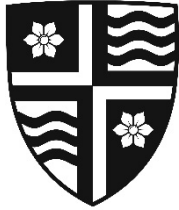


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JANUARY 15, 2018 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING AND COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)

REPORT: 18-03
FILE: 08-22-0066

PROPOSAL:

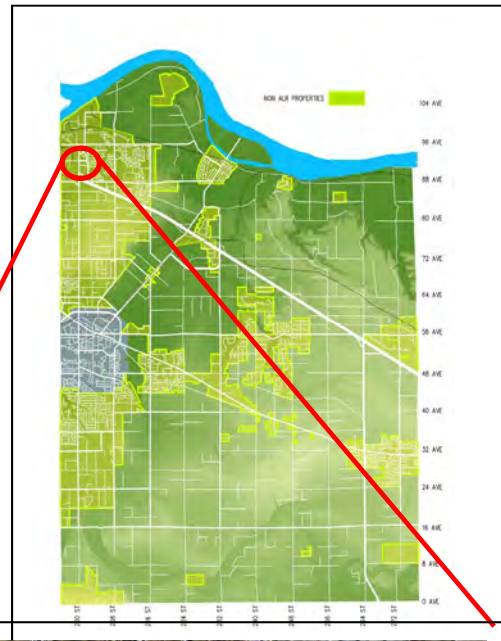
Application to amend the Jericho Sub-Neighbourhood Plan and to rezone a 6.99 ha (17.3 ac) site located at 7743 and 7787 - 200 Street to accommodate a residential development oriented to seniors consisting of seven (7) buildings in three phases, to issue an overall Streamside Development Permit, and to issue a Development Permit, including a parking variance, for the first phase, which includes a twenty (20) storey seniors' housing building comprised of 196 units (including licensed care rooms, seniors' housing units and apartment units).

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5332 and 5333, subject to ten (10) development prerequisites being completed prior to final reading, issuance of Development Permit No. 100823 subject to eight (8) conditions, noting five (5) building permit conditions, issuance of Development Permit No. 100868 subject to six (6) conditions and that staff be authorized to schedule the required public hearing.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the overall objectives of the Jericho Sub-Neighbourhood Plan.



REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 2 . . .

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Care Pacific (Maple Gardens)) Bylaw 2018 No. 5332 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Care Pacific (Maple Gardens)) Bylaw 2018 No. 5333 rezoning the lands from Suburban Residential SR-2 to Comprehensive Development Zone CD-118 to facilitate the development of a seniors oriented residential development, subject to the following prerequisites being satisfied 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, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Dedication and construction of a multi-use greenway on the west side of 200 Street, the east side of 199 Street, the north side of Latimer Creek within the streamside setback area, the south side of Latimer Creek within the streamside setback area, and a mid-block crossing of Latimer Creek between 199 Street and 200 Street within the streamside setback area all to the acceptance of the Township;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and pedestrian walkway materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
5. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Dedication of Latimer Creek and tributaries consistent with Attachment B to the acceptance of the Township, including final acceptance of streamside enhancement plans and specifications, trail alignment, fencing, signage and security;
7. Registration of restrictive covenants acceptable to the Township:
 - a. confirming that an elementary school site must be secured in advance of issuance of a future Development Permit for phases following DP100823 unless such Development Permit limits permanent occupancy of the building to adults aged 55+ or those requiring supportive care (i.e. hospice, palliative care, etc.);
 - b. requiring that 25% of the units and 10% of the parking spaces be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
 - c. prohibiting disturbance of the site or clearing of the subsequent phases until a tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) is secured at time of future Development Permit; and
8. Execution of a Housing Agreement, in a form substantially in compliance with Attachment G of this report, and adoption of related bylaw pursuant to Section 483 of the Local Government Act, to limit permanent occupancy of the building proposed in DP100823 to adults aged 55+ or those requiring supportive care (i.e. hospice, palliative care, etc.);

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 3 . . .

9. Compliance with the Jericho Greenway Amenity Policy No. 07-224 to the acceptance of the Township;
10. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Care Pacific (Maple Gardens)) Bylaw 2018 No. 5332 is consistent with the Township's Five Year Financial Plan, as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Development Permit No. 100823 at time of final reading of Bylaw No. 5333, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "L";
- b. Section 107.3.a)iii) of the Township's Zoning Bylaw No. 2500 being varied:
 - i. For apartments exceeding 70 square metres in size to require 1.0 parking spaces per unit (plus an additional 10% of required parking spaces to be provided for visitor parking spaces); and
 - ii. For apartments less than or equal to 70 square metres in size to require 1.0 parking spaces per four (4) units.
- c. Registration of a restrictive covenant identifying the 81 units and the 20 parking stalls to be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
- d. Landscape plans being in substantial compliance with Schedules "M" through "Q" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- e. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- f. All signage being in compliance with Schedule "L" and the Township's Sign Bylaw;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- h. All refuse areas to be located within the building to the acceptance of the Township.

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 4 . . .

- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Registration of a restrictive covenant requiring onsite detention; and

That Council, at time of final reading of Bylaw No. 5333 authorize issuance of Development Permit No. 100868 to modify the Streamside Protection and Enhancement Area width in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including an enhancement plan for SPEAs shown in Schedule A and SPEAs associated with future 200 Street greenway and road improvements;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area;
- d. Confirmation from a Qualified Professional that the existing pedestrian crossing of Latimer Creek is structurally sound and suitable for continued pedestrian use;
- e. Streamside works to be consistent with Diamond Head Consulting Ltd. assessments "OASIS Streamside Protection and Enhancement Plan, October 24, 2017" and "Streamside Protection Permit Application for Proposed Development for 7787 and 7743 - 200 St Langley - Oasis, October 25, 2017"; and
- f. Obtain relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

That Council authorize staff to schedule the required public hearing for the Community Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit Nos. 100823 and 100868.

EXECUTIVE SUMMARY:

Care Pacific (Maple Gardens) has applied on behalf of Element Lifestyle Retirement to amend the Jericho Sub-Neighbourhood Plan and to rezone a 6.99 ha (17.3 ac) site located at 7743 and 7787 200 Street to Comprehensive Development Zone CD-118. The rezoning will facilitate the development of a seniors oriented and high density residential community consisting of seven (7) buildings in three phases.

The first phase is a twenty (20) storey seniors' housing building comprised of 196 units (including licensed care rooms, seniors' housing units and apartment units (rental and condominium)). An amendment to the Jericho Sub-Neighbourhood Plan is required to accommodate the proposed 55% lot coverage for the seniors residential / institutional uses within the development.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
APPLICATION NOS. 100823 AND 100868
(CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
Page 5 . . .

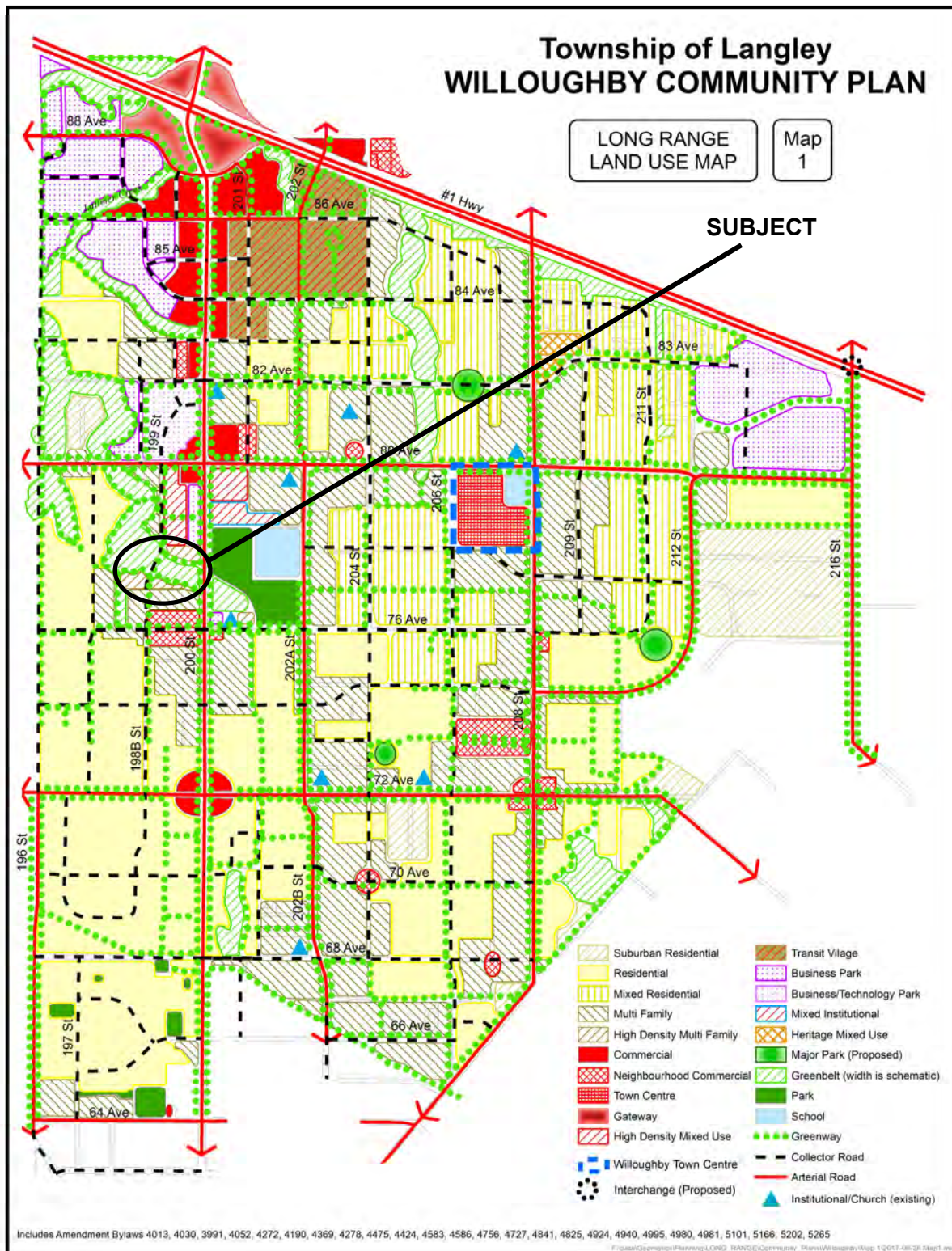
A Development Permit, incorporating an accompanying parking variance, is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the first phase of the development. The proponent's application also includes a development permit (streamside protection) to modify the width of Streamside Protection and Enhancement Areas on the site in conjunction with the rezoning. Additional details are contained in the attached materials.

The proposal is consistent with the overall objectives of the Jericho Sub-Neighbourhood Plan. Staff recommend that Council consider the Plan amendment and rezoning request subject to the completion of ten (10) development prerequisites, issue Development Permit No. 100823 at time of final reading, subject to eight (8) conditions, noting five (5) conditions to be completed prior to issuance of a Building Permit, and issue Development Permit No. 100868 at time of final reading, subject to six (6) conditions.

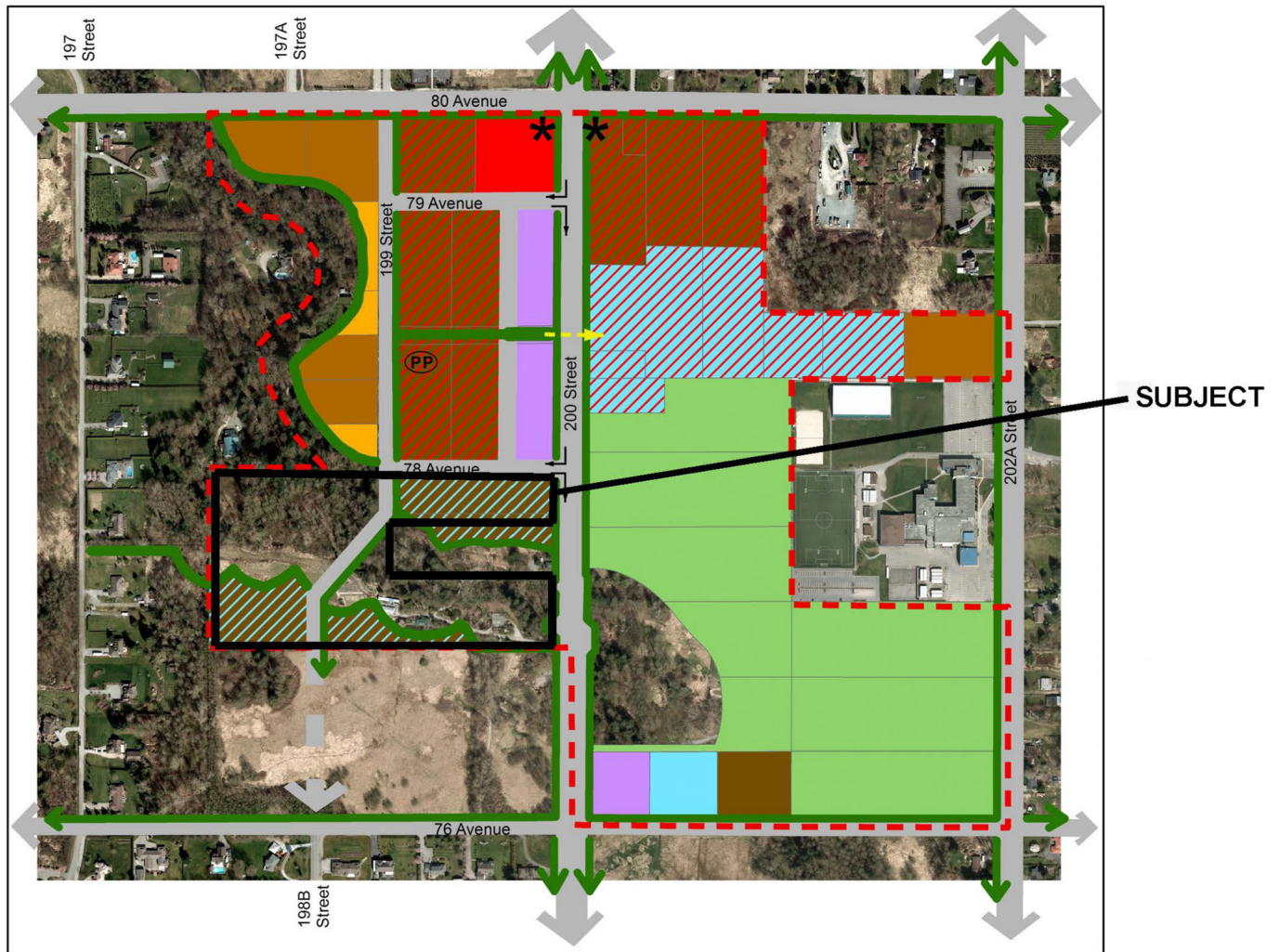
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Jericho Sub-Neighbourhood Plan Amendment Bylaw No. 5332, Rezoning Bylaw No. 5333, and Development Permit Nos. 100823 and 100868.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 6 . . .



REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 7 . . .



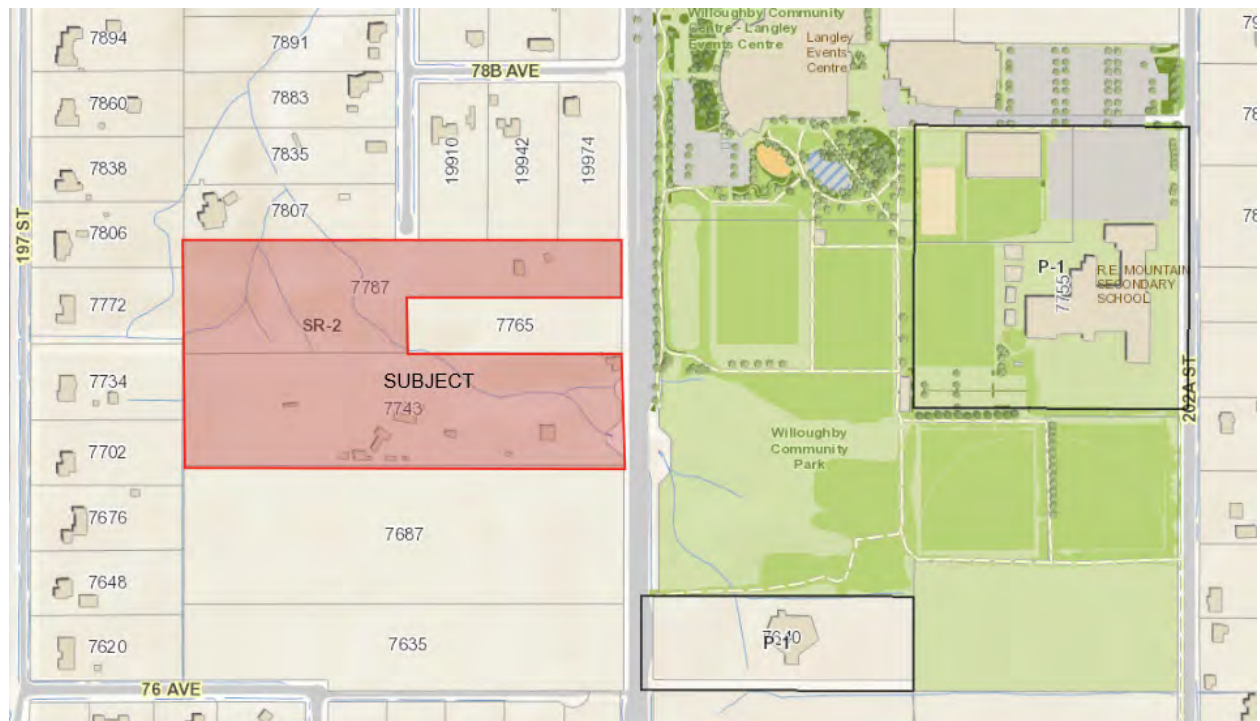
LEGEND

Commercial	High Density Multi-Family and Seniors Residential / Institutional	* Landmark Features
Townhouse	Business Office Park	PP Pocket Park
Apartment	Mixed Institutional	SNP Boundary
High Density Residential	Institutional	
High Density Mixed Use	Park	

Includes Amendment Bylaw 4957

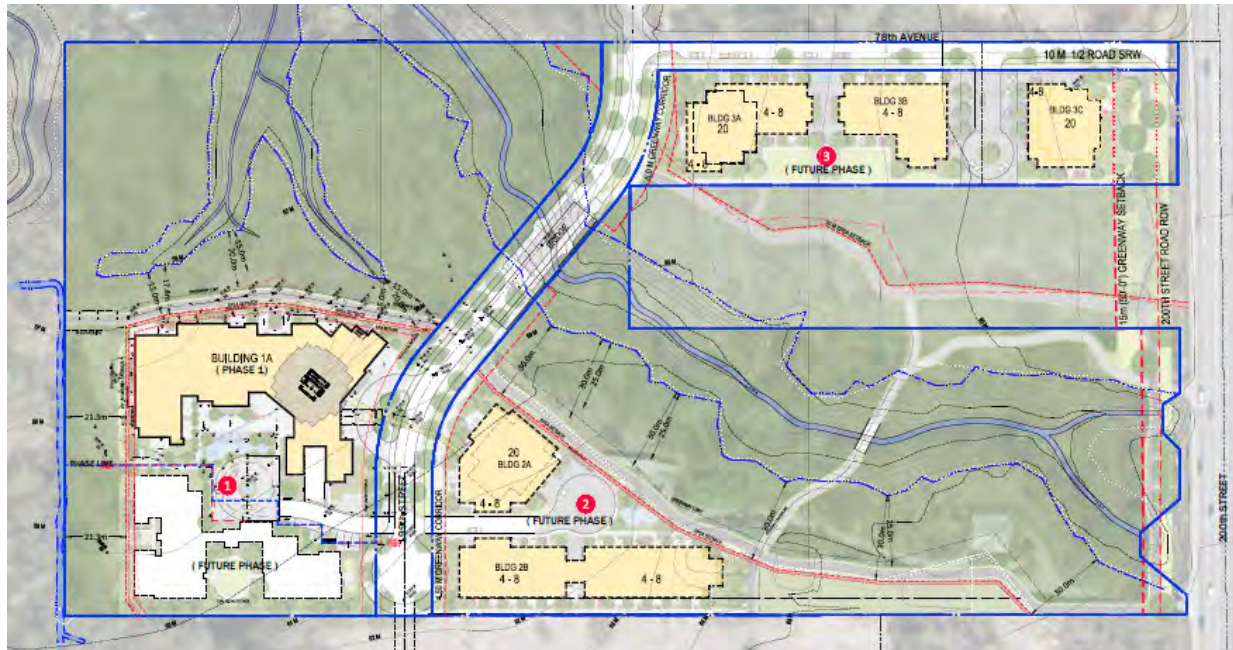
Jericho Map 4 Land Use Concept amended by Bylaw 4957

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
APPLICATION NOS. 100823 AND 100868
(CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
Page 8 . . .



ZONING BYLAW NO. 2500

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
APPLICATION NOS. 100823 AND 100868
(CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
Page 9 . . .

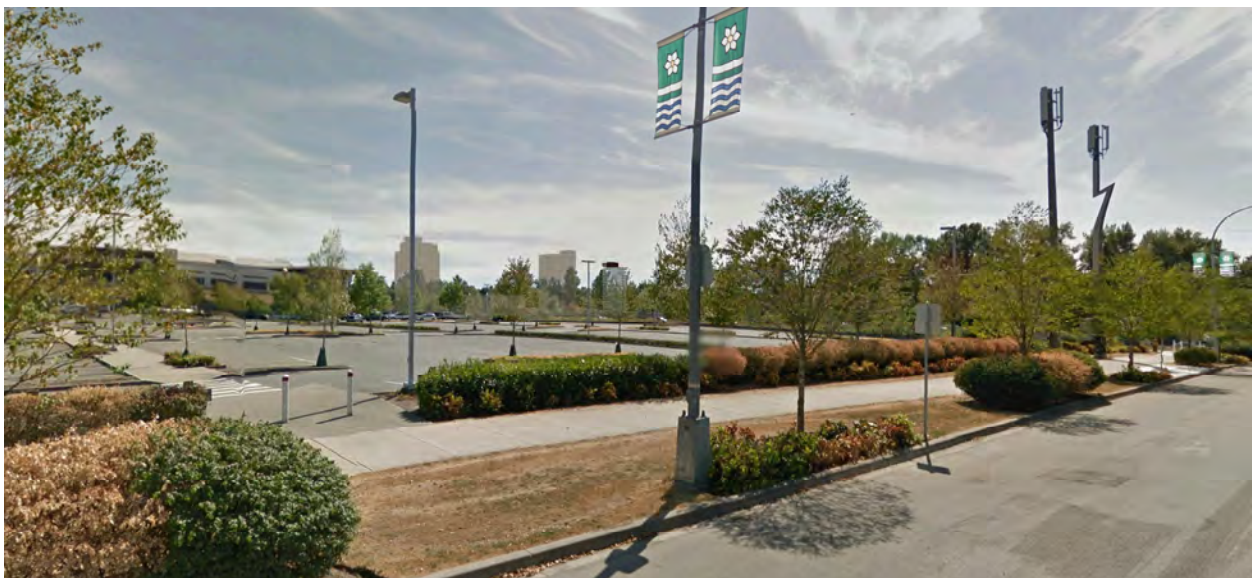


OVERALL SITE PLAN – SUBMITTED BY APPLICANT

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
APPLICATION NOS. 100823 AND 100868
(CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
Page 10 . . .



View 1: 200 Street looking south.



View 2: 80 Avenue looking southwest.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
APPLICATION NOS. 100823 AND 100868
(CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
Page 11 . . .



View 3: 202A Street looking northwest.



View 4: 200 Street looking northwest.

**VIEW OF THE PROPOSAL FROM SURROUNDING STREETS
– SUBMITTED BY APPLICANT**

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 12 . . .



Aerial View 1: Looking across the site to the southeast.

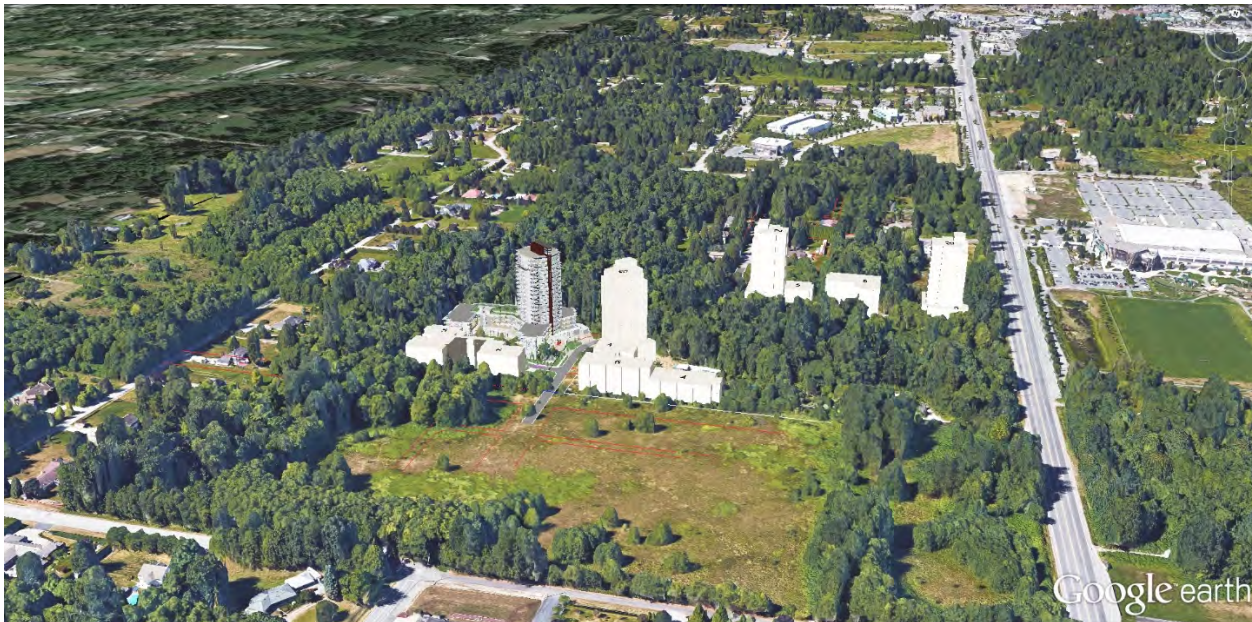


Aerial View 2: Looking across the site to the southwest.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
APPLICATION NOS. 100823 AND 100868
(CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
Page 13 . . .



Aerial View 3: Looking across the site to the northeast.



Aerial View 4: Looking across the site to the northwest.

AERIAL VIEWS OF THE PROPOSAL – SUBMITTED BY APPLICANT

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
APPLICATION NOS. 100823 AND 100868
(CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
Page 14 . . .



21 March / Sept 3:00 pm



21 March / Sept 12:00 pm



21 March / Sept 9:00 am

SHADING ANALYSIS – SUBMITTED BY APPLICANT

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 15 . . .



Southeast corner



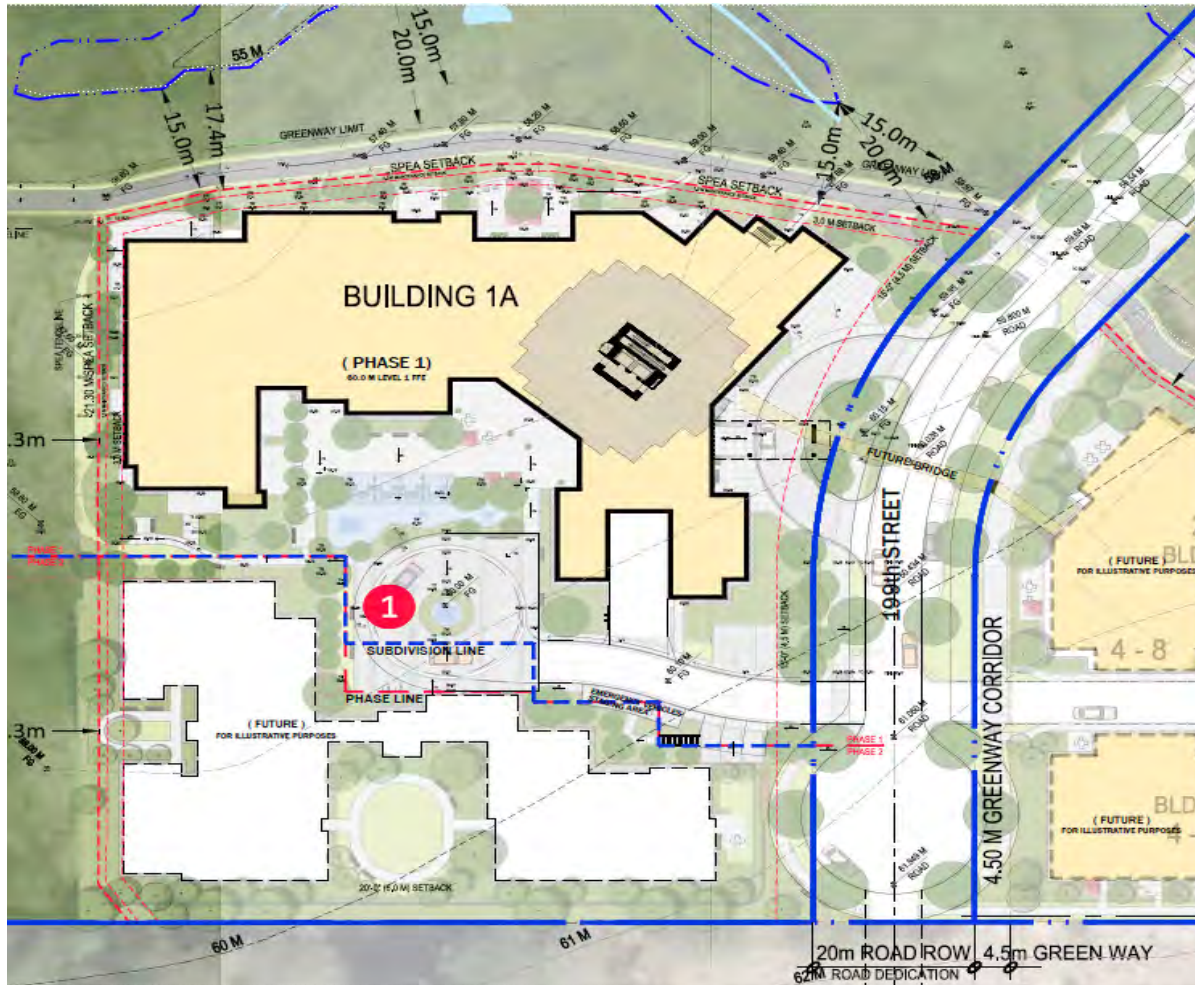
View at 199th Street



Northeast corner

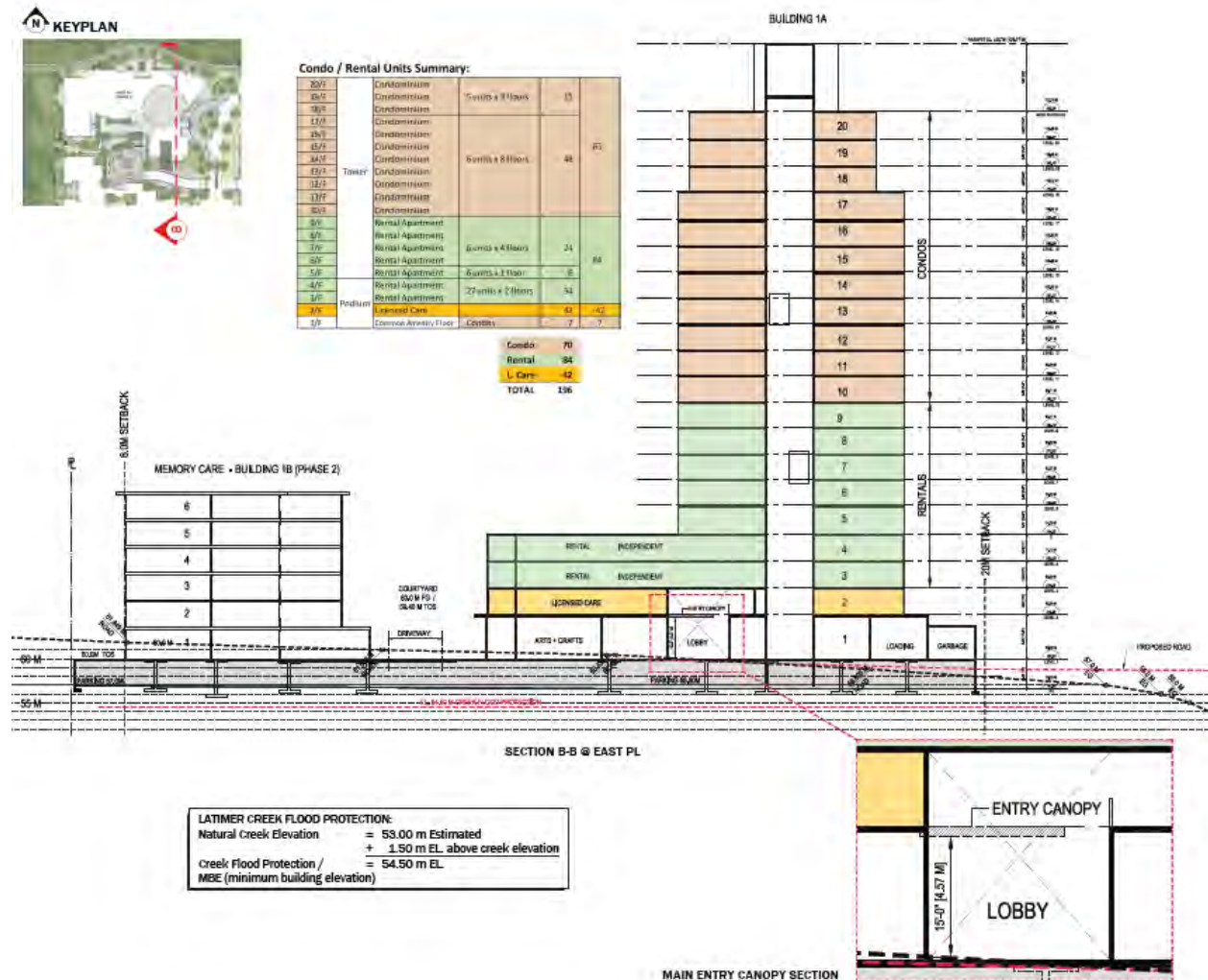
DP100823 RENDERINGS – SUBMITTED BY APPLICANT

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 16 . . .



DP100823 SITE PLAN – SUBMITTED BY APPLICANT

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 17 . . .



UNIT TYPE DISTRIBUTION IN PROPOSED DP100823 BUILDING – SUBMITTED BY APPLICANT

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 18 . . .

REFERENCE:

Owner / Agent:	Care Pacific (Maple Gardens) Title Co Inc. 1147 Homer Street Vancouver, BC V6B 2Y1
Applicant:	Element Lifestyle Retirement 1147 Homer Street Vancouver, BC V6B 2Y1
Address:	7743 and 7787 - 200 Street
Legal Description:	The South Half of Lot 3 Except: Firstly: Part Shown on Highway Plan 43050; Secondly: Part Dedicated Road on Plan NWP87717; Thirdly: Part on Statutory Right of Way Plan NWP87890; Section 22 Township 8 New Westminster District Plan 5922 Lot 5 Except: Part Dedicated Road on Plan NWP87626; Section 22 Township 8 New Westminster District Plan 42407
Area:	6.99 ha (17.3 ac)
Existing Zoning:	Suburban Residential SR-2
Proposed Zoning:	Comprehensive Development Zone CD-118
Willoughby Community Plan:	High Density Multi Family and Greenbelt
Jericho Sub-Neighbourhood Plan:	High Density Multi-Family and Seniors Residential / Institutional

BACKGROUND/HISTORY:

The subject properties are located in the Jericho Sub-Neighbourhood Plan (Jericho SNP), adopted May 30, 2011, and designated “High Density Multi-Family and Seniors Residential / Institutional”. An adjacent property located at 7765 - 200 Street has the same designation, but is under separate ownership. In 2012, Council adopted Bylaw No. 4957 that amended the Jericho SNP to remove age restrictions from the original land use designation for the subject site allowing for development of high density multi-family units including seniors and supportive housing.

DISCUSSION/ANALYSIS:

The subject 6.99 ha (17.3 ac) site is zoned Suburban Residential Zone (SR-2) and located in the Jericho SNP area. The Jericho SNP designates the site “High Density Multi-Family and Seniors Residential / Institutional” and describes the use as follows:

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 19 . . .

“The High Density Multi-Family and Seniors Residential/Institutional area, currently bisected by a tributary of Latimer Creek, is intended to provide opportunities for high density housing (including townhouse and apartment uses) catering to a full range of market needs. The area is also intended to cater to adults at all stages of aging, from recent retirees seeking independent living (market housing) in conjunction with a unique health services co-operative to those who require supportive living and full care. This approach establishes a continuum of care, enabling adults, ranging from active adults aged 55+ to those who require supportive living and nursing home care, to transition in a single neighbourhood. Development is expected to comprise a mix of apartments, townhouses and supportive care accommodations. Provision for live-work will be considered. In addition, these lands will contain potential for suitable supporting amenities and space for the proposed health care co-op and similar ventures.”

The Jericho SNP permits development of buildings up to 20 storeys in height at a floor space ratio (FSR) of 1.25 and a lot coverage of 45%. The Jericho SNP identifies requirements for widening of 200 Street and provision of new roads at 78 Avenue and 199 Street (including a bridge crossing of Latimer Creek); natural area protection adjacent to Latimer Creek and its tributaries; and multi-use greenways parallel to 200 Street and 199 Street and on either side of Latimer Creek (including a crossing of Latimer Creek).

The proponent has applied to rezone the site to Comprehensive Development Zone CD-118 to facilitate the phased development of seven (7) buildings ranging in height from four (4) to twenty storeys at a FSR of 1.25. The first phase of the development is proposed as a twenty (20) storey seniors' housing building comprised of 196 units (including licensed care rooms, seniors' housing units and apartment units (rental and condominium)) and operated by Element Lifestyle Retirement under the project name “Oasis”.

The applicant indicates that:

“the project is based on the concept of “aging-in-place” and has great potential to become a vibrant, intergenerational community, enlivened by its mix of residential and pedestrian oriented commercial uses and defined by its relationship to the natural amenity of Latimer Creek, adjacent greenways and extensive open space program. The residence + care program at Oasis offers a diversity of living options to accommodate all life stages.”

In addition, the applicant describes the phasing of the project as follows:

“Moreover, Oasis proposes a mix of uses in keeping with the vision for the Jericho Sub-Neighbourhood plan (Jericho SNP), including residential (and adult-oriented housing), residential care, retail commercial and an extensive open space program. The subject property is divided by Latimer Creek into distinct programmatic rooms consisting of three distinct development areas:

- Development Areas 1 and 2, south of Latimer Creek, accommodates the “campus of care” neighbourhood with multi-generational residential uses – from market housing to an integrated residential care program.*
- Development Area 3, north of Latimer Creek, serves to anchor the Jericho SNP high street with a mix of residential uses and multi-generational independent living in condominium forms, and provides pedestrian connections to the Latimer Creek greenway system.”*

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 20 . . .

The subject site is currently occupied by the Maples Discovery Gardens Co-op, which utilizes the southern lot for a community garden. The applicant is working with the Maples Discovery Gardens Co-op to incorporate their programming on a modified footprint as part of the on-site amenity for the overall development.

The proponent's application package also includes a Development Permit to provide Council the opportunity to review the form and character of the first phase of the proposed development, a second Development Permit to modify the width of Streamside Protection and Enhancement Areas on the site, and a subdivision application to create the proposed lots.

Surrounding land uses include:

- North: Suburban residential lots (zoned SR-2, designated Townhouse, High Density Mixed Use and Business Office Park in the Jericho SNP),
- South: Suburban residential lots (zoned SR-2, designated Rowhouse/Townhouse B and Apartment in the Latimer Neighbourhood Plan),
- East: 200 Street beyond which is the Willoughby Community Park (zoned SR-2, designated Park in the Jericho SNP),
- West: Latimer Creek beyond which are Suburban residential lots (zoned SR-2, designated Rowhouse/Townhouse A and Residential 3 in the Latimer Neighbourhood Plan).

Staff notes that there is a 0.99 ha (2.45 ac) parcel (7765 - 200 Street) fronting 200 Street in between the two subject properties. This parcel is zoned Suburban Residential Zone SR-2 and designated High Density Multi-Family and Seniors Residential / Institutional in the Jericho SNP.

Community Plan Amendment:

The subject property is designated "High Density Multi-Family and Seniors Residential / Institutional" in the Jericho SNP. Table 1.1 Land Use Distribution in the Jericho SNP provides for a lot coverage of 45% for this land use designation in this development planning area. The applicant is intending to meet the lot coverage for the high-density multi-family phase of the development fronting 78 Avenue as reflected in the proposed Comprehensive Development Zone CD-118. However, for the first phase of the development, the applicant has requested an increase to the lot coverage to 55% and has provided the following rationale:

- "1. The complex uses of this building (the first phase) requires a minimum number of licensed care units on a single floor, and it requires that the common amenities and administrative support be located on one level. This creates a larger footprint than might otherwise be found.*
- 2. With the extensive SPEA provision and setbacks, and the construction of a new 199 Street extension and greenway, the resultant site is very constrained.*
- 3. A green roof, community garden and outdoor amenity area are provided on the roof of the fifth floor, thereby expanding the extent of useable non-covered site area."*

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 21 . . .

Bylaw No. 5332 proposes to amend the Jericho SNP by adding a footnote to Table 1.1 Land Use Distribution, which allows Seniors Residential / Institutional Uses a maximum lot coverage of 55%. This lot coverage is reflected in the Comprehensive Development Zone CD-118 for the proposed first phase of the development south of Latimer Creek. Based on preliminary drawings, the remaining phases of the development are proposed to meet the 45% lot coverage.

Bylaw 5332 also includes a minor text amendment to Section 5.3.c of the Jericho SNP to remove the specific reference to a “restrictive covenant” as the appropriate legal instrument to limit permanent occupancy of the development to adults aged 55+ or those requiring supportive care. In this case, a Housing Agreement under Section 483 of the Local Government Act is proposed.

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment E). Staff recommends that Council consider the consultation completed consistent with the requirement of the Official Community Plan Consultation Policy (07-160).

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any other applicable waste management plan. Staff recommends that Council consider the proposed OCP amendment consistent with the Township’s financial plans (both operating and capital) and Metro Vancouver’s waste management plans as the plans anticipate development in the Willoughby Community Plan area.

Public Consultation:

The applicant hosted a Public Information Meeting (PIM) on Thursday, September 7, 2017 at the Langley Events Centre. According to a summary provided by the applicant attached to this report as Attachment F, approximately 19 individuals attended the PIM. Fourteen (14) comment sheets were returned and are included in the summary of the PIM in Attachment F.

Zoning Amendment:

The subject site is currently zoned Suburban Residential (SR-2). Bylaw No. 5333 proposes to create a site-specific Comprehensive Development Zone CD-118 to accommodate the proposed development. The proposed CD-118 zone permits seniors’ housing and community care facility uses as well as accompanying adult day care, group children’s daycare and limited supporting commercial uses on the site being rezoned. The proposed CD-118 zone also permits apartment and townhouse uses.

The applicant’s initial site plan is informed by analysis of shading and views. Specific reference to the applicant’s site plan and current design proposal is included in the zone to indicate siting, height and massing of the proposed structures. The zone also accommodates subdivision of the development site. As the final design of the buildings on future phases has not been completed, the zone includes a maximum gross floor area based on the provisions of the Jericho SNP of 69,394 m² (746,975 ft²). The proposed zone allows limited flexibility to accommodate the distribution of the maximum floor area between the ultimate lots. The

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 22 . . .

applicant currently anticipates the overall development will ultimately accommodate approximately 970 units with accompanying ground floor commercial space.

In keeping with the Jericho SNP, the zone incorporates a requirement that 25% of the total units and 10% of the parking spaces within the development be provided in accordance with Schedule 2 Adaptable Housing requirements of the Township's Official Community Plan.

The first phase of the development as shown in Development Permit No. 100823 complies with the provisions of the site's proposed CD-118 zoning in terms of siting, lot coverage, height, use and density. A variance to the required parking is requested.

Adaptable Housing:

The Jericho SNP requires that Adaptable Housing be provided for a minimum of 25% of total units per development in accordance with the Schedule 2 Adaptable Housing requirements of the Township's Official Community Plan. The Jericho SNP also requires that a minimum of 10% of total units per development be provided parking in accordance with the Adaptable Housing requirements (i.e. larger parking stalls). As indicated above, this requirement has been incorporated into the draft Comprehensive Development Zone CD-118.

The first phase of the development as shown in Development Permit No. 100823 is providing 81 units, or 41% of the units, in compliance with Schedule 2 Adaptable Housing requirements of the Township's Official Community Plan. With regards to parking, the applicant is proposing to provide 20 parking spaces (corresponding to 10% of the units), in accordance with the Adaptable Housing requirements of the Township's Official Community Plan.

Neighbourhood Park and Elementary School Site:

The Jericho SNP requires provision of a neighbourhood park and an elementary school site prior to the adoption of a rezoning bylaw. Policy within the Jericho SNP acknowledges that the appropriate location for the elementary school and neighbourhood park site will be in the greater Latimer Neighbourhood. Therefore, this condition will be fully satisfied once the neighbourhood park and elementary school sites in the southwest quadrant of Latimer are secured.

With regards to the neighbourhood park site, the Jericho SNP requires a one-time 5% park land dedication or equivalent cash-in-lieu contribution in accordance with the Township's Neighbourhood Park Land Policy. There are no exemptions in the Jericho SNP regarding this requirement; therefore, the equivalent cash-in-lieu contribution must be secured prior to consideration of final reading in accordance with the Neighbourhood Park Land Policy.

With regards to the elementary school site, the Jericho SNP exempts lands that are being developed with adult-oriented high density seniors residential or institutional uses from the requirement to provide an elementary school site subject to an agreement with the Township limiting permanent occupancy to adults aged 55+ or those requiring supportive care (i.e. hospice, palliative care, etc.). Staff notes that the first phase of the development, as shown in Development Permit No. 100823, complies for this exemption. As a result, the intent of the Jericho SNP is proposed to be addressed through execution of a Housing Agreement, with adoption of an accompanying bylaw, as a condition of rezoning for the first building.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 23 . . .

Based on the current proposal, staff notes that the future phases of the development south of Latimer Creek are also intended to qualify for this exemption. To ensure that no further development proceeds on the subject site unless the development complies for the exemption as described in the Jericho SNP, a condition of rezoning is registration of a restrictive covenant on all lots, except for phase 1, requiring that the elementary school site be secured in advance of issuance of a development permit for the subsequent phases, if they do not qualify for the exemption as described in the Jericho SNP.

Greenways:

As part of the project, the applicant is required to dedicate and construct multi-use greenways on the west side of 200 Street, along the east side of 199 Street, along the north side of Latimer Creek within the streamside setback area, and along the south side of Latimer Creek within the streamside setback area. In keeping with the Jericho SNP, the proposal also includes a mid-block crossing of Latimer Creek within the streamside setback area between 199 Street and 200 Street that utilizes an existing corridor.

Details of the greenway improvements are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. As a condition of final reading, the proponent will be required to transfer the greenway dedications to the Township and secure construction of all open space improvements as part of a Servicing Agreement.

Tree Protection / Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 94 significant trees exist on the subject site. Due to the form of development, none are suitable for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 224 replacement trees are to be planted. In addition, approximately 48 street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Planting Policy). Final tree retention, protection and replacement plans, including security for all replacement trees, are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

As the development is proceeding in phases, a condition of rezoning is registration of a restrictive covenant prohibiting disturbance of the site or clearing until such time as a tree management plan has been approved by the Township through a Development Permit process. For the first phase of the project, a Development Permit has been submitted indicating that 37 replacement trees are proposed to be planted. Final tree retention, protection and replacement plans for the first phase is included as a condition of Development Permit No. 100823.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening and necessary traffic improvements (both on and off-site) for 200 Street, 78 Avenue and 199 Street, including a bridge crossing of Latimer Creek and an emergency access connection south from the site (via an existing right of way) to 76 Avenue, will be required in accordance with the Subdivision and Development Servicing Bylaw and the Jericho SNP.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 24 . . .

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township. As a condition of development, the applicant is also required to register a right of way for the extension of future 199B Street south to provide access and service connections for the future development of 7765 - 200 Street.

Transit:

TransLink currently operates the 501 bus route on 200 Street fronting the site. The overall road layout of the area has been designed to accommodate the provision of future transit routes in accordance with TransLink's operating policy/procedure. Each year, TransLink provides Council with the opportunity to input/comment on transit routes in the Township.

Development Permit No. 100823 Form and Character:

In accordance with Council's policy, supporting materials have been submitted detailing the proposed development's form, character and siting. The Willoughby Community Plan specifies two (2) sets of Development Permit guidelines for the subject site: Development Permit Area B – Residential (Attachment C) and Development Permit Area N – High Density Residential (Attachment D). Proposed Development Permit No. 100823 is attached to this report (see Attachment A).

The site is located on the west side of 200 Street. Latimer Creek enters the project site from the east and flows northwest through the project site creating two developable areas northeast and south of Latimer Creek. The applicant proposes to approach the development in three phases. The first phase is on the south side of Latimer Creek west of 199 Street and the first building in this first phase is the subject of Development Permit No. 100823. The second phase is south of Latimer Creek and east of 199 Street. The third phase is north of Latimer Creek fronting 78 Avenue.

The applicant has provided a preliminary concept of siting and massing for all three phases of the development. This information formed the basis of proposed Comprehensive Development Zone CD-118.

The first building proposed in the development is a twenty (20) storey building on the west side of 199 Street south of Latimer Creek designed to accommodate seniors at a variety of stages of life requiring varying levels of assistance. The first four (4) storeys of the building are a podium for the tower creating a lower massing immediately adjacent to the trail along the south side of Latimer Creek and on the west side of 199 Street. The building wraps around the north side of a central courtyard that provides at grade amenity space internal to the site as well as an entrance autocourt.

The first storey is proposed to contain the amenity features for the building with seven condominium units on the west side overlooking a tributary to Latimer Creek, Latimer Creek and the internal courtyard. The parkade level also contains amenity space with a direct connection to the trail at the northwest corner of the building where the site grade drops off to the north. Two (2) terraces, windows and doors are provided along the northern edge of the building to provide overlook of, and interaction with, the trail on the south side of Latimer Creek. The main entrance to the building from 199 Street is defined with a canopy to provide weather protection for the pick up and drop off area.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 25 . . .

The second storey is proposed to contain 42 licensed care rooms with supporting amenity and service rooms. Terraces are provided on the north and south sides of the building. The third and fourth storeys are each proposed to contain 27 rental apartment units. The fifth through ninth storeys are each proposed to contain six (6) rental apartment units. Levels 10 through 17 each contain six (6) condominium apartment units. Levels 18 through 20 each contain five (5) condominium apartment units. Access to a rooftop amenity area on top of the podium is provided from the fifth storey. The remainder of the podium roof is a passive green roof in keeping with the Development Permit Area Guidelines.

According to the applicant, the building is intended to provide housing and services for people at different stages of life. Therefore, the building contains three different unit types – licensed care rooms, seniors' housing units and apartment units (both rental and condominium). The Zoning Bylaw contains the following definition of senior's housing:

Seniors' housing means a multiple unit residential building occupied exclusively by elderly persons and having the on-site availability of common dining, social, recreational and personal service facilities for the use of residents, as well as an administrative office. Dwelling units shall be rental only, shall not be stratified, shall not exceed 70m² each in size and may include limited kitchen facilities. Seniors' Housing may include a personal care, independent living, congregate care or similar type facility subject to compliance with the rest of this definition.

Each unit type has different requirements for parking and age friendly amenity area in the Zoning Bylaw. A summary of the types of unit contained within the proposed building is provided in the following table:

Unit Type	Number of Units
Licensed care rooms	42
Seniors' housing units	56
Apartment units (rental and condominium)	98
<i>Total</i>	<i>196</i>

The podium component of the building is irregularly shaped to respond to the shape of the site. Canopies project from above the first storey and above the fourth storey providing visual interest and weather protection for pedestrians. The private decks are surrounded with glass and black aluminum railings. Manufactured stone cladding is combined with wood built up columns, and light fir patterned and coloured metal panels and soffits to create a colour and material palette that blends with the existing mature vegetation in the Latimer Creek streamside protection area.

The tower component of the building is well articulated with projecting decks for each unit. The upper three storeys of the building are reduced in size in keeping with the Development Permit Area Guidelines. Red concrete wall panels extend through the podium up the tower to a feature on the roof which contains the mechanical equipment. The tower is clad in both concrete and metal wall panels in a complimentary palette of greys and grey blues. The glazing is a combination of clear glass panels and spandrel panels in pewter coloured aluminum frames.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 26 . . .

The rooftop mechanical equipment on the podium and the top of the tower is proposed to be screened with architectural elements as shown in the Development Permit. Waste management services and loading areas are fully contained within the building on the northern edge of the site with access from 199 Street.

Three (3) project monument signs are proposed at the driveway entrances to the site. The 2m (6.5ft) tall signs are proposed to be clad with stone and lit with integrated lighting units. A sign panel is also proposed on the support for the entrance canopy. The signage is detailed in the Development Permit.

The proposed building height (20 storeys), site coverage (55%) and building siting comply with the provisions of the Comprehensive Development CD-118 Zone.

Landscaping:

The landscape plans (Attachment A schedules "M" to "Q") propose extensive plantings of evergreen and deciduous trees, shrubs and groundcovers on the edge and throughout the site to enhance the development and to provide separation between public and private space. Low stone faced or concrete retaining walls are used throughout the site to contain planting areas and to control the slope to achieve flat areas for pedestrians. Two water features are proposed in the central courtyard.

Age Friendly Amenity Area:

The Township's Zoning Bylaw requires provision of 4 m² of Age Friendly Amenity Areas for each apartment unit and a minimum 70 m² for a seniors' housing development. The landscape architect has incorporated active and passive amenity areas within the central courtyard, on the terraces and on the podium rooftop including seating areas, walking paths, eating areas, play equipment and garden plots. The proposal includes 1,261 m² (13,574 ft²) of age friendly amenity area which exceeds the 462 m² (4,973 ft²) required by the Zoning Bylaw. Prior to final reading, the proponent is required to complete a detailed Age Friendly Amenity Area design to the acceptance of the Township.

	Amenity Space Required	Amenity Space Provided
Licensed Care Rooms / Seniors' Housing Units	70m ²	
Apartment units (4m ² * 98 units)	392 m ²	
<i>Total</i>	<i>462 m² (4,973 ft²)</i>	<i>1,261 m² (13,574 ft²)</i>

Access and Parking:

Access to the site is provided via three driveways from 199 Street. The northern two driveways provide one way access to a pick up and drop off area outside of the main lobby for the building. The southern driveway provides access to the autocourt in the interior of the site and access to the underground parkade. This driveway will also provide access to the proposed building south of the driveway in the future.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 27 . . .

Based on the Township Zoning Bylaw's current parking requirements, a total of 186 parking spaces are required for the proposed uses, as noted in the following table:

Unit type	Number of units and employees	Number of spaces required
Licensed Care Rooms	42 units 9 employees	$42/4 = 10.5$ $9*1 = 9$ <i>subtotal: 20</i>
Seniors' Housing Units	56 units 21 employees	$56/4 = 14$ $21/3 = 7$ <i>subtotal: 21</i>
Apartment Units	4 studio units 94 apartments with one or more bedrooms	$4 * 1 = 4$ $94 * 1.5 = 141$ <i>subtotal: 145 (including 15 visitor parking spaces)</i>
Total		186
Adaptable	10% of units	20
Small car	20% of required visitor	3

The proponent's transportation engineer indicates that based on the seniors related uses proposed, a recommended parking supply for the application is 94 stalls. The proponent's calculation includes 0.75 stalls per dwelling unit greater than 70 m² (754 ft²). Pursuant to the Township's Zoning Bylaw, seniors' housing units smaller than 70 m² (754 ft²) are required to provide 0.25 stall per unit and 1.5 stalls per dwelling unit for apartments greater than 70 m² (754 ft²).

Acknowledging the seniors nature of the apartment units, staff support a parking ratio of 1 stall per dwelling unit greater than 70 m² (754 ft²), resulting in an overall parking requirement of 128 stalls for the subject Development Permit application. The proponent has indicated 128 parking stalls primarily in an underground parkade as part of their proposal. As a result, the proposal complies with the Zoning Bylaw requirements with the exception of the application of a 1 stall per unit requirement for apartment units greater than 70 m² (754 ft²) and a 0.25 stall per unit requirement for apartment units less than or equal to 70 m² (754 ft²).

The applicant's rationale for the variance is provided below:

"In general, studies of actual parking usage for seniors-oriented developments in the Metro Vancouver area indicate parking demand rates of 0.30 to 0.35 vehicles/unit (including employee demand), regardless of care type (e.g., Assisted Living, Independent Living, etc.). Studies have found that there is not an appreciable difference in demand between the different care types. Assisted Living has a lower resident parking demand and greater employee demand, while Independent Living has greater resident demand and lower employee demand. The overall parking demand rate for different care types is similar over all types.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 28 . . .

Oasis is a comprehensive, seniors-oriented community that will provide an extensive array of facilities, programs and amenities – recreational, social, medical, health and educational - on site to satisfy many of the needs of residents. For those needs outside the Oasis community, it will provide a variety of transportation services – shuttles, vans, buses and other methods - as a substitute for individual car trips.

Oasis will as well provide extensive management to monitor and respond to resident and staff demand for access. This ongoing management will ensure that there is sufficient parking to meet demand and, at the same time, provide incentives and alternate measures to reduce the overall parking requirement."

Staff notes that the applicant has also indicated that all residents must participate in the proposed amenity programme. For rental residents, the amenity program is included in the rent. The owners of strata units are required to subscribe to a service package that includes the amenity program as one of the services.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the Township's Official Community Plan (Streamside Protection), Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. Latimer Creek and some tributaries to Latimer Creek flow diagonally across the site from the southeast to the northwest corner of the site and flow north along the western property line. Dedication and enhancement of SPEA lands, including final acceptance of the enhancement plans and details, trail alignment, fencing, signage and security, is listed as a prerequisite to final reading.

Development Permit No. 100868 Streamside:

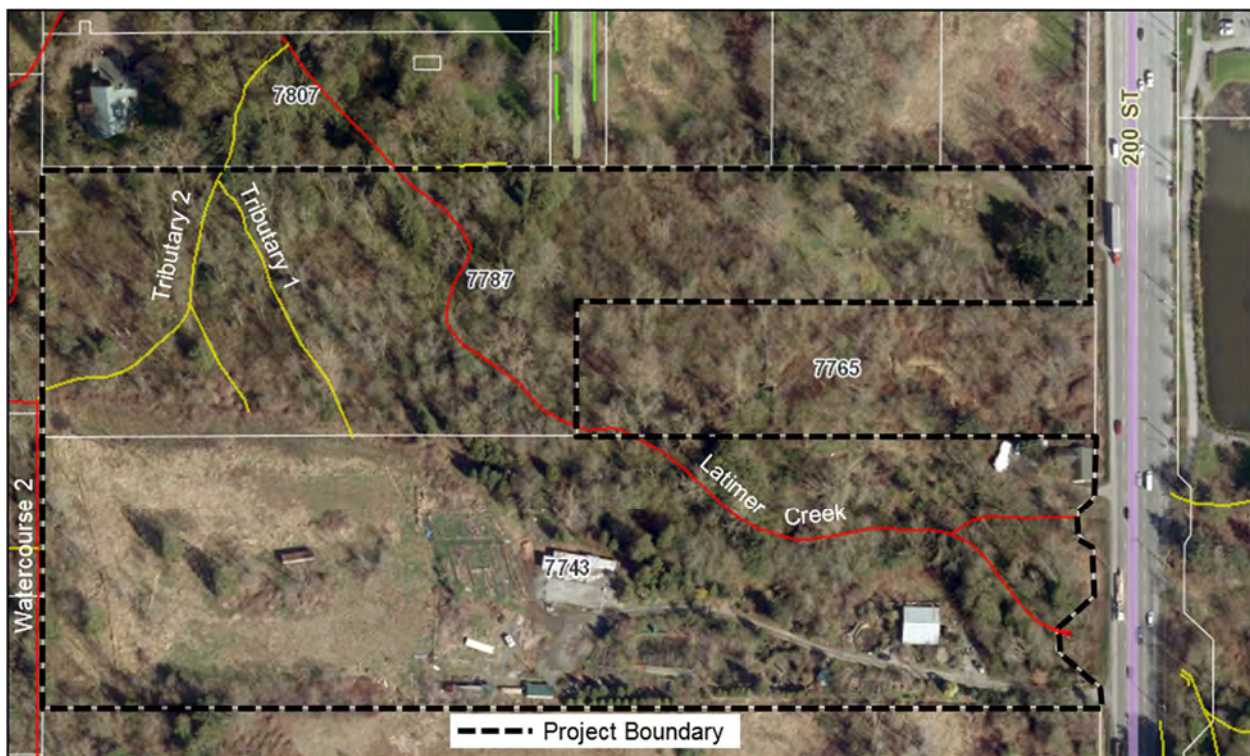
Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred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

Three watercourses are located on the project site as shown in the drawing below. Latimer Creek, a Class A (red-coded) watercourse, enters the project site from the east and flows northwest through the project site. Two Class B (yellow-coded) Latimer Creek tributaries ("Tributary 1" and "Tributary 2") are located in the northwest section of the site. A Class A (red-coded) watercourse ("Watercourse 2") is located off site along the western boundary of the site. OCP Schedule 3 designates a 30m wide SPEA adjacent to Class A watercourses and a 20m wide SPEA adjacent to Class B watercourses.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 29 . . .

Modification of SPEA widths must be in accordance with OCP Schedule 3 and the applicant has submitted a Streamside Development Permit (Attachment B) in accordance with Section 4.20 of OCP Schedule proposing the following SPEA modifications:

1. "Tributary 1" SPEA width modification from 20 m (65.6 ft) to 14.1 m (46.2 ft) affecting approximately 127 m² (1,367 ft²) of SPEA;
2. "Tributary 2" SPEA width modification from 20 m (65.6 ft) to 16.1 m (52.8 ft) affecting approximately 59 m² (635 ft²) of SPEA, and
3. "Watercourse 2" SPEA width modification from 30 m (98.4 ft) metres to 21.3 m (69.8 ft) affecting approximately 807 m² (8,686 ft²) of SPEA.



Proposed SPEA reductions total 993 m² (10,688 ft²) and are proposed to be offset by increasing the SPEA by 993 m² elsewhere on the site so there will no loss of SPEA. Additionally, restoration and enhancement of approximately 5,252 m² (56,532 ft² or 1.29 acres) of SPEA impacted by historic land uses is proposed. SPEA modifications and enhancement areas are provided in Schedule A of Attachment B. SPEAs will be dedicated to the Township with a public trail constructed along the outer edge of the SPEA. Consistent with the Jericho SNP, an existing trail network within the SPEA and footbridge crossing over Latimer Creek will be retained for public use.

Modification of the Latimer Creek SPEA is not proposed at this time; however, staff note that project works associated with 200 Street greenway construction and road improvements may require further SPEA modifications. Should additional SPEA modifications be required those modifications will be subject to OCP Schedule 3 requirements.

Based on the results of the applicant's proposal and adherence to the conditions of this permit, staff believes the proposal is consistent with the objectives of the Schedule 3 of the OCP.

REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT
 APPLICATION NO. 100157 AND DEVELOPMENT PERMIT
 APPLICATION NOS. 100823 AND 100868
 (CARE PACIFIC (MAPLE GARDENS) / 7743 AND 7787 - 200 STREET)
 Page 30 . . .

Proposed Streamside Development Permit No. 100868 is attached to this report (see Attachment B).

POLICY CONSIDERATIONS:

The proposed development is located in an area designated as “High Density Multi Family and Greenbelt” in the Willoughby Community Plan and “High Density Multi-Family and Seniors Residential / Institutional” in the Jericho SNP. The proposed development complies with the land use provisions of these plans with the exception of the lot coverage for the first phases of the development. The lot coverage increase accommodates a larger footprint for licensed care and amenity areas requirements to support the Seniors Residential / Institutional Uses.

The proposed development complies with the Comprehensive Development Zone CD-118 and the Zoning Bylaw with the exception of parking. A variance to the parking requirements for the first building in the development has been incorporated in Development Permit No. 100823. Staff does not object to the variance to the parking requirements for apartment uses as the building on the whole will function in keeping with a seniors’ housing building.

In staff’s opinion, accompanying Development Permit No. 100823 complies with the guidelines for Development Permit Area “B” Residential and Development Permit Area “N” High Density Residential of the Willoughby Community Plan, and Development Permit No. 100868 complies with the provisions of the Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3).

Staff supports the development proposal as it responds to an identified need in the community and is consistent with the overall objectives of the Willoughby Community Plan and Jericho SNP. Accordingly, staff recommend that Council give first and second reading to Bylaws No. 5332 and 5333 (subject to ten (10) development prerequisites), authorize issuance of the accompanying Development Permit No. 100823 and No. 100868 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Teresa Hanson
 SENIOR DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Form and Character Development Permit No. 100823
ATTACHMENT B	Streamside Development Permit No. 100868
ATTACHMENT C	Development Permit Area B – Residential Guidelines
ATTACHMENT D	Development Permit Area N – High Density Residential Guidelines
ATTACHMENT E	School District 35 Comments
ATTACHMENT F	Summary of Public Information Meeting
ATTACHMENT G	Draft Housing Agreement

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100823

This Permit is issued this _____ day of _____, 2018 to:

1. Name: Care Pacific (Maple Gardens) Title Co Inc.

Address: 1147 Homer Street
Vancouver, BC V6B 2Y1

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: The South Half of Lot 3 Except: Firstly: Part Shown on Highway Plan 43050; Secondly: Part Dedicated Road on Plan NWP87717; Thirdly: Part on Statutory Right of Way Plan NWP87890; Section 22 Township 8 NWD Plan 5922

Lot 5 Except: Part Dedicated Road on Plan NWP87626; Section 22 Township 8 NWD Plan 42407

CIVIC ADDRESS: 7743 and 7787 - 200 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Building plans being in compliance with Schedules "A" through "L";
 - b. Section 107.3.a)iii) of the Township's Zoning Bylaw No. 2500 being varied:
 - i. For apartments exceeding 70m² in size to require 1.0 parking spaces per unit (plus an additional 10% of required parking spaces to be provided for visitor parking spaces); and
 - ii. For apartments less than or equal to 70m² in size to require 0.25 parking spaces per unit.
 - c. Registration of a restrictive covenant identifying the 81 units and the 20 parking stalls to be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
 - d. Landscape plans being in substantial compliance with Schedules "M" through "Q" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
 - e. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
 - f. All signage being in compliance with Schedule "L" and the Township's Sign Bylaw;
 - g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
 - h. All refuse areas to be located within the building to the acceptance of the Township.

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;

- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
 - c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
 - d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
 - e. Registration of a restrictive covenant requiring onsite detention.
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 _____, 2018.

Attachments:

SCHEDULE A	Renderings
SCHEDULE B	Rendering Details
SCHEDULE C	Overall Context Plan
SCHEDULE D	Site Plan
SCHEDULE E	Mechanical Screen, Penthouse, and Greenroof Details
SCHEDULE F	Colours and Materials
SCHEDULE G	South Building Elevation
SCHEDULE H	West Building Elevation
SCHEDULE I	North Building Elevation
SCHEDULE J	East Building Elevation
SCHEDULE K	Southeast Building Elevation
SCHEDULE L	Signage
SCHEDULE M	Landscape Plan
SCHEDULE N	Rooftop Landscape Plan
SCHEDULE O	Planting Plan
SCHEDULE P	Landscape Sections
SCHEDULE Q	Landscape Sections



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DESIGNED BY

RHA ARCHITECTS

2. 150 POWELL STREET SUITE 10
VANCOUVER, BC V6A 1E1

RELEASD FOR

Re-Issued for
Rezoning / DP

25 SEPTEMBER 2017

NOT FOR CONSTRUCTION

DATE:

25 SEPTEMBER 2017

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ARCHITECTURAL SEAL

CLIENT

element

PROJECT

OASIS - LANGLEY

5870 STREET, TOWNSHIP OF LANGLEY

CONTRACT NO.

30 MASSING

DATE

1514

SCALE

A0.2

BY

REVISIONS / REVISIONS



View at 199th Street



Northeast corner



Southeast corner

E:\workspace\2017\1514 Oasis\1514 - A0.1.dwg

SCHEDULE A RENDERINGS



Northwest Corner View - Pool / Amenity



Courtyard Entry



199th Street Main Entry View Looking Southwest



199th Street Main Entry View



Courtyard Parkade Entry

[illegible]





[illegible]

SCHEDULE G
SOUTH BUILDING ELEVATION



120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1A1
1 604 609 8002
1 604 609 8079
www.rhaarchitects.ca

DESIGNED BY RHA
DATE: 22 NOV 2016
FOR RECORD FOR RECORDING

RECORD FOR
RECORDING / DP
12.07.2016

NO TOLERANCE
DATE:
This drawing is an integral part of the project and shall not be used in isolation. It is the responsibility of the user to ensure that the drawing is used in accordance with the project requirements and that all relevant information is taken into account. The user shall be responsible for ensuring that the drawing is used in accordance with the project requirements and that all relevant information is taken into account.

element
ARCHITECTURAL

OASIS - LANGLEY
14TH STREET, TOWNSHIP OF LANGLEY

ELEVATION
COMPARISON TITLES

CONTRACT NO. 1514
DATE: 14 SEP 2017
DRAWN BY: LB
CHECKED BY: ESR
PROJECT NO. 1514

DATE: 14 SEP 2017
DRAWN BY: LB
CHECKED BY: ESR
PROJECT NO. 1514

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



E:\V\08\08\2101\15\4 04\5\07\15\4 14.0 DWG





RHA
Roskitch Hemphill Architects
120 Powell Street, Unit 10
Vancouver, BC Canada
V6A 1A1
1 604 698 8002
1 604 698 8375
www.rhaarchitects.ca

DESIGNED BY: RHA
DATE: 22 NOV 2016
S: NOTED FOR RECORDING

NOTED FOR RECORDING / DP
15.10.19.10.2017

NO TOLERANCE DATE:
This drawing is an integral part of the project and shall be used in accordance with the project's terms and conditions. It is the responsibility of the user to ensure that the drawing is used in accordance with the project's terms and conditions. The user shall be responsible for any errors or omissions in the drawing and shall be liable for any damages or losses resulting from the use of the drawing.

element
ARCHITECTURAL SOLUTIONS

OASIS - LANGLEY
100TH STREET, TOWNSHIP OF LANGLEY

ELEVATION

DATE: 15.11.16
SCALE: 1/2"=1'-0"
PLATE: 14 SEPT 2017
DRAWN: LB
CHECKED: ESR
PROJECT NO: 1514

DATE: 15.11.16
SCALE: 1/2"=1'-0"
PLATE: 14 SEPT 2017
DRAWN: LB
CHECKED: ESR
PROJECT NO: 1514



1 EAST ELEVATION (100TH STREET)
SCALE: 1/2"=1'-0"

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SCHEDULE J EAST BUILDING ELEVATION

P+A
 Planning & Architecture
 3000 Highway 101, Suite 100
 Oakville, ON L6M 4H2
 905.335.1111
 www.pandaplanning.com

6. Revision for DP 12.07.17
 5. Revision for DP 11.25.16
 4. Revision for DP 11.25.16
 3. Revision for DP 11.25.16
 2. Revision for DP 11.25.16
 1. Revision for DP 11.25.16

Client: Element Lifestyle Retirement Inc.

Project No: 08-22-0066
 TOL Project: PD001347
 Parcel 1A
 Landscape Plan
 Main Level

Scale: 1:200
 Date: 15-01-17
 L1.1



SCHEDULE M LANDSCAPE PLAN



F.1



SCHEDULE O PLANTING PLAN

P4A
Site Planning
1:500 (20' = 1" AS SHOWN)
www.mhmc.ca

- 1. Release to DP
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Element Lifestyle
Retirement Inc.

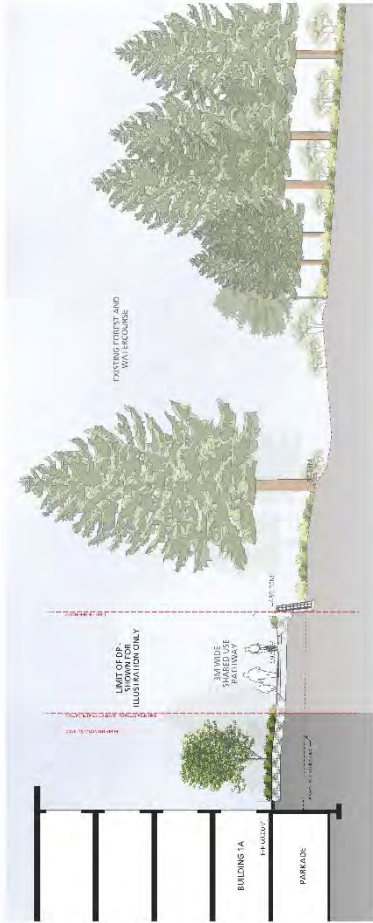
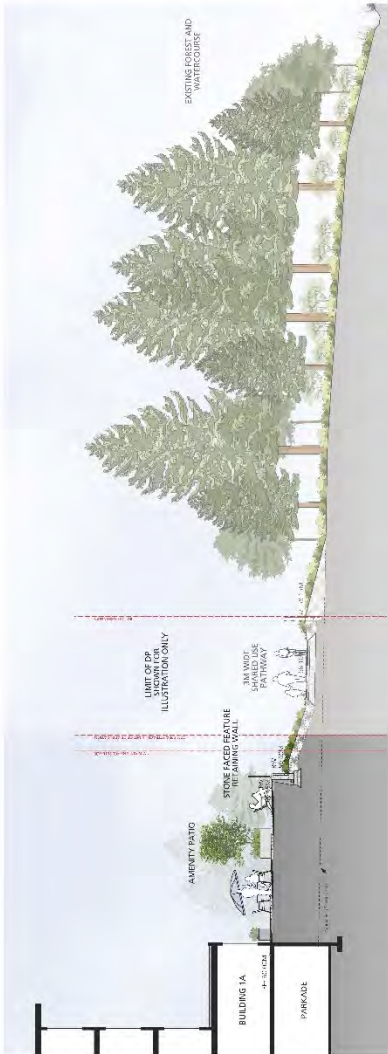
Oasis
Parcel 1A
Planting Plan
Main Level

Scale: 1" = 20'
Sheet No.: L3.0



SCHEDULE P
LANDSCAPE SECTIONS

P.A.
P. Langley Associates Inc.
Landscape Architecture
2000-10000 100th Ave. S.W.
Suite 1000
Langley, BC V3A 2K4
Tel: 604.881.1111
Fax: 604.881.1112
www.palangley.com



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Element Lifestyle
Retirement Inc.

Oasis
Project: 08-22-0066
PD001347

Landscape Sections

Sheet No. 105
Scale 1:50
Date 10/10/2008

L5.0

SCHEDULE Q
LANDSCAPE SECTIONS

P+A
Professional Architectural
Services Inc.
205-11000 160th Avenue
Surrey, BC V4N 1C1
Tel: 604-591-1100
Fax: 604-591-1101
www.paiassociates.ca



2 SECTION THROUGH CENTRAL COURTYARD
1/16\"/>

5. Review for DP	12-21-17
4. Review for Landscape	11-21-17
3. Review for Planning	11-21-17
2. Review for Planning	10-25-16
1. Review for DP	07-11-16
Revised by:	Date:

CONTRACT NOTES:
1. This drawing is a landscape section and is not to be used for construction purposes.
2. The landscape section is a conceptual drawing and is not to be used for construction purposes.
3. The landscape section is a conceptual drawing and is not to be used for construction purposes.
4. The landscape section is a conceptual drawing and is not to be used for construction purposes.
5. The landscape section is a conceptual drawing and is not to be used for construction purposes.

Element Lifestyle Retirement Inc.

Oasis
Project: 08-20085
P0001347

Landscape Sections

Drawn By:	AP
Checked By:	MP
Date:	11-21-17
Scale:	1/16\"/>
Sheet:	L5.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100868

This Permit is issued this _____ day of _____, 2018 to:

1. NAME: Care Pacific (Maple Gardens) Title Co Inc.

ADDRESS: 1147 Homer Street
Vancouver, BC V6B 2Y1

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: The South Half of Lot 3 Except: Firstly: Part Shown on Highway Plan 43050; Secondly: Part Dedicated Road on Plan NWP87717; Thirdly: Part on Statutory Right of Way Plan NWP87890; Section 22 Township 8 NWD Plan 5922

Lot 5 Except: Part Dedicated Road on Plan NWP87626;
Section 22 Township 8 NWD Plan 42407

CIVIC ADDRESS: 7743 and 7787 - 200 Street

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

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including an enhancement plan for SPEAs shown in Schedule A and SPEAs associated with future 200 Street greenway and road improvements;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area;
- d. Confirmation from a Qualified Professional that the existing pedestrian crossing of Latimer Creek is structurally sound and suitable for continued pedestrian use;
- e. Streamside works to be consistent with Diamond Head Consulting Ltd. assessments "OASIS Streamside Protection and Enhancement Plan, October 24, 2017" and "Streamside Protection Permit Application for Proposed Development for 7787 and 7743 200 St Langley - Oasis, October 25, 2017"; and
- f. Obtain relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;

DEVELOPMENT PERMIT NO. 100868
(CARE PACIFIC (MAPLES GARDENS) TITLE CO INC / 7743 AND 7787 – 200 STREET)
Page 2

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.

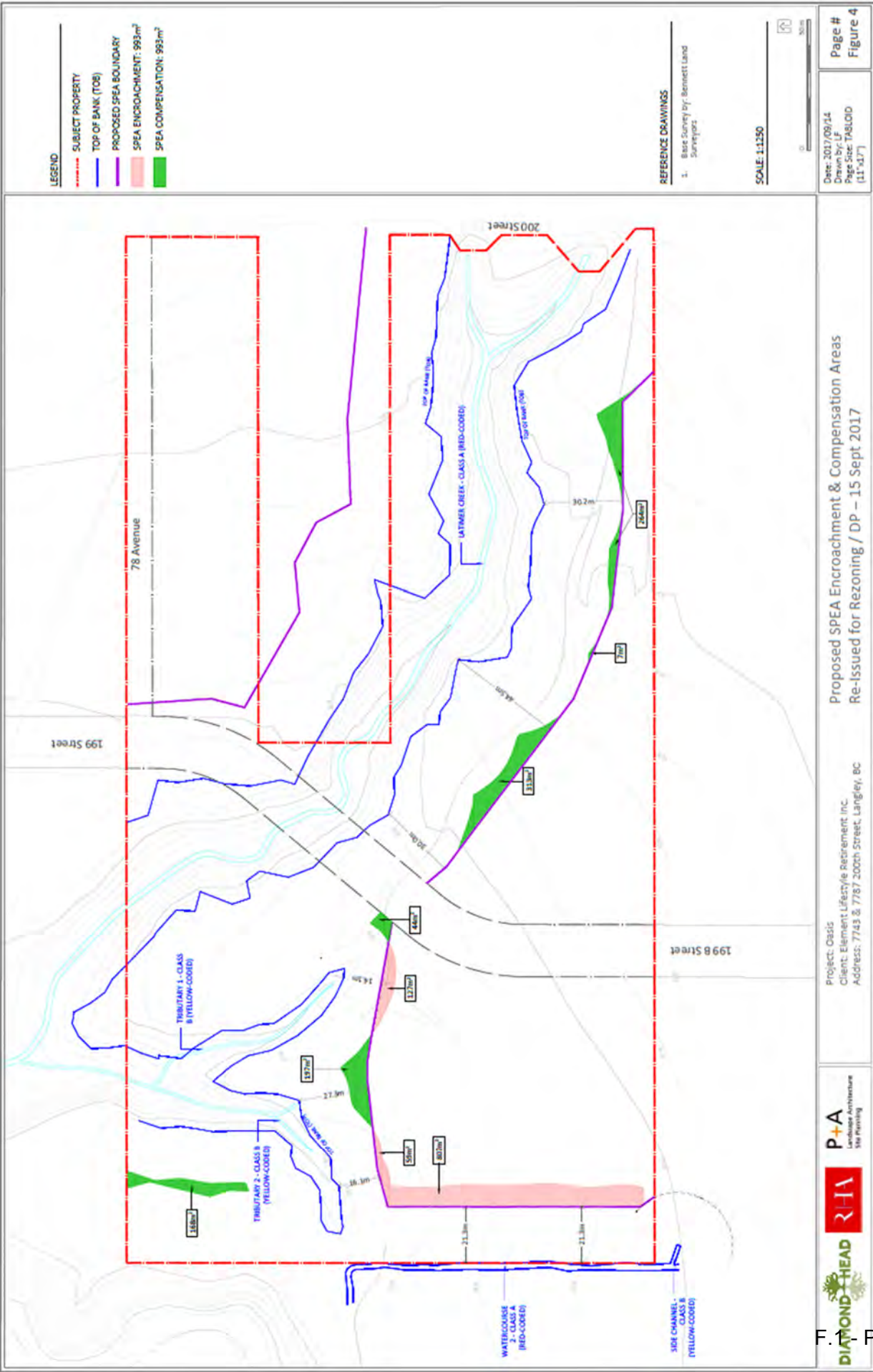
This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

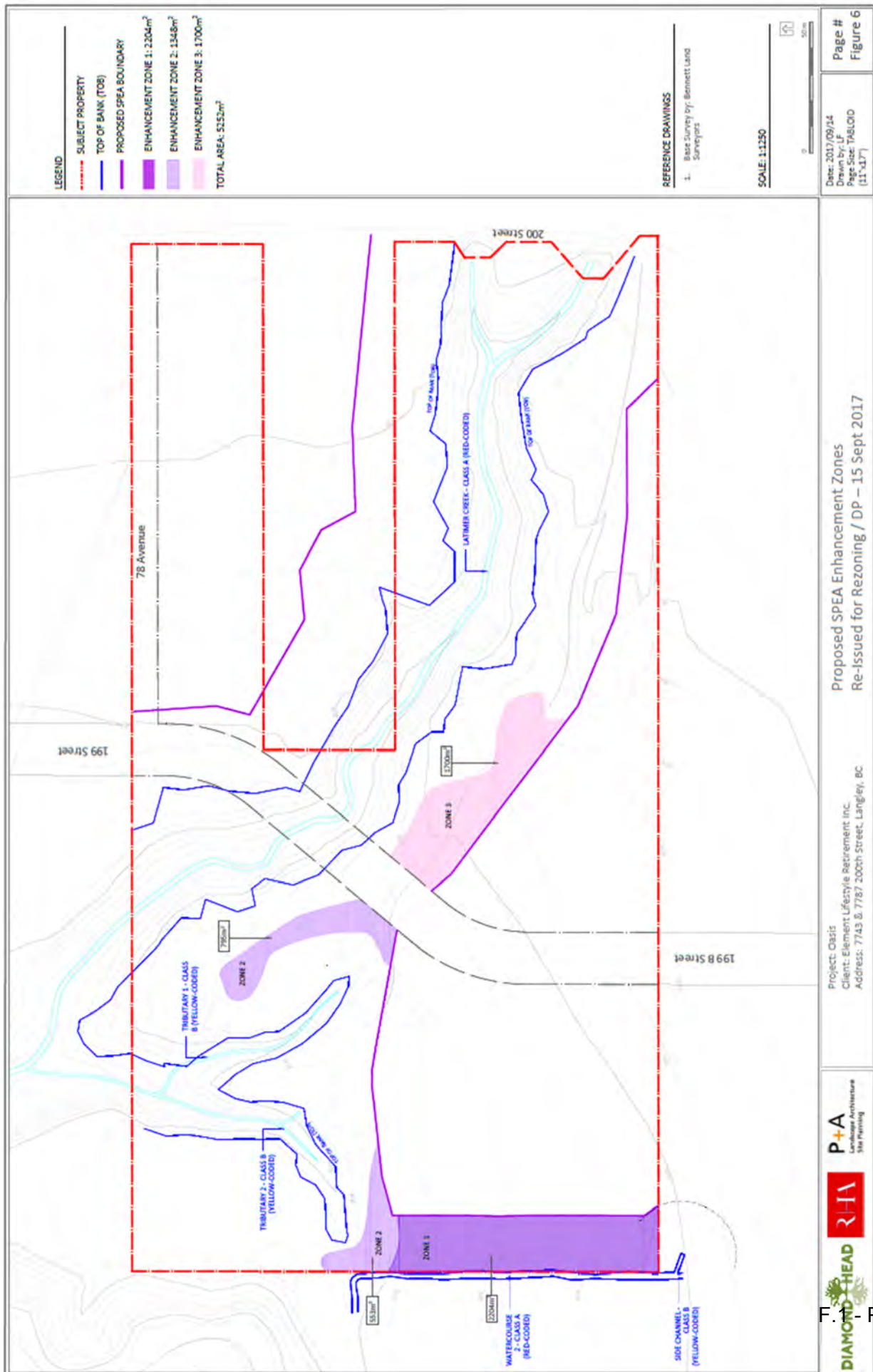
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

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 _____, 2018.

SCHEDULE A Diamond Head Consulting Ltd. Streamside Enhancement and Restoration Figures





property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of \$50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new “main house” is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area ‘B’ – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA “B” – RESIDENTIAL

Lands identified as “Residential” on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area “B.”

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- o Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the

acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- o No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- o All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- o Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- o Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- o While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- o Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- o Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- o On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- o Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- o In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.

- o Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- o Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- o Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- o Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- o A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- o A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- o Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- o Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- o Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- o Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

5101
28/09/15

Building Form

- o Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- o Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- o Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

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28/09/15

Exterior Design and Finish

- o The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- o Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- o Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- o Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- o Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- o Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- o To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- o Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- o All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

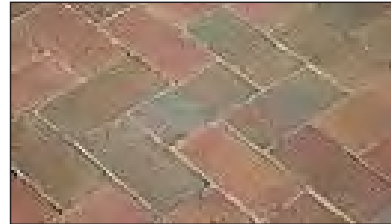
Landscaping

- o Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- o Roof top patios shall be landscaped with water and electrical outlets.
- o On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- o A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- o Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- o Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- o Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- o If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.

- o A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- o The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- o Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- o Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- o Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- o All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- o The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- o The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- o Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- o On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- o Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- o Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- o The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- o Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.



- o Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.



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



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



- o Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

5101
28/09/15

Parking Lot Landscaping

- o Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- o If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- o Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.

- o In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- o Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- o Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- o Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- o Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- o Tandem parking on all end units is not permitted.
- o Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- o Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- o Wheelchair access shall be provided throughout the development.
- o Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- o Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.



- o Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- o At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- o Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- o Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- o Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. This may be achieved through:
 - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.

- Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.
- o Pedestrian entrances shall be separate from vehicular access points.
- o Uses near access and egress points shall include design elements that reduce conflict between uses.
- o Ramps to additional levels are to be contained within the structure and screened from view.
- o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- o Provide separate parking areas for residential and commercial uses.
- o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- o Setbacks from above the second storey shall be incorporated into the design.
- o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- o Public and private parking shall be clearly identified through a system of numbering and signage.
- o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
 - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
 - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

- o Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).

4825
30/05/11

- o Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- o Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- o Scale building height and massing in proportion to open spaces.
- o A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- o Tandem parking on end units is not permitted.

Landscaping

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

4.1.2.5 APARTMENTS

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

Architectural Details

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

Landscaping

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

Parking and Traffic/Pedestrian Circulation

- o Minimize above grade projection of parking structures.
- o Provide drop-off areas at grade level near the main building entrance where possible.
- o Provide resident parking underground or within the building.

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C" – LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C" – Local Commercial" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

- Recessing the portion of the facade where the entry is located to help conceal it.
- Extending portions of the structure over the garage entry to help conceal it.
- Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
- Use of screening and landscaping to soften the appearance of the garage entry from the street.
- Locating the garage entry where the topography of the site can help conceal it.
- o Pedestrian entrances shall be separate from vehicular access points.
- o Uses near access and egress points shall include design elements that reduce conflict between uses.
- o Ramps to additional levels are to be contained within the structure and screened from view.
- o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- o Provide separate parking areas for residential and commercial uses.
- o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- o Setbacks from above the second storey shall be incorporated into the design.
- o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping within Development Permit Area “J”. Planters with arbors shall be provided continuously along the parapet.
- o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- o Public and private parking shall be clearly identified through a system of numbering and signage.

Signage

- o New development shall ensure that signage is:
 - An integral part of building and site design and its form, material, and character complements the types of activities being advertised;
 - Wood (painted, stained, sand blasted or carved) metal (cast, painted, embossed, or enameled), fabric, or painted/etched on windows or glazed door panels;
 - Not plastic, internally illuminated, back-lit awnings/canopies, electronic or moving signs or messages, or neon;
 - Primarily oriented to pedestrians on the sidewalk except gateway boulevard signs;
 - Illuminated externally by concealed fixtures with a heritage theme;
- o Signs shall complement the architectural design and be approved by the project architect.

Lighting

- o Lighting should be safety focused for visibility and the use of non-glare and direct lighting to minimize impacts to adjoining residential properties and in compliance with Township of Langley’s Exterior Lighting Impact Policy.

4.5 DEVELOPMENT PERMIT AREA “N” – HIGH DENSITY

High density development, consisting of mid – rise and high – rise buildings, contributes to a greater range and choice of housing opportunities and provides a unique housing form that in combination with other uses creates a well-designed compact neighbourhood.

Lands identified as “Development Permit Area “N” – High Density Development on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488 (1) (f) of the Local Government Act for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

These development permit provisions will apply where the following developments are proposed:

- Mid - rise residential or mixed use developments between five and eleven storeys in height with a net density of up to 80 residential units per acre, and
- High - rise residential or mixed use developments over twelve storeys in height with a net density greater than 80 residential units per acre.

The objectives of this development permit designation are to:

- encourage development of attractive high density development;
- reduce conflict with adjacent land uses; and
- promote an appropriate interface with adjacent land uses.

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

Development permit guidelines for high density development, to be applied in addition to those for the underlying development permit area as appropriate, are as follows:

- High density buildings shall be designed to be compatible with surrounding development.
 - o High-rise buildings, where located directly adjacent to public streets, public open spaces and/or low rise development, should be designed in a “tower and podium” configuration.
 - Tower and podium configurations typically involve the combination of a two to four storey podium building with a tower above an active ground floor (commercial uses may be allowed along main streets where appropriate in accordance with Neighbourhood Plan provisions) and directly fronting a street, square or park.
 - Above the podium, towers should be set back a minimum of 2.5 metres (8.2 feet.) from the building edge to provide pedestrian scale and minimize shadowing and wind tunneling effects at street level.
 - Where a tower and podium configuration is adjacent to low-rise development, the podium height should reflect the height of adjacent buildings to create a coherent streetwall.
 - o Podiums can be composed of townhouse, apartment units, commercial space and/or common amenity spaces. Apartment and townhouse units on the ground floor shall be ground-oriented and designed to provide a pedestrian scale. Commercial space shall be arranged so that it does not compromise the privacy, security and quiet enjoyment of adjacent residential uses. Where commercial uses are proposed within a mixed use development, they must be located on the lower floors including the ground floor.
 - o Mid-rise buildings should be designed in a manner similar to high-rise, with a street fronting base and massing that steps back from the street above the height of adjacent buildings.
 - o Mid-rise and high-rise towers located away from public street frontages can be developed without a podium component. The buildings can also be located behind other low-rise, street-fronting buildings.

- o Where facing a street the enclosed space of any residential accommodation within a high density development shall be set back a minimum of 3.0 metres (9.8 feet) from adjacent property lines with the exception that along greenway frontages this setback may be reduced to 1.5 metres (5.0 feet).
 - o An open spacing of tall buildings (over 6 storeys) shall be maintained to ensure adequate light, air, access and views for residents. The minimum facing distance between tall buildings shall be 40 metres (131 feet).
 - o The placement of tall buildings (over 6 storeys) should achieve a diagonal spacing to avoid tall buildings looking directly into each other.
- The bulk of mid-rise and high-rise buildings shall be minimized via facade articulation, terracing, modulation of floor plans and facades, and shadowing.
 - o High-rise buildings in particular shall be designed as slim, elegant point towers, to minimize view blockage and shadowing effects at street level. Maximum floor plates of 625 metres ² (6727 feet²) above the twelfth floor are strongly encouraged. Bulky, slab-like building designs are strongly discouraged.
- Mid-rise and/or high-rise buildings shall be spaced apart to maintain privacy and views for residents, while minimizing shadowing effects and the blockage of significant views at street level. Buildings and open space should be designed to provide exposure to direct sunlight throughout the year.
- The design of mid-rise and high-rise buildings, including building tops, roofs and podium buildings, should be architecturally distinct, enhance the skyline and provide a landmark quality to residential areas.
 - o Mid-rise and high-rise buildings shall be designed to minimize visual impact on surrounding residential development, through the use of varying heights, staggered buildings facades, roof lines and compatible building finishes.
 - o Multiple mid-rise and high-rise buildings located on the same development site shall be designed so that each building exhibits a compatible yet unique character.
 - o Mid-rise and high-rise buildings should be architecturally integrated into podium buildings to ensure a consistent streetwall/façade treatment at the street level.
 - o Mid-rise and high-rise buildings, particularly on podium buildings, shall provide an active roof that is landscaped and made accessible to tenants/residents as usable common/private outdoor space. “Green roof” designs are also strongly encouraged.
 - o Mechanical equipment and appurtenances on mid-rise and high-rise roof tops should be completely screened and enclosed, preferably by integrated and innovative rooftop design.
- Mid-rise and high-rise building entrances shall be clearly visible and accessible from public streets and/or squares.
 - o Resident and visitor drop off areas should be directly integrated into building entrance areas.
 - o Building entrances shall be designed to provide adequate weather protection by incorporating awnings, canopies, porte-cocheres or other architectural elements.
 - o Internal sidewalks connecting building entrances to the public sidewalk system shall be provided to allow for easy pedestrian circulation.
- Parking should be located within buildings or in underground parkades. Surface parking may be provided for visitors only, and should be in public view and easily accessible near the main building entrance. All parking spaces allocated for persons with disabilities should be located as close as possible to building entrances. Underground parking facility access should be, wherever possible, located to the rear or side of buildings and visually de-emphasized. Parking should be integrated into the overall development architecturally and in consideration of pedestrian movement.

- Garbage and recycling areas should be conveniently located for resident use and located ideally within the building or parkade, but not within any building setback areas.
- Public and private amenity spaces and facilities should be provided to enhance livability in and around mid-rise and high-rise developments. Indoor amenity space is encouraged and shall include a multi-purpose facility designed to accommodate a variety of activities. The amenity space should be linked directly to outdoor amenities and public walkways as well as integrated with the active rooftop requirement. Building height and massing shall be in proportion to adjacent open space.
- Crime Prevention through Environmental Design (CPTED), Child Friendly principles, and public art should be incorporated into the design of all buildings, parking areas and site development plans.
- To reduce the overall environmental impact and urban heat island effect of high density developments, emerging sustainable technologies like geothermal heating, water recycling and/or green roofs, and environmental construction certifications like 'LEED' or 'Built Green' must be pursued.
- The use of significant landscaping including green walls and roofs is encouraged to lessen the visual impact of high density developments.
- Storage and change facilities should be provided within buildings where appropriate to accommodate clothing and equipment such as bikes and scooters to promote accessible commuting and recreational opportunities.
- To facilitate transit, all high-rise development should be concentrated around (within 250 metres (820 feet) of) key arterial intersection nodes and within 400 metres (1312 feet) (walking distance) of transit routes.

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28/09/15

4.6 DEVELOPMENT PERMIT AREA “O” - ENERGY CONSERVATION AND GHG EMISSION REDUCTION

Lands identified as “Development Permit Area “O” – on Map 4A, Energy Conservation and GHG Emission Reduction Development Permit Area are hereby designated as development permit areas under Sections 488 (1) (h) and (j) of the Local Government Act to establish objectives to promote energy conservation and the reduction of greenhouse gas emissions.

The objectives of this development permit area are to:

- promote the conservation and efficient use of energy in buildings.
- reduce building generated greenhouse gas emissions (GHGs) and lead to the development of an energy efficient and sustainable community.
- optimize building energy performance.
- create a positive impact on the natural environment; locally in the protection of air quality and globally in the mitigation of rising atmospheric carbon dioxide levels.
- reduce the costs associated with the ongoing operation of buildings.
- encourage building occupant comfort and health.
- support innovation in building design including the use of passive and local renewable energy.

The Township of Langley is committed to fostering the development of complete, compact, energy efficient communities that are sustainable and resilient. The Sustainability Charter (2008) outlines several related objectives including promoting energy efficiency in new and retrofit buildings and promoting the use of local renewable energy.



June 20, 2016

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

**RE: Development Application Project 08-22-0066 /
CARE PACIFIC (MAPLE GARDENS) TITLE CO. INC**

Civic: 7743 and 7787 – 200 Street

Legal: The South Half of Lot 3 Except: Firstly: Part Shown on Highway Plan 43050; Secondly: Part Dedicated Road on Plan NWP87717; Thirdly: Part on Statutory Right of Way Plan NWP87890; Section 22 Township 8 NWD Plan 5922; and Lot 5 Except: Part Dedicated Road on Plan NWP87626; Section 22 Township 8 NWD Plan 42407

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Condos	1000	77	34	55

Given the current school catchments this development would impact Willoughby Elementary, Yorkson Creek Middle and RE Mountain Secondary.

There is currently sufficient capacity within the School District to enroll the students as noted above if the projected numbers were actually seeking admission to schools at the present time. While the School District is committed to making every effort to enroll students at their catchment schools, such may not be possible in all cases.

Please advise if you need any other information.

Yours sincerely,

J. David Green, CA
Secretary-Treasurer

September 15, 2017

Township of Langley Community Development Division
Attention: Teresa Hanson | Senior Development Planner
20338 – 65 Avenue, Langley, BC V2Y 3J1

Summary of Public Information Meeting on OASIS by element™

Dear Teresa,

It is with pleasure that the OASIS by element™ team provides a summary report on our developer-led Public Information Meeting:

Project No: 08-22-0066

Date of PIM: Thursday September 7, 2017 6:00 – 8:00 pm

Location: Langley Events Centre, Meeting Room B, 7888 200 St, Langley, BC V2Y 3J4

Notifications:

(1) Two advertisements in Langley Times

Ad size: 4.33" w x 7.5" h

Ad dates:

Wednesday, August 30, in black & white

Friday, September 1, in colour

(2) Post mail official notice

Mailing labels were picked up from the Township on August 28, and mailed via Canada Post on August 30. **Appendix A** provides the notice that was sent. This is also the exact information that Langley Times was requested to advertise. The link to the proof of the actual ad has expired, but I can request the newspaper representative to send if you wish to have a copy.

(3) A further newsletter was distributed by Minuteman Press via Canada Post on August 31, 2017
to a greater catchment area, defined to be within a 1km radius of the subject property, reaching 1766 addresses. This newsletter is attached as **Appendix B** for your reference.

- (4) A notice on our website, identical to the notice sent via Canada Post, was posted on August 29, 2017 [at this link](#).

Content Presented at the Public Information Meeting:

[Context and Vision Boards available for download here.](#)

[Architectural Boards available for download here.](#)

Number of attendees: 19

(Number of comment forms submitted, plus 5 who were recorded but declined to submit a form.)

Public Feedback: The response we received was generally very positive. We note no complaints about any major issues that might typically exist in relation to high density, such as tower forms, parking or traffic. Overall, the attendees were very pleased with the thoughtful planning and the social benefits that will arise out of the intergenerational, pedestrian-friendly aging-in-place community vision.

Attached in **APPENDIX C** are the comment forms, 8 with written comments and 6 without written comments. There were 5 attendees who declined to fill out the forms or provide contact information.

I also attach the three sticky notes as part of **APPENDIX D** that are in response to the interactive board soliciting their general likes and dislikes, and ideas on community retail/services/institutional amenities that would be desirable to them.

Kindly note that one attendee is a contractor. His company works on one of our other projects, OPAL by element™. I am counting him in the number of participants, as he is a “related party” but he is not on our consulting or internal team. He did submit feedback as someone who has long-term experience being the primary caregiver of aging parents. He is sincerely interested in the development on a personal level, and is not associated directly with our development. However, noting that there is an “indirect” conflict of interest, I am separating his comment form from the rest of the forms containing written comments. It is included in **Appendix D**, so that you as not to “confound” your review of comments from completely objective parties. Hence, there are 15 comment forms in total.

There is feedback from two attendees in Appendix C that include a couple of drawings that we have not yet reviewed against our existing plans. RHA and our team will take the feedback into consideration.

Please feel free to contact me if you have any questions regarding public attendance and feedback that is not covered in this memo and the corresponding enclosures.

Respectfully with best regards,

A handwritten signature in dark ink, appearing to read "Candy Ho". The signature is fluid and cursive, with a large initial "C" and a stylized "H".

Candy Ho

Director | Vice President, Marketing & Corporate Relations

Element Lifestyle Retirement Inc. on behalf of Care Pacific (Maple Gardens) Inc.

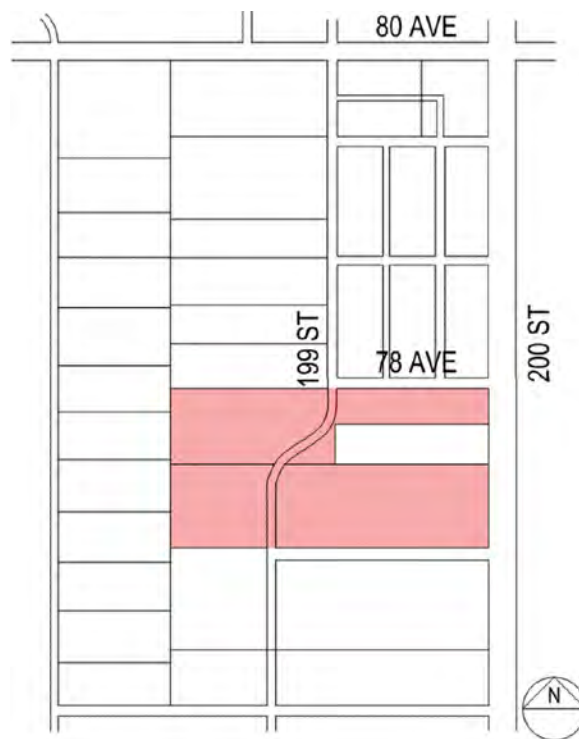
APPENDIX A

Official Notice



Developer-Led Public Information Meeting Township of Langley Project No: 08-22-0066

Element Lifestyle Retirement Inc., agent for Care Pacific (Maple Gardens) Title Co. Inc has applied to the Township of Langley for a rezoning and minor amendment to the Jericho Sub- Neighborhood Plan for site coverage, with a concurrent Development Permit application for the first phase, including a parking variance, and a Streamside Development Permit for property at 7743 & 7787 200th Street, Langley BC. The application will facilitate development of the 17-acre property for an intergenerational master-planned, multi-phased community development of approximately 750,000 square feet, consisting of aging-in-place and growing-in-place services, amenities, activities and accommodations.



You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Thursday September 7, 2017 6:00 – 8:00 pm
Langley Events Centre, Meeting Room B, 7888 200 St, Langley, BC V2Y 3J4

Project team members will be available at the meeting to answer any questions about the development and to receive your comments.

For more information, please contact:

Candy Ho | Element Lifestyle Retirement Inc., Director and Vice President

On behalf of OASIS by element project and Care Pacific (Maple Gardens) Title Co. Inc. 604.676.1418 x237

or candyho@elementliving.com

Appendix B

Newsletter Mailout to Neighbours within 1km Radius of OASIS property

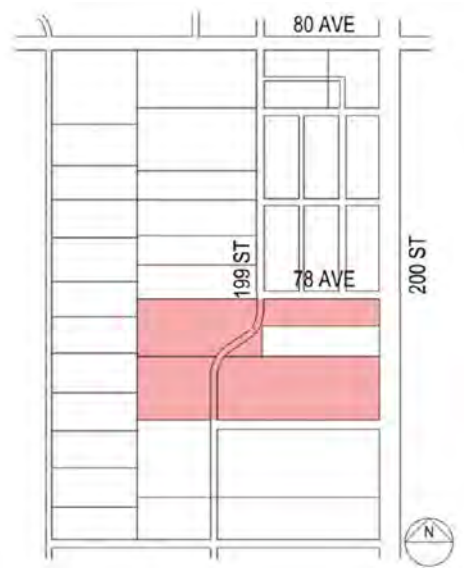


Developer-Led Public Information Meeting Township of Langley Project No: 08-22-0066

Thursday September 7, 2017 6:00 – 8:00 pm

Langley Events Centre, Meeting Room B, 7888 200 St, Langley, BC V2Y 3J4

Element Lifestyle Retirement is holding a Public Information Meeting on OASIS by element™, a 17-acre property located across from the Langley Events Centre at 7743 and 7787 200th St. At this event, project team members will be available at the meeting to answer any questions about the development and to receive your comments.



family members, and between community members. We envision a future of less stress and greater ease as adults maintain a demanding career, provide for and nurture young children, and also help their retiring or aging parents live to their fullest. They “come home” to a place where everyone is connected to the ones they love, passionately engaged in meaningful activities, and feeling complete peace of mind that no matter what stage of life, the OASIS Community is one that residents want to proudly call home for years and generations to come.

We are very excited to present our vision for a sustainable, walkable, pedestrian oriented and age-friendly community in the heart of the Jericho Neighbourhood. We want to facilitate positive dynamics and interaction between

For more information, please contact:

Candy Ho | Element Lifestyle Retirement Inc., Director and Vice President

On behalf of OASIS by element project and Care Pacific (Maple Gardens) Title Co. Inc. 604.676.1418 x237 or candyho@elementliving.com



OASIS by element™ Vision

INTERGENERATIONAL AGING-AND-GROWING-IN-PLACE

- The intergenerational vision of this project won Element an international award over 950 retirement living projects assessed worldwide. (2015 Globals Award)
- Vision: Peace of mind; a diverse, inclusive intergenerational community.
 - Seniors, adult children and grandchildren live, work, and play within the same community.
 - Elders age in place, connected to younger members of family, friends and the local neighborhood. Examples: schools where seniors are intrinsically part of the education program; seniors and grandchildren plant cultivate and harvest food for the local community; multi-generational dance, yoga, ping pong, cooking classes.
 - From proactive wellness to nursing care.
 - Retirees move in healthy and active. As health changes, we provide personal support and nursing care: Independent Living, Assisted Living, and Complex Care. There is also opportunity for Respite Care and Adult Day Care.
 - Families are freed from worry and duty; family time is about bonding and building memories.
 - Hospitality services, amenities, activities programming – some specialized for elderly, many designed to engage all ages.
 - Condominiums and rentals.



Don Ho engaging with Langley Gardens residents during a Christmas celebration.



Candy Ho, Director and VP, began volunteering in Don Ho's CPAC residents while still in high school.

Who is element™?

OUR MISSION, VALUES AND PHILOSOPHY

- Element is a community builder, and a service and care provider.
- We exist to provide better living for families, to support our seniors to age in place while creating opportunities for them to pass on wisdom, skills, and values to our future generations.
- We are committed for the long-term: we operate our communities after we build them.
- We offer choice, continuity and peace of mind to seniors and families.
- We are known for our Intergenerational Aging-and-Growing in Place model.
- We build true community, where all generations are interconnected, providing support and inspiration to each other. Elders age in place and families grow in place.
- Development is a mandatory part of the process of bringing new living arrangements that better serve society. And that is why we are here: to engage you in the process of challenging status quo.





F.1
 Minuteman Press
 181 West 6th Ave
 Vancouver, BC V5Y 1K3
 p: 604.737.1617 - f: 604.737.1718
 www.minuteman-vancouver.com
 vancouver@minutemanpress.com

Invoice

Invoice Number 47519
 Invoice Date 8/31/2017

Bill to: Care Pacific (Maple Gardens) Inc
 1147 Homer Street
 Vancouver BC V6B 2Y1

Ship to: Element Living
 , BC

Phone: 604.676.1418 ext 237
 Email: candyho@elementliving.com

1,766 Mail Out (Job 94206)	\$1,357.59
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Sub Total	\$1,357.59
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5.0000% GST	\$67.88
-------------	---------

7.0000% PST	\$95.03
-------------	---------

Invoice Total	\$1,520.50
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Deposits and Payments	(\$1,520.50)
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Balance Due	\$0.00
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MINUTEMAN PRESS VANCOU
 181 W 6TH AVE
 VANCOUVER, BC V5Y 1K3

Merchant ID: 000000005434958
 Term ID: 09442764
 25432960011

Purchase

VISA

XXXXXXXXXXXX9464

Entry Method: Manual

08/31/17

Batch#: 000183

10:48:48

Ref#: 000088499973

Inv #: 000832 Appr Code: 072809

Total: \$ 1,520.50

Customer Copy

Salesperson: Ivan Lo

50% Deposit, COD

Please pay from this invoice. No statements will be sent.
 Thank you for your order! We appreciate your business.

GST#: 840987168

1.5000% interest per month on past-due invoices.

Appendix C

Public Feedback Forms



Element is a community builder, and a service and care provider.
We are here to engage you in the process of realizing a vision for an age-friendly community.
To help us better understand your desires and needs, please kindly fill out this questionnaire.

Would you like to be updated as the project progresses? If so, kindly provide your name and contact information so that we can send you newsletters.

Name FIPPA s. 22(1) _____ Email FIPPA s. 22(1) _____
Phone number FIPPA s. 22(1) _____ Address FIPPA s. 22(1) _____

Please place a check mark next to all that apply:

- ☐ Interested generally in development trends in Langley
- ☐ Interested in aging-in-place residence
- ☐ Interested in market condominiums and townhomes
- ☒ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☐ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☐ Langley Times Official Notice
- ☐ Element Lifestyle Retirement website
- ☒ Social Media
- ☐ Other _____

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☐ Site Neighbour (within 3 blocks of the site)
- ☐ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☒ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood

To what age group do you belong?

- ☐ Under 30
- ☒ 31-45
- ☐ 46-60
- ☐ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☒ Infant (Age 0-2)
- ☒ Preschool/Kindergarten
- ☒ Elementary
- ☐ Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☒ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☐ Within the same building
- ☒ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

- ☐ Yes
- ☒ No
- ☐ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

Interested in community development for young families.

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

It seems a great idea and could be a needed tonic for an individualistic culture,



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To help us better understand your desires and needs, please kindly fill out this questionnaire.

Would you like to be updated as the project progresses? If so, kindly provide your name and contact information so that we can send you newsletters.

Name FIPPA s. 22(1) Email FIPPA s. 22(1)
Phone number FIPPA s. 22(1) Address FIPPA s. 22(1), LANGLEY, B.C.

Please place a check mark next to all that apply:

- ☒ Interested generally in development trends in Langley
- ☒ Interested in aging-in-place residence
- ☐ Interested in market condominiums and townhomes
- ☒ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☐ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☐ Langley Times Official Notice
- ☐ Element Lifestyle Retirement website
- ☐ Social Media
- ☐ Other FIPPA s. 22(1) SUGGEST WE COME.

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☐ Site Neighbour (within 3 blocks of the site)
- ☐ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☐ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood
- ☐ other WALNUT GROVE NEIGHBOURHOOD

To what age group do you belong?

- ☐ Under 30
- ☐ 31-45
- ☐ 46-60
- ☒ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☐ Infant (Age 0-2)
- ☐ Preschool/Kindergarten
- ☐ Elementary
- ☐ Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☐ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☐ Within the same building
- ☐ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

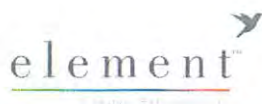
- ☒ Yes
- ☐ No
- ☐ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

WE WOULD LIKE TO SEE ANYTHING THAT WOULD SUPPORT THE OASIS PROJECT WITH-IN THE LOCAL AREA. THE PLANS SHOWN AT THIS PUBLIC MEETING TICK ALL THE NEEDS I CAN THINK OF.

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

STRONGLY LIKE THIS PROJECT AS IS WELL THOUGHT OUT AS AN OVERALL PROJECT. THE COMMUNITY WILL BE WELL SERVED BY IT BEING COMPLETED



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Would you like to be updated as the project progresses? If so, kindly provide your name and contact information so that we can send you newsletters.

Name [Redacted] Email [Redacted]
Phone number [Redacted] Address [Redacted] Langley, BC

Please place a check mark next to all that apply:

- ☒ Interested generally in development trends in Langley
- ☒ Interested in aging-in-place residence
- ☒ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☐ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☐ Langley Times Official Notice
- ☐ Element Lifestyle Retirement website
- ☐ Social Media
- ☒ Other Direct contact with Element

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☐ Site Neighbour (within 3 blocks of the site)
- ☐ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☐ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood
- ☒ Walnut Grove Neighbourhood

To what age group do you belong?

- ☐ Under 30
- ☐ 31-45
- ☐ 46-60
- ☒ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☐ Infant (Age 0-2)
- ☐ Preschool/Kindergarten
- ☐ Elementary
- ☐ Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☐ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☐ Within the same building
- ☐ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

- ☒ Yes
- ☐ No
- ☐ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

The OCP looks like it has covered all community amenities that would be required in this area.

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

The proposed community looks to be very well thought out. I don't have any dislikes, but one of my likes would be the green spaces and walking areas incorporated into the community.



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Would you like to be updated as the project progresses? If so, kindly provide your name and contact information so that we can send you newsletters.

Name FIPPA s. 22(1) Email FIPPA s. 22(1)
Phone number _____ Address _____

Please place a check mark next to all that apply:

- ☒ Interested generally in development trends in Langley
- ☐ Interested in aging-in-place residence
- ☐ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- | | |
|---|--|
| ☐ Official notice in the post | ☐ Element Lifestyle Retirement website |
| ☐ OASIS Newsletter in the post | ☐ Social Media |
| ☐ Langley Times Official Notice | ☒ Other <u>Email notice</u> |

Where do you live? Please place a checkmark in the circle next to the applicable response.

- | | |
|--|--|
| ☐ Site Neighbour (within 3 blocks of the site) | ☐ Northeast Gordon Neighbourhood |
| ☐ Resident within the Jericho sub-neighbourhood of Latimer | ☐ Central Gordon Neighbourhood |
| ☐ Carvolth Neighbourhood | ☐ Southwest Gordon Neighbourhood |
| ☐ Williams Neighbourhood | ☐ Willowbrook Neighbourhood |
| ☐ Latimer Neighbourhood | ☐ Yorkson Neighbourhood |
| | ☐ Smith Neighbourhood |
| | ☐ Routley Neighbourhood |

To what age group do you belong?

- | | |
|--|-----------------------------|
| ☐ Under 30 | ☐ 61-74 |
| ☒ 31-45 | ☐ 75-85 |
| ☐ 46-60 | ☐ 85+ |

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☒ Infant (Age 0-2)
- ☒ Preschool/Kindergarten
- ☒ Elementary
- ☐ Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☒ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☐ Within the same building
- ☒ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

- ☐ Yes
- ☐ No
- ☒ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

- PARK SPACE IS ESSENTIAL WITH HIGHER DENSITY
- AFFORDABLE COMMERCIAL/RETAIL COULD PROMOTE LINE/WORK LIFESTYLE
- WALKABILITY MAKES FOR A GREAT NEIGHBOURHOOD

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

EXCELLENT CONCEPT OF INTERGENERATIONAL. SEEMS LIKE A HEALTHY MODEL FOR GOOD COMMUNITIES.



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Would you like to be updated as the project progresses? If so, kindly provide your name and contact information so that we can send you newsletters.

Name FIPPA s. 22(1) Email FIPPA s. 22(1)
Phone number FIPPA s. 22(1) Address FIPPA s. 22(1) LANGLEY
FIPPA s. 22(1)

Please place a check mark next to all that apply:

- ☒ Interested generally in development trends in Langley
- ☒ Interested in aging-in-place residence
- ☒ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☐ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☒ Langley Times Official Notice
- ☐ Element Lifestyle Retirement website
- ☐ Social Media
- ☐ Other _____

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☐ Site Neighbour (within 3 blocks of the site)
- ☐ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☐ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood

LANGLEY CITY

To what age group do you belong?

- ☐ Under 30
- ☐ 31-45
- ☐ 46-60
- ☒ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☐ Infant (Age 0-2)
- ☐ Preschool/Kindergarten
- ☐ Elementary
- ☐ Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☒ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☐ Within the same building
- ☒ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

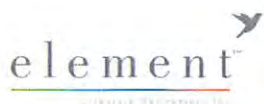
- ☐ Yes
- ☒ No
- ☐ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

medical doctor, dentist, pharmacy.

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

Great idea - with the aging population we will need more areas like this.



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Name FIPPA s. 22(1) Email FIPPA s. 22(1)
Phone number FIPPA s. 22(1) Address FIPPA s. 22(1)

Please place a check mark next to all that apply:

- ☒ Interested generally in development trends in Langley
- ☒ Interested in aging-in-place residence
- ☒ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☐ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☒ Langley Times Official Notice
- ☐ Element Lifestyle Retirement website
- ☐ Social Media
- ☐ Other _____

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☐ Site Neighbour (within 3 blocks of the site)
- ☐ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☐ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood
- ☒ Other - Langley City

To what age group do you belong?

- ☐ Under 30
- ☐ 31-45
- ☐ 46-60
- ☒ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☒ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☐ Infant (Age 0-2)
- ☐ Preschool/Kindergarten
- ☐ Elementary
- ☐ Secondary

Grand children 12 Yrs.
2 Yrs.

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☒ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☐ Within the same building
- ☒ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

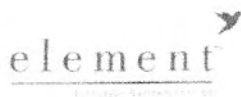
- ☒ Yes (Generally)
- ☐ No
- ☐ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

- appreciate environmental area protection
- multi generational living - purpose built development
a positive.

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

- higher density developments desirable for
several reasons: transit efficiency; saving
farmland ...



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Would you like to be updated as the project progresses? If so, kindly provide your name and contact information so that we can send you newsletters.

Name FIPPA s. 22(1) _____ Email FIPPA s. 22(1) _____
Phone number _____ Address _____

Please place a check mark next to all that apply:

- ☒ Interested generally in development trends in Langley
- ☐ Interested in aging-in-place residence
- ☒ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☐ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☐ Langley Times Official Notice
- ☐ Element Lifestyle Retirement website
- ☐ Social Media
- ☒ Other _____

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☒ Site Neighbour (within 3 blocks of the site)
- ☐ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☐ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood

To what age group do you belong?

- ☐ Under 30
- ☒ 31-45
- ☐ 46-60
- ☐ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]

element

Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☐ Infant (Age 0-2)
- ☐ Preschool/Kindergarten
- ☐ Elementary
- ☐ Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☐ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☐ Within the same building
- ☐ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

- ☒ Yes
- ☐ No
- ☐ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

- Pedestrian overpass @ 785 Ave must be completed in tandem w/Phase 1
- Incentivized exercise programs for aging residents
- Pet daycare for residents to leave for activity/travel
- Paid assistance available to help residents use transit
- Parking spaces for short-term rentals such as Zipcar
- ↳ electrical infrastructure to allow charging for rental cars as well as visitors who own electric vehicles

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

- Building pockets of residential towers is a great use of space for a growing metropolitan area
- Encourage the seamless, accessible integration of high density living space with local greenspace



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To help us better understand your desires and needs, please kindly fill out this questionnaire.

Would you like to be updated as the project progresses? If so, kindly provide your name and contact information so that we can send you newsletters.

Name Jericho Neighbour Email [REDACTED]
Phone number N/A Address N/A

Please place a check mark next to all that apply:

- ☒ Interested generally in development trends in Langley
- ☒ Interested in aging-in-place residence
- ☒ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☒ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☐ Langley Times Official Notice
- ☐ Element Lifestyle Retirement website
- ☐ Social Media
- ☐

Other _____

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☒ Site Neighbour (within 3 blocks of the site)
- ☒ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☐ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood



To what age group do you belong?

- ☐ Under 30
- ☐ 31-45
- ☐ ~~46-60~~
- ☒ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]

element

Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- Infant (Age 0-2)
- Preschool/Kindergarten
- Elementary
- Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- Definitely
- Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- Within the same unit
- Within the same building
- Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

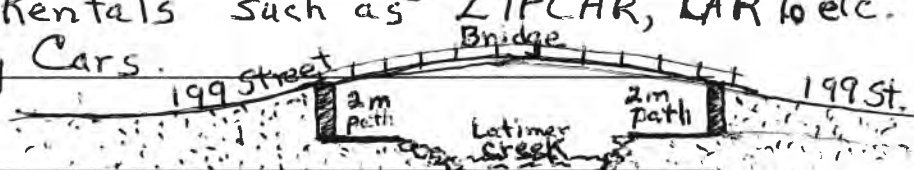
- ☒ Yes
- No
- Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

Like to See:

① - Three (3) ON/OFF STREET Parking Spaces for Short Term Car Rentals such as ZIPCAR, CARTo etc. and Self Driving Cars.

- Bicycle Rack @ each TOWER



② 199 Street Bridge Design to Include under bridge lighting and 2 metre multi-use pathways on each side of Latimer Creek. This allows pedestrians + cyclists using the inter-neighborhood paths to safely cross 199 Street on either side of the creek.

③ Good Multi-Use Path Connections to 788 Pedestrian Overpass + Transit Sta. at 200 Street

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

Likes: Multi-Age Community Focus

Dislike: Garbage trucks, Recycling Trucks, Service/Supply/Delivery Trucks Congestion at Main Front Resident Entrance which is within 50 feet of Garbage + Service Bay Doors.



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Name FIPPA s. 22(1) _____ Email FIPPA s. 22(1) _____
Phone number FIPPA s. 22(1) _____ Address _____

Please place a check mark next to all that apply:

- ☐ Interested generally in development trends in Langley
- ☒ Interested in aging-in-place residence
- ☐ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

How did you hear about this community information meeting? Please place a checkmark next to all options that apply.

- ☐ Official notice in the post
- ☐ OASIS Newsletter in the post
- ☐ Langley Times Official Notice
- ☒ Element Lifestyle Retirement website
- ☐ Social Media
- ☐ Other _____

Where do you live? Please place a checkmark in the circle next to the applicable response.

- ☐ Site Neighbour (within 3 blocks of the site)
- ☐ Resident within the Jericho sub-neighbourhood of Latimer
- ☐ Carvolth Neighbourhood
- ☐ Williams Neighbourhood
- ☐ Latimer Neighbourhood
- ☐ Northeast Gordon Neighbourhood
- ☐ Central Gordon Neighbourhood
- ☐ Southwest Gordon Neighbourhood
- ☐ Willowbrook Neighbourhood
- ☐ Yorkson Neighbourhood
- ☐ Smith Neighbourhood
- ☐ Routley Neighbourhood

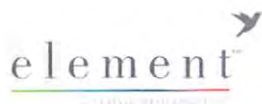
To what age group do you belong?

- ☐ Under 30
- ☐ 31-45
- ☐ 46-60
- ☒ 61-74
- ☐ 75-85
- ☐ 85+

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☒ Are you one of the caregivers?
- ☒ Are you responsible for arranging for their care?
- ☒ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☐ Infant (Age 0-2)
- ☐ Preschool/Kindergarten
- ☐ Elementary
- ☐ Secondary

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

- ☒ Definitely
- ☐ Not a real concern

If your answer to the above question is "Definitely", which would be your preferred living arrangement?

- ☐ Within the same unit
- ☒ Within the same building
- ☐ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

- ☒ Yes
- ☐ No
- ☐ Only a very vague idea

We value your feedback and ideas on community amenities and activity programs within them, as well as possible small-scale commercial/retail. Please list anything you'd like to see.

Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.



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Name FIPPA s. 22(1) Email FIPPA s. 22(1)
Phone number FIPPA s. 22(1) Address FIPPA s. 22(1) Langley

Please place a check mark next to all that apply:

- ☐ Interested generally in development trends in Langley
- ☐ Interested in aging-in-place residence
- ☐ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

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- | | |
|--|---|
| ☐ Official notice in the post | ☐ Element Lifestyle Retirement website |
| ☐ OASIS Newsletter in the post | ☐ Social Media |
| ☐ Langley Times Official Notice | ☐ Other _____ |

Where do you live? Please place a checkmark in the circle next to the applicable response.

- | | |
|---|---|
| ☐ Site Neighbour (within 3 blocks of the site) | ☐ Northeast Gordon Neighbourhood |
| ☐ Resident within the Jericho sub-neighbourhood of Latimer | ☐ Central Gordon Neighbourhood |
| ☐ Carvolth Neighbourhood | ☐ Southwest Gordon Neighbourhood |
| ☐ Williams Neighbourhood | ☐ Willowbrook Neighbourhood |
| ☐ Latimer Neighbourhood | ☐ Yorkson Neighbourhood |
| | ☐ Smith Neighbourhood |
| | ☐ Routley Neighbourhood |

To what age group do you belong?

- | | |
|-----------------------------------|--------------------------------|
| ☐ Under 30 | ☐ 61-74 |
| ☐ 31-45 | ☐ 75-85 |
| ☐ 46-60 | ☐ 85+ |

Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

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- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

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- ☐ Preschool/Kindergarten
- ☐ Elementary
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If your answer to the above question is "Definitely", which would be your preferred living arrangement?

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- ☐ Within walking distance

Are you aware of what the Official Community Plan and the Jericho Sub-Neighbourhood Plan permit for this site?

- ☐ Yes
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Name FIPPA s. 22(1) Email FIPPA s. 22(1) *LANGLEY*
Phone number FIPPA s. 22(1) Address _____

Please place a check mark next to all that apply:

- ☐ Interested generally in development trends in Langley
- ☐ Interested in aging-in-place residence
- ☐ Interested in market condominiums and townhomes
- ☐ Interested to participate in community focus groups to provide ongoing input into programming of amenities, activities and possible complementary community services/retail

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- | | |
|--|---|
| ☐ Official notice in the post | ☐ Element Lifestyle Retirement website |
| ☐ OASIS Newsletter in the post | ☐ Social Media |
| ☐ Langley Times Official Notice | ☐ Other _____ |

Where do you live? Please place a checkmark in the circle next to the applicable response.

- | | |
|---|---|
| ☐ Site Neighbour (within 3 blocks of the site) | ☐ Northeast Gordon Neighbourhood |
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| ☐ Latimer Neighbourhood | ☐ Yorkson Neighbourhood |
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| | ☐ Routley Neighbourhood |

To what age group do you belong?

- | | |
|-----------------------------------|--------------------------------|
| ☐ Under 30 | ☐ 61-74 |
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Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

- ☐ Are you the primary caregiver?
- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

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- ☐ Preschool/Kindergarten
- ☐ Elementary
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- ☐ No
- ☐ Only a very vague idea

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Name FIPPA s. 22(1) Email FIPPA s. 22(1)
Phone number FIPPA s. 22(1) Address FIPPA s. 22(1) LANGLEY

Please place a check mark next to all that apply:

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- ☐ Other _____

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NO

[PLEASE TURN OVER]



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Request Email F.1 this form
w him, He will Reply



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FIPPA s. 22(1)

Phone number _____ Address _____

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- ☐ Routley Neighbourhood

To what age group do you belong?

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- ☐ 46-60
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[PLEASE TURN OVER]



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Request Email

this to him,

He will Reply

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Name _____ Email _____

FIPPA s. 22(1)

Phone number _____ Address _____

FIPPA s.
22(1)

Please place a check mark next to all that apply:

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| ☐ Langley Times Official Notice | ☐ Other _____ |

Where do you live? Please place a checkmark in the circle next to the applicable response.

- | | |
|---|---|
| ☐ Site Neighbour (within 3 blocks of the site) | ☐ Northeast Gordon Neighbourhood |
| ☐ Resident within the Jericho sub-neighbourhood of Latimer | ☐ Central Gordon Neighbourhood |
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To what age group do you belong?

- | | |
|-----------------------------------|--------------------------------|
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- ☐ Are you one of the caregivers?
- ☐ Are you responsible for arranging for their care?
- ☐ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



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- ☐ Within the same building
- ☐ Within walking distance

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- ☐ No
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Appendix D

Other Public Feedback



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Phone number FIPPA s. 22(1) Address _____

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- | | |
|--|---|
| ☐ Official notice in the post | ☐ Element Lifestyle Retirement website |
| ☐ OASIS Newsletter in the post | ☐ Social Media |
| ☐ Langley Times Official Notice | ☒ Other <u>FRIEND</u> |

Where do you live? Please place a checkmark in the circle next to the applicable response.

- | | |
|---|---|
| ☐ Site Neighbour (within 3 blocks of the site) | ☐ Northeast Gordon Neighbourhood |
| ☐ Resident within the Jericho sub-neighbourhood of Latimer | ☐ Central Gordon Neighbourhood |
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| ☐ Williams Neighbourhood | ☐ Willowbrook Neighbourhood |
| ☐ Latimer Neighbourhood | ☐ Yorkson Neighbourhood |
| | ☐ Smith Neighbourhood |
| | ☐ Routley Neighbourhood |

To what age group do you belong?

- | | |
|---|--------------------------------|
| ☐ Under 30 | ☐ 61-74 |
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Do you have aging parents? If so, kindly place a checkmark next to the applicable response.

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- ☒ Are you one of the caregivers?
- ☒ Are you responsible for arranging for their care?
- ☒ Does aging-in-place matter to your family?

[PLEASE TURN OVER]



Do you have children under the age of 18? If so, what age group are they in? Kindly place the number of children you have in each of the following categories:

- ☐ Infant (Age 0-2)
- ☐ Preschool/Kindergarten
- ☐ Elementary
- ☒ Secondary 2

Would life be easier if your immediate family all lived within the same neighbourhood, with aging support and care as well as children's daycare within the same vicinity?

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Please provide your general comments on the proposed community. Please let us know your strongest likes and dislikes, and why so.

Aging in place is a great idea and having different age groups in the same general area is wonderful.

The project is very well thought out with all amenities anyone could need included.

INTERESTED IN
FUTURE TOWNHOUSE

- 2 BDRM
- ROOMY GARAGE
- GREENSPACE
- WALKING TRAILS
- SHOPS

VIEW OF GOLDEN EARS
WOULD BE NICE TOO

GROCER -
COFFEE SHOP -



font
size



繁體 (? l a n g = z h - h a n t)

簡體 (? l a n g = z h - h a n s)

REGISTER NOW

(HTTP://ELEMENTLIFESTYLERETIREMENT.COM/CONTACT/)

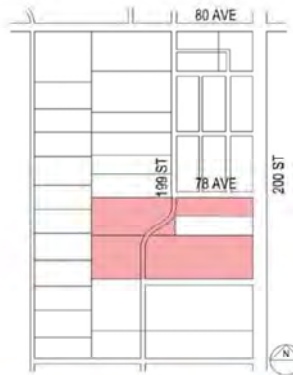
OASIS BY ELEMENT: REZONING PUBLIC PROCESS
OFFICIALLY LAUNCHES. PUBLIC INFORMATION
MEETING ON SEPTEMBER 7, 6-8PM



OASIS

Developer-Led Public Information Meeting Township of Langley Project No: 08-22-0066
Thursday September 7, 2017 6:00 – 8:00 pm
Langley Events Centre, Meeting Room B, 7888 200 St, Langley, BC V2Y 3J4

Element Lifestyle Retirement is holding a Public Information Meeting on OASIS by element™, a 17-acre property located across from the Langley Events Centre at 7743 and 7787 200th St. At this event, project team members will be available at the meeting to answer any questions about the development and to receive your comments.



family members, and between community members. We envision a future of less stress and greater ease as adults maintain a demanding career, provide for and nurture young children, and also help their retiring or aging parents live to their fullest. They “come home” to a place where everyone is connected to the ones they love, passionately engaged in meaningful activities, and feeling complete peace of mind that no matter what stage of life, the OASIS Community is one that residents want to proudly call home for years and generations to come.

We are very excited to present our vision for a sustainable, walkable, pedestrian oriented and age-friendly community in the heart of the Jericho Neighbourhood. We want to facilitate positive dynamics and interaction between

For more information, please contact:
 Candy Ho | Element Lifestyle Retirement Inc., Director and Vice President
 On behalf of OASIS by element project and Care Pacific (Maple Gardens) Title Co. Inc. 604.676.1418 x237 or
 candyho@elementliving.com

<http://wac.12C72.xicdn.net/8012C72/cdn-small/wp-content/uploads/2017/08/Screenshot-64.png>



OASIS by element™ Vision

INTERGENERATIONAL AGING-AND-GROWING-IN-PLACE

- The intergenerational vision of this project won Element an international award over 950 retirement living projects assessed worldwide. (2015 Globals Award)
- Vision: Peace of mind; a diverse, inclusive intergenerational community.
 - Seniors, adult children and grandchildren live, work, and play within the same community.
 - Elders age in place, connected to younger members of family, friends and the local neighborhood. Examples: schools where seniors are intrinsically part of the education program; seniors and grandchildren plant cultivate and harvest food for the local community; multi-generational dance, yoga, ping pong, cooking classes.
 - From proactive wellness to nursing care.
 - Retirees move in healthy and active. As health changes, we provide personal support and nursing care: Independent Living, Assisted Living, and Complex Care. There is also opportunity for Respite Care and Adult Day Care.
 - Families are freed from worry and duty; family time is about bonding and building memories.
 - Hospitality services, amenities, activities programming – some specialized for elderly, many designed to engage all ages.
 - Condominiums and rentals.



Don Ho engaging with Langley Gardens residents during a Christmas celebration.



Candy Ho, Director and VP, began volunteering in Don Ho's CPAC residents while still in high school.

Who is element™?

OUR MISSION, VALUES AND PHILOSOPHY

- Element is a community builder, and a service and care provider.
- We exist to provide better living for families, to support our seniors to age in place while creating opportunities for them to pass on wisdom, skills, and values to our future generations.
- We are committed for the long-term: we operate our communities after we build them.
- We offer choice, continuity and peace of mind to seniors and families.
- We are known for our Intergenerational Aging-and-Growing in Place model.
- We build true community, where all generations are interconnected, providing support and inspiration to each other. Elders age in place and families grow in place.
- Development is a mandatory part of the process of bringing new living arrangements that better serve society. And that is why we are here: to engage you in the process of challenging status quo.



Quickly convert V
forms

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1147 Homer Street Vancouver BC V6B2Y1 Phone: 1.604.676.1418

OASIS by element™

WELCOME & INTRODUCTIONS

OASIS
by element
7743, 7787 - 200th Street, Langley BC

element™
Lifestyle Retirement Inc.

Thank you for taking the time to be here today.

We are very excited to present OASIS by element™, our vision for a sustainable, walkable, pedestrian oriented and age-friendly community in the heart of the Jericho Neighbourhood.

THE PURPOSE OF TODAY'S OPEN HOUSE

We share with you today a high-level introduction to the ideas and intent of what we have submitted in our Rezoning Application to the Township. We are here to:

- 1 Provide information that stimulates thought, ideas and questions
- 2 Engage you in discussion
- 3 Solicit your ideas and feedback

...and hopefully inspire you about the possibilities for an age-friendly living community.

OASIS by element™ and our Project Team have worked hard to thoughtfully apply the objectives, policies and guiding principles of the Township's Official Community Plan. We understand that these documents reflect residents' expressed values and ideals, and we take them to heart.

THE EVENT FORMAT

Please take time and talk to us as you walk through the space.

Upon entering the event, there is a sticker board for you to tell us about yourself. You will then have an opportunity to understand who we are and what our vision is for this community.

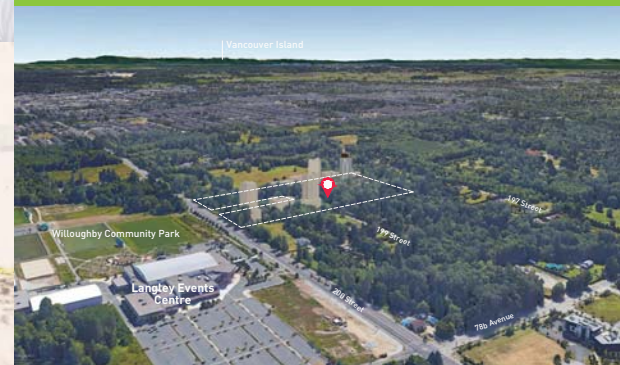
As a service provider, we will program extensive activities in our amenities, and provide suite mixes that serve all generations of your family. We sincerely hope that you will participate in thinking about the possibilities in an intergenerational community. How can everyone be less logistically challenged and less stressed in day-to-day life? Let's challenge status quo together. We invite you to contribute your ideas.

Towards the end of the tour, we have a technical station, where our consulting team are available in case you have specific questions about the details relating to architecture and engineering.

Finally, there will also be a signup page should you wish to stay in touch and receive updates through the process near the end of the tour.

OUR VISION

Our vision is for a community where people across all generations can thrive, together, as they grow and age in place. We want to facilitate positive dynamics and interaction between family members, and between community members. We envision a future of less stress and greater ease as adults maintain a demanding career, provide for and nurture young children, and also help their retiring or aging parents live to their fullest. They "come home" to a place where everyone is connected to the ones they love, passionately engaged in meaningful activities, and feeling complete peace of mind that no matter what stage of life, the OASIS Community is one that residents want to proudly call home for years and generations to come.



AERIAL VIEW OF PROJECT SITE LOOKING SOUTHWEST

BUILDING COMMUNITY TOGETHER

OASIS by elementTM has been working with the Township of Langley since 2015. We submitted our Rezoning Application in January 2016. After revising plans with the Township we have now arrived at the first step in the public consultation process. We are here to inform and engage you about our Rezoning Application, and Development Permit Application on the first building.

In today's Public Information Meeting, OASIS by elementTM presents to you the overall Vision and Purpose behind the proposed plans for an Intergenerational Aging-and-Growing-in-Place community. Our Plans reflect the Township of Langley's key guiding principles outlined in its planning documents, which have been developed with residents since 1998: the Official Community Plan, the Jericho Sub-Neighbourhood Plan and the Township of Langley Age-Friendly Strategy.

We hope to receive meaningful feedback from you today, which we will share with the Township. The next steps will be hosted by the Township as part of the standard rezoning process: First and Second Reading, Public Hearing, and Third Reading.

In other words, in working towards rezoning approval and ultimately, enactment of rezoning, there is plenty of opportunity for democratic input. As you will see in the timeline graphic, there are no defined timeframes attached to the steps going forward. Our vision is to build community: we are taking the lead to forge a better future where everyone supports and cares for each other across all generations. We certainly believe, and hope, that we have understood and reflected the values of the residents of this Township so that we can get to a point of realizing an intergenerational age-friendly community. We are here to serve this community well into the far future. We humbly request your ideas to animate this community.



Note: The Township's normal approvals process involves a concurrent application for rezoning and development permit. Given that this is a multi-phased masterplanned development, we have been requested to submit our Rezoning Application together with a Development Permit Application on the first building. As future phases get developed, they will each require their own Development Permit Application, followed by Building Permit Application.



element™

Lifestyle Retirement Inc.

Element Lifestyle Retirement is very proud and honoured to bring to the Township of Langley a legacy community development,

OASIS

by element

Element is a community builder, and a service and care provider. Development is a mandatory part of the process of bringing new living arrangements that serve all ages with appropriate support, care, hospitality, recreation, educational and wellness services. And that is why we are here: to engage you in the process of realizing a vision for an age-friendly community.

We work collaboratively with award-winning professional firms that are among the most reputable and experienced in North America.

OASIS by element™ Team

Professional Consultants

Rositch Hemphill Architects is our head consultant. RHA takes our vision and direction and acts as professional lead to a team of subconsultants that are responsible for landscape and public realm design, environmental and masterplan design, civil and mechanical engineering, and traffic engineering.



Rositch Hemphill Architects

Rositch Hemphill Architects
Lead Consultant, Architect

P+A

Landscape Architecture
Site Planning

Perry + Associates

Landscape Architect



Diamond Head Consulting
Environmental Consultants



Associated Engineering (BC) Ltd.
Civil Engineering

bunt & associates

Bunt & Associates Engineering (BC) Ltd.
Traffic Engineering

PLEASE LET US KNOW A LITTLE ABOUT YOURSELF. THANKS FOR YOUR PARTICIPATION.

Where do you live?

Kindly take a quick moment to place a sticky dot to show us roughly where you live on the map to the right →

What's your age group?

Since we are an intergenerational community seeking to provide peace of mind and better living arrangements to serve all ages, we are curious to understand the proportion of each age group that is attending today's event.

Could you kindly place a sticky dot next to your age range?

Age Range	Please place a sticky dot next to the age range that applies to you
Under 30	
31-45	
46-60	
61-74	
75-85	
86+	

Are you caring for children under 18?

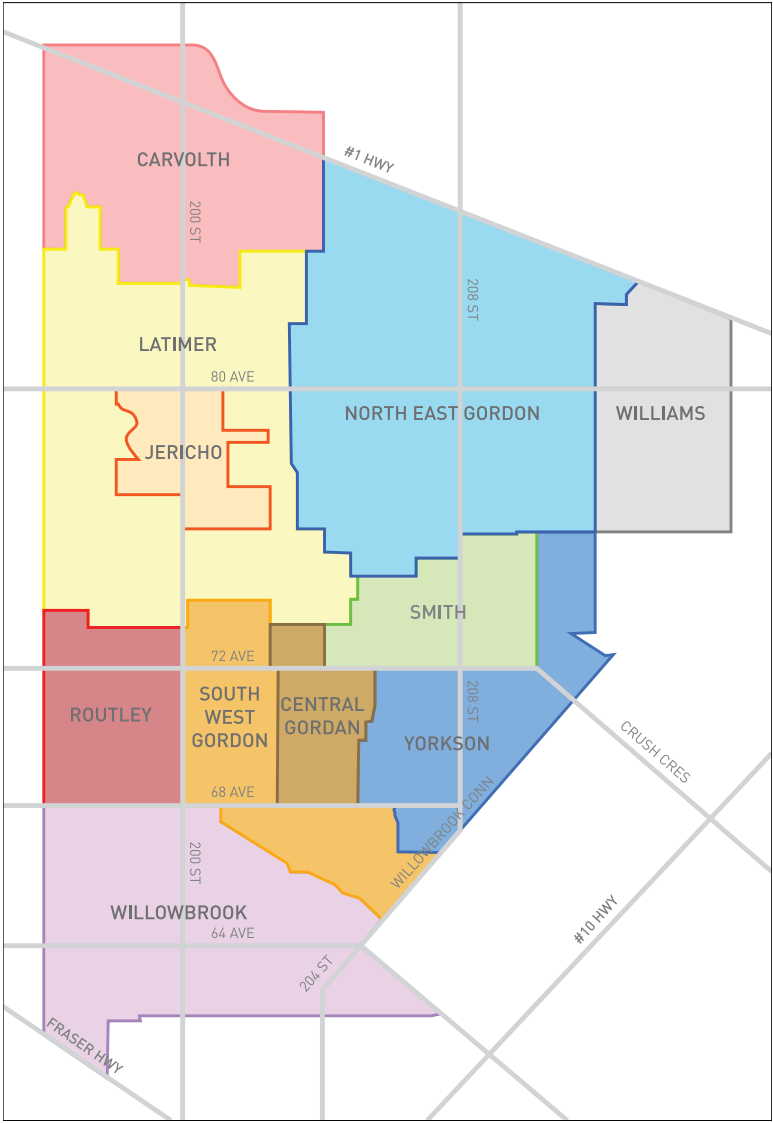
Please place a sticky dot for the age of each of your children.

Age Category	Please place a sticky dot next to each age range that applies to your children
Infant (age 0-2)	
Preschool and Kindergarten	
Elementary School	
Secondary School	

If you are an adult child or you define yourself as the “sandwich generation”...

Do you want to live in the same home (unit), same building, or within close walking distance, as your children and your parents? Please place a sticky dot for your ideal situation.

Ideal Living Arrangement	Please place a sticky dot next to your preferred situation
Same home/unit	
Same building	
Within walking distance	



THANK YOU AGAIN FOR YOUR PARTICIPATION!



OASIS by element™ Vision

INTERGENERATIONAL AGING-AND-GROWING-IN-PLACE

- The intergenerational vision of this project earned Element an international award over 950 retirement living projects assessed worldwide. (2015 Globals Award)
- **Vision:** Peace of mind; a diverse, inclusive intergenerational community.
 - Seniors, adult children and grandchildren live, work, and play within the same community.
 - Elders age in place, connected to younger members of family, friends and the local neighborhood. Examples: schools where seniors are intrinsically part of the education program; seniors and grandchildren plant cultivate and harvest food for the local community; multi-generational dance, yoga, ping pong, cooking classes.
 - From proactive wellness to nursing care.
 - Retirees move in healthy and active. As health changes, we provide personal support and nursing care: Independent Living, Assisted Living, and Complex Care. There is also opportunity for Respite Care and Adult Day Care.
 - Families are freed from worry and duty; family time is about bonding and building memories.
 - Hospitality services, amenities, activities programming – some specialized for elderly, many designed to engage all ages.
 - Condominiums and rentals.



Don Ho, President of Element, engaging with Langley Gardens residents during a Christmas celebration.



Candy Ho, Director and VP, began volunteering in Don Ho's CPAC residences while still in high school.

OASIS
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7743, 7787 - 200th Street, Langley BC

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Who is element™?

OUR MISSION, VALUES AND PHILOSOPHY

- Element is a community builder, and a service and care provider.
- We exist to provide better living for families, to support our seniors to age in place while creating opportunities for them to pass on wisdom, skills, and values to our future generations.
- We are committed for the long-term: we operate our communities after we build them.
- We offer choice, continuity and peace of mind to seniors and families.
- We are known for our Intergenerational Aging-and-Growing-in-Place model.
- We build true community, where all generations are interconnected, providing support and inspiration to each other. Elders age in place and families grow in place.
- Development is a mandatory part of the process of bringing new living arrangements that better serve society. And that is why we are here: to engage you in the process of challenging status quo.



pursue life.

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by element

7743, 7787 - 200th Street, Langley BC

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HISTORY OF LEADERSHIP IN THE RETIREMENT INDUSTRY

- Collectively, our leadership team has more than 100 years of experience in developing residential communities, and operating hospitality wellness, personal support and nursing care services.
- Element President, Mr. Don Ho: nationally respected pioneer of the Aging-in-Place model of retirement living, introduced in the mid 1990s under CPAC (Care) Holdings Inc.
- During his leadership of CPAC, he led the co-founding of British Columbia Senior Living Association which now represents 265 operators and management companies.
- Langley Gardens in Walnut Grove was developed and operated under CPAC. It was Mr. Ho's innovation at Langley Gardens that inspired the BC government to form the BC Registrar of Assisted Living, a process in which he actively participated.
- Under CPAC, Mr. Ho developed and operated 1206 units, 8 projects in 10 years:
 - **Crescent Gardens** (White Rock) – 185 units, Independent Living and Complex Care
 - **Langley Gardens I, II, III** (Walnut Grove, Langley) – 394 units, Independent & Assisted Living, Complex Care; Commercial
 - **Carleton Gardens** (Burnaby) – 153 units, Complex Care
 - **Malaspina Gardens** (Vancouver Island) – 161 units, Complex Care
 - **Arranglen Gardens** (Vancouver Island) – 86, Complex Care
 - **The Gardens at Qualicum Beach** (Vancouver Island) – 227, Independent & Assisted Living, Complex Care

LANGLEY GARDENS IN WALNUT GROVE



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DEMOGRAPHIC TRENDS: A YOUNG LABOUR FORCE CARING FOR CHILDREN AND AGING PARENTS

LOCAL DEMOGRAPHICS

- The Township of Langley is home to more than 117,000 residents.
- The Township of Langley has a young labour force. Almost 74% of Langley Township's population is younger than 55 years of age.

These working adults have children and elderly parents to support. Between the demands of career, children and parents, the logistics of daily life working adults is a huge challenge. Our goal is to create a community where the family unit is able to live in close proximity to support each other. We want to create a vibrant community that is rooted in a spirit of care and compassion. Our mission is to facilitate a purposeful, enriched life where members of family and community interact through recreational activities.

- Over 26% of the Township's population is aged 55+.

As this group ages, they will need housing that adapts with their evolving health status, both in the way of physical design and supportive and care services.

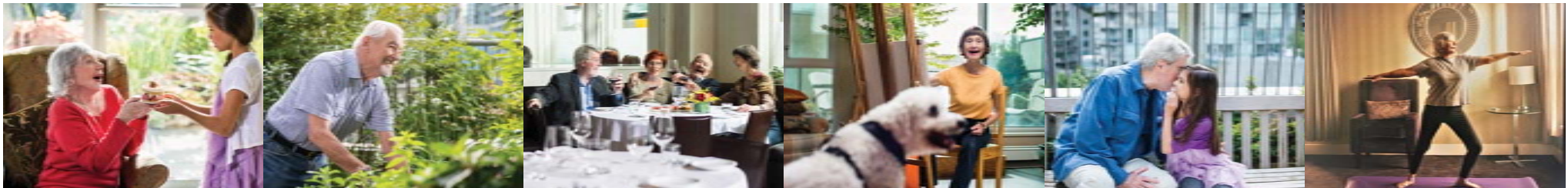
As one ages, it becomes increasingly important to health and well being to feel a sense of identity, purpose, relevance, and connection to their loved ones. That's why we offer personal support and care for the aging population, while making it a focus that they do NOT feel stigma in being categorized and pushed aside by age, into a "retirement home". Instead, we want them to be actively engaged with all ages, and to be an active contributor to society. They have stories and life experience, they are inspiring to younger generations given the right outlet to connect.

REGIONAL FORCES*

- With a growth rate of 11.3% over the last census period (2006-2011), the population is expected to double over the next 30 years.
- In the past 50 years, household growth in the Township has far outpaced the growth achieved in Metro Vancouver, and the province of British Columbia.
- The Township is centrally located in a regional population of about 2.8 million people, with population migration coming from urban cores where young families are challenged by housing unaffordability.

In developing the OASIS masterplan, Element has conducted rigorous traffic and parking impact analysis. In keeping with the vision for sustainable development, infrastructure servicing for OASIS is designed to minimize traffic and parking impacts on the surrounding area, and accommodate a "pedestrian-first" environment within the community.

**Source of statistics: Township of Langley website*



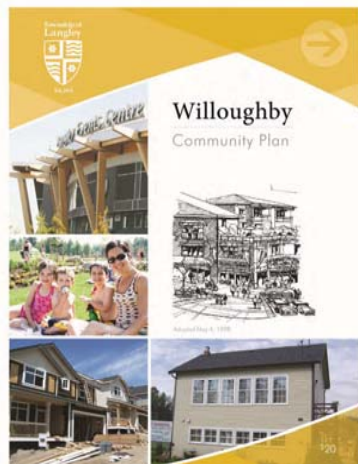
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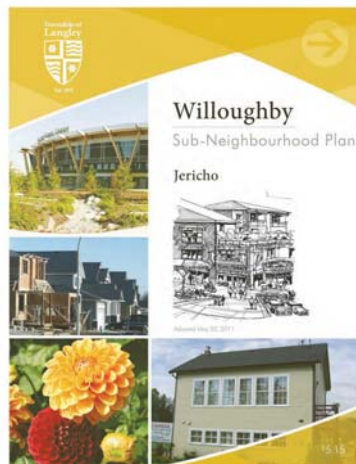
SUPPORTING THE COMMUNITY VISION: TOWNSHIP POLICIES & GUIDING PRINCIPLES

WILLOUGHBY OFFICIAL COMMUNITY PLAN

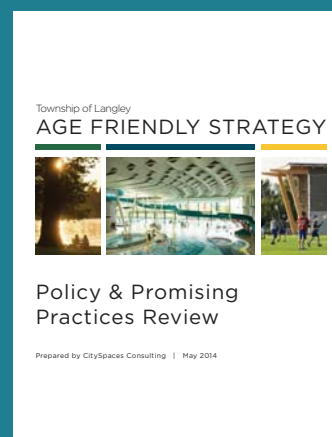


- The Willoughby Area is one of the few remaining parts of the Township designated for, and capable of, accommodating urban forms of development.
- An overriding principle for the Willoughby Community Plan is to achieve sustainability
- Strong encouragement is given to innovative design and forms
- To maximize green space, property owners are encouraged to take advantage of bonus densities, particularly along 200th Street
- Within the Willoughby Community Plan, the OASIS property belongs to a narrowly defined area on 200th Street that is specifically designated for "High Density Development", in Development Permit Area 'N'.

JERICO SUB-NEIGHBOURHOOD PLAN



- The Sub-Neighbourhood Plan sets out the policy and design framework for creation of a large-scale, innovative and comprehensively planned neighbourhood.
- The OASIS lands are designated for "High-Density Multi-Family and Seniors Residential / Institutional"
- It is to be both adult-oriented (55+) with a health care focus as well as provide other housing and business opportunities.
- We have paid special attention to these key needs identified by the community:
 - ✓ Adult-oriented housing
 - ✓ Retention of natural areas
 - ✓ Incorporation of trails and open space
 - ✓ Transportation circulation to minimize traffic



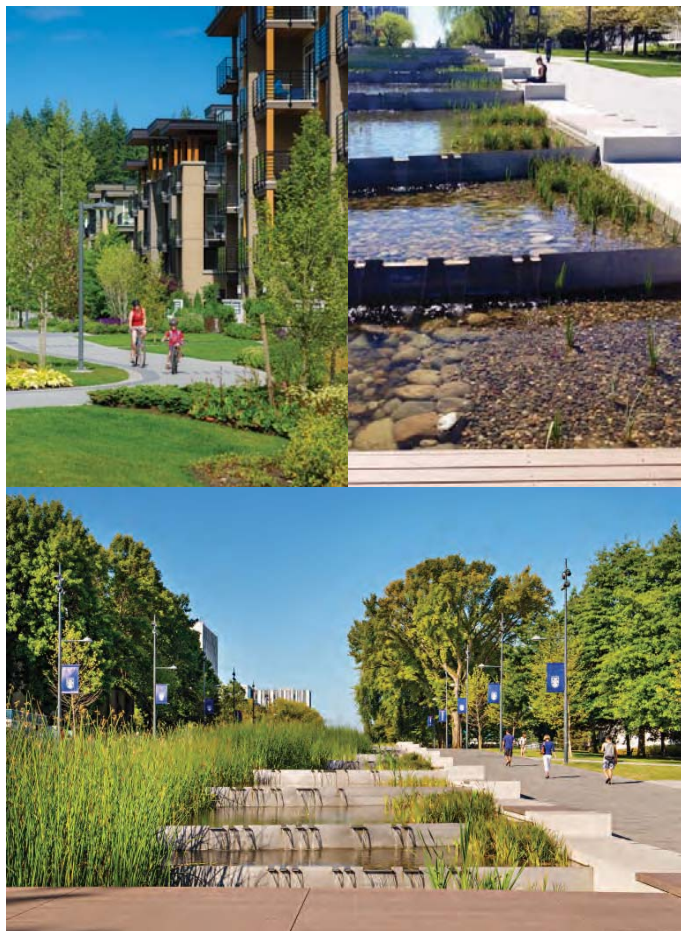
AGE- FRIENDLY STRATEGY

Here are a few direct quotes from the Policy Document:

- Support both child and elder care in developments
- Health services and overall well-being are priorities, with key areas that include social integration and social interaction; home support and medical visits; recreation opportunities; and outdoor areas that are more senior-friendly.
- An intergenerational perspective is integral to an age-friendly community.
- Cluster child and seniors' facilities and include joint programming
- Meet the needs of culturally and socially diverse population
- Access to Assisted Living and Senior Care Facilities was reported to be limited in the Township.
- Reach out to all ages and groups, including seniors, families and youth.



THE OASIS MASTERPLAN VISION: ALIGNING WITH TOWNSHIP PRINCIPLES



HEALTHY COMMUNITY BY NATURE

Neighbourhood and open space design takes its cue from a cultivated relationship with the unique natural features of the site. OASIS looks to a diversity of indoor and outdoor spaces to support its ultimate objectives of health and well-being, providing opportunities to engage all ages of residents and visitors physically, socially, emotionally, mentally, culturally and spiritually. While there will be new courtyards, pedestrian boulevards, trails and greenways, care will be taken to protect the existing riparian area and Latimer Creek.

CONNECTED TO PLACE

Building and landscape architecture responds to subtle variations in the site's environmental features and landform, paying special attention to the relationship of the riparian edge, and fully capturing prominent views to the Golden Ears bridge and the North Shore mountains, Boundary Bay, and the Gulf Islands, and Mount Baker.

INSPIRED DESIGN

Architectural form and character will be derived from the West Coast Modern vernacular, with a goal to distinguish OASIS as a landmark community. As a pioneering development within the Jericho Sub-Neighbourhood, OASIS implements the vision for a high-density, mixed use hub as established by the Township of Langley's Official Community Plan, while honouring the roots and unpretentious sensibilities of area, and maintaining a comfortable human-scale where neighbours are facilitated in real, day-to-day connection. The palette of materials and warm colours will be complimentary of natural site features.

A CONTINUUM OF AGING-AND-GROWING IN-PLACE LIFESTYLES

As a retirement and senior living provider, Element brings to OASIS the complete spectrum of supportive and professional care services that allow seniors and their families to experience complete peace of mind. We offer Independent Living, Assisted Living and 24/7 Licenced Complex Care, and depending on community expression of need through focus groups going forward, we may also provide other forms of care such as respite or adult day care. There will be extensive programming of recreational, wellness, educational, arts and cultural activities that will be designed to promote meaningful and enriching interactions between all ages. Our mission is to elevate the daily experience of life and nurture a positive spirit across all generations.



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COMMUNITY BENEFITS OF THE OASIS MASTERPLAN

A DIVERSITY OF AGE-FRIENDLY HOUSING

- Amenity-rich senior living residences offering both condominiums and rental suites for Independent Living & Assisted Living, and 24-hour Licenced Complex Care
- Intergenerational townhomes and condominiums for young, growing families
- Ground-oriented greenway, garden and plaza that is connected to the future High Street
- A balance of intergenerational activities and senior-focused recreational, wellness, educational, and cultural activities within senior living residences

A HIGH STREET TERMINUS INCLUDES...

- The Latimer landmark towers and Greenway Gateway, connecting to the European High Street to the north of OASIS that is envisioned in the Jericho Sub-Neighbourhood Plan
- Pedestrian-oriented mixed-use plaza
- Direct Latimer Creek Greenway connection
- Commercial space for boutique-scale neighbourhood services

LEGACY OF PUBLIC PARKS AND TRAILS

- Extension of the 200 Street Greenway
- Enrichment of the Latimer Creek Greenway
- Dedication of the Latimer Headwaters Park
- Development of the OASIS Headwaters Park and Trail
- Development of the Garden Green and Promenade

INFRASTRUCTURE AND EFFICIENT SERVICES

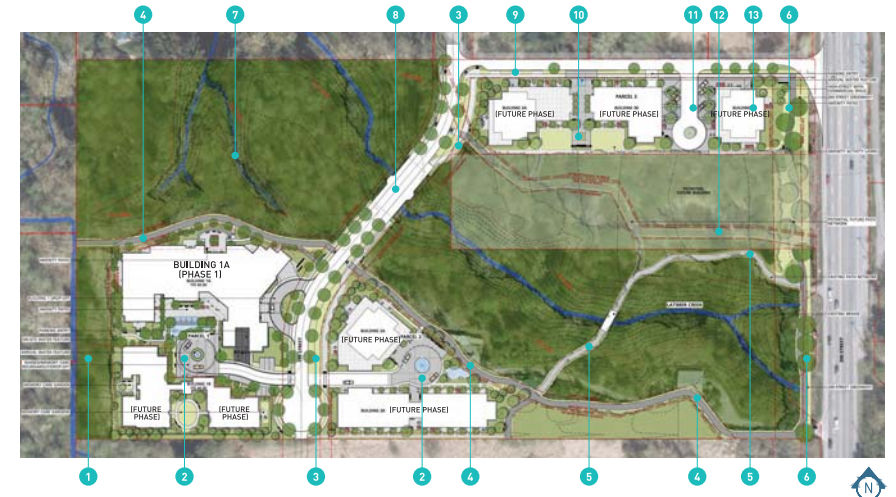
- Extension of 199 Street south of the Latimer Creek crossing
- Construction of the Latimer Creek bridge (199 Street)
- Community water and sanitary systems to support the development
- Stormwater retention ponds and biofiltration swales
- Pedestrian-oriented design
- Traffic engineering measures will be implemented to manage vehicular traffic volume and speed, including ample provision of underground parking, pedestrian-oriented design, and above-grade pick-up/drop-off access

CONTRIBUTIONS TOWARD TOWNSHIP INITIATIVES

- Support and care services
- Development of adaptive accommodations for the aging population of the Township
- Support in the acquisition of school and park lands
- Significant financial contribution in the form of Development Cost Charges (DCCs)

LANDSCAPE AND PUBLIC REALM

A legacy of trails, greenways, courtyards, new bridge crossing, and extended 199 Street. With variation of building heights from four to 20 storeys, each building will capture prominent views to the North Shore, Golden Ears Bridge, Boundary Bay, the Gulf Islands and Mount Baker.



- | | | | |
|------------------------------|---|---|--------------------------------|
| LEGEND | 1 Existing Riparian | 6 New Boulevard and Greenway at 200th St. | 11 Vehicular Arrival Courtyard |
| 2 Vehicular Entry Court | 7 Existing Creek | 12 Future Greenway | |
| 3 New Boulevard and Greenway | 8 New Latimer Creek Bridge | 13 Future Building | |
| 4 New Multiuse Trail | 9 New Boulevard and Sidewalk at 78th Ave. | | |
| 5 Improved Trail Network | 10 Amenity Courtyard | | |

RENDERINGS OF FIRST PHASE OF DEVELOPMENT



Retention of natural surroundings, creation of landscape features, courtyards and walking paths. West Coast Modern architectural style, with an emphasis on warm materials and weather protection to create a welcoming arrival. Courtyards, rooftop gardens, and water features are created to be gathering places to create sense of community. Walking paths connect residents to nature, in keeping with our vision to promote health and well-being.

A Development Permit Application has been submitted concurrently with the Rezoning Application, in accordance with the Township's standard process. As future phases are developed, each building will require its own Development Permit Application followed by a Building Permit Application.

FIRST PHASE IN INTERGENERATIONAL AGING-IN-PLACE AMENITIES & PROGRAMS

A Development Permit Application has been submitted for the first phase, an aging-in-place residence that is programmed with a variety of suite types supported with hospitality, support and care services, and extensive amenities and activities.

LIFESTYLE SUITES PROGRAMMING IN FIRST BUILDING

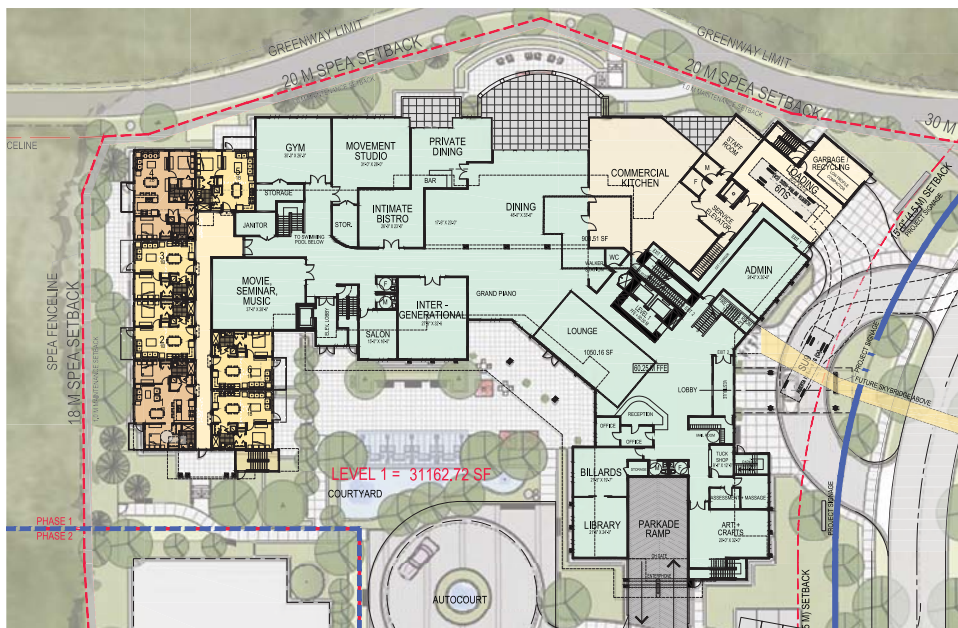
Level 1: Condominium townhomes

Level 2: Assisted Living and Licenced Care Rentals

Levels 3 & 4: Independent / Supportive Living Rentals

Level 5: Independent / Supportive Living Rentals

Levels 6 – 20: Independent / Supportive Living Rentals and Condominiums



INTERGENERATIONAL AMENITIES PROGRAMMING

LEVEL 1

- Two large courtyard terraces
- Movie & Performance Theatre/Seminar Room
- Movement Studio: Yoga, Reformer Pilates, Dance, TaiChi
- Active Wellness Gym
- Active Intergenerational Space – safety-proofed and soundproofed
- Salon and Spa
- Swimming pool and jacuzzi
- Intimate Bistro: Breakfast, Afternoon Teas
- Private Dining and Living Rooms
- Clubhouse Restaurant
- Grand piano and dance floor linked to Clubhouse Restaurant
- Open Kitchen
- Happy Hour and Evening Lounge
- Arts and Crafts Room
- Library
- Games Room

LEVEL 5

- Over 6000sf Rooftop Terrace and Residents' Community Garden



A VIBRANT LIFE OF PURPOSE, LOVE AND CONNECTION: PROGRAMMING OUR AMENITIES WITH ACTIVITIES

It all comes down to the community's ideas, and we need your participation!

This is a home and a clubhouse for friends and family that evolves with your needs through supportive services and professional nursing. Think quality of life and peace of mind for yourself, and all of your family.

It is one thing to have physical space, but the spirit and energy of a place depends on the people in it and the activities that help them feel excited about every day. It doesn't matter how much space there is, or how beautiful it may be...What defines community is its people and the opportunity that the community brings for us to do things we love, to engage, and to continue to experience, explore, learn and grow.

OASIS by element™ is a community that will be staffed and programmed with hospitality, recreation, and wellness activities – some structured, some free form. The idea is to take away the concept of “burden and duty” between family members. We are here to lessen the demands of chores, maintenance, caretaking and commuting, so that people can choose instead to spend quality time doing meaningful things, and to engage with loved ones in positive, interactive ways.

We are here to facilitate opportunity for elders to pass on their skills, wisdom, life stories, and values, and for young children to inspire the elderly to be freer and lighter. The “sandwich generation” can just come home instead of marathoning every day between work, drop off and pick up of kids, getting groceries, and paying visits to their elderly parents.

Here are just a few examples of how we have programmed our amenities in our other communities to stimulate your ideas:

Active Intergenerational Space: safety-proofed and sound-proofed

- Structured and facilitated life stories telling, life lessons writing, reading, sewing, knitting and arts and crafts
- Possible Montessori or Daycare where seniors are formally integrated into the program
- Free-play area for grandchildren during meal times – for adults who enjoy long conversation over meals, their younger members of family can enjoy some fun instead of sitting quietly and behaving!

Level 5: over 6000sf Rooftop Terrace and Residents' Community Gardens: plant, cultivate and harvest for our culinary program, and take out to local farmer's markets. Any age welcome!

Movie and Performance Theatre/Seminar Room:

- Showings by popular request. Perhaps a combination of early classics and Disney matinees during after school hours or weekends.
- Practice and perform dance and music in this sound proofed room. Share your talents and passions with each other!

Sound-proofed Movement Studio:

- Intergenerational activities like ping pong, play style yoga with toddlers, free style “movement” dance with young children teens;
- Elderly-specific activities like instructor-led Meditative, Restorative and Hatha Yoga with props and chairs; Reformer Pilates for postural alignment and core stability; instructor or resident-led ballroom and line dancing

Active Wellness Gym: balance training, flexibility training, cardio training on specialized non-impact machines

Salon and Spa: pampering and relaxation, but also complimentary, natural wellness treatments

Swimming Pool and Jacuzzi: aquafit, family and friends welcome by resident invitation

Intimate Bistro: breakfast, snacks and teas

Sound-proofed Private Dining and Living Rooms: children will have board games and puzzles to stay engaged if adults are deep in conversation. It's like a home with a large space so you can have more people over, but others will clean up after you.

Clubhouse Restaurant: invite your friends and family and book ahead, but they don't have to be here only for special events!

Grand Piano and Dance Floor linked to Clubhouse Restaurant: celebrate!

Open Kitchen: elderly can share their favourite classic family recipes with each other; our chefs can demo our signature dishes; and all generations of family can “play chef” to make ice cream, sushi, pizza and pasta from scratch!

Happy Hour and Evening Lounge: live chamber groups and bands can accompany afternoon teas, cocktails, scotch and wine tastings

Arts and Crafts Room: art professionals can guide programs to encourage expression and creativity; residents can lead programs if they want to share their talents. Art products can be taken to local galleries or exhibited throughout our community. Painting, sketching, ceramics, sculpting, calligraphy...

Library: donate your collection, or make requests for additions. iBooks and other platforms can be taught as well!

Games Room: chess, poker, billiards, puzzles... for young and young at heart!

PLEASE place your sticky notes here with as many PASSIONS and INTERESTS as you have!

IDEAS! IDEAS! MORE IDEAS PLEASE!

What Do You Like

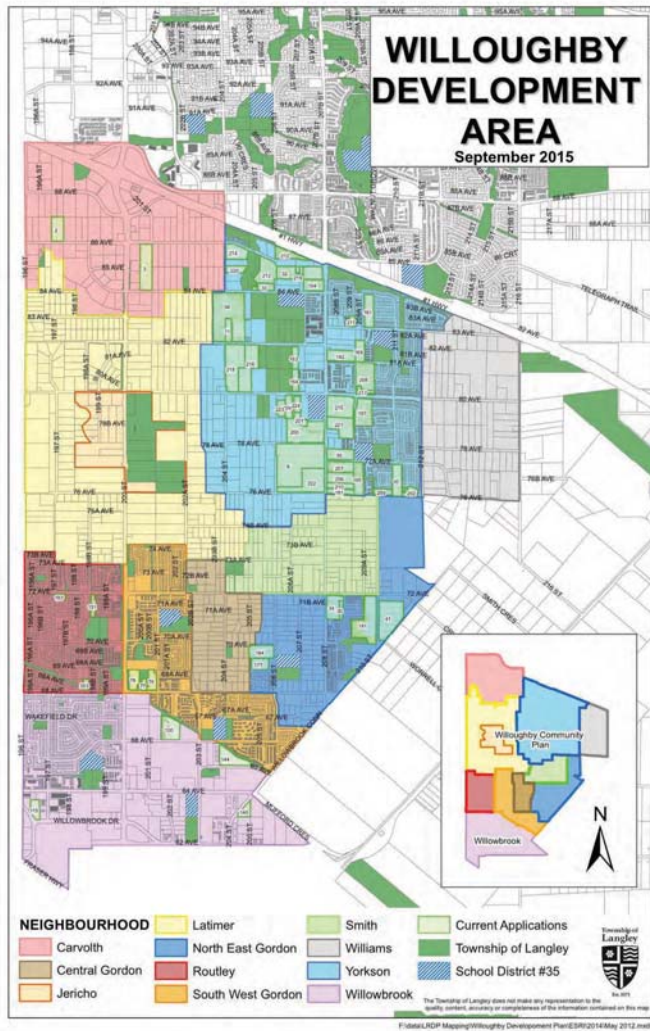


**What Questions &
Concerns Do You Have**



ARCHITECTURAL & ENGINEERING:

TECHNICAL STATION Q&A



4.0 SUB-NEIGHBOURHOOD PLAN CONCEPT

4.1. DESCRIPTION OF LAND USE PLAN

The Jericho SNP is intended to create a high quality neighbourhood focused on higher density land use including a mix of residential, commercial, cultural, recreation, and institutional.

4.2. DEVELOPMENT PLANNING AREAS

The Jericho neighbourhood may be divided into seven development planning areas.

Figure 4.0: Development Vision

Development Planning Areas:

- 1 - Commercial Area
 - 2 - Mixed Employment / Residential Area
 - 3 - High Density Multi-Family and Seniors Residential / Institutional Area
 - 4 - High Density Mixed-Use Area
 - 5 - Mixed Institutional / Residential / Park Area
 - 6 - Office / Residential / Institutional Area
 - 7 - Mixed Residential Area
1. The **Commercial** development planning area at intersection of 80 Avenue and 200 Street will be anchored by a commercial centre to satisfy the daily needs of local residents and offer a mix of convenience retail outlets. It will permit commercial development up to six-storeys. A landmark amenity feature comprised of an iconic building combined with public open space and significant public art will be located at the corner of 200 Street and 80 Avenue; and high density residential mixed-use opportunities to face 199 Street.
 2. The **Mixed Employment Residential** development planning area is intended to accommodate higher density housing and a range of compatible commercial uses. An identifiable focus along a 199A Street ("High Street") running north-south, shall be established to create an interesting, healthy and active social space and become a natural route for residents and pedestrians travelling between the commercial area and seniors residential area. Mixed commercial-residential buildings will line the west side of 199A Street which, along with the commercial uses to the east, will add vitality and provide "eyes on the street". Residential uses filling out this area will transition to the scale of adjacent development.



Willoughby Community Plan

- Adopted in 1998
- One of Langley's primary growth areas

Jericho Sub-Neighbourhood Plan

- Adopted in 2011

Vision

- A high quality comprehensively-planned urban community where residents can live, work, shop, recreate and receive appropriate professional care to meet their diverse needs as they age-in place.

Objectives

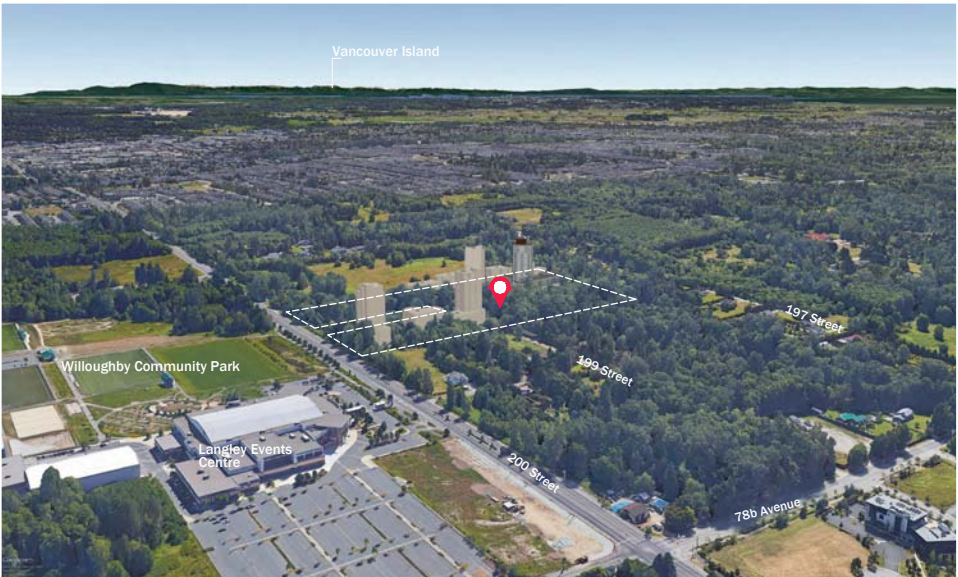
- A compact and innovative community with a health care component, complemented by higher density mixed-use: residential, commercial, institutional and related employment uses.
- A diverse housing mix and unique group of related services that cater to a range of people seeking a variety of traditional market housing options, to active and/or non-active adults either seeking independent living options or requiring special care.
- Establish vehicular and pedestrian access across Latimer Creek. Protect and enhance natural areas such as Latimer Creek.

Development Planning Areas

- Area 3 - High Density Multi-Family and Seniors Residential/Institutional Area [include map]
 - High density housing catering to a full range of market needs
 - Cater to adults at all ages of aging
 - Supporting amenities and space for health care co-op and similar ventures
- Maximum number of storeys: 20
- Density: 1.25 Floor Space Ratio
- Estimated population: 1160



Aerial View Looking Southeast



Aerial View Looking Southwest



Aerial View Looking Northeast



Aerial View Looking Northwest



199th Street Main Entry View



Courtyard Parkway Entry



199th Street Main Entry View Looking Southwest



Aerial View - Northeast Corner



Aerial View - Northwest Corner



Aerial View - Southeast Corner



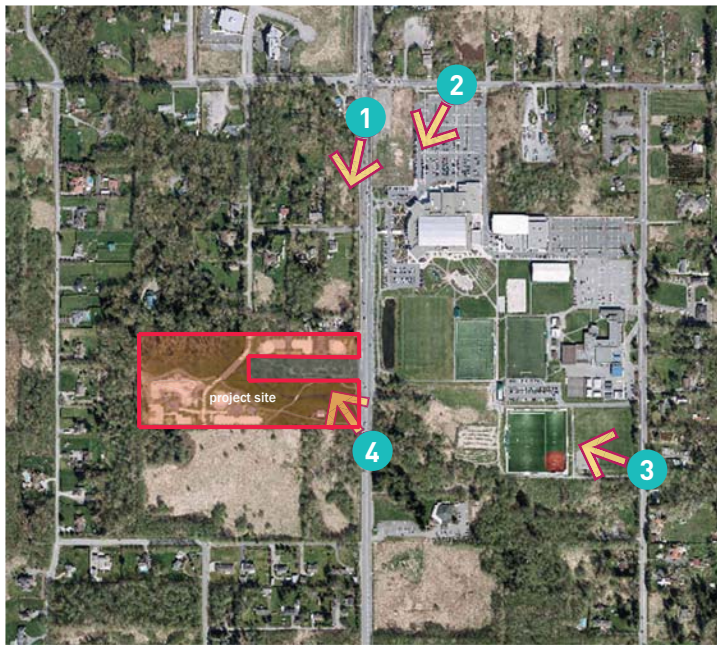
Aerial View - Southwest Corner



1 197th Street & 80th Ave - View Looking South



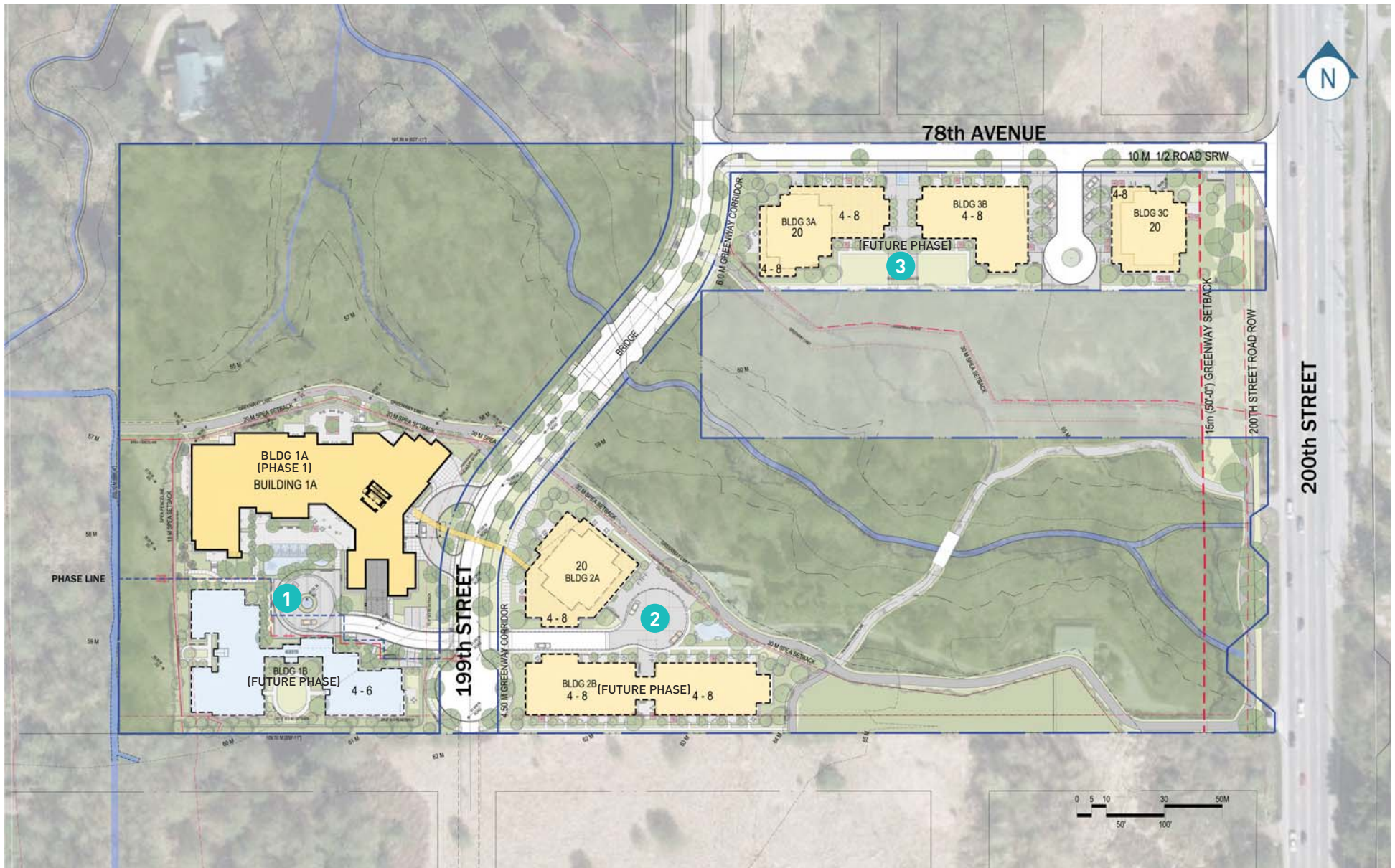
2 200th Street & 80th Ave - View Looking Southwest



3 202a Street View Looking West



4 200th Street & 76th Ave - View Looking Northwest



LEGEND

1 AREA 1 Building 1A (Building 1B Future Phase – Illustrative)

2 3 AREA 2 & 3 (Future Phase – Illustrative)



- ## LEVEL 5

- ## LEVELS 6 - 20

- ## LEVEL 1

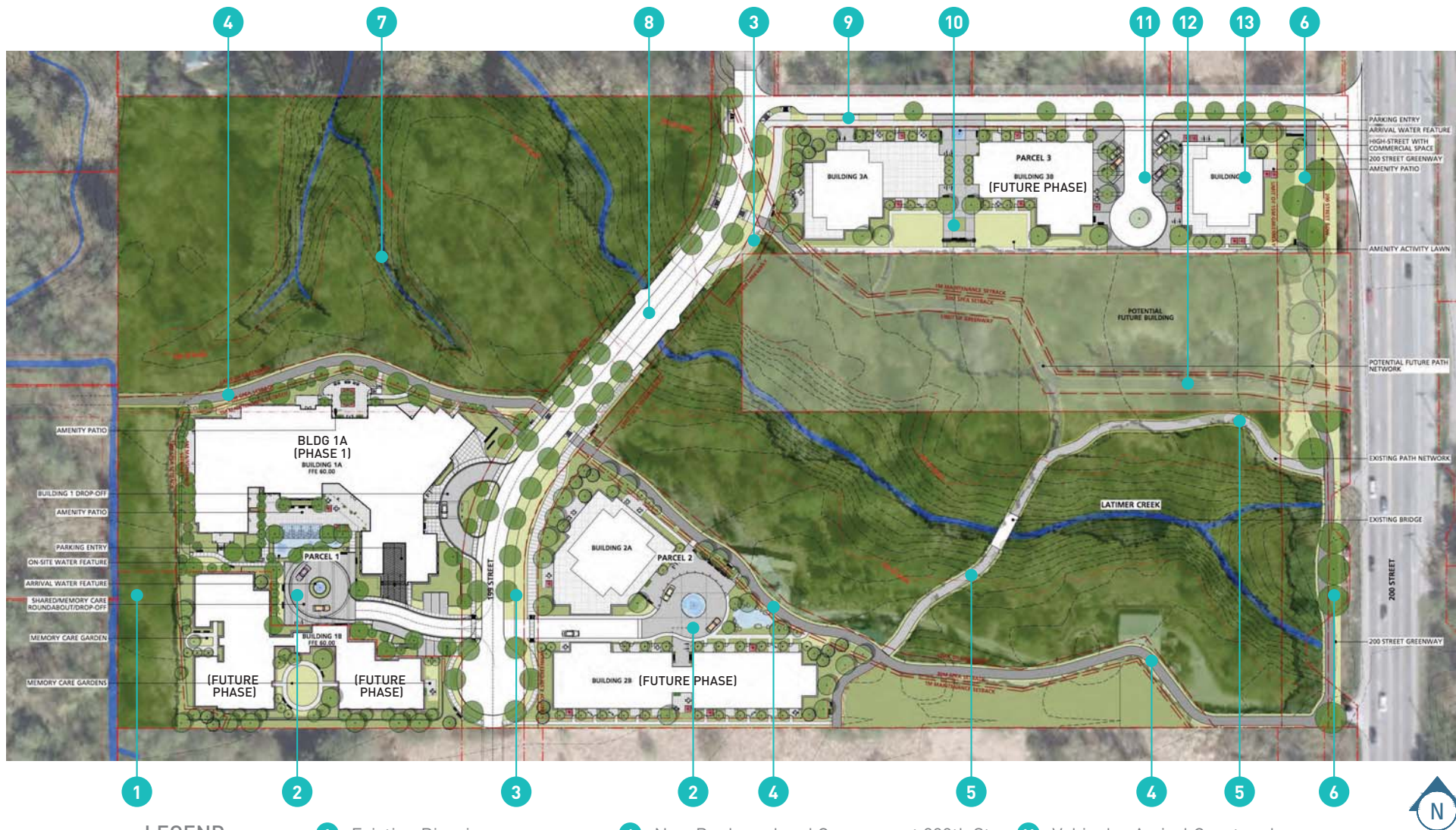
- LEVEL 2

- ## BUILDING PLANS



 element™

 Lifestyle Retirement Inc.



LEGEND

- | | | |
|------------------------------|---|--------------------------------|
| 1 Existing Riparian | 6 New Boulevard and Greenway at 200th St. | 11 Vehicular Arrival Courtyard |
| 2 Vehicular Entry Court | 7 Existing Creek | 12 Future Greenway |
| 3 New Boulevard and Greenway | 8 New Latimer Creek Bridge | 13 Future Building |
| 4 New Multiuse Trail | 9 New Boulevard and Sidewalk at 78th Ave. | |
| 5 Improved Trail Network | 10 Amenity Courtyard | |

HOUSING AGREEMENT

THIS AGREEMENT dated for reference _____ affects:

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO THE AGREEMENT:

The South Half of Lot 3 Except: Firstly: Part Shown on Highway Plan 43050; Secondly: Part Dedicated Road on Plan NWP87717; Thirdly: Part on Statutory Right of Way Plan NWP87890; Section 22 Township 8 NWD Plan 5922

PID: 001-320-840

Lot 5 Except: Part Dedicated Road on Plan NWP87626; Section 22 Township 8 NWD Plan 42407

PID: 006-475-248

(“Lands”)

AND IS BETWEEN:

CARE PACIFIC (MAPLE GARDENS) TITLE CO INC., a corporation under the *Business Corporations Act*, SBC 2002, c. 57 and having offices at 1147 Homer Street, Vancouver, BC, V6B 2Y1

(“Owner”)

AND:

CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation incorporated pursuant to the *Local Government Act*, having offices at 20338 – 65 Avenue, Langley, BC V2Y 3J1

(“Township”)

GIVEN THAT:

- A. The Owner is the registered owner of the Lands and has applied to the Township for amendments to the Jericho Sub-Neighbourhood Plan and rezoning of the Lands to permit the construction of a seniors-oriented residential development consisting of seven (7) buildings developed in three phases;

- B. The Owner, as a condition for rezoning and issuance of Development Permit No. 100823, has consented to the designation of the first phase of development, a twenty (20) storey apartment building comprised of 42 licensed care rooms, 56 seniors' housing units, and 98 apartment units (the "Phase One Development"), for Supportive Care and Seniors' Housing as more particularly described in this Agreement in lieu of provision of an elementary school site as per Section 5.3 Schools of the Jericho Sub-Neighbourhood Plan;
- C. The Township may, pursuant to Section 483(1) of the *Local Government Act*, enter into an agreement with an owner of land that includes terms and conditions regarding the occupancy, tenure, availability of Dwelling Units, as well as regarding rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time;
- D. The Owner and the Township wish to enter into this Agreement to provide for housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under Section 219 of the *Land Title Act* and a housing agreement under Section 483 of the *Local Government Act*;
- E. The Council of the Township of Langley has enacted a bylaw under section 483 of the *Local Government Act* to enter into this Agreement;
- F. The Chargeholder is the holder of the Bank Charges described in section 10.1 of this Agreement, and consents to this Agreement having priority over the Bank Charges;

In consideration of good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the Township covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1** Definitions - In this Agreement the following words have the following meanings:
- (a) **"Agreement"** means these standard charge terms together with the General Instrument (hereinafter defined);
 - (b) **"Apartment Unit"** means any of the 196 Dwelling Units that comprise the Phase One Development;
 - (c) **"Bank Charges"** means the Bank Charges described in section 10.1 of this Agreement, if any;
 - (d) **"Chargeholder"** means the party identified in section 10.1 of this Agreement;
 - (e) **"Dwelling Unit"** has the meaning given in the Township's Zoning Bylaw, as amended;

- (f) **“General Instrument”** means the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all appendices and addenda to the Form C charging the Land and citing these Standard Charge Terms;
- (g) **“Lands”** means the lands described in the General Instrument and any part, namely those lands legally described as:

The South Half of Lot 3 Except: Firstly: Part Shown on Highway Plan 43050;
Secondly: Part Dedicated Road on Plan NWP87717; Thirdly: Part on Statutory
Right of Way Plan NWP87890; Section 22 Township 8 NWD Plan 5922

PID: 001-320-840

Lot 5 Except: Part Dedicated Road on Plan NWP87626; Section 22 Township 8
NWD Plan 42407

PID: 006-475-248

- (a) **“LTO”** means the Land Title Office in Vancouver/New Westminster, British Columbia or its successor;
- (b) **“Owner”** means the Transferor described in the General Instrument, namely Care Pacific (Maple Gardens) Title Co Inc. and any permitted successor or assign, and includes any future or subsequent owner of the Lands or an Apartment Unit;
- (c) **“Phase One Development”** means the twenty (20) storey seniors’ housing building to be located on the Lands, comprised of 196 Dwelling Units (42 licensed care rooms, 56 seniors’ housing units, and 98 apartment units), and described in Development Permit No. 100823;
- (d) **“Supportive Care and Seniors’ Housing”** means residence, occupancy, or use of an Apartment Unit restricted to adults aged 55 or older, or those requiring supportive care (e.g. hospice, palliative care);
- (e) **“Statutory Declaration”** means a Statutory Declaration in the form attached as Appendix 1 to this Agreement;
- (f) **“Strata Corporation”** means a strata corporation established in accordance with the *Strata Property Act*;

- (g) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interests in land" as defined in the *Real Estate Act*;
- (h) “**Township**” means the Township of Langley or any employee, contractor, agent, delegate or assignee designated by Township Council to act on its behalf with respect to this Agreement or any rights or powers granted to the Township hereunder; and
- (i) “**Zoning Bylaw**” means Township of Langley Zoning Bylaw 1987 No. 2500.

1.2 Interpretation - In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of Section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a “party” is a reference to a party to this Agreement and to that party’s respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a “party” also includes agents, officers and invitees of the party;
- (j) reference to a “day”, “month”, “quarter” or “year” is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

- (k) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”.

1.3 Purpose of Agreement - The Owner and the Township agree that:

- (a) this Agreement is intended to serve the public interest by restricting occupancy of the Apartment Units of the Phase One Development to Supportive Care and Seniors’ Housing;
- (b) damages are not an adequate remedy to the Township in respect of any breach of this Agreement by the Owner, such that the Owner agrees the Township will be entitled to an order for specific performance and an injunction or other specific relief respecting any breach of this Agreement by the Owner and to legal costs on a solicitor and client basis.

1.4 Appendices – The following appendices are attached and form part of this Agreement:

- (a) Appendix 1 – Statutory Declaration.

ARTICLE 2 LAND USE RESTRICTIONS

2.1 Land Use Restrictions – The Owner covenants and agrees with the Township that:

- (a) The Phase One Development and the Lands must be used only in accordance with this Agreement;
- (b) the Owner will at all times ensure that the Lands are used and occupied in compliance with all statutes, laws, regulations, and orders of any authority having jurisdiction and without limiting the generality of the foregoing all bylaws of the Township and all federal, provincial, municipal or local laws, statutes or regulations relating to environmental matters, including all rules, regulations, policies, guidelines, criteria or the like promulgated under or pursuant to any such laws;
- (c) the Owner will do everything necessary, at the Owner’s expense, to ensure that this Agreement will be registered against title to the Lands and that a notice under Section 483(5) of the *Local Government Act* will be filed on the title to the Lands at the LTO; and
- (d) the Owner will not apply for a building permit for any construction or development on the Lands unless and until the Owner complies with the requirements of this Agreement.

ARTICLE 3
PHASE ONE DEVELOPMENT
OCCUPATION AND TRANSFER RESTRICTIONS

3.1 Occupation and Transfer Restrictions – The Township and the Owner agree as follows:

- (a) **Notification of this Agreement** – The Owner of any part of the Lands on which any of the Apartment Units are located must disclose in every purchase and sale agreement and every tenancy agreement for any part of the Lands the existence of this Agreement and the restrictions applicable to the Apartment Unit, ensure the purchase and sale agreement or tenancy agreement is made conditional upon complying with subsection 3.1(b) of this Agreement, and provide the prospective purchaser with a copy of this Agreement;
- (b) **Occupier Criteria** – The Owner agrees that no Apartment Unit shall be occupied unless at least one occupier is eligible for Supportive Care and Seniors' Housing;
- (c) at least seven (7) days prior to the occupation of an Apartment Unit by an individual, the Owner of the Apartment Unit who is renting to the individual or who is transferring title to the individual must collect and store for a period of two years a Statutory Declaration sworn by the individual under oath before a commissioner for taking affidavits in British Columbia, containing all of the information required to complete the Statutory Declaration;
- (d) upon written request by the Township, the Owner must provide the Township with a copy of the Statutory Declaration.
- (e) **Applies to all Owners** – For clarity, the restrictions in this section 3.1 shall apply to Owners of all Apartment Units.

3.2 Application of Agreement - The Owner acknowledges and agrees that this Agreement will apply to the entire Lands where the Phase One Development is located.

3.3 Owner's Duty to Comply – The Township may provide written notice to the Owner of any matter involving a failure by the Owner or the Owner's household to comply with this Agreement and upon receipt of such notice, the Owner shall take all necessary steps at its own expense to bring itself back into compliance with this Agreement. Any failure or inability by the Owner to comply with this Agreement within thirty (30) days of receiving notice from the Township shall constitute a default of this Agreement and shall entitle the Township to exercise any of its rights in respect such default under this Agreement, including its rights under Article 6.

**ARTICLE 4
ADMINISTRATION OF THIS AGREEMENT**

- 4.1** Township to Administer - Except as otherwise provided in this Agreement, the Township may monitor, administer, enforce and implement the terms of this Agreement.
- 4.2** Township Inquiries - The Owner hereby irrevocably authorizes the Township to make such inquiries as it considers necessary with the Owner, any strata corporation or otherwise in order to confirm that the Owner and any occupiers of any part of the Lands are complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the Township to provide such information to the Township.

**ARTICLE 5
INTENTIONALLY DELETED**

**ARTICLE 6
DEFAULT AND REMEDIES**

- 6.1** Specific Performance - The Owner and all subsequent Owners acknowledge that in the event of a breach of this Agreement, in addition to any damages that may have occurred as a result of the breach, the Township is entitled to an order for specific performance of one or more of the obligations set out in the Agreement and shall also be entitled to its legal costs on a solicitor and client basis.

**ARTICLE 7
INTENTIONALLY DELETED**

**ARTICLE 8
SECTION 219 COVENANT**

- 8.1** Agreement constitutes Section 219 Covenant - The Owner agrees, pursuant to Section 219 of the *Land Title Act*, that:
- (a) the terms and conditions of this Agreement constitute a covenant in respect of the use of the Lands and annexed to and running with the Lands; and
 - (b) the Township may register this Agreement in the Land Title Office against title to the Lands or any Apartment Unit as a covenant pursuant to section 219 of the *Land Title Act*.

ARTICLE 9 MISCELLANEOUS

- 9.1** Housing Agreement - The Owner acknowledges and agrees that:
- (a) this Agreement constitutes a Housing Agreement entered into under Section 483 of the *Local Government Act*; and
 - (b) the Township may register a notice of Housing Agreement under Section 483 of the *Local Government Act* in the LTO against title to the Lands or any Housing Unit.
- 9.2** Modification - This Agreement may be modified or amended from time to time, by bylaw duly passed by the Council of the Township, and provided the amended Agreement is signed by the Township and the Owner.
- 9.3** Indemnity - The Owner will indemnify and save harmless the Township and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
 - (b) the Owner's construction, maintenance, ownership, lease, operation, management or financing of the Lands or any Apartment Unit;
 - (c) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.
- 9.4** Release - The Owner by this Agreement releases and forever discharges the Township and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:
- (a) ownership, lease, operation or management of the Lands or any Apartment Unit under this Agreement; and
 - (b) the exercise by the Township of any of its rights under this Agreement or an enactment.

9.5 Municipalities Powers Unaffected - This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the Township under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the Township any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

9.6 Agreement for Benefit of Township only - The Owner and the Township agree that:

- (a) this Agreement is entered into only for the benefit of the Township;
- (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or use of the Lands, the Apartment Unit or any portion thereof;
- (c) the Township may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so and without obtaining the consent of the Owner.
- (d) Upon expiry of this Agreement, the Township at the written request of the owner, will execute a release and discharge of the agreement at the cost of the Owner.

9.7 No Public Law Duty - Where the Township is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Township is under no public law duty of fairness or natural justice in that regard and agrees that the Township may do any of those things in the same manner as if it were a private party and not a public body.

9.8 Notice - Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Township addressed:

To: Township of Langley
 General Manager of Engineering and Community Development
 20338 – 65 Avenue,
 Langley, British Columbia V2Y 3J1

And to: the Owner:
 Care Pacific (Maple Gardens) Title Co Inc.
 1147 Homer Street
 Vancouver, BC, V6B 2Y1

or to the most recent postal address provided in a written notice given by each of the parties to the other or recorded on title at the LTO. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

- 9.9 Enuring Effect - This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.
- 9.10 Severability - If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.
- 9.11 Waiver - All remedies of the Township will be cumulative and may be exercised by the Township in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Township exercising any or all remedies will not prevent the later exercise of any remedy for the same breach of any similar or different breach.
- 9.12 Sole Agreement - This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Township and the Owner respecting the use and occupation of the Apartment Units, and there are no warranties, representations, conditions or collateral agreements made by the Township except as set forth in this Agreement.
- 9.13 Further Assurance - Upon request by the Township the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Township to give effect to this Agreement.
- 9.14 Covenant Runs with the Lands - This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an Interest in the Lands.
- 9.15 Limitation on Owner's Obligations - The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.
- 9.16 Equitable Remedies - The Owner acknowledges and agrees that damages would be an inadequate remedy for the Township for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
- 9.17 No Joint Venture - Nothing in this Agreement will constitute the Owner as the agent, joint venture, or partner of the Township or give the Owner any authority to bind the Township in any way.

- 9.18** Applicable Law - Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.
- 9.19** Deed and Contract - By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.
- 9.20** Real Estate Services Act – For greater certainty, nothing in this Agreement prevents the Owner from retaining a real estate service provider licensed under the *Real Estate Services Act* in respect of an Apartment Unit

ARTICLE 10 PRIORITY AGREEMENT

- 10.1** The Bank Charges - The parties acknowledge and agree that the Chargeholder is the holder of a mortgage encumbering the Lands which was registered in the LTO under number _____ [ADD if applicable: “and an Assignment of Rents”] which was registered in the LTO under number _____ (collectively, the “**Bank Charges**”).
- 10.2** Priority Agreement - The Chargeholder, being the holder of the Bank Charges, by signing the Form C General Instrument attached hereto as Part I, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of this Agreement including the Housing Agreement and Section 219 Covenant and hereby covenants that this Agreement shall bind the Chargeholder with respect to the Land and shall rank in priority upon the Land over the Bank Charges as if the Agreement had been registered prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

IN WITNESS WHEREOF, the parties hereby affixed their signatures on the day and year first above written.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY by its
authorized signatories:

CARE PACIFIC (MAPLE GARDENS) TITLE CO INC., by its
authorized signatories:

APPENDIX 1

STATUTORY DECLARATION

IN THE MATTER OF A

HOUSING AGREEMENT BETWEEN

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AND

(the “**Housing Agreement**”)

TO WITNESS:

I, _____ of _____, British Columbia,
[Print name] [Address]

DO SOLEMNLY DECLARE THAT:

1. This declaration is made with respect to the Dwelling Unit municipally described as _____, Langley, British Columbia and legally described as PID: _____ (the “**Unit**”).
2. I am [*initial one of the following*]:
 [] the Owner of the Unit; or
 [] the Eligible Purchaser of the Unit; or
 [] an occupier of the Unit,
 and make this declaration to the best of my personal knowledge and believe the statements in this declaration are true.
3. I confirm at least one occupier of the Unit has reached the age of 55 or older, or requires supportive care (e.g. hospice, palliative care).
4. This declaration is made pursuant to the Housing Agreement registered against title to the Unit (the “**Housing Agreement**”).
5. I have received and reviewed a copy of the Housing Agreement and acknowledge that the terms and definitions in the Housing Agreement also apply to this declaration.

6. The names of all persons in my household who occupy the Unit and have reached the age of 55 or older, or require supportive care (e.g. hospice, palliative care), are as follows:

[Insert names and addresses of all relevant occupants of Unit]

7. I agree to comply with the Owner's obligations under the Housing Agreement and other charges in favour of the Township registered in the Land Title Office against the Unit for so long as I am an Owner or occupier of the Unit.
8. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

DECLARED BEFORE ME AT)

_____ THIS)

_____ DAY OF _____, 20____)

)

)

)

Print name:

A commissioner of oaths for the)

the Province of British Columbia)

[Affix Commissioner's stamp or seal])

)

)

)

DECLARANT

NOTE: A false declaration may result in a fine of up to \$2000.00, up to six months' imprisonment, or both.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (JERICO SUB-NEIGHBOURHOOD PLAN) BYLAW 2010 NO. 4825

AMENDMENT (CARE PACIFIC (MAPLE GARDENS)) BYLAW 2018 NO. 5332

EXPLANATORY NOTE

Bylaw 2018 No. 5332 amends Table 1.1 – Land Use Distribution of the Jericho Sub-Neighbourhood Plan to allow the development of Seniors Residential / Institutional uses at a lot coverage of 55% and to update the legal instrument that can be used to limit permanent occupancy of proposed High Density Seniors Residential / Institutional developments to adults aged 55+ or those requiring supportive care.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (JERICO SUB-NEIGHBOURHOOD PLAN) BYLAW 2010 NO. 4825
AMENDMENT (CARE PACIFIC (MAPLE GARDENS)) BYLAW 2018 NO. 5332**

A Bylaw to amend Jericho Sub-Neighbourhood Plan Bylaw No. 4825

WHEREAS it is deemed necessary and desirable to amend “Willoughby Community Plan Bylaw No. 3800” and “Jericho Sub-Neighbourhood Plan Bylaw No. 4825” as amended;

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Care Pacific (Maple Gardens)) Bylaw 2018 No. 5332”.
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 as amended is further amended by:
 - (1) Inserting ∞∞ after “†† High Density Multi-Family and Seniors Residential / Institutional” after the number noted in “Lot Coverage” of Table 1.1 – Land Use Distribution and the following at the bottom of Table 1.1 – Land Use Distribution:

∞∞ Lot coverage may be increased to 55% for lands used for Seniors Residential / Institutional uses.
 - (2) Replacing “subject to a Restrictive Covenant placed on title” in Section 5.3.c. with “Subject to entering into an agreement with the Township”.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECONSIDERED AND ADOPTED the	day of	, 2018.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (CARE PACIFIC (MAPLE GARDENS)) BYLAW 2018 NO. 5333****EXPLANATORY NOTE**

Bylaw 2018 No. 5333 rezones property located at 7743 and 7787 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-118 to permit a comprehensive residential development consisting of seniors' housing units, community care units and apartment units, with supporting limited commercial uses, in seven (7) buildings with heights ranging from four (4) to twenty (20) storeys.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CARE PACIFIC (MAPLE GARDENS)) BYLAW 2018 NO. 5333

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

WHEREAS it is deemed necessary and desirable to amend “Township of Langley Zoning Bylaw 1987 No. 2500” as amended;

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Care Pacific (Maple Gardens)) 2018 Bylaw No. 5333”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by:
 - a. Adding to the Table of Contents and Section 104.1 – Zones the words “Comprehensive Development Zone CD-118” after the words “Comprehensive Development Zone CD-117”
 - b. Adding to Section 110.1 after the words “CD-117” the words “CD-118 – 1,250 m²”
 - c. Adding after Section 1017 “Comprehensive Development Zone CD-117” the following as Section 1018 “Comprehensive Development Zone CD-118”

1018 **COMPREHENSIVE DEVELOPMENT ZONE CD-118**

Uses Permitted

- 1018.1 In the CD-118 Zone, only the following *uses* are permitted and all other *uses* are prohibited
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *seniors’ housing* subject to Section 1018.2
 - 4) *adult day care* subject to Section 1018.3
 - 5) *group children’s day care* subject to Section 1018.3
 - 6) *apartment* subject to Section 1018.2
 - 7) *community care facility*
 - 8) *personal service use* subject to Section 1018.3
 - 9) *restaurant* subject to Section 1018.3
 - 10) *townhouse* subject to Section 1018.2
 - 11) *medical clinics and other related health care services* subject to Section 1018.3
 - 12) *dog grooming* subject to Section 1018.3
 - 13) *hobby beekeeping* subject to Section 104.18
 - 14) *retail uses* subject to Section 1018.3

Residential Uses

- 1018.2 1) *Townhouses* are only permitted as a component of an *apartment* building. *Townhouses* are not permitted as the principal *use* of a *lot*.

- 2) A minimum of 25% of the total residential units are required to be provided in accordance with Schedule 2 Adaptable Housing Requirements of the Township's Official Community Plan. A minimum of 10% of the total residential units are required to be provided parking in accordance with Schedule 2 Adaptable Housing Requirements of the Township's Official Community Plan.

Commercial Uses

- 1018.3 1) *adult day care, group children's day care, personal service use, restaurant use*, medical clinics and other related health care services, dog grooming, and retail *uses* are only permitted as a component of a *seniors' housing, apartment or community care facility building* where contained within the same *building* and located on the ground floor. *Adult day care, group children's day care, personal service use, restaurant use*, medical clinics and other related health care services, dog grooming, and retail *uses* are not permitted as the principal *use* of a *lot*.
- 2) *personal service use, restaurant use*, dog grooming and retail *uses* are permitted subject to individual permitted *uses* not exceeding a *gross floor area* of 100 m².

Lot Coverage and Gross Floor Area of Buildings and Structures

- 1018.4 The maximum gross floor area of all *buildings* and *structures* located on lands zoned CD-118 shall not exceed 69,394 m². The maximum *lot coverage* and *gross floor areas* of *buildings* and *structures* shall be distributed across lands zoned CD-118 in accordance with the following table:

Sub-Zone (1)	Maximum <i>Lot Coverage</i>	<i>Gross Floor Area</i> (2)(3)
1	55%	18,904 m ²
2	45%(4)	8,036 m ²
3	45%(4)	16,238 m ²
4	45%	26,216 m ²
Total		69,394 m ²

- As indicated in Section 1018.12
- Individual *gross floor areas* in each individual sub-zone may vary by a maximum of 10% provided that the total *gross floor area* of all *buildings* and *structures* located on lands zoned CD-118 shall not exceed 69,394 m².
- Excluding *basements* used for parking, storage and mechanical purposes, those areas used as an *accessory use* for parking within the *building* envelope or underground parking, and those areas used for mechanical purposes.
- Where *seniors' housing or community care facility uses* are the principal *use* of the *lot*, the *lot coverage* may be increased to 55%.

Siting of Buildings and Structures

- 1018.5 *Buildings and structures* shall be sited in accordance with the provisions of a Development Permit except:
- a) with respect to a setback from a *lot line* in common with a greenway or environmental area where the setback to a principal *building or structure* shall be no less than 3.0 metres.
 - b) with respect to the southern *lot line* of sub-zones 2 and 3 as described in Section 1018.12 where the setback to a principal *building or structure* shall be no less than 6.0 metres.

Height of Buildings and Structure

- 1018.6 Except as provided for in Section 104.5, the *height* of principal *buildings and structures* shall be in accordance with and not exceed Section 1018.12 and a Development Permit. The *height* of *accessory buildings and structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

- 1018.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1018.8 All *lots* created by subdivision shall comply with Section 110 of this Bylaw, the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended and Section 1018.12.

Landscaping, Screening and Fencing

- 1018.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Age Friendly Amenity

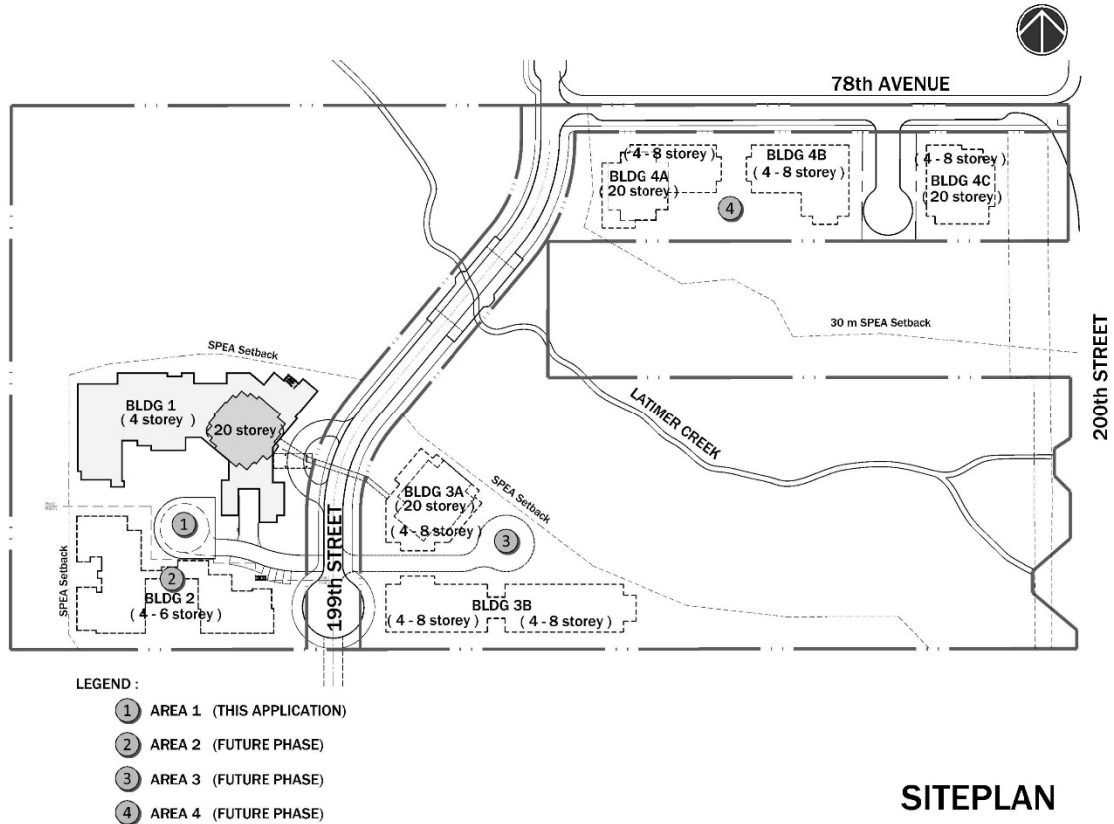
- 1018.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1018.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

Sub-Zone Plan

- 1018.12 Development in this zone shall conform substantially to Site Plan Drawing prepared by Rositch Hempell Architects as shown below:



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

The South Half of Lot 3 Except: Firstly: Part Shown on Highway Plan 43050; Secondly: Part Dedicated Road on Plan NWP87717; Thirdly: Part on Statutory Right of Way Plan NWP87890; Section 22 Township 8 New Westminster District Plan 5922

Lot 5 Except: Part Dedicated Road on Plan NWP87626; Section 22 Township 8 New Westminster District Plan 42407

As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-118.

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
PUBLIC HEARING HELD the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECONSIDERED AND ADOPTED the	day of	, 2018.

Mayor

Township Clerk

SCHEDULE 'A'

BYLAW NO. 5333

