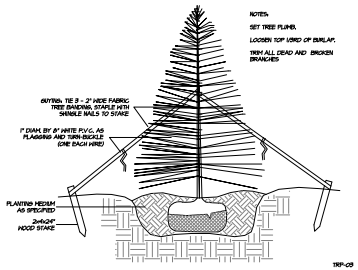
23210FRASER HIGHWAY

TOWNSHIP OF
LANGLEY, BC

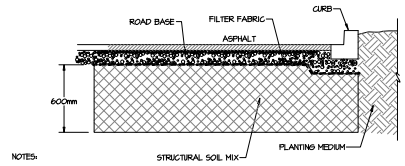
DRAWING TITLE:

FENCE PLAN

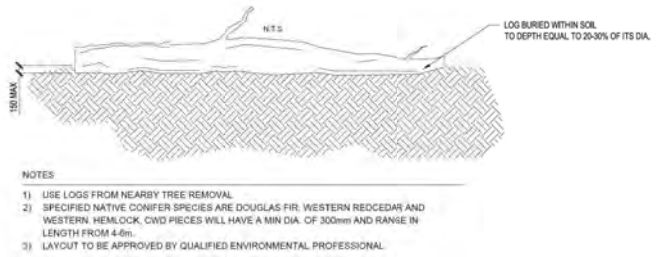
DATE:	24.JAN.2019
SCALE:	1/16"=1'-0"
DRAWN:	BN
DESIGN:	BN
CHK'D:	MTM
DRAWING NO.	L4
	OF 7
M2LA PROJECT NUMBER:	JOB NO. 18080



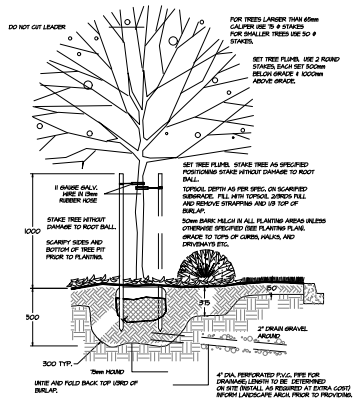
1 L5 CONIFER PLANTING DETAIL
SCALE : NTS



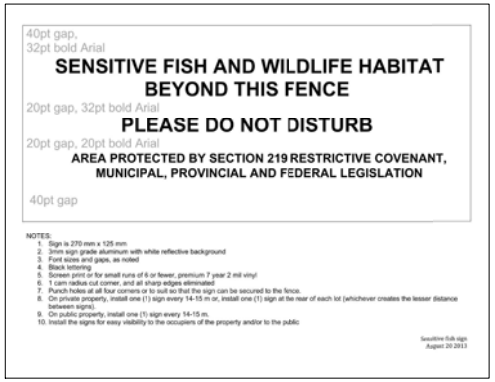
2 L5 SECTION THROUGH STRCUTURAL SOIL (PARKING ISLAND)
SCALE : 1/4"= 1'-0"



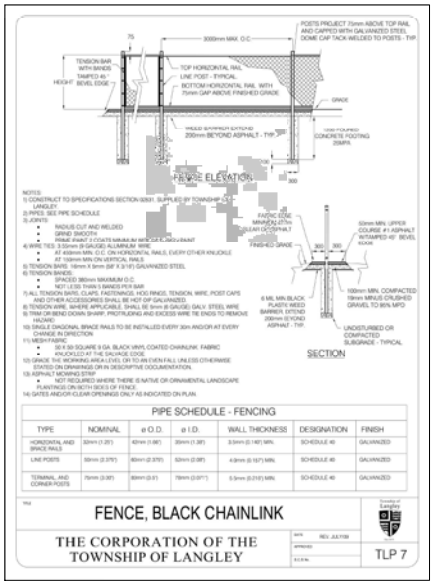
3 L5 TYPICAL COARSE WOODY DEBRIS (CWD) ON GROUND (SINGLE)
SCALE : NTS



4 L5 TREE PLANTING DETAIL
SCALE : NTS



5 L5 SENSITIVE FISH SIGN
SCALE : NTS



6 L5 CHAINLINK FENCE
SCALE : NTS

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	JUNE.14.2022	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	MAR.31.2022	REV PER TOL COMMENTS	GL
9	MAR.03.2022	REV TO DP AS PER COMMENTS	GL
8	JAN.17.2022	REV TO DP AS PER COMMENTS	GL
7	FEB.05.2021	REV TO DP AS PER COMMENTS	GL
6	JULY.21.2020	REV TO DP AS PER COMMENTS	GL
5	JUL.7.9.2020	REV TO DP AS PER COMMENTS	GL
4	APR.06.2020	REV TO DP AS PER COMMENTS	SS
3	MAY.23.2019	ISSUED FOR DP	BN
2	MAY.17.2019	REV AS PER NEW SITE PLAN	BN
1	JAN.29.2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:
23210FRASER HIGHWAY
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 24.JAN.2019
SCALE: VARIES
DRAWN: BN
DESIGN: BN
CHK'D: MTM
DRAWING NO: L5 OF 7
M2LA PROJECT NUMBER: JOB NO. 18080

PART ONE GENERAL REQUIREMENTS

1.1 REFERENCES

.1 CCDC Doc 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MARTEN MUNICIPAL SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

1.2 TESTING

.1 A current test more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.1.1 Start Up Site Meeting, General Contract Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.1.2 Start Up Site Meeting, Landscape Contract (If separate) At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to be the Landscape Contractor. Provide growing medium test results for this meeting.
.1.3 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be made on any single visit. Such elements may include: Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Loams or Grass areas; Planting -plant material including negotiations with suppliers, nursery inspections, plant selection, quality, quantity, planting practice and layout, tree support; Mulch; Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Retaining Parking, Fencing, Non-Structural walls and slabs, Unit Paving.
.1.4 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparation of deficiency list, and recommendation for Completion.
.1.5 Certificate of Completion: Upon the completion of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Committee as defined in the contract.
.1.6 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule "C" will be issued where required.
.1.7 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be performed by the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and materials shall be performed by persons skilled in the various phases of landscaping. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 –A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 –Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

1.6 WARRANTIES

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

2.1 Retention of Existing Trees where shown on drawings.
2.2 Finish Grading and Landscape Drainage.
2.3 Supply and placement of growing medium.
2.4 Testing of imported growing medium and on-site topsoil.
2.5 Blending of imported growing medium to meet requirements of soil test and Table One.
2.6 Preparation of planting beds, supply of plant material and planting.
2.7 Preparation of rough grass areas, supply of materials and seeding.
2.8 Preparation of lawn areas, supply of materials and sodding.
2.9 Supply and placement of bark mulch.
2.10 Maintenance of planted and seeded/sodded areas until accepted by Owner.
2.11 SEPARATE PRICE: Establishment Maintenance, Section 3.11.
2.12 Other work: Work other than this list, not specified by Landscape Architect.

2.2 MATERIALS

.1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS
Canadian System of Soil Classification Textural Class "Loamy Sand" to "Sandy Loam".

Application	Low Traffic Areas. Trees and Large Shrubs	High Traffic Areas. Lawn Areas	Planting Areas and Planters
Growing Medium Type	2L	2H	2P
Texture	Percent Of Dry Weight of Total Growing Medium		
Coarse Gravel: larger than 20mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
	Percent Of Dry Weight of Growing Medium Excluding Gravel		
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 30%	0 - 15%	10 - 25%
Clay: smaller than 0.002mm	0 - 20%	0 - 10%	0 - 20%
Clay and Silt Combined	maximum 30%	maximum 15%	maximum 30%
Organic Content (const):	3 - 10%	3 - 5%	10 - 20%
Organic Content (interior):	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	5.0 - 7.0	4.5 - 6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

.2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P2O5), and Potash (soluble K) in proportions required by soil test.

.3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.

.4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, LATEST EDITION and pre-approved by the Landscape Architect. Recommended suppliers: Yardworks, The Answer Garden Products, Fraser Richmond Soils & Fibre, Stream Organics Management.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

.6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bark will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicre must hold current licences issued by the appropriate authorities in the area.

.8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but fine soil particles. (Nilex NI MIRAFI 140 NL, GEOLON NW OR AMOCO 4545 or alternate product pre-approved by the Landscape Architect.)

.9 Drainage Piping if required: Schedule 40 PVC corrosi ation.

.10 Drain Rock: Clean, round, hard, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.

.12 Sod: Refer to individual sections in this specification.

.13 Masonry unit installers of segmental block walls to provide engineered drawings for all walls signed and sealed drawings for all walls, adjoining, in excess of 1.2m, or combinations of walls collectively in excess of 1.2m. Installations must be reviewed and signed off by Certified Professional Engineer; blocks cost of engineering services in Tender price.

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

PART THREE SOFT LANDSCAPE DEVELOPMENT

3.1 RETENTION OF EXISTING TREES

.1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.

.11 In some instances the Landscape Architect will tag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.

.2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.

.3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.

.4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.

.5 Do not park, fuel or service vehicles within vegetation retention areas.

.6 No debris fires, clearing tires or trash burning shall be permitted within vegetation retention areas.

.7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.

.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.

.9 Any damage to existing vegetation designated for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST EDITION.
.9.1 Replacement planting of replacement value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the personal responsible for the disturbance.

.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.

3.2 GRADES

.1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.

.2 On slopes in excess of 3:1 trench subgrade across slope to 150mm (6") minimum at 1.0m (3 ft.) intervals minimum.

.3 Scarify the entire subgrade immediately prior to placing growing medium. Re-activate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.

.4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.

.5 Correct areas which settle to form depressions. Finish grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.

.6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.

.7 Finished soil/mulch elevation at building to comply with municipal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.

3.3 LANDSCAPE DRAINAGE

.1 Related Work: Grading medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Curb Walls.

.2 Work included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins and connection to municipal system by others only, confirm scope of work prior to bid.
.2.1 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other details.
.2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on engineering drawings. Take precautions to avoid interruption of service or damage to them. Protect existing structures and utility services and be responsible for damage caused.
.3.3 Planter drains as shown Refer to Section 3.10, Installing Landscapes on Structures.

.3 Execution
.3.1 Do trenching and backfilling in accordance with engineering details and specifications.
.3.2 Lay drain tile with perforations at 4 and 8 o'clock positions, and to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
.3.3 Install filter fabric where drain rock is covered in upstream direction.
.3.4 Install pipes with perforations at 4pm and 4pm positions.
.3.5 Where joints itself is required, use tight fitting sleeve.
.3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
.3.7 Connect drainage system to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
.3.8 Plug upstream ends of pipe with watertight clean out caps.
.3.9 Surround and cover pipe with drain rock to uniform 150mm layers to depths as shown in details, minimum 100mm.
.3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
.3.11 Assure positive drainage.
.3.12 Back fill remainder of trench as indicated.
.3.13 Protect subdrains from frostation during installation.

3.4 GROWING MEDIUM TESTING

.1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
.1.1 Physical properties, % retention of sand, silt, clay and organics.
.1.2 Acidity (Ph) and quantities of lime or sulphur required to bring within specified ranges.
.1.3 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
.1.4 Carbon/Nitrogen level.

3.5 GROWING MEDIUM SUPPLY AND PLACEMENT

.1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is in a wet frozen or saturated state or likely to be damaged.

.2 Supply all growing medium admixtures as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
.2.1 Provide all growing medium in quantities to fill to depth of the growing medium.
.2.2 Special mixes may be required for various situations. Refer to drawing notes for instructions.

.3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.

.4 Minimum depths of growing medium placed and compacted to 80%:
.4.1 On-Grades:
.4.1.1 Seeded and sodded lawn.....150" (450mm)
.4.1.2 Hydro-seeded shrubs & groundcovers.....300" (450mm)
.4.1.3 Groundcover only area, if defined on plan.....150" (450mm)
.4.1.4 Tree & large shrub pits.....depth to conform to depth of rootball - width shall be at least twice the width of the root ball with sauser shaped sides.
.4.2 On-Slabs:
.4.2.1 Irrigated lawn.....10" (450mm)
.4.2.2 Groundcover area.....10" (450mm)
.4.2.3 Lawn without automatic irrigation.....10" (450mm)
.4.2.4 Shrubs & groundcover area.....10" (450mm)
.4.2.5 Trees and specimen shrubs.....36" (910mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
.4.2.6 Depth noted indicates 1" to 2" (25-50mm) sand over filter fabric
.4.2.7 Standard 10" depth growing medium except where noted differently on plans and where mounded for trees.

.5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend into existing grades.

.7 Finished grades shall conform to the elevations shown on landscape and site plans.

3.6 ROUGH GRASS AREA - SEEDING

.1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Preparation of Surfaces: To B.C. Landscape Standard Class 2 Areas (Rough grass) Section 7.11.3
.2.1 Scarify subgrade to depths over 50mm in any direction.
.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
.4.1 Analysis of the seed mixture
.4.2 Percentage of each seed type

.5 Seed Mixture: All materials shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
70% Creeping Red Fescue
20% Annual Rye
5% Sabre Perennial Rye
5% Kentucky Bluegrass
– Or Whichever Area use a mixture of Whichever with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.

.6 Fertilizer: Mechanical seedings Apply a complete synthetic slow-release fertilizer with maximum 50% water soluble nitrogen and a formulation ratio of 10-15-10 - 50% sulphur uses coated , 112 kg/ha(100lbs/acre) using a mechanical spreader.

.7 Seedings: Apply seed at a rate of 112K/H (100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.

.8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

3.7 HYDROSEEDING

.1 May be used as an alternate to mechanical seeding in rough grass areas.

.2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.

.3 Preparation and Grading Medium:
.3.1 In areas of Rough Grass: Comply with Section 3.6 Rough Grass.
.3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Seeding.

.4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect.

.5 Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application, if using recycled paper material for wood fibre substitute use 150% (by weight). Conform to B.C. Landscape Standard for mulch requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the environment.

.7 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

3.8 Application Rate:
.8.1 Seed Mixture: 135 kg/ha (100 lbs/acre)
.8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
.8.3 Coastal Wildflower Mix: Where specified, apply 131 lbs/acre((1/4 lb.: 1 lb. of grass seed)
.8.4 Water:
.8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Project may require tackifier.
Hydroseed Equipment:
.8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.

.8 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank with water, in the following sequence: seed, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add on water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and existing grass areas to form uniform surfaces.

.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed all three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water to sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contract.

.13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty days after substantial completion, areas meeting the requirements above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

3.8 LAWN AREAS - SODDING

.1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.

.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.

.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.

.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sod.

.5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA

Area	Description	Quality Grade	Major Species
CLASS 1	Lawn, all areas noted as drainage as lawn is urban residential, commercial, institutional	No. 1 Premium	Kentucky Blue for sun, Fescues for shade
CLASS 2	Grass - public parks, industrial and institutional sites	No. 2 Standard	same
CLASS 3	Rough Grass	see hydroseeding	
SPECIAL			

.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.

.7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.

.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjacent areas and with lightly, water to achieve penetration of 5" to 4" (7 - 10cm). Comply with requirements of BC Landscape Standard Section 8, BC Standard for Turfgrass Sod.

.9 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect seeded areas from damage with temporary wire or twine fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (7-10cm) at intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of seeded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, soil has become compacted. Refer to Section 3.11.

.10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal. Sixty days after substantial completion of contract furfd hold over. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

3.9 PLANTS AND PLANTING

.1 Conform to planting layout as shown on Landscape Plans.

.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.

.3 Make edge of beds with smooth clean defined lines.

.4 Time of Planting:
.4.1 Trees, shrubs and groundcovers only during periods that are normal for each work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.

.5 Standards:
.5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
.5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards.
.5.1.2 Refer to Plant Schedule for specific plant and container size and comply with requirements.
.5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.

.6 Review:
.6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.

.7 Availability:
.7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
.7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

.8 Substitutions:
.8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
.8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
.8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.

.9 Plant Species & Location:
.9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plan plant schedule. Caliper of trees to be taken 6" (15cm) above grade.
.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
.9.3 Deletion of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.

.10 Excavation:
.10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.

.11 Drainage of Planting Holes:
.11.1 Provide drainage of planting pits where required. ie. on sloped conditions, break out the side of the planting pit to allow drainage down slope and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.

.12 Planting and Fertilizing Procedures:
.12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not put burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of wire.
.12.2 Fillthe planting holes by gently firming the growing medium around the root system to 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the hoped has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
.12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
.12.4 Where trees are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the tree.

.13 Staking of Trees:
.13.1 Use two 2"x2"x8' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through root ball.
.13.2 Leave the tree carefully vertical.
.13.3 Use the pre-approved non-metallic, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved products ArborTie - Mobile Tie or pre-approved.
.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Give three stakes equidistant around the tree completely below grade.
.13.5 Trees 5 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2"x2"x4") buried to the maximum possible depth behind all obstacles.
.13.6 Mark all guy wires with visible flagging material.

.14 Pruning:
.14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape effected areas so as not to retain water. Remove damaged material.

.15 Mulching:
.15.1 Mulch all planting areas with an even layer of mulch to 2-1/2 - 3" (50 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 0 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.

.16 Acceptance:
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.

.17 Plant Material Maintenance:
.17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
.17.2 Watering: Conform to B.C. Landscape Standard, Section 13.3.2 - Watering and especially as follows:
.17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The frequency will be dependent on soil texture and site exposure. Confirm source of water prior to beginning work.
.17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
.17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
.17.5 Repair tree guards, stakes, and guy wires, when necessary.
.17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
.17.7 Maintain mulch to specified depths.

.18 Plant Warranty:
.18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace those until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contract.
.18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture local class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures (below the average minimum winter temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
.18.3 A review may be required during the latter part of the warranty greeing season. All plant material showing sad developed foliage, unsatisfy growth and bad farming, will then be taken over.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, last development and growth is not sufficient to ensure future satisfactory growth.
.18.5 Where the Contractor is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
.18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged by vandalism, during the warranty period. Refer to Certificate of Completion.
.18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.

3.10 INSTALLING LANDSCAPE ON STRUCTURES

.1 Verify that drainage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.

.2 Coordinate work with construction of planters and planter drainage.
.2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.

.3 Provide clean cut at all through-slab drain locations . Use 300mm min. dia. PVC Pipe filled with drain rock unless specific drawing detail shown.

.4 Install drain rock evenly to a minimum depth of 4" (100mm)or alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations.

.5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric lapping 6" (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.

.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.

.7 Place growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filler required in other areas. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.

3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)

.1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetative including cultivated turfgrass areas and new trees and shrubs.

.2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.

.3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.

.4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the Guarantee Period, the Landscape Architect may schedule up to 12 site reviews deemed by the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.5 Scheduling: Prepare a schedule of maintenance tasks and extend to cover all start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.6 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.7 Materials: Comply with Part Two of this specification.
.7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.8 Plant Material Establishment:
.8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 20 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and every forty days between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water in a manner which will not cause erosion or damage to plants. Provide soil analysis to the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.9 Scheduling: Prepare a schedule of maintenance tasks and extend to cover all start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.10 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.11 Materials: Comply with Part Two of this specification.
.11.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.12 Plant Material Establishment:
.12.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 20 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and every forty days between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water in a manner which will not cause erosion or damage to plants. Provide soil analysis to the Contractor and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative.

.13 Scheduling: Prepare a schedule of maintenance tasks and extend to cover all start-up. Maintenance operations shall be carried out predominately during the growing season between March 1st and November 30th, however visits at other times of the year may be required.

.14 Maintenance Level: Comply with B. C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".

.15 Materials: Comply with Part Two of this specification.
.15.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.

.16 Plant Material Establishment:
.16.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 15th. Minimum 20 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1 and July 31 and every forty days between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water in a manner which will not cause erosion or damage to plants. Provide soil analysis to the Contractor and a designated representative of the Owner. Maintain a logbook and re

PART ONE - GENERAL

1.1 COPYRIGHT

.1 The Structural Soil specification is provided as an instrument of service and remains the property of M2 landscape Architecture. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of M2 Landscape Architecture.

1.2 SCOPE OF WORK

.1 The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.

.2 It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.

.3 Refer to drawings for location and dimension of structural soil mixture.

.4 All other related work as described in the drawings and/or this specification.

1.3 RELATED WORK

.1 Section 02100, Landscape Requirements
.2 Section 02710, Landscape Drainage
.3 Section 02810, Irrigation System
.4 Section 02933, Sodding (Seeding)
.5 Section 02905, Planting Trees, Shrubs, and Groundcover

1.4 RELATED MASTER MUNICIPAL SPECIFICATIONS

.1 Contractor to report all conflicts with civil engineering to Landscape Architect
.2 Section 02210, Site Grading
.3 Section 02223, Excavating, Trenching, and Backfilling
.4 Section 02226, Aggregates and Granular Materials
.5 Section 02666, Waterworks
.6 Section 02721, Storm Sewers
.7 Section 02725, Manholes and Catch Basins

1.5 STANDARDS

.1 BCSLA/BCLNA Landscape Standard (most current edition)

.2 Canadian System of Soil Classification

1.6 QUALITY ASSURANCE

.1 All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.1.1 of this section.

.2 All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:
.2.1 Gravel, sand and fines content each as a % of dry weight mineral
.2.2 Organic material content as a percentage of dry weight.
.2.3 Acidity (pH)
.2.4 Salinity in millimhos/cm at 25 degrees C.
.2.5 Basic fertility (total nitrogen available N, Ca, Mg, P,)
.2.6 Recommendation for incorporation of necessary amendments.

.3 Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.

.4 Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.

.5 Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.

.6 Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.

.7 Aggregate Test:
.7.1 Provide source and sieve designation of intended aggregate material prior to ordering.
.7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does meet specification and for correction of any deficiency.
.7.3 Submit 2.5kk sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

.8 Structural Soil Mix Design:
.8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 2 days prior to mixing samples.
.8.2 Landscape Architects may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

1.7 SCHEDULING

.1 Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.

.2 Schedule to include:
.2.1 date for commencement of preparation of structural soil at source
.2.2 sub grade preparation at site
.2.3 shipping dates
.2.4 arrival dates on site
.2.5 installation dates

.3 Schedule work to co-ordinate with installation of any drainage, irrigation, tree grate footings, lighting, paving etc.

.4 Complete work to ensure tree planting will occur under optimum conditions

.5 Do not handle or place structural soil mix in rain.

1.8 FIELD REVIEW

.1 Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.

.2 Co-ordinate site meeting with Consultant at the following times
.2.1 drainage installation and connection
.2.2 irrigation installation
.2.3 mixing of structural soil mixture
.2.4 installation of structural soil mixture
.2.5 sub grade preparation and layout.
.2.6 installation of trees

.3 Where materials are installed in phases, it is the contractors responsibility to inform the Consultant of critical installation times for each phase as noted in Section 1.8.2.

1.9 SAMPLES

.1 Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 1.3.2. and 1.3.3

1.10 PRODUCT HANDLING

.1 All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.

.2 Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

1.11 DELIVERY, STORAGE AND PROTECTION

.1 For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.

.2 On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.

.3 Structural soils to be installed as soon as practicable after mixing, any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of material approved by the Consultant until such time as materials installed.

.4 All material to be stockpiled shall be protected in accordance With B. C. Ministry of Environment guidelines.

PART TWO - PRODUCTS

2.1 GROWING MEDIUM

.1 TABLE ONE:
.1.1 Provide all growing medium required to complete the work.
.1.2 Comply with the requirements of Table 1, below
.1.3 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE: Particle size classes by the Canadian System of Soil Classification	
Gravel: greater than 2mm - less than 75mm	0
Sand: greater than 0.05mm - less than 2mm	maximum 60%
Silt: greater than 0.002 mm - less than 0.05 mm	maximum 30%
Clay: less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ACIDITY (PH):	5.0 - 7.0
DRAINAGE: Minimum saturated hydraulic conductivity (cm/hr) in place.	3.0
SALINITY: Saturated extract conductivity shall not exceed:	3.0 millimhos/cm at 25°C
ORGANIC CONTENT: Percent of Dry Weight (%)	5% - 12%

2.2 AGGREGATE

.1 Clean inert stone of high angularity is preferred over washed gravel.

.2 Stone dimension aspect ratio should approach 3:1:1 with a maximum of 2:1:1 lengths: width: depth.

.3 Single size stone, 75mm clear sieve designation: Blasted Quarry Rock.

.4 Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 1.5 and 1.6

.5 Aggregate quality: Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

2.3 SOIL STABILIZER

.1 A non-toxic organic binder.
Product:-Stabilizer, The Original Natural Binder, as available from Island Sport Turf, Parksville, BC.-250-616-1199.-Also available from Yardworks Supply Ltd., Aldergrove, BC.-604-807-3004.

2.4 GRANULAR BASE

.1 To Master Municipal Specification Section 02226, Aggregates and Granular Materials.

2.5 PAVING MATERIALS

.1 Refer to architectural drawings.

2.6 FILTER FABRIC

.1 Non Woven filter fabric shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

.2 Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:
- Grab Tensile Strength ASTM-D-4632 ,400 kN
- Tensile Elongation ASTM-D-4632 50%
- Mullen Burst ASTM-D-3786 1270 kPa
- Flow Rate ASTM-D-4491 6110 l/min/m²

.3 Fabric shall be Amoco 4545 or approved equivalent.

PART THREE - EXECUTION

3.1 SUBGRADE

.1 Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.
.2 Areas designated as structural soil tree pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.

3.2 PREPARATION OF EXISTING GRADE

.1 Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.

.2 Excavate trench to Master Municipal Specification Section 02223, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.
.2.1 Refer to contract drawings for areas to be treated and to details for dimensions
.2.2 Compact to 95% Modified Proctor Density.
.2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.

.4 Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.

.5 Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.

3.3 SUB DRAINS

.1 Install to requirements of Master Municipal Specifications. Refer to Section 02666, Waterworks, Section 02721, Storm Sewers, and Section 02725, Manholes and Catch Basins
.1.1 Install prior to installation of the structural soil mixture.
.1.2 Co-ordinate all contract drainage work with other drainage on-site
.1.3 Confirm location of storm sewer connections with civil engineer.

3.4 IRRIGATION

.1 Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.
.1.1 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
.1.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site
.1.3 Confirm location of irrigation connections with civil engineer.

3.5 MIXING STRUCTURAL SOIL MATERIAL

.1 Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.

.2 Base Ratio of Materials:
- 4 cu metre of aggregate stone section 2.2
- 1.25 cu metre of Growing Medium section 2.1
- 2 kg Stabilizer section 2.3
× Water as required
× The amount of water required will vary according to moisture present in growing medium.

.3 Combine the stone, growing medium and Stabilizer product into a thorough, homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

3.6 MIXING

.1 Do not OVER MIX, OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

.2 All mixing shall be performed on a flat hard, level surface approved by the consultant, using the appropriate soil mixing equipment.

.3 Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

3.7 PLACEMENT

.1 Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.

.2 Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.

.3 Place Stone mixture in 300mm lifts through entire area of structural soil mixture.

.4 Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.

.5 Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture.
Refer to Quality Assurance, section 1.6

.6 Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.

.7 Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, steel boxes, large diameter PVC pipe, etc. have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.1) added to surround the root ball.

3.8 INSTALLATION OF FILTER FABRIC

.1 After approval of structural soil mixture compaction, install Filter Fabric.

.2 Ensure minimum 50cm overlap of all fabric seams and beyond edge of structural soil.

3.9 GRANULAR BASE MATERIAL

.1 Place minimum 75 mm granular base on top of filter fabric over structural soil layer.

.2 Compact granular base to 98% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.

.3 All areas shall be graded too the contours and elevations indicated on the contract drawings. Ensure positive drainage.

3.10 PROTECTION

.1 Protect existing conditions from damage or staining and make good any damage.

.2 All damage will be repaired at the expense of the installation contractor.

3.11 TREE PLANTING

.1 Remove structural soil or other backfill material (sand, see comments in section 3.7.7) from the full dimensions of the tree grate area (1.2m x 1.2m x depth of root ball).

.2 Re compact all material below root ball to original specified density to prevent settling of the root ball in the hole.

.3 Ensure tree is planted in the exact centre of the specified planting station straight and true.

.4 Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.

.5 Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.

.6 Place 50mm depth composted fir/hem bark mulch over the top of the open tree pit area.

3.12 TREE GRATES

.1 Site Furniture and to contract drawings for tree grates, frames and footings.

3.13 ACCEPTANCE

.1 Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.

.2 Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

3.14 SURPLUS MATERIAL

.1 Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.

.2 Clean up any soil or dirt spilled on any paved surface at the end of each working day.

.3 Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2 LANDSCAPE ARCHITECTURE
#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
11	JUNE 14,2023	REV PER HERITAGE COMMITTEE COMMENTS	GL
10	JUNE 9,2022	REV PER TCL COMMENTS	GL
9	MAY,25,2022	REV TO DP AS PER COMMENTS	GL
8	JULY,2022	REV TO DP AS PER COMMENTS	GL
7	FEB,25,2022	REV TO DP AS PER COMMENTS	GL
6	JULY,2020	REV TO DP AS PER COMMENTS	GL
5	JULY,2020	REV TO DP AS PER COMMENTS	GL
4	APR,06,2020	REV TO DP AS PER COMMENTS	SS
3	MAY,23,2019	ISSUED FOR DP	BN
2	MAY,1,2019	REV AS PER NEW SITE PLAN	BN
1	JAN,2019	PRELIMINARY PLAN	BN

SEAL:

PROJECT:
23210FRASER HIGHWAY
TOWNSHIP OF
LANGLEY, BC

DRAWING TITLE:
STRUCTURAL SOIL SPECIFICATIONS

DATE: 24 JAN,2019
SCALE: -
DRAWN: BN
DESIGN: BN
CHK'D: MTM
DRAWING NO: L4
OF 7
M2LA PROJECT NUMBER: JOB NO. 18080

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION

(BERRY GENERAL STORE) BYLAW NO. 5906

EXPLANATORY NOTE

Bylaw No. 5906 authorizes the Corporation of the Township of Langley to enter into a Heritage Revitalization Agreement with the owner of the property located at 23210 Fraser Highway to facilitate development of the owner's property including conservation and ongoing protection of the historic Berry General Store.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION

(BERRY GENERAL STORE) BYLAW NO. 5906

A bylaw to authorize entering into a Heritage Revitalization Agreement (Berry General Store).

WHEREAS the property at 23210 Fraser Highway known as the Berry General Store is recorded in the Corporation of the Township of Langley's Community Heritage Register and has heritage value; and

WHEREAS the Corporation of the Township of Langley and the owner of the property at 23210 Fraser Highway wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the Berry General Store;

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 "Heritage Revitalization Agreement Authorization (Berry General Store) Bylaw No. 5906".

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3 The Corporation of the Township of Langley is hereby authorized to enter into a Heritage Revitalization Agreement with Mounpillar Enterprises Inc. in respect of the property at 23210 Fraser Highway, Langley BC, legally described as:

Lot 5 Section 33 Township 10 New Westminster District Plan 21807
AND
Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524,

substantially in the form of the agreement (the "**Agreement**") attached to and forming part of this Bylaw as Schedule "A".

4. The Municipal Clerk is hereby authorized to execute the Agreement, as well as any other documents in connection with the Agreement, and to affix the corporate seal of the Corporation of the Township of Langley.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

Schedule "A"
to Bylaw No. 5906

HERITAGE REVITALIZATION AGREEMENT FOR 23210 FRASER HIGHWAY (BERRY GENERAL STORE) (the "Agreement")

THIS AGREEMENT dated as of day of ___, _____

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a local government under the *Local Government Act*, R.S.B.C. 1996, having its municipal offices at 20338 – 65 Avenue, in the Township of Langley, in the Province of British Columbia, V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

MOUNPILLAR ENTERPRISES INC., a company registered under Incorporation No. BC1150268, having its mailing address at 305 – 1901 Rosser Avenue, Burnaby BC V5C 6R6

(the "Owner")

OF THE SECOND PART

WHEREAS:

A. A local government, including the Township, may, by bylaw, enter into a Heritage Revitalization Agreement with the owner of a property identified as having heritage value, pursuant to section 610 of the *Local Government Act*; and

B. The Owner owns certain real property on the northwest portion of which is situated a building of heritage value known as the Berry General Store (the "**Heritage Building**"), listed on the Township's Community Heritage Register, which real property is located at 23210 Fraser Highway, Langley, British Columbia and legally described as:

PID: 010-541-896
Lot 5 Section 33 Township 10 New Westminster District Plan 21807

AND:

PID: 012-435-287
Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524,

(the "**Heritage Lands**"); and

C. The Township's primary interest in the Heritage Lands is to ensure that the original exterior heritage character of the Heritage Building is preserved, protected and maintained.

D. The Owner has presented to the Township a proposal for the use, development and conservation of the Heritage Lands that would, among other things, change the density and use of the Heritage Lands, and has voluntarily, and without any requirement by the Township, entered into this Agreement pursuant to section 610 of the *Local Government Act*; and

E. The Township must hold a public hearing before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of the Heritage Lands that is not otherwise authorized by the applicable zoning, and the Township has held the required public hearing in respect of this Agreement; and

F. The Council of the Township has, concurrently with the adoption of the bylaw authorizing the execution of this Agreement, adopted a bylaw pursuant to section 611 of the *Local Government Act* designating the Heritage Lands as protected heritage property (the "**Heritage Designation Bylaw**"); and

G. The Council of the Township has authorized the issuance of a Development Permit under Development Permit Area B – Fraser Highway in the Rural Community Plan for the development of the Heritage Lands, in accordance with the proposed architectural and landscape plans attached as Appendix A to this Agreement.

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 Conservation of the Heritage Lands

1.1 The Owner will conserve, protect, and maintain the Heritage Lands in accordance with this Agreement, including in accordance with the General Conservation Strategy attached as Appendix B to this Agreement, and with the requirements of the Township's Heritage Property Maintenance Standards Bylaw 2018 No. 5376, as amended or replaced from time to time. In the event of any inconsistency between this Agreement and any of the Township bylaws, including the Township's Heritage Property Maintenance Standards Bylaw 2018 No. 5376, this Agreement shall prevail.

1.2 Without limiting the generality of Section 1.1, the Owner will not do any of the following without the prior written approval of the Township in the form of a Heritage Alteration Permit pursuant to Section 617 of the *Local Government Act*, or such other written approval as may be required by the Township:

a) make any exterior alterations or changes to the Heritage Building; and

b) make any exterior alterations or changes to any other buildings or structures located on the Heritage Lands exempting any proposed work in substantial compliance with Development Permit No. 101114

1.3 The Township may refuse to issue a Heritage Alteration Permit required under section 1.2 of this Agreement if, in its sole discretion, acting reasonably, the Township considers that the alteration sought in the requested Heritage Alteration Permit would be inconsistent with this Agreement or the Heritage Designation Bylaw. Without limiting the generality of the foregoing, the

Township may refuse to authorize the alteration of any of the character-defining elements described in the Statement of Significance for the Heritage Building attached as Appendix C to this Agreement.

1.4 At any time, the Township may issue a written notice (the "Notice") to the Owner, requiring the Owner to conserve, protect and/or maintain the Heritage Lands in accordance with this Agreement. The Notice must specify the work that the Owner is required to undertake and the time in which the work must be completed. If the Owner fails to complete such work within the time specified in the Notice or not to the satisfaction of the Township, employees, agents or contractors, may immediately thereafter enter onto the Heritage Lands and carry out the work specified in the Notice, and may recover all costs of such attendance and work from the Owner in the same manner and by the same means as recovery of property taxes in arrears.

1.5 In the event of a dispute between the Owner and the Township concerning any work required by the Township under section 1.4 of this Agreement, the dispute will be resolved by referring the matter to an architect, who is a member of the Architectural Institute of British Columbia in good standing and with training and experience in heritage conservation who has been agreed to by the parties or, failing agreement between the parties, chosen by the Architectural Institute of British Columbia, and that the fees of the architect shall be borne by the Owner if the dispute is resolved in the Township's favour and by the Township if the dispute is resolved in the Owner's favour.

1.6 Notwithstanding the provisions under section 603 of the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time (the "Zoning Bylaw"), development of the Heritage Lands may include the following, as is also set out in Appendix A to this Agreement:

a) relocation of the Heritage Building from its original location to a new location on the Heritage Lands; and

b) construction of a mixed commercial-residential building, gas pumps and canopy, and associated parking, circulation, and landscaped areas in accordance with the Development Permit Area B provisions of the Township's Rural Plan and as set out under the issued Development Permit No. 101114.

1.7 The Owner may apply for, and the Township may, in its sole discretion, issue a building permit that includes minor variances from Appendix A to this Agreement, provided that any variances do not alter the character-defining elements of the Heritage Building as described in Appendix C to this Agreement.

1.8 The Township may withhold any building permit, occupancy permit, or final building permit approval as the case may be, in respect of the Heritage Building if, in the opinion of the Township, in its sole discretion, the alteration of the Heritage Building is not in accordance with the General Conservation Strategy attached as Appendix B.

1.9 Except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the Township, and all other applicable bylaws, laws and regulations, shall continue to apply to the Heritage Lands.

1.10 The variances to the Zoning Bylaw provided for under this Agreement fully compensates the Owner for any reduction in the market value of the Heritage Lands, or for any other losses, damages or expense, that may result from the Township's adoption of the Heritage Revitalization Agreement Bylaw or otherwise arising as a result of the Township authorizing and entering into this Agreement, and the Owner waives absolutely and in perpetuity all claims for compensation that the Owner is otherwise entitled to make at common law, equity, or under any statute, including, without limitation, under section 613 of the *Local Government Act*, in respect of the Township's adoption of the Heritage Revitalization Agreement Bylaw or otherwise arising as a result of the Township authorizing and entering into this Agreement.

2.0 Zoning Bylaw Variances

2.1 The following variances to the Zoning Bylaw are hereby provided through this Agreement, and the Township's Council's adoption of the Heritage Revitalization Agreement Bylaw, to enable the development of the Heritage Lands in accordance with Appendix A to this Agreement:

a) Section 603.3 (Residential Uses) is varied to allow three (3) residential dwelling units and with no requirement that the occupants of the three (3) dwelling units be the owner, manager or caretaker and immediate family of the Owner. Of the three (3) permitted residential dwelling units, one (1) unit may be located in the Heritage Building, and two (2) units may be located in a new mixed-use building.

b) Section 603.5(a) (Siting) is varied to allow a reduced front lot line setback of 2.58 metres on 232 Street and a setback of 2.25 metres for the garbage enclosure.

c) Section 603.5(c) (Siting) is varied to allow a reduced flanking lot line setback on Fraser Highway of 0.96 metres.

d) Section 111.3 (Landscaping) is varied to allow a reduced depth flanking landscape area on Fraser Highway of 1.2 metres.

3.0 Damage or Destruction

3.1 In the event that the Heritage Building is damaged or destroyed by fire, earthquake, or any other cause, such that in the written opinion of an architect and member in good standing of the Architectural Institute of British Columbia with training and experience in heritage conservation engaged and instructed by the Township, it is not possible from a heritage conservation perspective to repair the Heritage Building, the Owner must construct on the Heritage Lands, at its sole expense, a replica of the Heritage Building in accordance with the original plans and specifications for the building as modified by the plans and specifications in Appendix A to this Agreement, and as may be required to

comply with the then current BC Building Code and the Township's bylaws. Thereafter, all of the provisions of this Agreement, including this provision, will apply to the replica of the Heritage Building.

3.2 In the event that the Heritage Building is damaged or destroyed, the Owner must repair or replace the Heritage Building, within 24 months of the date that the damage or destruction occurred. In any such repair or replacement of the Heritage Building, the Owner must obtain all applicable permits and authorizations from the Township, including, without limitation, a Heritage Alteration Permit and a Building Permit, and the Owner must carry out all repairs in accordance with a conservation plan prepared by a qualified and accredited heritage professional, and which is approved by the Township in its sole discretion.

4.0 Amendment

4.1 This Agreement may only be amended by the adoption of a further bylaw by Township Council and with the consent of the Owner. The Owner acknowledges and agrees that any such bylaw required to amend this Agreement may also require a Public Hearing if an amendment would result in a variance to permit a change to use or density of the Heritage Lands.

5.0 Representations and Entire Agreement

5.1 It is mutually understood and agreed upon between the parties that this is an entire agreement between the parties and the Township has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

6.0 Statutory Functions

6.1 Except as varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the Township or its approving officer in the exercise of their statutory functions and responsibilities and their rights and powers under any enactments, bylaws, order or regulations, including but not limited to the *Local Government Act*, the *Land Title Act* and the *Strata Property Act*, all of which, except as expressly varied or supplemented herein, remain applicable to the Heritage Lands.

7.0 Enurement

7.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors, and assigns.

7.2 The Township shall file a notice with the Land Title Office, as provided for in section 594(1) of the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the lands affected by this Agreement.

8.0 Other Documents

8.1 The Owner will execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required, in the opinion of the Township, to give full effect to the intent of this Agreement.

9.0 Notices

9.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall be delivered by registered mail as follows:

a) To the Township:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
20338 – 65 Avenue, Langley BC V2Y 3J1

c/o the Township Clerk

b) To the Owner:

MOUNPILLAR ENTERPRISES INC
305 – 1901 Rosser Avenue, Burnaby, BC V5C 6R6

10.0 No Partnership or Agency

10.1 The parties agree that nothing contained in this Agreement creates a relationship between the parties of partnership, joint venture, or agency.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto as of the day, month and year first above written.

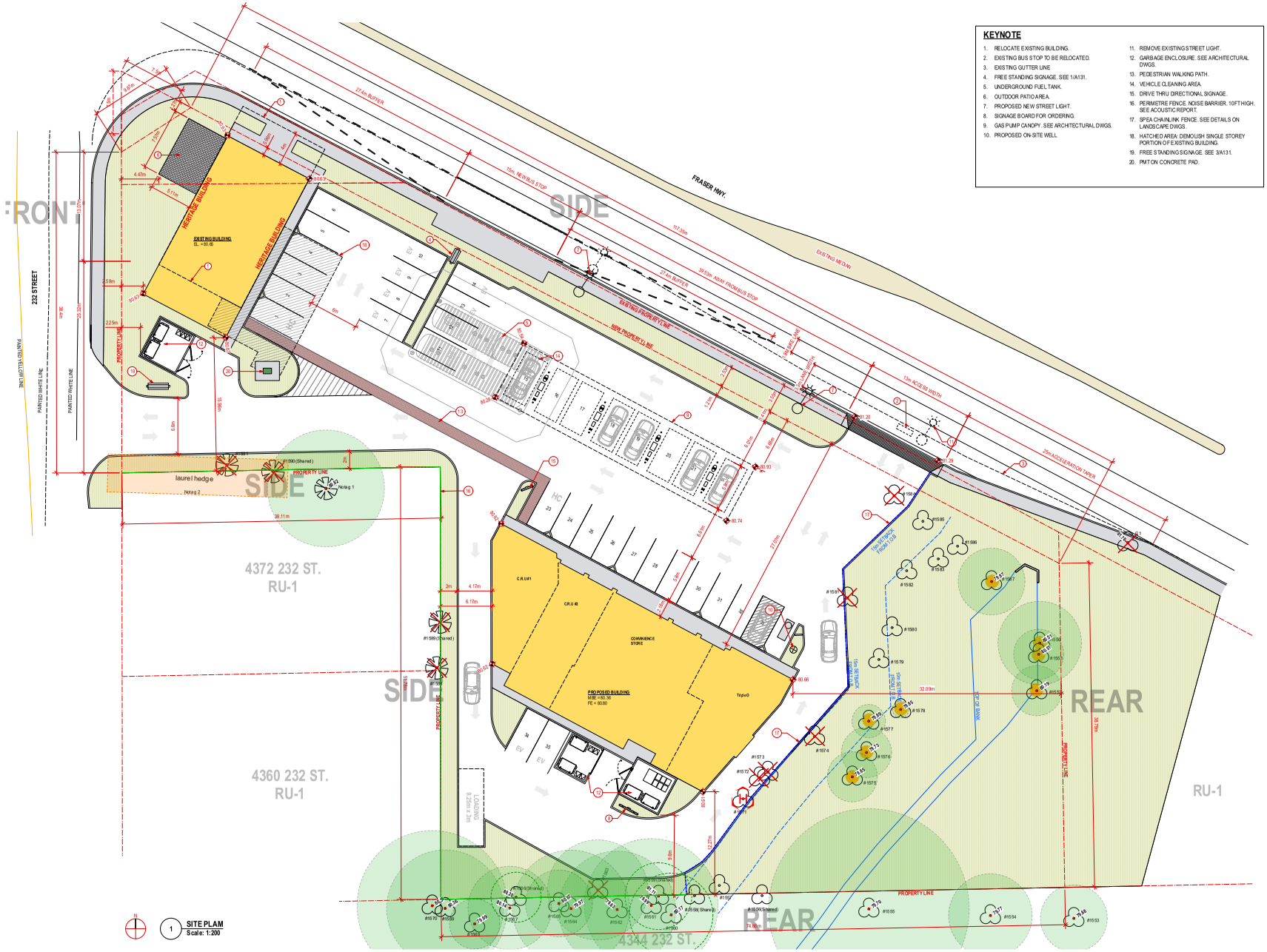
SIGNED in the presence of:	THE CORPORATION OF THE TOWNSHIP OF LANGLEY by its authorized signatory:
_____	_____
Witness	Township Clerk
_____	
Address	
_____	
Occupation	
SIGNED in the presence of:	MOUNPILLAR ENTERPRISES INC
_____	_____
Witness	
_____	_____
Address	
_____	_____
Occupation	Authorized Signatory

APPENDICES

A. Architectural Drawings for development of the Heritage Lands, JY Architecture, June 2023.

B. General Conservation Strategy for the Berry General Store, JY Architecture, March 2022.

C. Statement of Significance for Berry General Store, Schueck Heritage Consulting, May 2022 (updated August 2022).



Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are protused to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY. LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
C	2022-03-03	ISSUE FOR DP_REV02
NO.	DATE	ISSUE NOTE

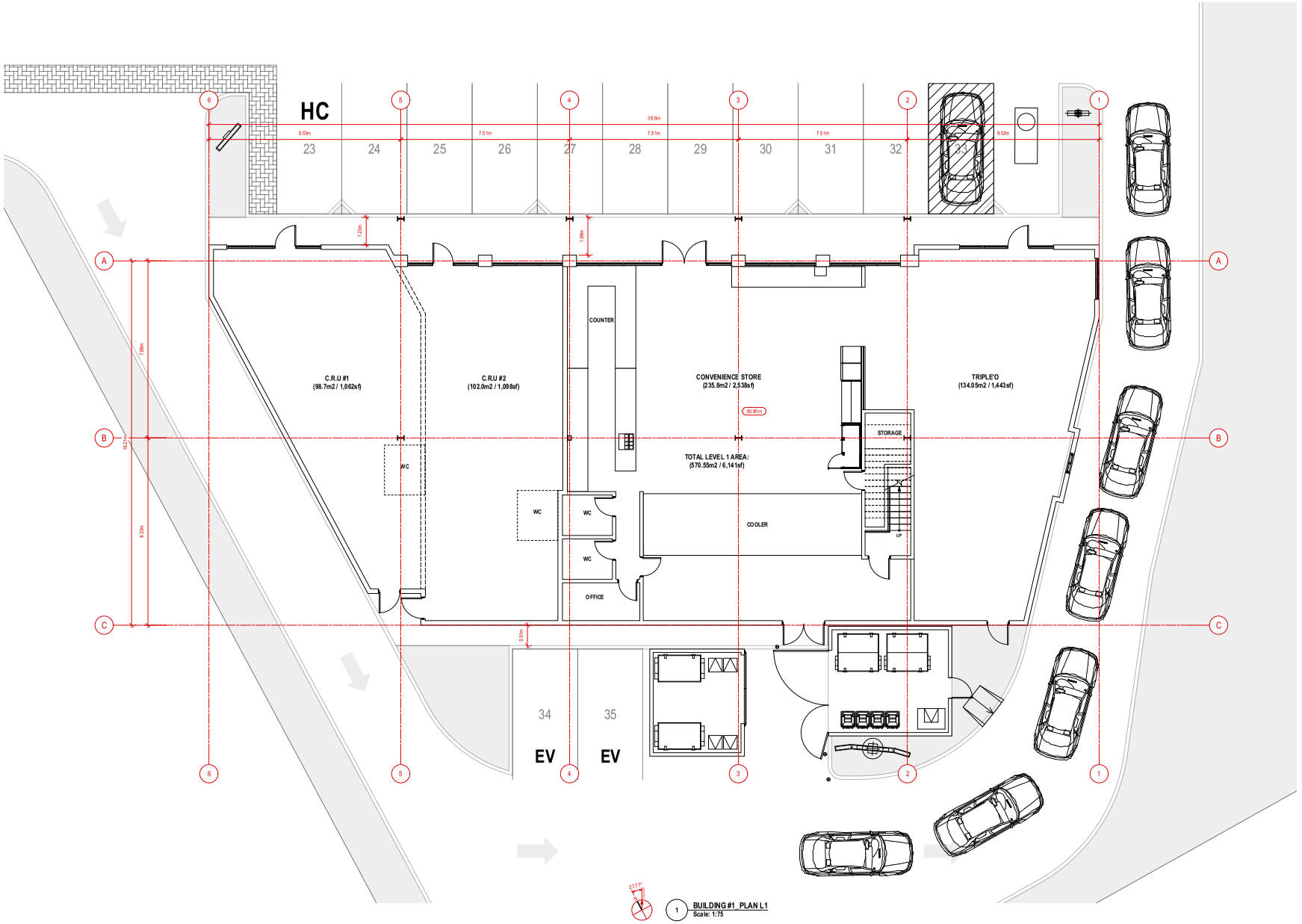
Drawn By
Reviewed By
2023-02-14
JY
Project No.
20180801

APPENDIX A

SITE PLAN

F.1

A001



1 BUILDING #1_PLAN L1
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale	Drawn By
Date 2023-02-14	Reviewed By JY
Project ID 20180801	

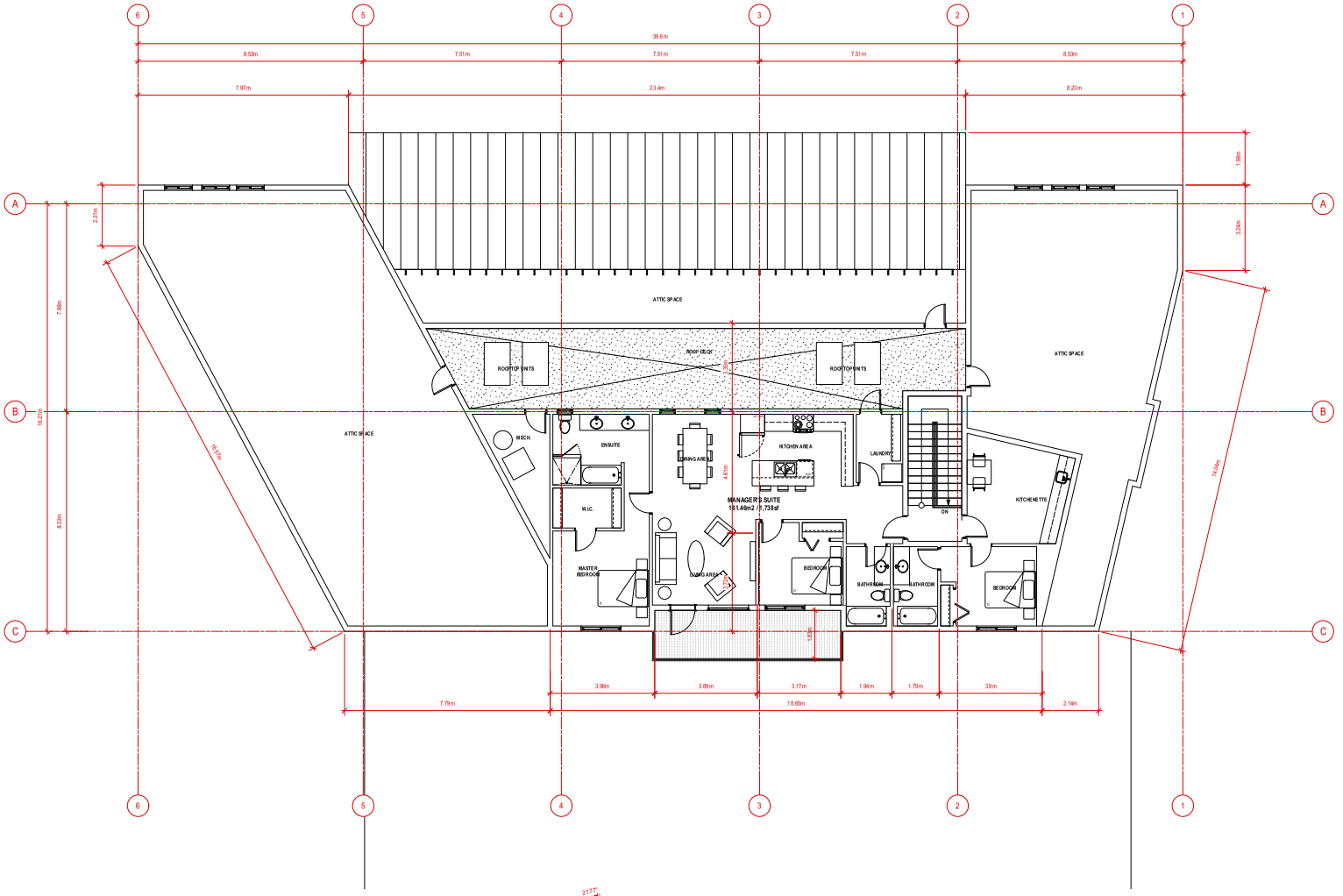
Sheet Title

BUILDING #1_PLAN L1

F.1

Sheet No.

A101



1 **BUILDING #1_PLAN L2**
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date 2023-02-14
Reviewed By JY
Project ID 20180801

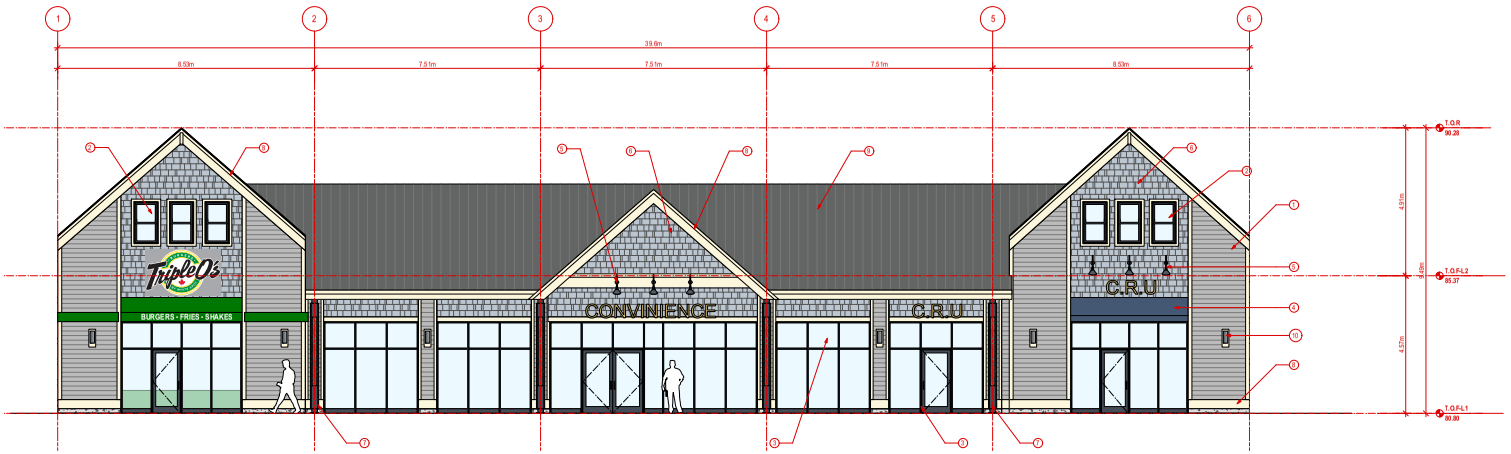
Sheet Title

BUILDING #1_PLAN L2

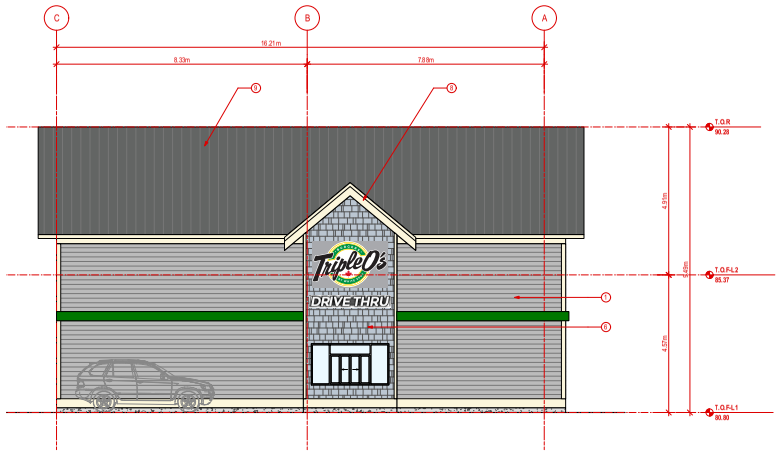
F.1

Sheet No.

A102



1 NORTH ELEVATION
Scale: 1:75



2 EAST ELEVATION
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. ALUMINUM FAUX WINDOW.
3. ALUMINUM STOREFRONT GLAZING.
4. FABRIC AWNING.
5. GOOSE NECK LIGHT FIXTURE.
6. HARDIE SINGLES. COLOR: BENJAMIN MOORE INSTINCT (AF 575)
7. PAINTED STEEL COLUMN WITH BACKLIT WOOD TRIM.
8. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (OC-96)
9. STANDING SEAM METAL ROOF. COLOR: TBD.
10. WALL SCONE LIGHT

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP-REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date 2023-02-14
Reviewed By JY
Project ID 20180801

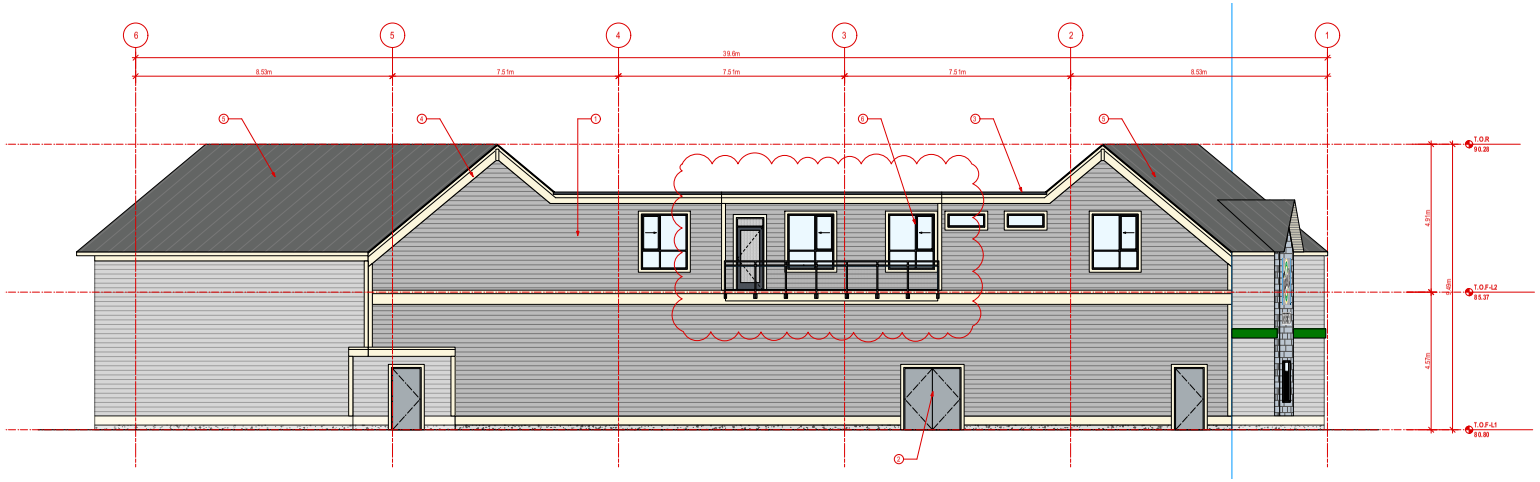
Sheet Title

BUILDING #1
ELEVATIONS

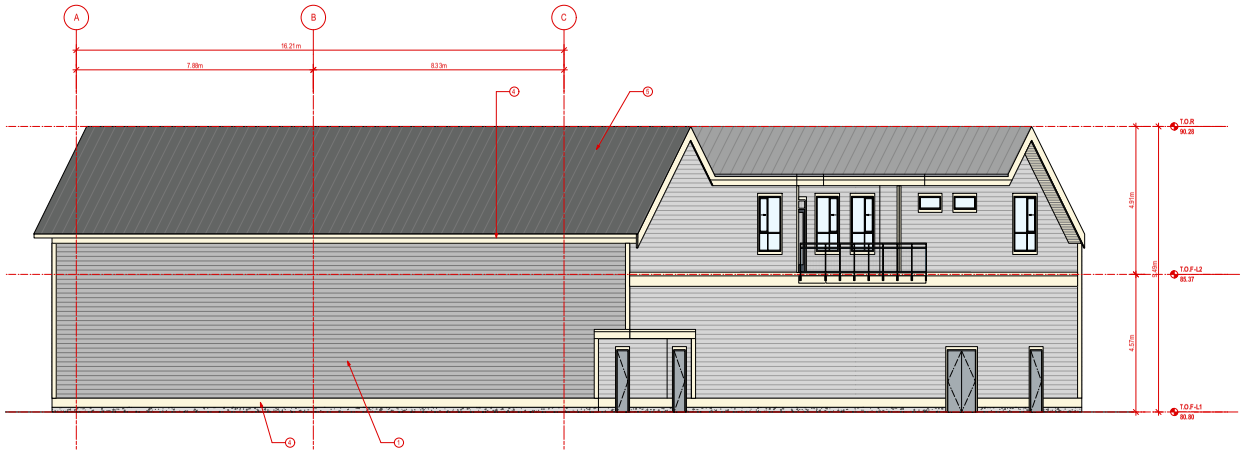
F.1

Sheet No.

A103



1 **SOUTH ELEVATION**
Scale: 1:75



2 **WEST ELEVATION**
Scale: 1:75

KEYNOTE

1. 5" HARDIE SIDING SMOOTH. COLOR: BENJAMIN MOORE ESCARPMENT (CC-518)
2. PAINTED STEEL EXIT DOOR.
3. PRE-FINISHED METAL FLASHING.
4. SOLID WOOD FACIA TRIM. COLOR: BENJAMIN MOORE GENTLE CREAM (OC-96)
5. STANDING SEAM METAL ROOF. COLOR: TBD.
6. VINYL WINDOW WITH PAINTED SOLID WOOD TRIM.

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP-REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale — Drawn By
Date 2023-02-14 — Reviewed By JY
Project ID 20180801

Sheet Title

BUILDING #1 ELEVATIONS

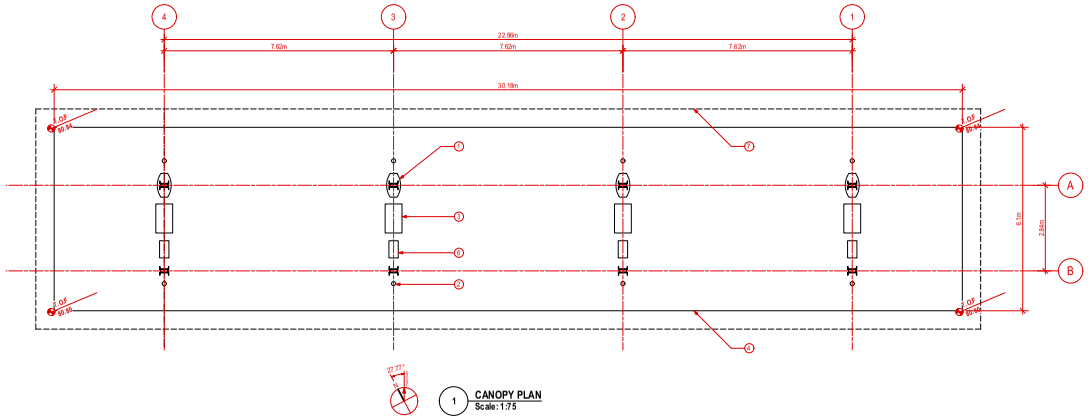
Sheet No.

A104

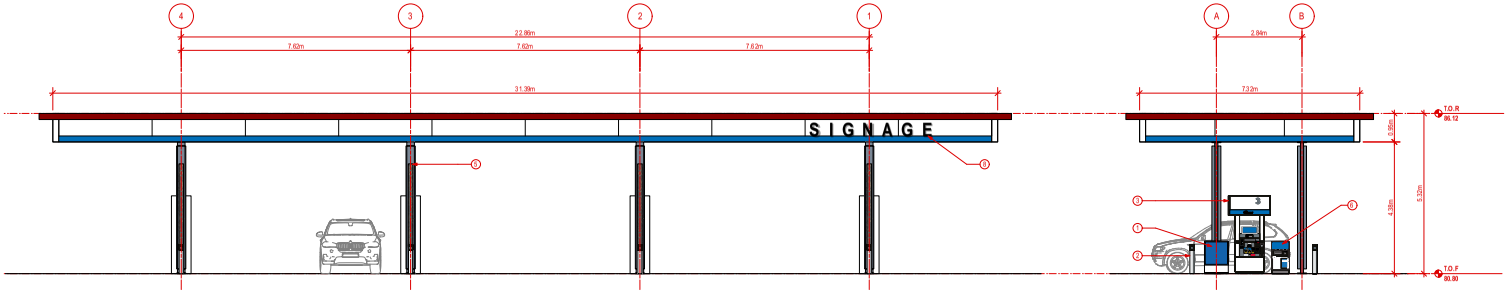
F.1

KEYNOTE

1. 3X3 POP FIXTURE.
2. BOLLARD.
3. GAS PUMP.
4. CONCRETE APRON.
5. STEEL COLUMN WITH SOLID WOOD FACIA. COLOR: BENJAMIN MOORE CINDER (AF 705).
6. TRASH VALET.
7. LINE OF CANOPY ABOVE.
8. NON-ILLUMINATED SIGN BAND AND BACK-LIT LETTERING.



1 **CANOPY PLAN**
Scale: 1:75



2 **CANOPY SOUTH ELEVATION**
Scale: 1:75

3 **CANOPY WEST ELEVATION**
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

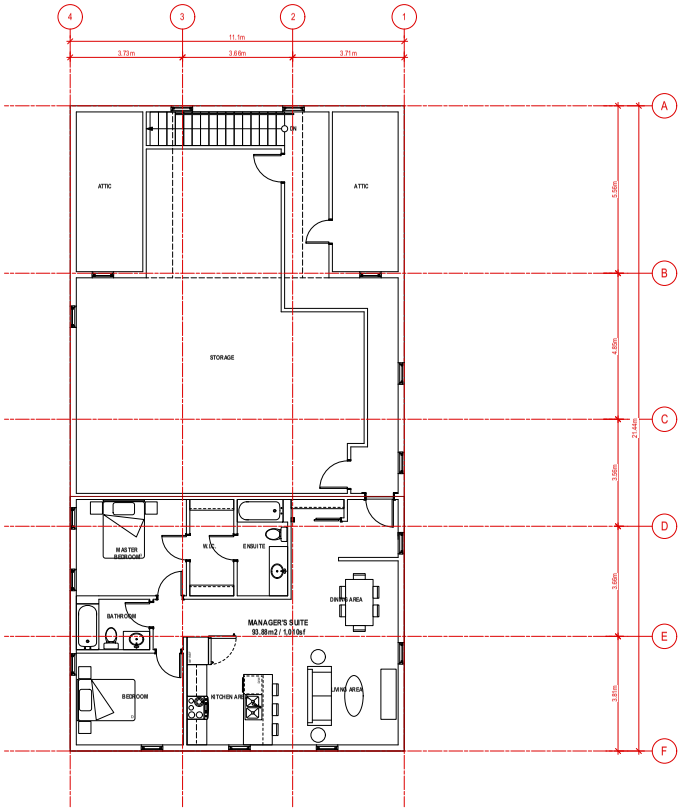
Scale
Drawn By
Date 2023-02-14
Reviewed By JY
Project ID 20180801

Sheet Title

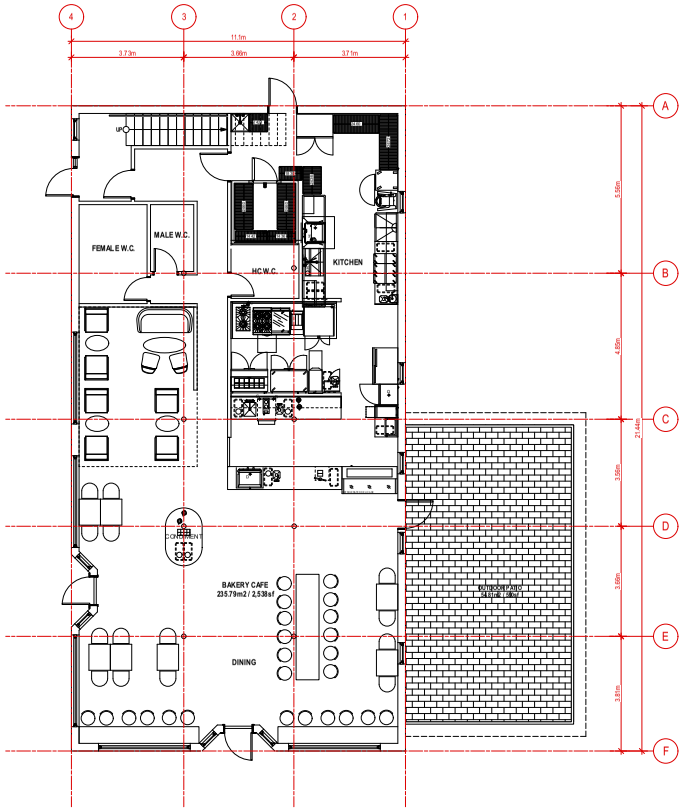
GAS PUMP CANOPY

Sheet No. **F.1**

A111



2 BUILDING #2_FLOOR PLAN LEVEL 2
Scale: 1:75



1 BUILDING #2_FLOOR PLAN LEVEL 1
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date 2023-02-14
Reviewed By JY
Project ID 20180801

Sheet Title

BUILDING #2_FLOOR PLANS

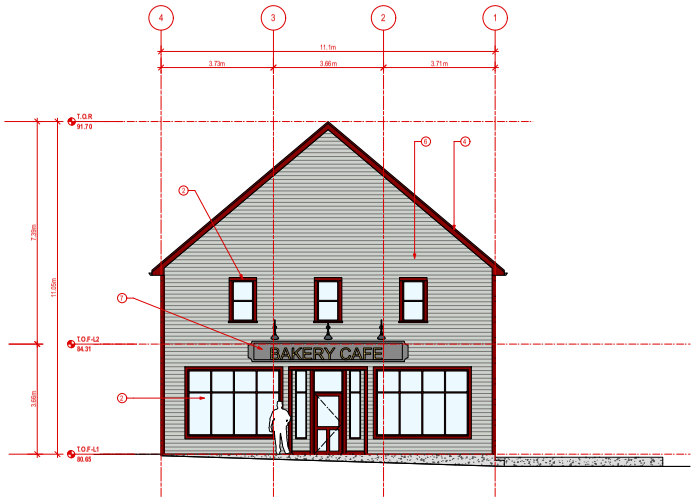
F.1

Sheet No.

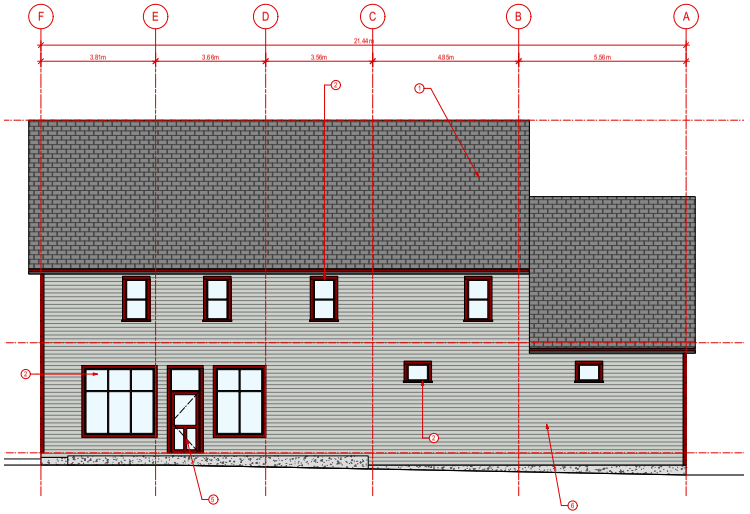
A123



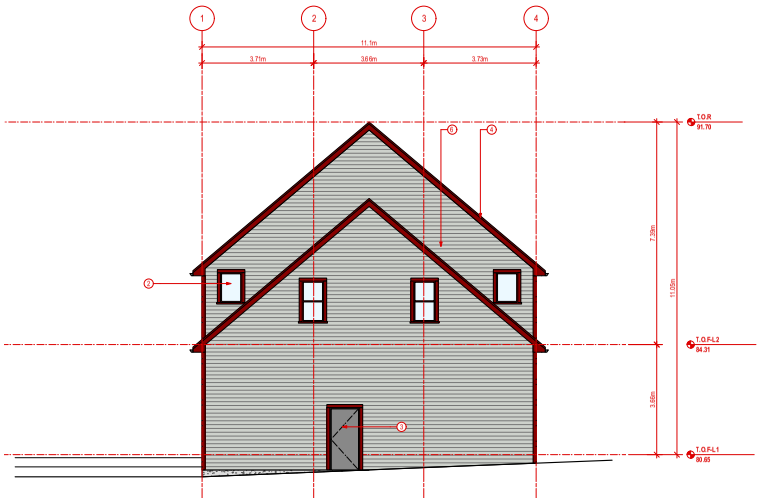
2 EAST ELEVATION



1 NORTH ELEVATION



4 WEST ELEVATION



3 SOUTH ELEVATION

KEYNOTE

1. RETAIN EXISTING ASPHALT ROOFING.
2. NEW PAINTED WOOD WINDOW.
3. PAINTED STEEL EXIT DOOR.
4. RESTORE AND PAINT CEDAR FACIA. COLOR: TBD.
5. NEW PAINTED WOOD DOOR WITH GLAZING. COLOR: SEE A120 CONSERVATION STRATEGIE
6. REMOVE EXISTING VINYL SIDING AND RESTORE 5.5" DUTCH LAP CEDAR SIDING.
7. PAINTED SIGNAGE WITH GOOSENECK LIGHTS.

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2001 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP_REV03
D	2022-10-06	ISSUE FOR DP REV02
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale

Drawn By

Date 2023-02-14

Reviewed By JY

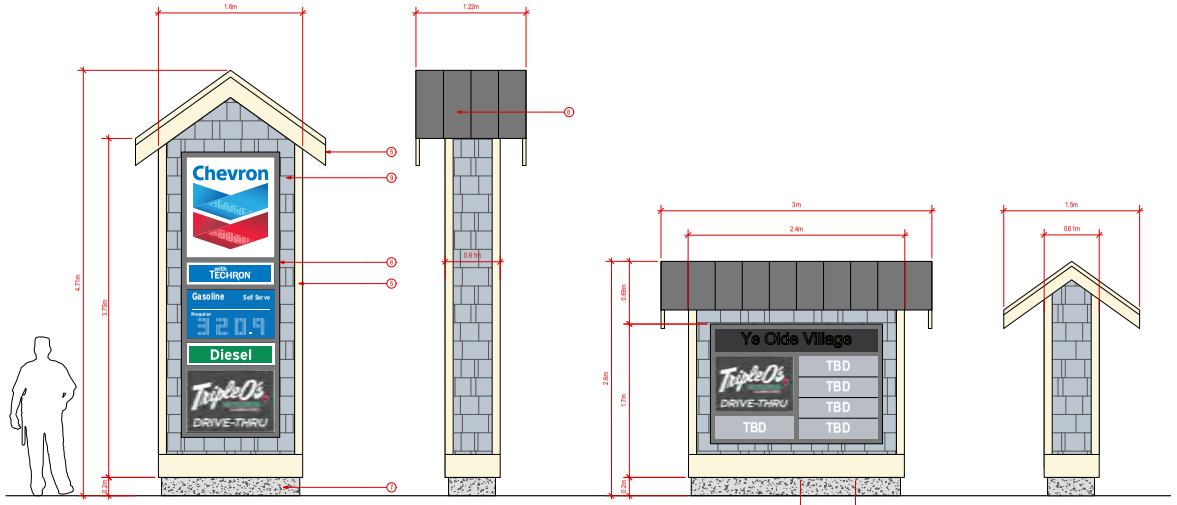
Project ID 20180801

Sheet Title

BUILDING #2_ELEVATIONS

Sheet No. F.1

A124

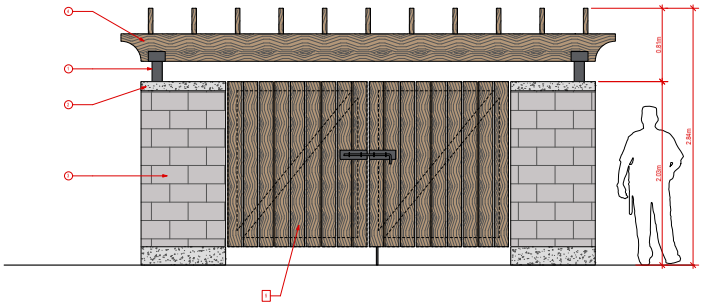


1 FRONT ELEVATION_SIGN #1
Scale: 1:25

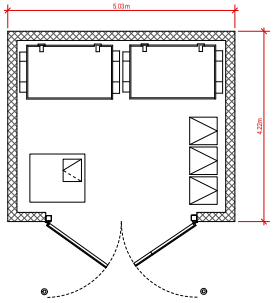
2 SIDE ELEVATION
Scale: 1:25

3 FRONT ELEVATION_SIGN #2
Scale: 1:25

4 SIDE ELEVATION
Scale: 1:25



5 FRONT ELEVATION
Scale: 1:25



4 PLAN
Scale: 1:50

KEYNOTE

1. PAINTED STEEL COLUMN.
2. PRECAST CONCRETE CAP.
3. SPLIT FACE CONCRETE BLOCK.
4. STAINED PT'S OLD WOOD TRELLIS.
5. SOLID WOOD TRIM
6. ILLUMINATED SIGNAGE PANEL.
7. ARCHITECTURAL CONCRETE BASE.
8. STANDING SEAM METAL ROOF, CHARCOAL.
9. PAINTED CEMENTITIOUS SHINGLES.

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY, LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8691 201 STREET,
LANGLEY BC V2Y 0G9
t. 604-493-2101 / e. contact@jyarch.com

Consultant

-

REV.	DATE	DESCRIPTION
E	2023-02-14	ISSUE FOR DP REV03
D	2022-10-06	ISSUE FOR DP REV02
B	2021-05-17	ISSUE FOR HERITAGE REVIEW COMMITTEE
NO.	DATE	ISSUE NOTE

Scale
Drawn By
Date 2023-02-14
Reviewed By JY
Project ID 20180801

Sheet Title

FREE STANDING SIGNAGE & GARBAGE ENCLOSURE

Sheet No. F.1

A131

GENERAL CONSERVATION STRATEGY

1. OVERALL FORM & MASSING
   - Restore the original form, scale and massing of the historic building.
   - Demolish the single storey portion attached South-East part of the building to restore the appropriate form and scale of the original design.
   - Creating new addition of weather protection structure for 600 sf of the outdoor patio area.

2. EXTERIOR WOOD-FRAME WALLS
   - Preserve the original wood frame structure of the building.
   - Design structural and seismic upgrades from the inside without impacting exterior character defining elements.
   - Provide fire and spatial separations including installation of sprinklers per the standard of Township of Langley and BC Building Code.

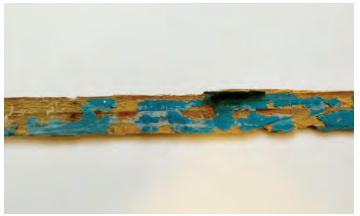
3. ORIGINAL WOOD CLADDING
   - Demolish existing vinyl siding that is attached on top of the original cedar siding.
   - Provide new cedar siding that matches the existing siding profile and size.
   - Any original siding should be painted according to the colour schedule.

4. FRONT ELEVATION
   - Demolish granite cladding, and vinyl awning at the building front on main level.
   - Restore cedar siding and recessed front door with side windows.
   - Provide wheelchair accessible ramp for the front entry per BC Building Code.

5. ROOF
   - Preserve the original design of the roof shape.
   - Retain existing asphalt shingle roofing.
   - Retain rainwater disposal system and ensure drainage from the site (e.g. with perimeter drainage). Retain Aluminum gutter, and follow the colour schedule.

6. WINDOWS, DOORS & TRIMS
   - Replace and restore windows on all elevations with painted double hung wood windows.
   - Remove existing front aluminum windows on main level and restore with painted wood windows with the original design.
   - Provide new painted wood doors and windows on main level to adapt new use of the building as proposed on the elevation drawings.
   - Remove front aluminum doors that were installed in later renovations.
   - Replace and restore doors on front and rear elevations with painted wood doors with angled side windows as per archival information and records.

7. EXTERIOR COLOUR SCHEDULE
   - Siding: Benjamin Moore Historical Colors - HC 180 Cliffside Grey



Light cool grey color is observed under vibrant green-blue color.

   - Windows, Doors and Trims: Benjamin Moore Historical Colors - HC 183 Country Redwood



Lighter brown-red color is observed under existing dark red-brown color.

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY. LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET,
LANGLEY BC V2Y 0G9
t: 604-513-2017 / e: contact@jyarch.com

Consultant
-

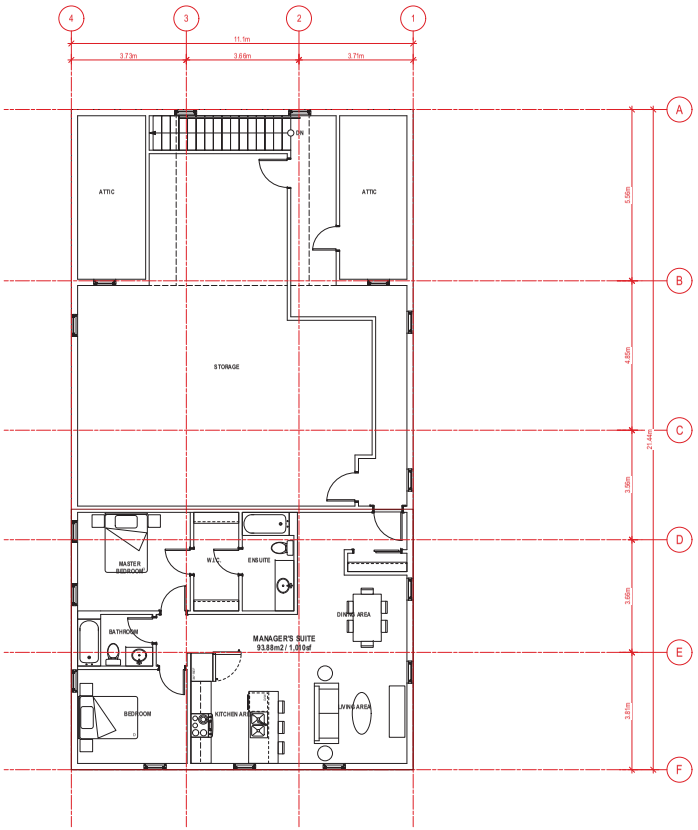
REV.	DATE	DESCRIPTION
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

State | Drawn By
Date: 2022-03-03 | Reviewed By: JY
Project ID: 20180001

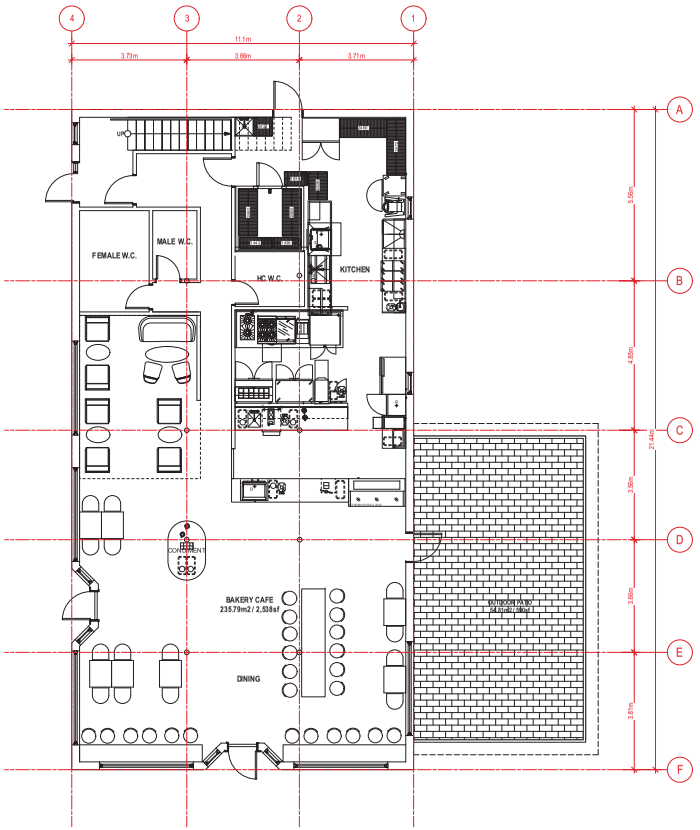
Title of Title
HERITAGE RESTORATION SUMMARY

Sheet No.
A120

APPENDIX B



2 BUILDING #2_FLOOR PLAN LEVEL 2
Scale: 1:75



1 BUILDING #2_FLOOR PLAN LEVEL 1
Scale: 1:75

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY. LANGLEY, BC

Project Title

Architect
JY ARCHITECTURE INC.
2nd Floor, 8661 201 STREET,
LANGLEY BC V2Y 0G9
t: 604-513-2031 / e: contact@jyarch.com

Co-ordinator

-

REV.	DATE	DESCRIPTION
A	2021-03-15	ISSUE FOR DP_REV01

NO.	DATE	ISSUE NOTE

Scale

Drawn By

Date: 2022-03-03

Reviewed By: JY

Project ID: 20180601

Sheet Title

BUILDING #2_FLOOR PLANS

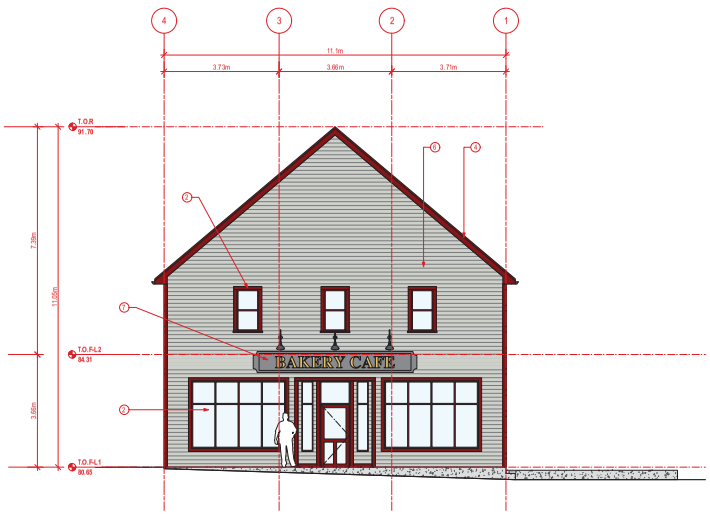
Sheet No.

F.1

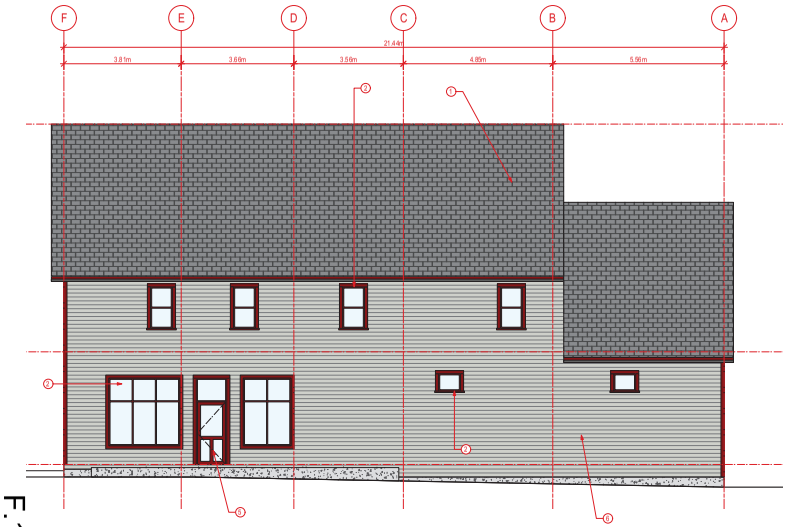
A123



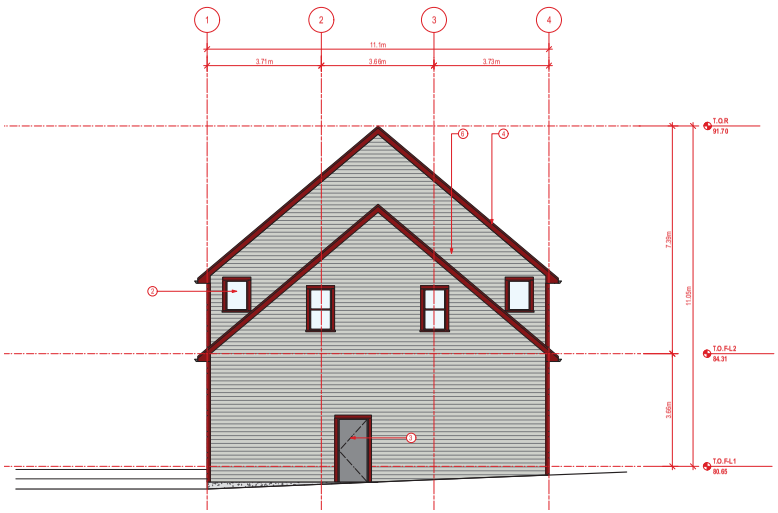
2 EAST ELEVATION



1 NORTH ELEVATION



4 WEST ELEVATION



3 SOUTH ELEVATION

KEYNOTE

1. RETAIN EXISTING ASPHALT ROOFING.
2. NEW PAINTED WOOD WINDOW.
3. PAINTED STEEL EXIT DOOR.
4. RESTORE AND PAINT CEDAR FACIA. COLOR TBD.
5. NEW PAINTED WOOD DOOR WITH GLAZING. COLOR SEE A120 CONSERVATION STRATEGIE.
6. REMOVE EXISTING VINYL SIDING AND RESTORE 5.5" DUTCH LAP CEDAR SIDING.
7. PAINTED SIGNAGE WITH GOOSENECK LIGHTS.

Copyright reserved. The documents and design as an instrument of service are and at all times remain the exclusive property of JY ARCHITECTURE INC. (JYA) and may not be reproduced without the express written consent of JYA. All designs and related information in whole or in part shown on these documents are for the express use for the specified project only and shall not be used otherwise without the express written consent of JYA.

The Contractor shall verify and be responsible for all dimensions on site and shall inform JYA of any variations from the dimensions and conditions shown on the documents. Shop drawings shall be submitted to JYA for review and approval prior to fabrication.

JYA does not warrant that the drawings are produced to scale. Dimensions may not be scaled from the documents.

YE OLDE VILLAGE

23210 FRASER HWY. LANGLEY, BC

Project Title

Architect

JY ARCHITECTURE INC.

2nd Floor, 8661 201 STREET,
LANGLEY BC V2Y 0G9
t: 604-513-2001 / e: contact@jyarch.com

Co-Author

-

REV.	DATE	DESCRIPTION
A	2021-03-15	ISSUE FOR DP_REV01
NO.	DATE	ISSUE NOTE

Scale

Drawn By

Date 2022-03-03

Reviewed By JY

Project ID 20180601

Sheet Title

BUILDING #2_ELEVATIONS

F.1

Sheet No.

A124

APPENDIX C

Statement of Significance

23210 Fraser Highway, Township of Langley, BC
May 2022 - Updated August 2022



Photograph courtesy of the author.



Image courtesy of Google Maps.

Description:

The subject building, an old general store, is located at 23210 Fraser Highway in the Township of Langley, British Columbia. It is a two-storey, wood frame commercial building with a front gable roof, currently clad in horizontal vinyl siding, and with glass display windows and a centred glass entry door.

Heritage Values:

The old general store has heritage significance for its historic/cultural, scientific and social values.

It has strong historic and cultural value for its age (c. 1930), for its association with the Berry family[1], and for its contribution to the growth and development of the Township of Langley.

The store is valued for its association with first owner/operator Harry (W. H.) Berry, who relocated his business to this location from Old Yale Road because Fraser Highway had just become part of the Trans-Canada Highway system. Harry is given credit for the economic survival of many residents in the community when he extended credit to them during the Great Depression of the 1930s[2]. The store was also an important social hub for decades. It was not simply a place to purchase supplies, but an important place to connect with other residents, to share and find solutions, and to catch up on the news.

The store has strong value for being family-owned and operated by the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland in partnership with George Miles and later

[1] One of two important Berry families associated with the Township of Langley.
[2] Langley Centennial Museum Archives website

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

with Ernie Morelli (when George retired). The store was sold in 1980 to Kyung Il Chun and continued to be run as a general store until approximately 2012, first under the name CK General Store[3] and later as Ye Olde Country General Store. As a true general store, it provided products that ranged from grocery items to hardware to horse tack[4], all of which were essential in a rural farming community during the middle of the Twentieth Century. Altogether, the store provided an important service to the community for over 80 years.

The store has scientific value as it allows passersby to better understand and appreciate the growth and development of the Township of Langley, or to at least make people curious about the history of this particular building as it relates to those early times.

The old general store has social value for being an iconic and relatively unchanged structure on the corner of Fraser Highway and 232nd Street for the last 90+ years.

The store has further value for being representative of the Township's Historic Context Theme of 'Habitation', in particular under the sub-theme 'Community Development' for its association with the type of village centres that started to develop here during the early part of the Twentieth Century. The building also represents the Theme of 'Economies', in particular the sub-theme 'Transportation & Infrastructure' for its location at the intersection of 232nd Street and Fraser Highway (newly designated as part of the national highway system), and the sub-theme 'Commerce & Service Industries' for its contribution to the economic development of the area during a period when shopping was a daily necessity and for its contribution to the survival of the community during the Great Depression[5].

Although unused at present, rehabilitating and reanimating the building in a way that encourages community interactions would allow the building to once again perform a key social and cultural role in the community. Sensitive exterior restoration of the building would increase the overall heritage significance of the building by increasing its aesthetic value.

Character-defining Elements

Key elements that define the heritage character of the building include:

- Location at the corner of Fraser Highway and 232nd Street.
- The original form, scale and massing as expressed by its 2-storey, rectangular footprint and large front gable roof
- Original wood-frame, wood casing windows, their style and fenestration pattern
- Location of large display windows and central front entry on the front façade[6]
- Style of horizontal siding[7]

[3] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz. December 5, 2011
[4] Ibid.
[5] Donald Luxton, Donald and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017.
[6] The existing windows and door are not character-defining elements
[7] The vinyl siding is not a character-defining element

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Background Material

Context

Constructed in c. 1930 by Harry (W.H.) Berry as a small general store, the building is located in the southeast area of the Township of Langley. The subject property is a corner lot at the intersection of Fraser Highway and 232nd Street. The irregularly-shaped lot is flat with no vegetation adjacent to the building (other than some grass). The buiding is in the very northwest corner of the lot and its front elevation is oriented towards Fraser Highway.

The subject property is in an area of mixed use buildings, with single-family (mobile home) dwellings across Fraser Highway, single family homes behind and across 232nd Street, and other commercial buildings along Fraser Highway.



Image courtesy of Township of Langley Map System

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Photographs of the Building (May 2022)
Photographs by the author



Northeast (Front) Elevation



Southwest (Rear) Elevation

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Southeast Side Elevation



Northwest Side Elevation

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

The Subject Building



The building is a two-storey, wood-frame commercial building, constructed in c. 1930 as a general store. It has a prominent front gable roof with narrow eaves, a narrow rake and closed soffits.

The building has had either one or two additions over time: one on the rear of the building that is 1 ½ storeys in height and that follows the general massing and roof form, and one that is a wrap-around 1-storey addition to the side (towards the rear) with a flat roof, which is likely a garage combined with storage. There is a garage door on the northwest elevation, facing 232nd Street.





The rear section is likely original even though it looks like an afterthought. This section has the exact same type of windows as the main portion of the store (see photo at right) and so it was most likely constructed as part of the original building. The other possibility (which is unlikely) is that the rear section was added later and the windows on the original rear elevation were removed and placed on this elevation. Least likely, but mentioned here for the sake of being thorough, is that when this rear section was constructed later, the entire building received new windows. Without building permit records, knowing which scenario is accurate is impossible. Given its compatibility with the main portion of the building and the likelihood that it is also original, it would be reasonable to retain this rear section as part of any future rehabilitation work on the building.



The majority of the building is currently clad in vinyl horizontal siding, which would have been installed after the newer side addition was constructed as this material is consistent over all parts of the building.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

An examination of a small section of the building shows that there is wood siding underneath, but until all of the vinyl siding has been removed, there is no way to know what the condition of it is, or how much of the building still has wood siding. The style of the wood siding found underneath the vinyl siding should be documented and ideally used as a template for new horizontal siding.



Wood siding underneath the current vinyl siding. Image courtesy of JY Architecture Inc. June 2022

The building has windows along the side elevations and on the upper level of all four sides of the main portion of the building. The upper level of the building has regularly spaced single-hung windows; three on the front elevation, four on each side elevation, and two on the newer rear addition.



Example of one of the single-hung windows on the upper level. Image courtesy of the author. May 2022

On the rear elevation of the main portion of the building there is also a small square window closer to 232nd Street. These windows have wide wood casings and narrow wood frames and narrow wood sills. They predate the vinyl siding, which is made evident by the narrow vinyl framing around each window. Most likely, these are the original windows.

Along the ground level of the side elevations of the main building, there are regularly spaced small square windows that have all been boarded over. There would have been four on each elevation, all matching, but the side addition removed one of them.

The side addition has narrow rectangular windows that have been boarded up.



Boarded windows on the side addition. Image courtesy of the author. May 2022



Example of the boarded up square windows on the ground level. Image courtesy of the author. May 2022

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Image courtesy of the author. May 2022

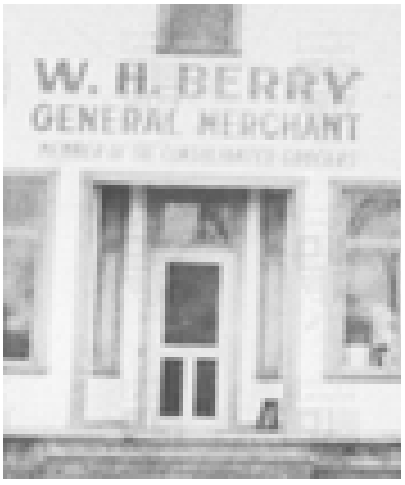
The front of the store faces Fraser Highway. It currently has a double glass entry door with a narrow transom that is centred on the front façade. The frames and casing of the front door are metal.

On either side are large plate glass display windows above an unadorned 'kickplate'. There is a large, curved awning that runs the entire width of the building.

Originally, the front door was recessed and had a single glass door with a wide transom and angled side lights. (See photo below left.) Ideally the original look of the front entry and display windows can be replicated as part of the rehabilitation of the building.

As early as 1957, the front entry was changed to a set of double doors positioned to be flush with the front elevation. The display windows had very narrow casings, as they do today. The doors in the 1950s were wood frame and there was a transom above.

The set of three photos below shows the changes in the front entry over time.



Excerpt of image courtesy of Langley Centennial Museum. 193?. Object 4888



Image courtesy of Langley Centennial Museum. 1957. Object 2010.022.025.



Image courtesy of the author. May 2022

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

The original design and massing of the building is clearly still evident in today's building. Original elements that remain include the original footprint, gable roof, wood frame windows on the upper and ground levels, location of the front door and display windows. Original elements that no longer exist or that have been covered over include the horizontal wood siding, the wood frame front door and multi-pane display windows, and the recessed position of the front door.

Below are two sets of photographs; the first set compare how the building looked in the 1930s versus today, and the second set compare how it looked in 1982 versus today.



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Photograph courtesy of the author. May 2022



Image courtesy of Langley Centennial Museum 1982. Object 3834



Photograph courtesy of the author. May 2022

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Early Owners

According to the Langley Centennial Museum, the Berry General Store was opened in c. 1930 by Harry (W.H.) Berry. Previously, he had operated a similar store on Old Yale Road, moving to the current location when Fraser Highway became part of the Trans-Canada Highway system.[8]

Harry belonged to one of Langley's pioneer families. There was another prominent pioneer family named Berry, headed by John Walter Berry, but the two families were not related[9]. To further confuse matters, John Walter Berry operated a general store in Murrayville beginning in 1897 and had seven children, one of whom was named William and one named Harold, both of which could be shortened to Harry.

The owner of the subject property and first proprietor of the store was Harry (W. H.) Berry, who was well-respected in the community for his community spirit and service. The store stayed in the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland, before the store was sold in 1980 to Kyung Il Chun. Under this new ownership and management, the store was known first as the CK General Store[10] and later as "Ye Olde Country General Store". It remained a general store until at least 2012.

Harry is given credit for the economic survival of many local residents when he extended credit to them during the Great Depression of the 1930s[11]. The store offered groceries, hardware, farm supplies, and more. Like many general stores in rural communities, it was also a social gathering place. Maitland "recalled how people would come to the store after the weekly auction in Langley on Thursdays and spend hours there, visiting and occasionally buying something."[12]

Historic Context Statement and Thematic Framework

The Township of Langley retained Donald Luxton and Associates Inc. to develop an Historic Context Statement and Thematic Framework, which was submitted in November 2017. An Historic Context Statement is a document that investigates the historic elements and processes of an area that shaped its history, including geographical, political and socio-economic aspects. A thematic framework structures the themes identified in the Historic Context Statement into categories, providing "a basis to investigate, identify, understand, and assess heritage resources based on their significance within the broader community context"[13].

---

[8] Langley Centennial Museum Archives website
[9] Warren F. Sommer. Frail Memorials – The Cemeteries of Langley. The Corporation of the Township of Langley, 2005, p. 72.
[10] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[11] Langley Centennial Museum Archives website
[12] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[13] Donald Luxton and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017, p.5.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

The subject building falls under the general theme of 'Conflict and Turmoil' (#8). According to the Luxton report: "In 1929, the Stock Market Crash shattered the world's economy, and the agony of the Great Depression set in. The next few years were exceptionally difficult; wages plummeted, and countless thousands went bankrupt"[14]. As noted above, Harry (W. H.) Berry extended credit to community members as a way to help them survive the Depression. The subject building therefore is representative of this difficult era and the way in which community members helped each other.

In terms of themes, the subject building falls under two themes: Habitation, and Economies.

Under the theme of Habitation, the subject building falls under 'Sub-theme 1.C – Community Development' as it is a general store that developed at a major crossroad (Fraser Highway and 232nd Street). It is representative of the type of village centres that started to develop as settlement shifted away from Fort Langley. These centres typically included "a church, a general store, a hotel, a post office, and a blacksmith".[15]

Under the theme of Economies, the subject building falls under 'Sub-theme 2.B – Transportation & Roads' as it is associated with the designation of Fraser Highway as part of the Trans-Canada Highway. The building is particularly associated with theme component '2.B.2 – Trails and Roads'[16] for its connection to the shift away from rail transport to road transport. The store was relocated to its current site at the intersection of two important roads that were specifically developed to encourage and support commercial uses.

Also, under the theme of Economies, the subject building falls under 'Sub-theme 2.E – Commerce & Service Industries' for its contribution to the development of local commerce in the Township[17]. It is particularly associated with theme component '2.E.2 – Shopping & Retail' as it represented the lifestyle of daily shopping: "In the days before refrigeration, shopping was a daily activity, and small country stores appeared in convenient locations."[18].

[14] Ibid, p. 22.
[15] Ibid, p. 34.
[16] Ibid, p. 40.
[17] Ibid, p. 50.
[18] Ibid, p. 52.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Appendix A: Definitions

The following definitions of heritage value are quoted directly from the "Canadian Register of Historic Places: Writing Statements of Significance" guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community's sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.[19]

[19] Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006, pp. 12-13.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Appendix B: Historic Information



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Man entering the Berry General Store. Image courtesy of Langley Centennial Museum. 1957. Object 2010.002.025

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1958. Object 4887



Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5538

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Exterior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5530



Man leaving the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5531

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Image courtesy of Langley Centennial Museum. 1982. Object 3834



Image courtesy of Langley Centennial Museum. 1982. Object 3835

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Frail Memorial: The Cemeteries of Langley, by Warren F. Sommer



RONNIE BERRY
1925

Two unrelated Berry families have been prominent in the history of the Murrayville area. John Walter Berry, who operated the general store at Murrayville's Five Corners, and who also started a sizeable dairy farm, was the patriarch of the first, arriving in Langley in 1897. Harry Berry and his brother Owen headed the other Berry family. Harry operated a general store at the corner of the Old Yale Road and 232nd Street and later, a larger one at the corner of the Fraser Highway and 232nd Street. Owen's wife Eva operated a maternity hospital on 56th Avenue from 1924 to 1948. Owen and Eva's son Ronnie died in 1925 aged just three and one-half. As his death was never registered, his monument may be the only record of his ever having existed.

Ronnie's stone, a plain, small marble tablet, documents the belief of his survivors that he was "Budded on earth to bloom in Heaven."



THOROLD F. WILLIAMS
1926

A small monument marks the grave of young Thorold Frank Williams, who died in 1926 two weeks shy of his 5th birthday. Like many children at the time, Thorold fell victim to measles, a childhood disease that is now far less dangerous. Thorold is buried next to his father, Capt. Francis Williams, owner of Langley Greenhouses Ltd. from 1919 to 1958.

In keeping with attempts in the early twentieth century to downplay the finality of death, the inscription on Thorold's stone describes the deceased as one who "fell asleep." The stone itself is a short marble tablet. It bears a short, sentimental text:

No sordidness of life can stain
No weight of woe can crush
This little child of mine.

Excerpt from Warren F. Sommer's book: Frail Memorials – The Cemeteries of Langley
The Corporation of the Township of Langley, 2005, p.72

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Newspaper Article

"Long-time Langley store owner passes away"

Jack Maitland, former owner of Berry General Store, passes away at age 95
Article by Frank Bucholtz, December 5, 2011.
Langley Advanced Times

Jack Maitland, who ran the W.H. Berry General Store for more than 30 years, died on Nov. 21 at Langley Memorial Hospital. He was 95. The Berry General Store was a long-time Langley institution, at the corner of 232 Street and Fraser Highway.
The store is still in operation under another name, but in the years that Maitland was involved, it was a full-fledged general store, offering groceries, hardware, farm supplies and a host of other items for sale. In addition, it was a well-known meeting place where residents could catch up on what was going on in the largely rural community.
He grew up in the Collingwood area of east Vancouver and excelled at soccer and tennis.
During the Second World War, he served in the Royal Canadian Air Force in both Canada and England.
Following the war, he came to Langley to join the business of his uncle Harry Berry.
Berry had built the store when the highway was built in 1930, to replace an earlier store at the corner of 232 Street and Old Yale Road.
Maitland became a partner in the store along with George Miles.
After many years working together, Miles retired and Ernie Morelli took over as a partner.
In 1980, the two men sold the store to new owner Kyung Il Chun, and it became CK General Store.
The store was a community institution.
In the 1930s, Berry had extended a lot of credit to people in the neighbourhood, and most of them eventually repaid the money they owed him, Maitland remembered during an interview in 1980.
He also recalled how people would come to the store after the weekly auction in Langley on Thursdays, and spend hours there, visiting and occasionally buying something.
There was no shortage of things to choose from.
The store sold logging equipment, lamps, heaters, horse collars, traps, stove pipe, groceries in bulk and even gasoline, which was dispensed from a pump outside the front door — with the gas coming from 45-gallon drums.
Maitland's daughter Heather Stromsten, who worked with her dad at the store, remembers how everybody knew each other, as Langley had fewer people.
The variety of items available even brought customers from as far as Vancouver, she says.
She also remembers Hollywood stars Tony Curtis and Dan Blocker visiting the store.
Maitland is survived by his daughter, Heather Stromsten, and two sons, Ross and Sandy Maitland, as well as 12 grandchildren and four great-grandchildren.
At his request, there was no memorial service.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Appendix C: Bibliography and Sources

British Columbia Archives – Genealogical Search
https://search-collections.royalbcmuseum.bc.ca/Genealogy

British Columbia City Directories
https://bccd.vpl.ca/index.php/browse/index

Google Maps
google.com/maps

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006.
www.historicplaces.ca/media/5422/sosguideen.pdf

Langley Centennial Museum website
https://museum.tol.ca/museum/Portal/default.aspx

"Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz. December 5, 2011.
www.langleyadvancetimes.com/community/long-time-langley-store-owner-passes-away/

Luxton, Donald and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017.

Sommer, Warren F. Frail Memorials – The Cemeteries of Langley. The Corporation of the Township of Langley, 2005.

"Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010
www.historicplaces.ca

Township of Langley Maps
https://mapsvr.tol.ca/geosource3/

Vancouver Heritage Foundation Website
www.vancouverheritagefoundation.org/discover-heritage/vancouver-house-styles-hub/

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE DESIGNATION (BERRY GENERAL STORE) BYLAW NO. 5907

EXPLANATORY NOTE

Bylaw No. 5907 designates the property at 23210 Fraser Highway, including the historic Berry General Store, as protected heritage property under Section 611 of the *Local Government Act*.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE DESIGNATION (BERRY GENERAL STORE) BYLAW NO. 5907

WHEREAS the Council of the Corporation of the Township of Langley considers that the Berry General Store located at 23210 Fraser Highway (the "Property") has heritage value and heritage character, and that the designation of the building is desirable for its conservation all in accordance with section 611 of the *Local Government Act*; and

WHEREAS the owner of the Property has requested that this Bylaw be adopted; and

WHEREAS the owner of the Property has entered into a Heritage Revitalization Agreement with the Township pursuant to section 610 of the *Local Government Act* in which, in exchange for certain variances to the Township bylaws that would otherwise prohibit the owner's proposed development of the Property, the owner has waived any entitlement to compensation to which the owner may otherwise be entitled to under section 613 of the *Local Government Act*, or otherwise;

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

Part 1 Citation

1.1 This Bylaw may be cited for all purposes as "Heritage Designation (Berry General Store) Bylaw No. 5907".

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Definitions

3.1 In this bylaw:

"Normal Repair" means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality. For greater certainty, it is not a Normal Repair if the element of the structure or finishing materials of a building being replaced is not original to the building, in which case a Heritage Alteration Permit is required in accordance with this Bylaw.

"Property" means that parcel of land in the Township of Langley, British Columbia, having a civic address at 23210 Fraser Highway and a legal description of:

Lot 5 Section 33 Township 10 New Westminster District Plan 21807

AND:

Parcel "A" (AB238020E) of Lot 1 Block 1 Section 33 Township 10 New Westminster District Plan 2260 Except: Part on Plan EPP28524.

"Statement of Significance" means the document titled *Statement of Significance – 23210 Fraser Highway,* which describes the heritage value and character-defining elements of the Berry General Store, prepared by Schueck Heritage Consulting, May 2022 (updated August 2022), which is attached as Schedule A to this bylaw.

Part 4 Heritage Designation

4.1 The Property is designated as protected heritage property under section 611 of the *Local Government Act*.

4.2 The designation applies to the following:

4.2.1 All aspects of the exterior of the Berry General Store building, including, without limitation, the exterior aspects that are specifically listed as Character Defining Elements of the building in Schedule "A" to this Bylaw.

Part 5 Heritage Alteration Permit

5.1 All alterations to the elements and features of the Property referred to in section 4.2 require a Heritage Alteration Permit, except:

5.1.1 Normal Repair of the Berry General Store building carried out in accordance with the Heritage Property Maintenance Standards Bylaw 2018 No. 5376, as amended or replaced from time to time.

Part 6 Delegation

6.1 Council delegates to the Delegated Official, as defined under the Development Permit Delegation Bylaw 2016 No. 5246, as amended or replaced from time to time, the authority to issue Heritage Alteration Permits to authorize alterations not otherwise permitted by this Bylaw or by the Heritage Property Maintenance Standards Bylaw 2018 No. 5376, provided that the alterations are, in the opinion of the Delegated Official, appropriate to the general period and style of the Berry General Store, and do not remove, replace or substantially alter its intact or repairable character defining elements, as described in Schedule "A" to this Bylaw.

READ A FIRST TIME the	day of	, 2023
READ A SECOND TIME the	day of	, 2023
PUBLIC HEARING HELD the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

Schedule A
to Bylaw 2023 No. 5907

STATEMENT OF SIGNIFICANCE FOR BERRY GENERAL STORE
(23210 FRASER HIGHWAY)

Statement of Significance

23210 Fraser Highway, Township of Langley, BC
May 2022 - Updated August 2022



Photograph courtesy of the author.



Image courtesy of Google Maps.

Description:

The subject building, an old general store, is located at 23210 Fraser Highway in the Township of Langley, British Columbia. It is a two-storey, wood frame commercial building with a front gable roof, currently clad in horizontal vinyl siding, and with glass display windows and a centred glass entry door.

Heritage Values:

The old general store has heritage significance for its historic/cultural, scientific and social values.

It has strong historic and cultural value for its age (c. 1930), for its association with the Berry family[1], and for its contribution to the growth and development of the Township of Langley.

The store is valued for its association with first owner/operator Harry (W. H.) Berry, who relocated his business to this location from Old Yale Road because Fraser Highway had just become part of the Trans-Canada Highway system. Harry is given credit for the economic survival of many residents in the community when he extended credit to them during the Great Depression of the 1930s[2]. The store was also an important social hub for decades. It was not simply a place to purchase supplies, but an important place to connect with other residents, to share and find solutions, and to catch up on the news.

The store has strong value for being family-owned and operated by the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland in partnership with George Miles and later

[1] One of two important Berry families associated with the Township of Langley.
[2] Langley Centennial Museum Archives website

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

with Ernie Morelli (when George retired). The store was sold in 1980 to Kyung Il Chun and continued to be run as a general store until approximately 2012, first under the name CK General Store[3] and later as Ye Olde Country General Store. As a true general store, it provided products that ranged from grocery items to hardware to horse tack[4], all of which were essential in a rural farming community during the middle of the Twentieth Century. Altogether, the store provided an important service to the community for over 80 years.

The store has scientific value as it allows passersby to better understand and appreciate the growth and development of the Township of Langley, or to at least make people curious about the history of this particular building as it relates to those early times.

The old general store has social value for being an iconic and relatively unchanged structure on the corner of Fraser Highway and 232nd Street for the last 90+ years.

The store has further value for being representative of the Township's Historic Context Theme of 'Habitation', in particular under the sub-theme 'Community Development' for its association with the type of village centres that started to develop here during the early part of the Twentieth Century. The building also represents the Theme of 'Economies', in particular the sub-theme 'Transportation & Infrastructure' for its location at the intersection of 232nd Street and Fraser Highway (newly designated as part of the national highway system), and the sub-theme 'Commerce & Service Industries' for its contribution to the economic development of the area during a period when shopping was a daily necessity and for its contribution to the survival of the community during the Great Depression[5].

Although unused at present, rehabilitating and reanimating the building in a way that encourages community interactions would allow the building to once again perform a key social and cultural role in the community. Sensitive exterior restoration of the building would increase the overall heritage significance of the building by increasing its aesthetic value.

Character-defining Elements

Key elements that define the heritage character of the building include:

- Location at the corner of Fraser Highway and 232nd Street.
- The original form, scale and massing as expressed by its 2-storey, rectangular footprint and large front gable roof
- Original wood-frame, wood casing windows, their style and fenestration pattern
- Location of large display windows and central front entry on the front façade[6]
- Style of horizontal siding[7]

[3] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz. December 5, 2011
[4] Ibid.
[5] Donald Luxton, Donald and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017.
[6] The existing windows and door are not character-defining elements
[7] The vinyl siding is not a character-defining element

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Background Material

Context

Constructed in c. 1930 by Harry (W.H.) Berry as a small general store, the building is located in the southeast area of the Township of Langley. The subject property is a corner lot at the intersection of Fraser Highway and 232nd Street. The irregularly-shaped lot is flat with no vegetation adjacent to the building (other than some grass). The buiding is in the very northwest corner of the lot and its front elevation is oriented towards Fraser Highway.

The subject property is in an area of mixed use buildings, with single-family (mobile home) dwellings across Fraser Highway, single family homes behind and across 232nd Street, and other commercial buildings along Fraser Highway.



Image courtesy of Township of Langley Map System

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Photographs of the Building (May 2022)
Photographs by the author



Northeast (Front) Elevation



Southwest (Rear) Elevation

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Southeast Side Elevation



Northwest Side Elevation

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

The Subject Building



The building is a two-storey, wood-frame commercial building, constructed in c. 1930 as a general store. It has a prominent front gable roof with narrow eaves, a narrow rake and closed soffits.

The building has had either one or two additions over time: one on the rear of the building that is 1 ½ storeys in height and that follows the general massing and roof form, and one that is a wrap-around 1-storey addition to the side (towards the rear) with a flat roof, which is likely a garage combined with storage. There is a garage door on the northwest elevation, facing 232nd Street.





The rear section is likely original even though it looks like an afterthought. This section has the exact same type of windows as the main portion of the store (see photo at right) and so it was most likely constructed as part of the original building. The other possibility (which is unlikely) is that the rear section was added later and the windows on the original rear elevation were removed and placed on this elevation. Least likely, but mentioned here for the sake of being thorough, is that when this rear section was constructed later, the entire building received new windows. Without building permit records, knowing which scenario is accurate is impossible. Given its compatibility with the main portion of the building and the likelihood that it is also original, it would be reasonable to retain this rear section as part of any future rehabilitation work on the building.



The majority of the building is currently clad in vinyl horizontal siding, which would have been installed after the newer side addition was constructed as this material is consistent over all parts of the building.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

An examination of a small section of the building shows that there is wood siding underneath, but until all of the vinyl siding has been removed, there is no way to know what the condition of it is, or how much of the building still has wood siding. The style of the wood siding found underneath the vinyl siding should be documented and ideally used as a template for new horizontal siding.



Wood siding underneath the current vinyl siding. Image courtesy of JY Architecture Inc. June 2022

The building has windows along the side elevations and on the upper level of all four sides of the main portion of the building. The upper level of the building has regularly spaced single-hung windows; three on the front elevation, four on each side elevation, and two on the newer rear addition.



Example of one of the single-hung windows on the upper level. Image courtesy of the author. May 2022

On the rear elevation of the main portion of the building there is also a small square window closer to 232nd Street. These windows have wide wood casings and narrow wood frames and narrow wood sills. They predate the vinyl siding, which is made evident by the narrow vinyl framing around each window. Most likely, these are the original windows.

Along the ground level of the side elevations of the main building, there are regularly spaced small square windows that have all been boarded over. There would have been four on each elevation, all matching, but the side addition removed one of them.

The side addition has narrow rectangular windows that have been boarded up.



Boarded windows on the side addition. Image courtesy of the author. May 2022



Example of the boarded up square windows on the ground level. Image courtesy of the author. May 2022

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Image courtesy of the author. May 2022

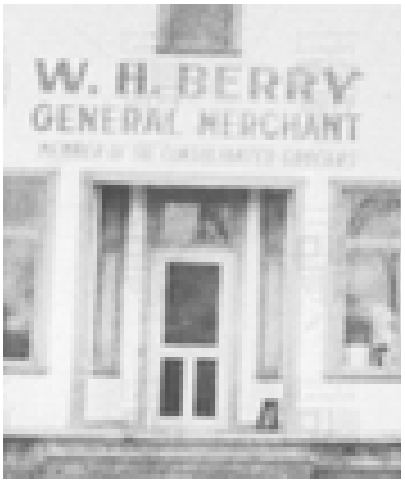
The front of the store faces Fraser Highway. It currently has a double glass entry door with a narrow transom that is centred on the front façade. The frames and casing of the front door are metal.

On either side are large plate glass display windows above an unadorned 'kickplate'. There is a large, curved awning that runs the entire width of the building.

Originally, the front door was recessed and had a single glass door with a wide transom and angled side lights. (See photo below left.) Ideally the original look of the front entry and display windows can be replicated as part of the rehabilitation of the building.

As early as 1957, the front entry was changed to a set of double doors positioned to be flush with the front elevation. The display windows had very narrow casings, as they do today. The doors in the 1950s were wood frame and there was a transom above.

The set of three photos below shows the changes in the front entry over time.



Excerpt of image courtesy of Langley Centennial Museum. 193?. Object 4888



Image courtesy of Langley Centennial Museum. 1957. Object 2010.022.025.



Image courtesy of the author. May 2022

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

The original design and massing of the building is clearly still evident in today's building. Original elements that remain include the original footprint, gable roof, wood frame windows on the upper and ground levels, location of the front door and display windows. Original elements that no longer exist or that have been covered over include the horizontal wood siding, the wood frame front door and multi-pane display windows, and the recessed position of the front door.

Below are two sets of photographs; the first set compare how the building looked in the 1930s versus today, and the second set compare how it looked in 1982 versus today.



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Photograph courtesy of the author. May 2022



Image courtesy of Langley Centennial Museum 1982. Object 3834



Photograph courtesy of the author. May 2022

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Early Owners

According to the Langley Centennial Museum, the Berry General Store was opened in c. 1930 by Harry (W.H.) Berry. Previously, he had operated a similar store on Old Yale Road, moving to the current location when Fraser Highway became part of the Trans-Canada Highway system.[8]

Harry belonged to one of Langley's pioneer families. There was another prominent pioneer family named Berry, headed by John Walter Berry, but the two families were not related[9]. To further confuse matters, John Walter Berry operated a general store in Murrayville beginning in 1897 and had seven children, one of whom was named William and one named Harold, both of which could be shortened to Harry.

The owner of the subject property and first proprietor of the store was Harry (W. H.) Berry, who was well-respected in the community for his community spirit and service. The store stayed in the Berry family for 50 years, operated first by Harry and then by his nephew Jack Maitland, before the store was sold in 1980 to Kyung Il Chun. Under this new ownership and management, the store was known first as the CK General Store[10] and later as "Ye Olde Country General Store". It remained a general store until at least 2012.

Harry is given credit for the economic survival of many local residents when he extended credit to them during the Great Depression of the 1930s[11]. The store offered groceries, hardware, farm supplies, and more. Like many general stores in rural communities, it was also a social gathering place. Maitland "recalled how people would come to the store after the weekly auction in Langley on Thursdays and spend hours there, visiting and occasionally buying something."[12]

Historic Context Statement and Thematic Framework

The Township of Langley retained Donald Luxton and Associates Inc. to develop an Historic Context Statement and Thematic Framework, which was submitted in November 2017. An Historic Context Statement is a document that investigates the historic elements and processes of an area that shaped its history, including geographical, political and socio-economic aspects. A thematic framework structures the themes identified in the Historic Context Statement into categories, providing "a basis to investigate, identify, understand, and assess heritage resources based on their significance within the broader community context"[13].

---

[8] Langley Centennial Museum Archives website
[9] Warren F. Sommer. Frail Memorials – The Cemeteries of Langley. The Corporation of the Township of Langley, 2005, p. 72.
[10] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[11] Langley Centennial Museum Archives website
[12] "Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz, December 5, 2011.
[13] Donald Luxton and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017, p.5.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

The subject building falls under the general theme of 'Conflict and Turmoil' (#8). According to the Luxton report: "In 1929, the Stock Market Crash shattered the world's economy, and the agony of the Great Depression set in. The next few years were exceptionally difficult; wages plummeted, and countless thousands went bankrupt"[14]. As noted above, Harry (W. H.) Berry extended credit to community members as a way to help them survive the Depression. The subject building therefore is representative of this difficult era and the way in which community members helped each other.

In terms of themes, the subject building falls under two themes: Habitation, and Economies.

Under the theme of Habitation, the subject building falls under 'Sub-theme 1.C – Community Development' as it is a general store that developed at a major crossroad (Fraser Highway and 232nd Street). It is representative of the type of village centres that started to develop as settlement shifted away from Fort Langley. These centres typically included "a church, a general store, a hotel, a post office, and a blacksmith".[15]

Under the theme of Economies, the subject building falls under 'Sub-theme 2.B – Transportation & Roads' as it is associated with the designation of Fraser Highway as part of the Trans-Canada Highway. The building is particularly associated with theme component '2.B.2 – Trails and Roads'[16] for its connection to the shift away from rail transport to road transport. The store was relocated to its current site at the intersection of two important roads that were specifically developed to encourage and support commercial uses.

Also, under the theme of Economies, the subject building falls under 'Sub-theme 2.E – Commerce & Service Industries' for its contribution to the development of local commerce in the Township[17]. It is particularly associated with theme component '2.E.2 – Shopping & Retail' as it represented the lifestyle of daily shopping: "In the days before refrigeration, shopping was a daily activity, and small country stores appeared in convenient locations."[18].

[14] Ibid, p. 22.
[15] Ibid, p. 34.
[16] Ibid, p. 40.
[17] Ibid, p. 50.
[18] Ibid, p. 52.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Appendix A: Definitions

The following definitions of heritage value are quoted directly from the "Canadian Register of Historic Places: Writing Statements of Significance" guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community's sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.[19]

[19] Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006, pp. 12-13.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Appendix B: Historic Information



Image courtesy of Langley Centennial Museum. 193?. Object 4888



Man entering the Berry General Store. Image courtesy of Langley Centennial Museum. 1957. Object 2010.002.025

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1958. Object 4887



Interior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5538

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Exterior of the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5530



Man leaving the Berry General Store. Image courtesy of Langley Centennial Museum. c. 1980. Object 5531

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com



Image courtesy of Langley Centennial Museum. 1982. Object 3834



Image courtesy of Langley Centennial Museum. 1982. Object 3835

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Frail Memorial: The Cemeteries of Langley, by Warren F. Sommer



RONNIE BERRY
1925

Two unrelated Berry families have been prominent in the history of the Murrayville area. John Walter Berry, who operated the general store at Murrayville's Five Corners, and who also started a sizeable dairy farm, was the patriarch of the first, arriving in Langley in 1897. Harry Berry and his brother Owen headed the other Berry family. Harry operated a general store at the corner of the Old Yale Road and 232nd Street and later, a larger one at the corner of the Fraser Highway and 232nd Street. Owen's wife Eva operated a maternity hospital on 56th Avenue from 1924 to 1948. Owen and Eva's son Ronnie died in 1925 aged just three and one-half. As his death was never registered, his monument may be the only record of his ever having existed.

Ronnie's stone, a plain, small marble tablet, documents the belief of his survivors that he was "Budded on earth to bloom in Heaven."



THOROLD F. WILLIAMS
1926

A small monument marks the grave of young Thorold Frank Williams, who died in 1926 two weeks shy of his 5th birthday. Like many children at the time, Thorold fell victim to measles, a childhood disease that is now far less dangerous. Thorold is buried next to his father, Capt. Francis Williams, owner of Langley Greenhouses Ltd. from 1919 to 1958.

In keeping with attempts in the early twentieth century to downplay the finality of death, the inscription on Thorold's stone describes the deceased as one who "fell asleep." The stone itself is a short marble tablet. It bears a short, sentimental text:

No sordidness of life can stain
No weight of woe can crush
This little child of mine.

Excerpt from Warren F. Sommer's book: Frail Memorials – The Cemeteries of Langley
The Corporation of the Township of Langley, 2005, p.72

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Newspaper Article

"Long-time Langley store owner passes away"

Jack Maitland, former owner of Berry General Store, passes away at age 95
Article by Frank Bucholtz, December 5, 2011.
Langley Advanced Times

Jack Maitland, who ran the W.H. Berry General Store for more than 30 years, died on Nov. 21 at Langley Memorial Hospital. He was 95. The Berry General Store was a long-time Langley institution, at the corner of 232 Street and Fraser Highway.
The store is still in operation under another name, but in the years that Maitland was involved, it was a full-fledged general store, offering groceries, hardware, farm supplies and a host of other items for sale. In addition, it was a well-known meeting place where residents could catch up on what was going on in the largely rural community.
He grew up in the Collingwood area of east Vancouver and excelled at soccer and tennis.
During the Second World War, he served in the Royal Canadian Air Force in both Canada and England.
Following the war, he came to Langley to join the business of his uncle Harry Berry.
Berry had built the store when the highway was built in 1930, to replace an earlier store at the corner of 232 Street and Old Yale Road.
Maitland became a partner in the store along with George Miles.
After many years working together, Miles retired and Ernie Morelli took over as a partner.
In 1980, the two men sold the store to new owner Kyung Il Chun, and it became CK General Store.
The store was a community institution.
In the 1930s, Berry had extended a lot of credit to people in the neighbourhood, and most of them eventually repaid the money they owed him, Maitland remembered during an interview in 1980.
He also recalled how people would come to the store after the weekly auction in Langley on Thursdays, and spend hours there, visiting and occasionally buying something.
There was no shortage of things to choose from.
The store sold logging equipment, lamps, heaters, horse collars, traps, stove pipe, groceries in bulk and even gasoline, which was dispensed from a pump outside the front door — with the gas coming from 45-gallon drums.
Maitland's daughter Heather Stromsten, who worked with her dad at the store, remembers how everybody knew each other, as Langley had fewer people.
The variety of items available even brought customers from as far as Vancouver, she says.
She also remembers Hollywood stars Tony Curtis and Dan Blocker visiting the store.
Maitland is survived by his daughter, Heather Stromsten, and two sons, Ross and Sandy Maitland, as well as 12 grandchildren and four great-grandchildren.
At his request, there was no memorial service.

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com

Appendix C: Bibliography and Sources

British Columbia Archives – Genealogical Search
https://search-collections.royalbcmuseum.bc.ca/Genealogy

British Columbia City Directories
https://bccd.vpl.ca/index.php/browse/index

Google Maps
google.com/maps

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006.
www.historicplaces.ca/media/5422/sosguideen.pdf

Langley Centennial Museum website
https://museum.tol.ca/museum/Portal/default.aspx

"Long-time Langley store owner passes away." Langley Advanced Times. Frank Bucholtz. December 5, 2011.
www.langleyadvancetimes.com/community/long-time-langley-store-owner-passes-away/

Luxton, Donald and Associates Inc. "Township of Langley: Our Shared History: Historic Context Statement and Thematic Framework: Summary", November 2017.

Sommer, Warren F. Frail Memorials – The Cemeteries of Langley. The Corporation of the Township of Langley, 2005.

"Standards and Guidelines for the Conservation of Historic Places in Canada", Second Edition, 2010
www.historicplaces.ca

Township of Langley Maps
https://mapsvr.tol.ca/geosource3/

Vancouver Heritage Foundation Website
www.vancouverheritagefoundation.org/discover-heritage/vancouver-house-styles-hub/

Schueck HERITAGE CONSULTING
julie@schueckconsulting.com