



REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 10, 2024 - REGULAR MEETING	REPORT:	24-117
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	13-20-0118
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100226 AND DEVELOPMENT PERMIT APPLICATION NO. 101312 (JANDA GROUP HOLDINGS INC. / 27309 FRASER HIGHWAY)		

PROPOSAL:

Application to amend the Aldergrove Community Plan and rezone approximately 0.24 ha (0.59 ac) of land located at 27309 Fraser Highway to Comprehensive Development Zone CD-204 to facilitate the development of 44 apartment units and 752 m² (8,094 ft²) commercial space.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6018 and 6019 subject to 10 development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the overall objectives of the Aldergrove Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Janda Group Holdings Inc.) Bylaw No. 6018 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw No. 6019 rezoning 0.24 ha (0.59 ac) of land located at 27309 Fraser Highway to Comprehensive Development Zone CD-204 to facilitate a 6-storey mixed use project, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and lane dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Aldergrove Community Plan.
3. Registration of all purpose statutory right-of-way securing public access over the public pedestrian connections.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age-Friendly Amenity Area requirements.
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

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7. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. Finalization of landscape and architectural plans.
9. Compliance with the Community Amenity Contributions Policy if applicable.
10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Janda Group Holdings Inc.) Bylaw No. 6018 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6019 authorize issuance of Development Permit No. 101312 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6018 and 6019.

EXECUTIVE SUMMARY:

Janda Group Holdings Inc. has applied to rezone 0.24 ha (0.59 ac) of land located at 27309 Fraser Highway to Comprehensive Development Zone CD-204 for a mixed-use development. To facilitate the development of 44 apartment units and 752 m² (8,094 ft²) commercial space in a

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6-storey building, the applicant is requesting to amend the Aldergrove Community Plan to increase the permitted density in the Medium Density Mixed Use (2.0 FSR / 5 storeys (14 m)) designation to permit 2.3 FSR and 6-storey height on a site specific basis.

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

As the proposal is consistent with and supports the overall objectives of the Aldergrove Community Plan (CP), staff recommend that Council consider the community plan amendment and rezoning request, subject to the completion of 10 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Aldergrove Community Plan Amendment Bylaw No. 6018, Rezoning Bylaw No. 6019 and Development Permit No. 101312.

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REFERENCE:

Owner:	Janda Group Holdings Inc. 4770 – 72 Street Delta, BC V4K 3N3
Legal Description:	Lot 1 Section 20 Township 13 New Westminster District Plan EPP97379
Location:	27309 Fraser Highway
Area:	0.24 ha (0.59 ac)
Existing Zoning:	Civic Institutional Zone P-1
Proposed Zoning:	Comprehensive Development Zone CD-204
Aldergrove Community Plan:	Medium Density Mixed Use (2.0 FSR / 5 storey (14 m))

BACKGROUND/HISTORY:

- The subject site is comprised of a lot occupied by the former Aldergrove Elk's Hall and a portion of closed lane.
- As part of a previous application, Bylaw No. 5637 closed a 664.4 m² (0.16 ac) portion of north-south lane, now part of the subject site, in exchange for a 681.1 m² (0.17 acre) portion of 27309 Fraser Hwy to form the future 273 Street alignment.

DISCUSSION/ANALYSIS:

- The applicant proposes one 20.0 m (65.6 ft) tall 6-storey building comprised of 44 units and 752 m² (8,094 ft²) of commercial space at a density of 2.3 FSR.
- To facilitate the development, the applicant has applied to increase the permissible density in the Medium Density Mixed Use designation from 2.0 FSR to 2.3 FSR. The applicant has also applied to increase the permissible number of storeys from 5-storeys to 6-storeys, and the maximum height from 14.0 m (46.0 ft) to 20.0 m (65.6 ft).
- The applicant indicates that the current permitted maximum height for Medium Density Mixed Use is "unachievable for a typical 5-storey building with retail podium where the retail needs to be at 14' to be more welcoming, to allow better headroom in the CRU and let more natural light in".
- A sidewalk secured via statutory right-of-way, is proposed along the north property line adjacent to the lane to improve pedestrian connectivity.
- Staff are supportive of the proposal as the general form of the building is consistent with the Aldergrove CP.

Adjacent Uses:

	Existing Use	Neighbourhood Plan Designation	Existing Zoning
North:	The former Aldergrove Mall site which is currently under construction for three	High Density Mixed Use (3.0 FSR)	Comprehensive Development Zone CD-31

	5-storey buildings, one 10-storey building and a commercial building TOL Project No. 13-20-0152		
South:	Fraser Highway, beyond which are commercial buildings	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2
East:	273 Street dedication, beyond which is Bertrand Creek	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2
West:	A mixed-use building	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2

Community Plan Amendment:

- The site is designated Medium Density Mixed Use (2.0 FSR) and permits a maximum height of 5-storeys or 14.0 m (46.0 ft).
- The applicant has applied to increase the maximum density permitted from 2.0 to 2.3 FSR on a site-specific basis. The applicant also proposes to increase the maximum height from 14.0 m (46.0 ft) to 20 m (65.6 ft) and maximum allowable storeys from 5- to 6-storeys on a site-specific basis.
- An amendment to the definition of floor space ratio in the Aldergrove Community Plan is proposed to align and provide for consistency with other Neighbourhood Plans in the Township.

Zoning Amendment:

- The subject site is proposed to be rezoned to Comprehensive Development Zone CD-204.
- Bylaw No. 6019 proposes to rezone the site to a new Comprehensive Development Zone to facilitate development of a future mixed-use site.
- The CD-204 Zone restricts building height to 6-storeys.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-204 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject site is located in Development Permit Area 'D' in the Aldergrove CP. Proposed Development Permit No. 101312 is attached to this report and includes renderings, site plans, building elevations and tree and landscaping plans.
- Vehicular access to the site is proposed from the lane north of Fraser Highway.
- Finalization of the architectural and landscape plans to form a final development permit prior to final reading has been included as a development prerequisite.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy exempts properties located in the Aldergrove Core Area Plan per Section 5.3 e) if the property receives third reading prior to July 31, 2024.
- CAC contributions will become effective August 1, 2024, for projects located in this area.

Tree Protection / Replacement:

- There are currently no significant trees on the subject site.

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
0	0	18	18	10	28

- The landscape plans propose an urban landscape standard, consistent with the site's designation. Finalization of landscape and tree plans has been included as a development prerequisite.

Policy Considerations:

The proposed Aldergrove CP amendment and rezoning facilitates the development of a mixed use development project. In staff's opinion the proposal is consistent with the overall goals and objectives of the Official Community Plan and the Aldergrove CP.

Staff recommend that Council give first and second reading to Bylaws No. 6018 and 6019 (subject to 10 development prerequisites) and authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw No. 6018 and Rezoning Bylaw No. 6019.

Respectfully submitted,

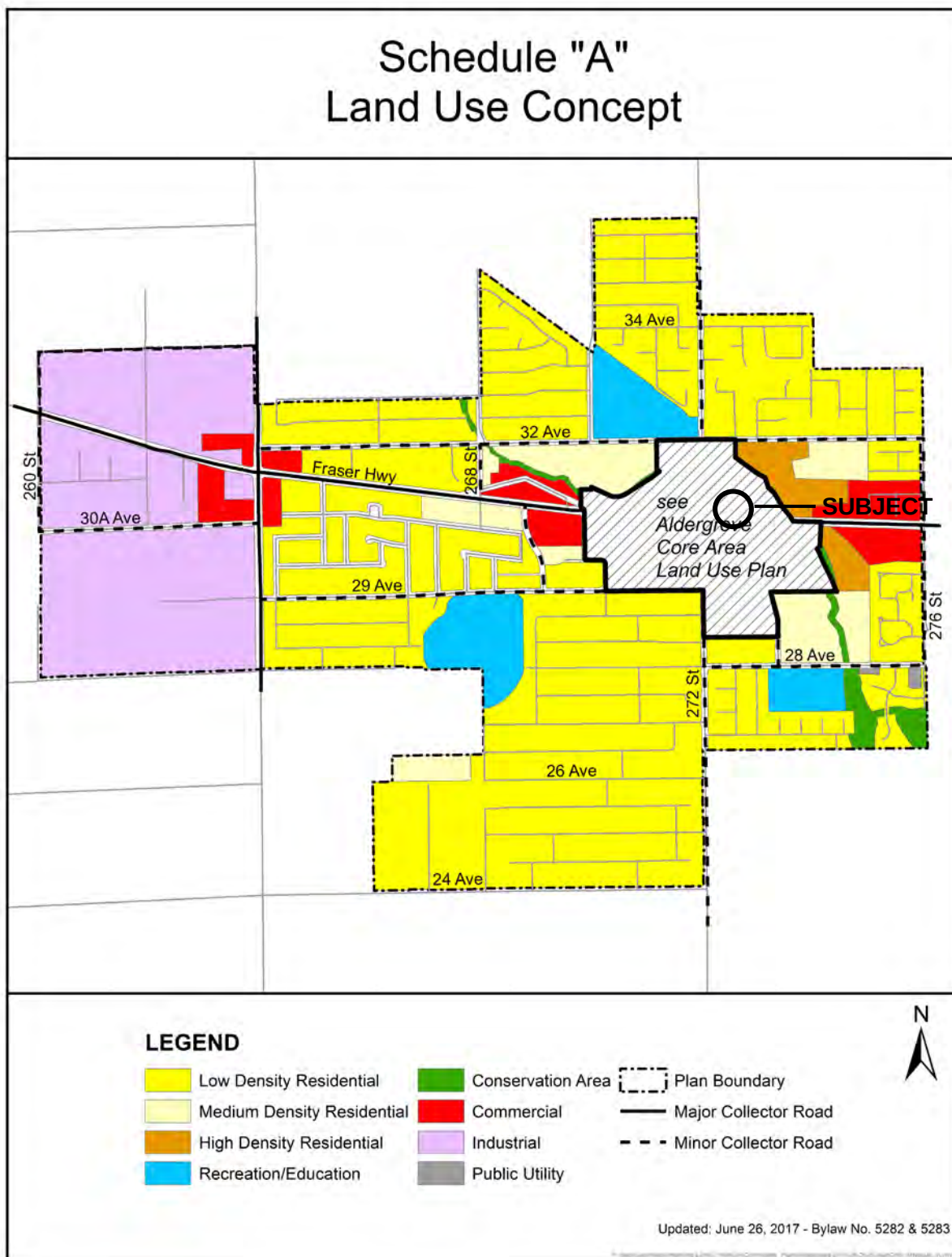
Ruby Sandher
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics
 ATTACHMENT B Development Permit No. 101312

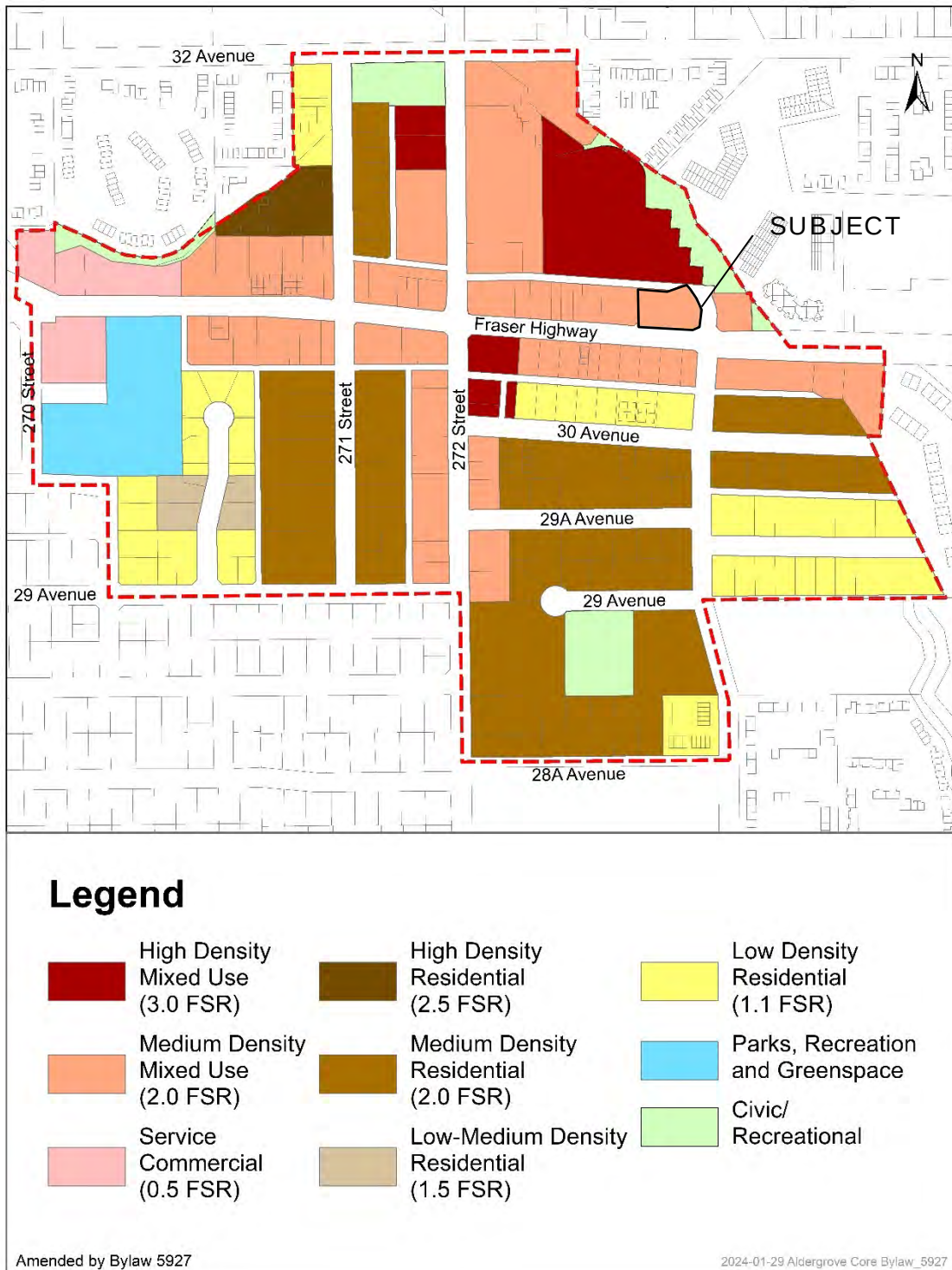
ATTACHMENT A



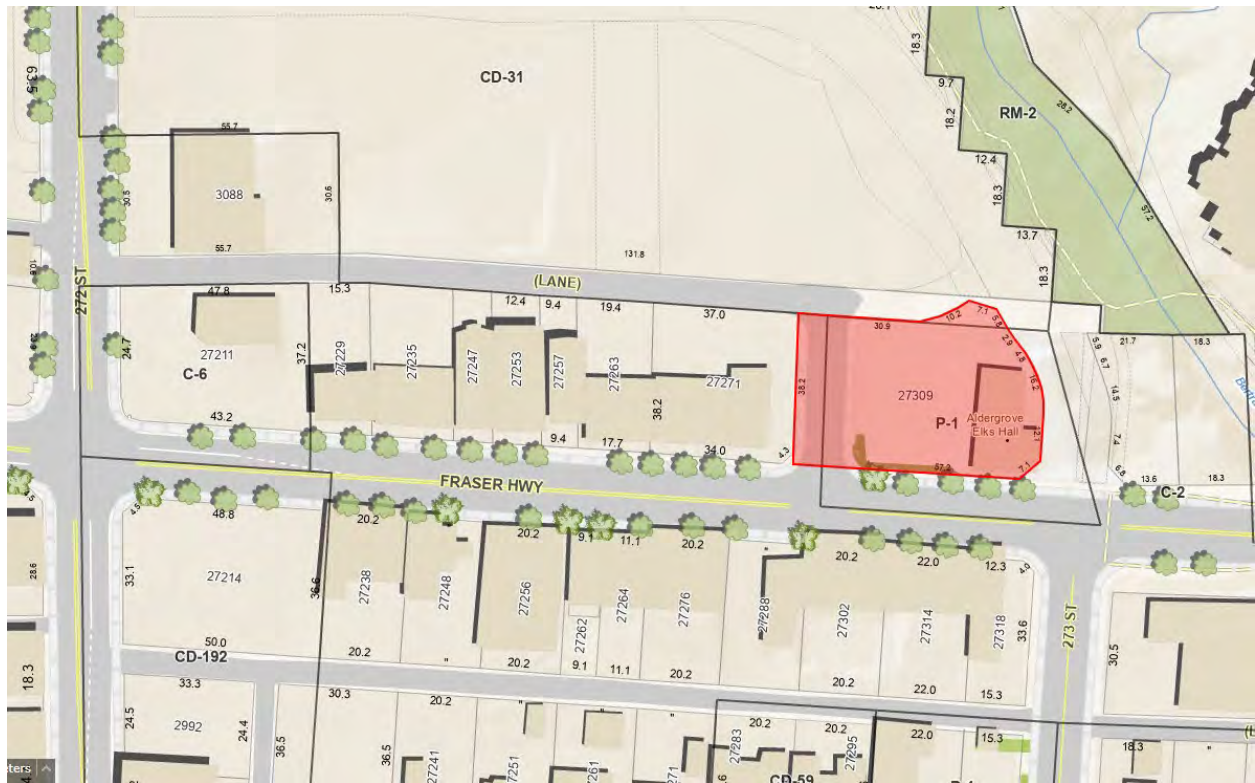
AERIAL PHOTO



ALDERGROVE COMMUNITY PLAN



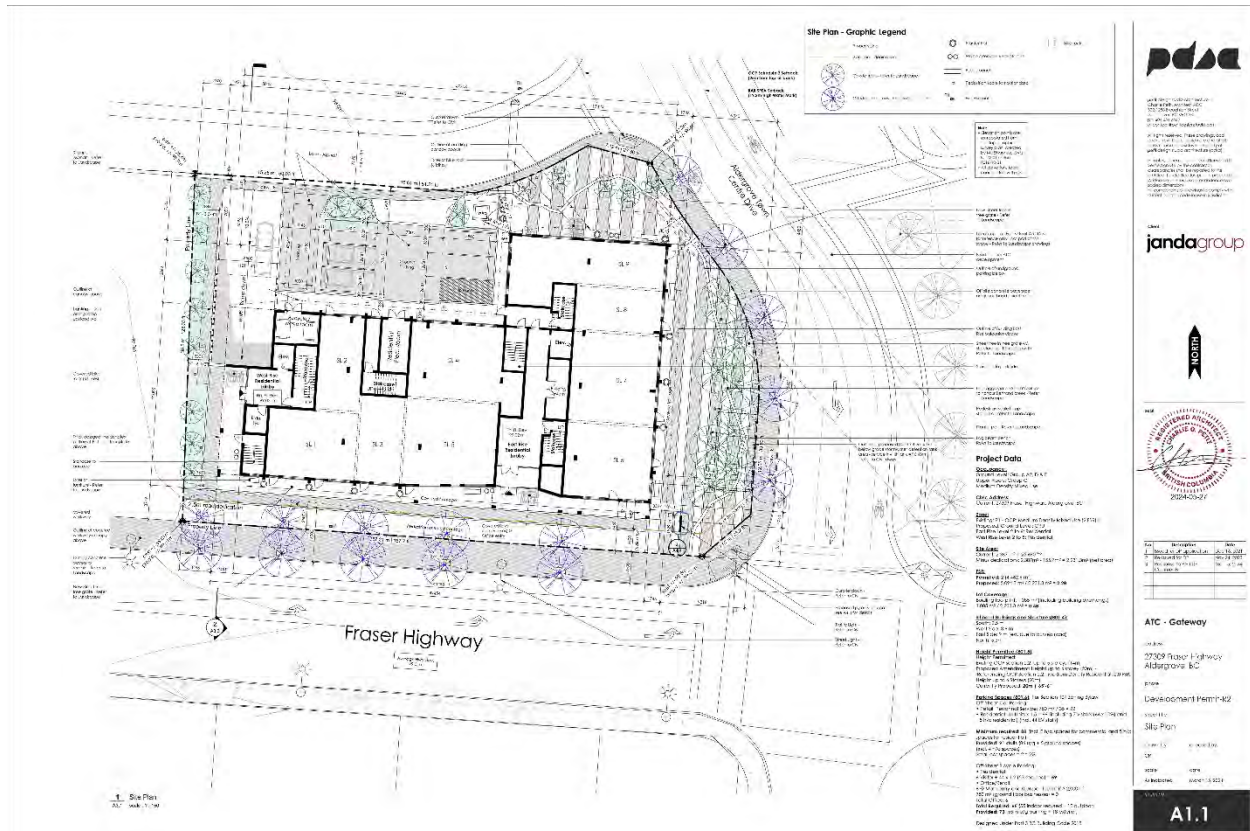
ALDERGROVE CORE PLAN



ZONING BYLAW NO. 2500



RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101312

This Permit is issued this _____ day of _____, 2024 to:

1. Name: Janda Group Holdings Inc.

Address: 4770 – 72 Avenue
Surrey, BC V4K 3N3

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

LEGAL DESCRIPTION: Lot 1 Section 20 Township 8 New Westminster District Plan EPP97379

CIVIC ADDRESS: 27309 Fraser Highway

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
 - a. Building plans being in substantial compliance with Schedule "A".
 - b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
 - c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
 - d. All rooftop mechanical equipment to be screened from view.
 - e. All refuse areas to be located in an enclosure and screened.

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
 - b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
 - c. On-site landscaping to be secured by letter of credit at building permit stage.
 - d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
 - e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024

Attachments:

Schedule A Architectural Drawings

Schedule B Landscape Drawings

[illegible]

Project Data

Occupancy:

Ground Level: Group A2, D & E
Upper Floors: Group C
Medium Density Mixed Use

Civic Address:

Current: 27309 Fraser Highway, Aldergrove, BC

Zones:

Existing: P1 - OCP: Medium Density Mixed Use (2 FSR)
Proposed:
Ground Level: CPU
East Rise Level 2 to 6: Dwellings
West Rise Level 2 to 5: Dwellings

Site Area:

Current: 2,387 m² | 25,690 ft²

Minus dedications: 2,387m² - 155.7m² = 2,231.3m² (net area)

FSR:

Permitted: 2 (4,462.6 m²)

Proposed: 5,094.3 m² / 2,231.3 m² = **2.28**

Lot Coverage:

Building footprint: 1,085 m² (including building overhangs)
1,085 m² / 2,231.3 m² = **0.48**

Slip of Buildings and Structures(801.4):

South: 2.5 m

West Side: 3.6 m

East Side: 9 m (est. due to curved road)

North: 5.3m

Height Permitted (801.5):

Height Permitted:

Existing OCP section 2.2: Up to 5 storeys (14m)

Proposed Amendment: Up to 6 storeys (20m) -

20' OCP section 2.2: Medium Density Residential,

2' OFSR Height up to 6 Storeys (20m)

Currently Proposed: 20m | 65'-6"

Parking Spaces (801.6):

Per Section 107 Zoning Bylaw

Off-Street Car Parking:

• Retail, Personal Service: 750 m² / 35 = 22

• Residential: 44 Units x 1.5 = 66 (including 7 visitors (66 x 10%)

and 5 h/c residential) (incl. 44 EV stalls)

Minimum required: 88 (incl. 2 h/c spaces for commercial and

5 h/c spaces for residential)

Provided: 91 stalls (86 u/g + 5 ground spaces)

(incl. 4 h/c spaces)

Small car spaces = 2 = 2%

Off-Street Bicycle Parking:

• Residential:

6 Visitor + 44 x 1.2 (53 secured) = 59

• Office/Retail:

6 @ Main entry and 0.06 per 100 m² (l ≥ 2,000m²

750 m² (ground floor businesses) = 0

Total Office: 6

Total Required: 65 (55 indoor secured + 12 outdoor)

Provided: 73 (55 in u/g parking + 18 exterior)

Designed Under Part 3 BC Building Code 2018

Assess Friendly Amenity Area Calculation

Amenity Area 1 located on Level 2 rooftop patio

44 units @ 4m² per Apartment unit = 176 m²

Total AFMA required: 176m²

Total AFMA proposed: 193.9m² (Play area: 20m² / Social

Gathering Area: 140m² / Associated Landscape: 24m²)

Unit count & Area Summary per floor

Level	Count	Area sqm	Area sqft
East Rise			
Level 2	4	309.5	3,331
Level 3	6	453	4,877
Level 4	6	453	4,877
Level 5	6	453	4,877
Level 6	6	427.7	4,603
Ground Floor		2,096.3	22,564
Ground Level	9	717	7,718
West Rise			
Level 2	4	302.9	3,260
Level 3	4	302.9	3,260
Level 4	4	302.9	3,260
Level 5	4	302.9	3,260
TOTAL: 53		1,211.5	13,041
		4,024.8	43,323

Exterior Area Summary

Name	Area sqm	Area sqft	Comments
Level 2	193.9	2,088	
Roof Top Patio	193.9	2,088	
TOTAL			

GFA Calculation

Name	Area sqm	Area sqft	%
East Rise - Level 2	529.9	5,704	6
East Rise - Level 3	529.9	5,704	6
East Rise - Level 4	529.9	5,704	6
East Rise - Level 5	529.9	5,704	6
East Rise - Level 6	504.5	5,430	5
Residential Ground Floor	230.3	2,479	2
Retail/PB Ground Floor	751.9	8,093	8
West Rise - Level 2	372	4,005	4
West Rise - Level 3	372	4,005	4
West Rise - Level 4	372	4,005	4
West Rise - Level 5	372	4,005	4
TOTAL GFA	5,094.3	54,835	55
Excluded			
East Rise Balconies	263.8	2,839	3
Level 2 Roof Top	193.9	2,088	2
P1	1,825	19,644	20
P2	1,825	19,644	20
West Rise Balconies	82.9	892	1
TOTAL Excluded GFA	4,190.6	45,107	45

Permitted FSR: 2 (4,462.6 m²)

Proposed FSR: 5,094.3 m² / 2,231.3 m² = **2.28**

Common Area Summary per floor

Level	Count	Area sqm	Area sqft
East Rise			
Level 2	4	186.8	2,010
Level 3	1	43.2	465
Level 4	1	43.2	465
Level 5	1	43.2	465
Level 6	1	43.2	465
Ground Floor		359.6	3,870
Ground Level	8	194.8	2,096
West Rise			
Level 2	1	36.6	394
Level 3	1	36.6	394
Level 4	1	36.6	394
Level 5	1	36.6	394
TOTAL: 20		146.5	1,577
		700.9	7,544

Residential Unit Mix Summary

Unit Type	Count	%
1 Bed	5	11.5%
1 Bed + Den	5	11.5%
2 Bed	34	77%
TOTAL	44	100%

Site Area Calculation

Name	Area sqm	Area sqft	%
Building Footprint	230.3	2,479	10
Retail/PB Ground Floor	751.9	8,093	31
Hardscape	982.1	10,572	41
East Plaza	325.7	3,506	14
North Plaza	146.8	1,580	6
North Sidewalk	65.1	701	3
Parking & Loading	249.7	2,688	10
Parking Ramp	140.5	1,512	6
South Sidewalk	348.6	3,752	15
Transformer	15.4	165	1
Softscape	1,291.7	13,904	54
Landscape	114	1,227	5
TOTAL	2,387.8	25,702	100

Amenity Area

Name	Area sqm	Area sqft
AS#1	70.6	760
AS#2	30.5	328
AS#2	23.2	250
Roof Top Patio	193.9	2,088
TOTAL 4	318.3	3,426

Major Vertical Penetration Area Summary

Level	Count	Area sqm	Area sqft
East Rise			
Level 2	3	33.6	362
Level 3	3	33.6	362
Level 4	3	33.6	362
Level 5	3	33.6	362
Level 6	3	33.6	362
Ground Floor		166.2	1,810
Ground Level	6	71.2	766
West Rise			
Level 2	3	32.5	350
Level 3	3	32.5	350
Level 4	3	32.5	350
Level 5	3	32.5	350
TOTAL: 33		130.1	1,401
		369.5	3,977

Site Area Calculation

Name	Area sqm	Area sqft	%
Building Footprint	230.3	2,479	10
Retail/PB Ground Floor	751.9	8,093	31
Hardscape	982.1	10,572	41
East Plaza	325.7	3,506	14
North Plaza	146.8	1,580	6
North Sidewalk	65.1	701	3
Parking & Loading	249.7	2,688	10
Parking Ramp	140.5	1,512	6
South Sidewalk	348.6	3,752	15
Transformer	15.4	165	1
Softscape	1,291.7	13,904	54
Landscape	114	1,227	5
TOTAL	2,387.8	25,702	100



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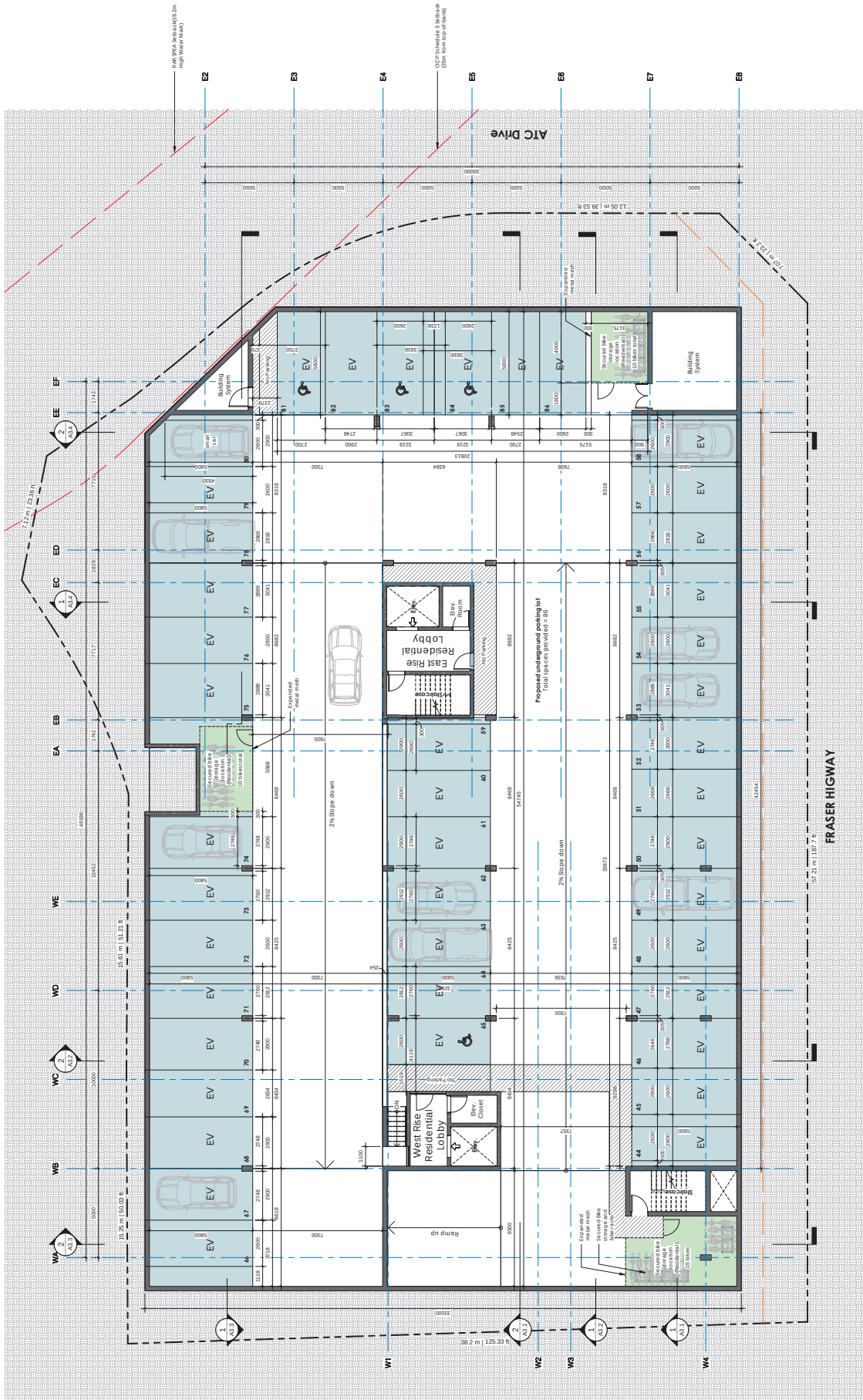
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1 Parking Level - P2

Residential Parking Required: 66 (including 7 Visitors) Provided: 67 (including 7 Visitors) sp.aces u/g	Office/Retail Parking Required: 22 Provided: 24 (5 exterior + 19 u/g)	Secured bike storage in u/g parking Provided: 55 spaces + 3 exterior bike racks (6 bikes each) @ ground level = 18
--	---	---





PDA design studio inc. a not-for-profit
company
Charles P. PDA, Architect
Vancouver BC V6C 2B5
pda@pdaarchitects.com
www.pdaarchitects.com
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Where dimensions take precedence over
notes, the dimensions shall prevail.
All components of drawings to comply with
current building codes in use in jurisdiction.

Client
jandagroup



No.	Description	Date
1	Request for A42 DP	Nov 22, 2023
2	Response to A42 DP	Mar 25, 2024
3	Comments	
4		
5		
6		
7		
8		
9		
10		

ATC - Gateway

address
27309 Fraser Highway
Aldergrove, BC

phase

Development Permit-R2

sheet title

Canopies

drawn by

checked by

scale

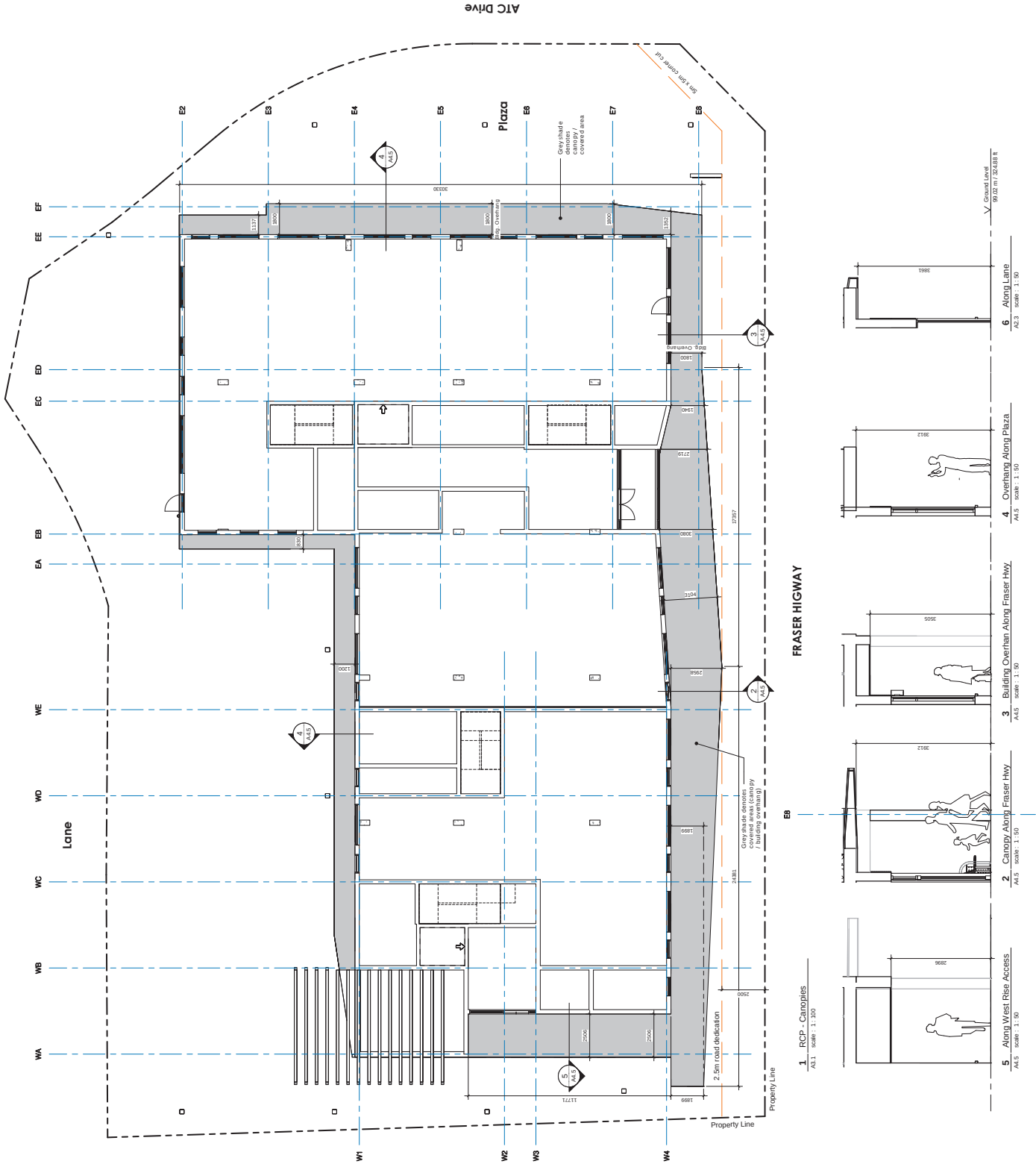
date

As indicated

March 2024

sheet no.

A4.5





PDA
PDA Design Studio Inc. 2024-05-27
CHARTERED PROFESSIONAL ARCHITECT
Vancouver BC V6C 2B5
E: contact@pda.ca
P: 604.681.1111

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Inc.

CHARTERED
janda group



No.	Description	Date
1	Preparation of A42 DP	May 22, 2024
2	Revisions to A42 DP	May 23, 2024
3	Comments	
4		
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6		

ATC - Gateway

address
27309 Fraser Highway
Aldergrove, BC

phase

Development Permit-R2

sheet title

Area Plan

drawn by

checked by

scale

date

1:200

March 2024

sheet no.

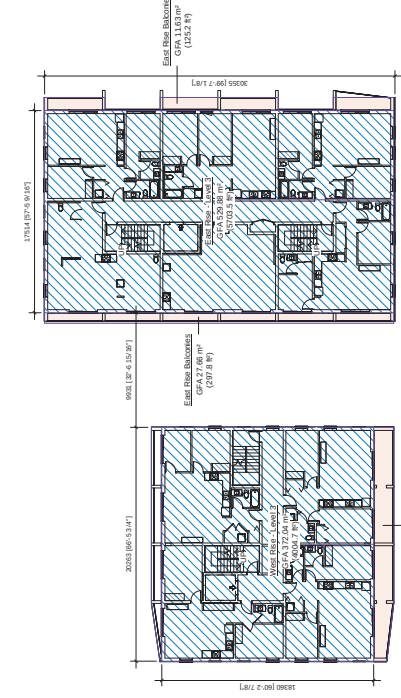
A5.1

Gross Floor Area Calculation

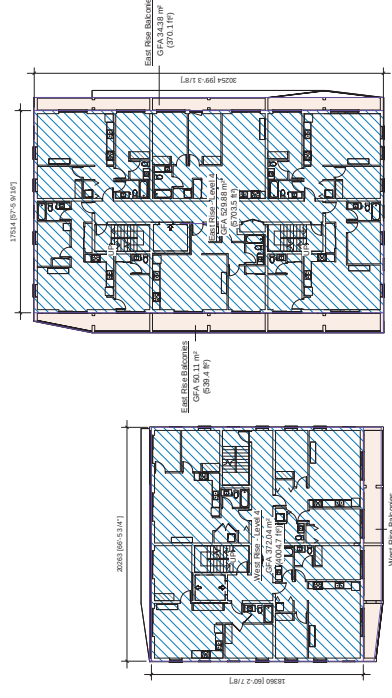
Name	Area sqm	%
East Rise - Level 2	520.9	6
East Rise - Level 3	520.9	6
East Rise - Level 4	520.9	6
East Rise - Level 5	520.9	6
East Rise - Level 6	504.5	5
Residential Ground Floor	230.3	2
Retail/PS Ground Floor	751.9	8
West Rise - Level 2	372	4
West Rise - Level 3	372	4
West Rise - Level 4	372	4
West Rise - Level 5	372	4
Total GFA	5,094.3	55
Excluded		
East Rise Balconies	203.8	3
Level 2 Roof Top	183.9	2
P1	1,825	20
P2	1,825	20
West Rise Balconies	82.9	1
Total Excluded GFA	4,190.6	45

Permitted FSR: 2 | 2,231.3 x 2 = 4,462.6 m²

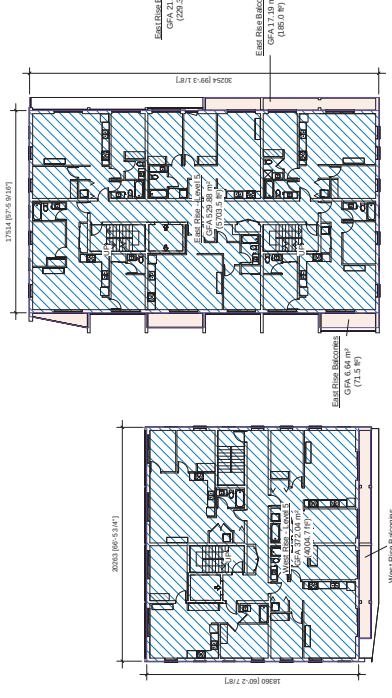
Proposed FSR: 5,094.3 m² / 2,231.3 m² = 2.28



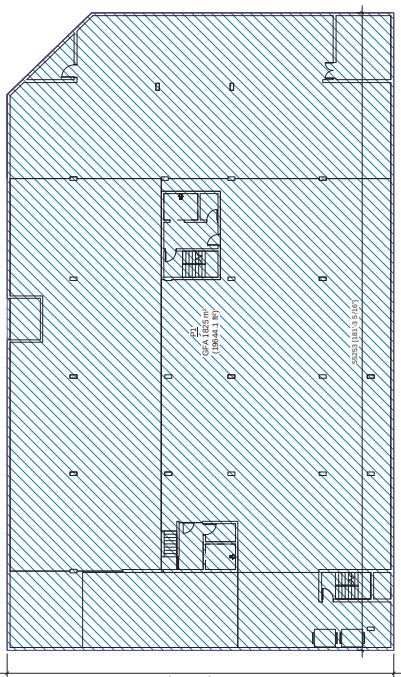
3 Level 3
AS.1 scale: 1:200



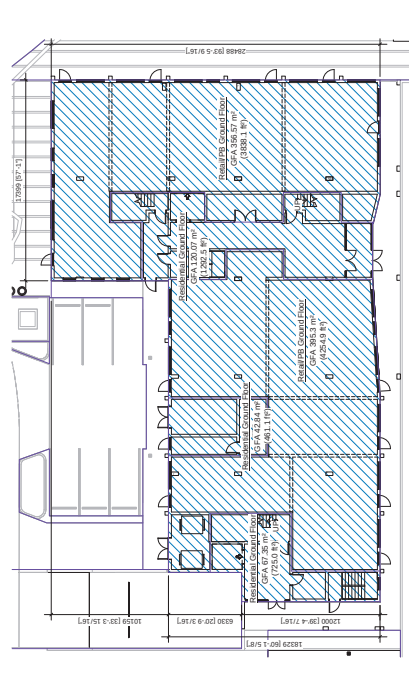
4 Level 4
AS.1 scale: 1:200



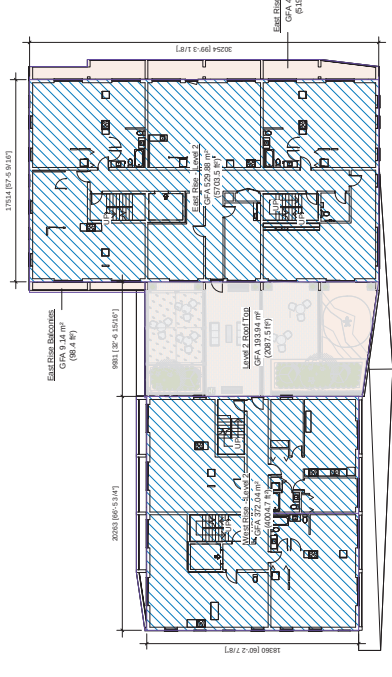
5 Level 5
AS.1 scale: 1:200



2 Level 2
AS.1 scale: 1:200



1 Ground Level
AS.1 scale: 1:200



6 Level 6 - East Rise
AS.1 scale: 1:200



From Fraser Hwy towards North West



East Elevation



From Fraser Hwy Looking North West



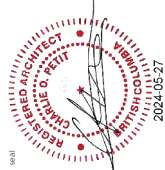
From At C Drive towards West



PDA design studio inc. inc. inc. inc.
 CHARLES PINE, ARCHITECT AIBC
 27309 FRASER HIGHWAY
 ALDERGROVE, BC V5G 2B5
 P: 604.241.1111
 E: CONTACT@PDADESIGNSTUDIO.COM

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Client
jandagroup



No.	Description	Date
1	Revised for R2	Nov 21, 2023

ATC - Gateway
 address
 27309 Fraser Highway
 Aldergrove, BC

phase
 Development Permit-R2
 sheet title
 Perspective
 drawn by
 CP
 checked by
 CP
 scale
 1/8" = 1'-0"

sheet no.
A6.1



From Fraser Highway towards North East



View along Fraser Hwy looking West



View looking East along Fraser Highway



East Rise Main entry along Fraser Highway



Close up view from ATC Drive toward plaza



PDA design studio architecture
 CHARLIE PINE, ARCHITECT AIBC
 VANCOUVER, BC V6C 2B5
 P: 604.681.1111
 E: CONTACT@PDADESIGNSTUDIO.COM
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Client
jandagroup

SEAL
 REGISTERED ARCHITECT
 CHARLIE PINE
 2024-05-27

No.	Description	Date
1	Revised for PDA	May 22, 2023
2		
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ATC - Gateway

address
 27309 Fraser Highway
 Aldergrove, BC

phase

Development Permit-R2

sheet title

Perspective

drawn by

checked by

CP

scale

date

March 2024

sheet no.

A6.3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NO.	DATE	REVISION DESCRIPTION	DR.
CLIENT:			

PROJECT:

ATC GATEWAY BUILDING
27309 FRASER HWY
LANGLEY, B.C.

SC

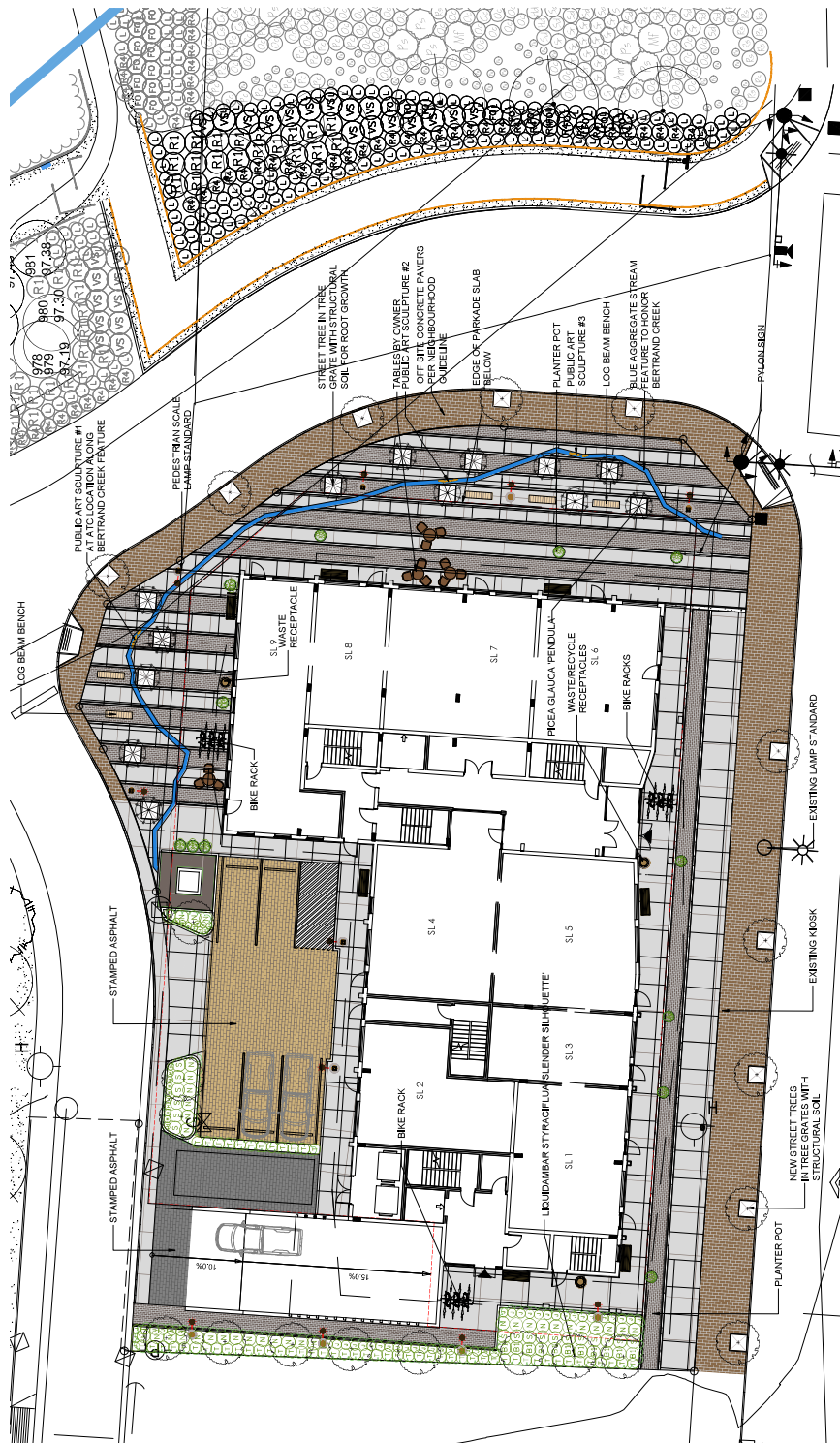
21 MAR 24 DRAWING NUMBER:



100

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E



GROUND FLOOR PLANT SCHEDULE			COMMON NAME	PLANTED SIZE / REMARKS	PMO PROJECT NUMBER: 21-065
KEY	QTY	BOTANICAL NAME			
1	21	LIQUIDAMBA STYRACFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	60CM CAL. 1M STD. BAB	
2	13	PECEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	2.5M HT. BAB	
3	8	BERBERIS THUNBERGII 'ALBA NANA'	GOLDEN DWARF BARBERY	#3 POT: 40CM	
4	11	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT: 20CM	
5	18	NANDINA DOMESTICA 'TRIPOWER'	TRIPOWER HEAVENLY BAMBOO	#3 POT: 50CM	
6	17	SHIRAZIA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SHIRAZ	#3 POT: 40CM	
7	35	TAJUA COCCINELLAS 'SARAGGO'	EMERALD GREEN CEDAR	2M HT. BAB	
8	3	HAKONECHELOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT	
9	37	IMPATIATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
10	40	JAPANESE SPHALIS	SPIRAL FLOUSH	#1 POT	

NOTES: * PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES * SPECIFIED ARE PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE PROJECT SITE. * SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNPROPOSED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF CONTRACT. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BISCOLDIS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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DATE RECEIVED BY THE OFFICE OF THE ATTORNEY GENERAL



IMAGINI - BATTERIE TABELLE & CAPOLAVORI

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pmg
LANDSCAPE
ARCHITECTS
Suite C109 - 4185 Still Creek Drive
Langley, British Columbia V4A 4C3
P: 604.266-0211 F: 604.266-0222

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.05.23	NEW SITE PLAN AND CONCEPT	DR.
2	21.05.23	REVISED SITE PLAN	DR.
3	21.05.23	REVISED SITE PLAN	DR.
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100	21.05.23	REVISED SITE PLAN	DR.

PROJECT

ATC GATEWAY BUILDING
27309 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE

STRUCTURAL SOIL
PLAN

DATE	21 MAR 24	DRAWING NUMBER	21-055
SCALE	1:100	REVISION	01
DRAWN	RM	DESIGN	RM
CHECKED	MCY	PROJECT NUMBER	21-055





KOMPAN ROBINIA BEE SPRINGER

SECOND FLOOR PLANT SCHEDULE				PMG PROJECT NUMBER: 21405	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	2	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	6CM CAL. B&B	
SHRUB	6	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT/25CM	
1	3	HYDRANGEA PANCULATA 'LIMELIGHT'	UNLIGHT HYDRANGEA, LIMEGREEN+PINK	#10 POT/ ON STANDARD	
2	10	HYDRANGEA PANCULATA 'LIMELIGHT'	UNLIGHT HYDRANGEA, LIMEGREEN+PINK	#10 POT/ 40CM	
3	10	SPREA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPREA	#2 POT/ 40CM	
4	1	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	24 HT. B&B	
5	18	GRASS			
6	1	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	

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

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER CUNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER TYPES. *** ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. **** SOILS SHOULD NOT PERMITTED IN GROWING MEDIUM AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION	DESCRIPTION	DR.
1	21.OCT.21		NEW SET PAIN AND CONCEPT	HR
2	23.MAY.08		DP PAIN SET	HR
3	23.MAY.22		COORDINATE WITH CIVIL PLAIN	HR
4	21.OCT.32		ISSUED FOR DEVELOPMENT (PAIN)	HR
5	23.OCT.32		NEW SET PLAIN	HR
6	23.MAY.07		NEW SET PLAIN	HR
7	23.MAY.14		DP SUBMISSION	HR

PROJECT:
ATC GATEWAY BUILDING
27309 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE:
**LEVEL TWO
LANDSCAPE PLAN**

DATE: 21.MAR.24
SCALE: 1:100
DRAWN: RK
DESIGN: RK
CHKD: MCY

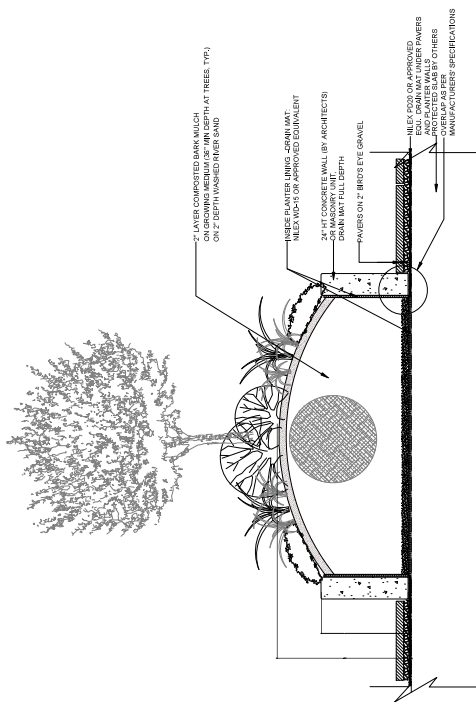
PMG PROJECT NUMBER: 21-055



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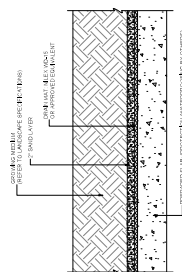
pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 58th Street Drive
Langley, BC V4A 2C5
P: 604.264-0211 F: 604.264-0222

SEAL



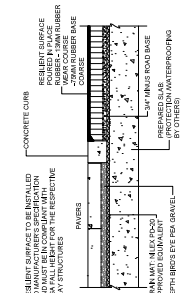
1 LANDSCAPE ON SLAB
L4

3M x 1.2M



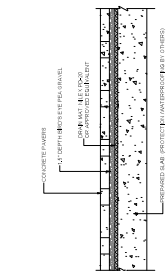
3 PLANTING ON SLAB
L4

4 PLAY SURFACE ON SLAB
L4

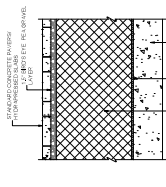


2 PLANTER POT DRAINAGE DETAIL
L4

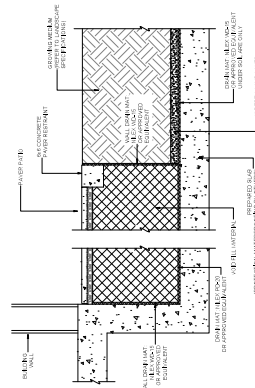
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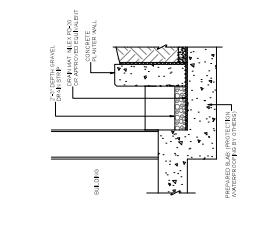
5 PAVERS ON SLAB
L4



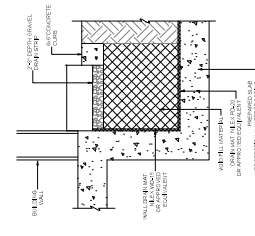
6 PAVERS AT SLAB DROP
L4



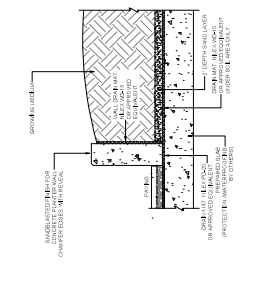
7 PATIO / LANDSCAPE AT SLAB DROP
L4



8 DRAIN ROCK STRIP AT BUILDING ON SLAB
L4



5 PAVERS ON SLAB
L4



6 PAVERS AT SLAB DROP
L4

8 DRAIN STRIP AT BUILDING AT SLAB DROP
L4

10 PLANTER WALL ON SLAB
L4

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.03.21	NEW SITE PLAN AND CONCEPT	DR.
2	21.03.21	CONCEPT DEVELOPMENT	DR.
3	21.03.21	CONCEPT DEVELOPMENT	DR.
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PROJECT

ATC GATEWAY BUILDING
27309 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE
LANDSCAPE
DETAILS

DATE: 21 MAR 24
SCALE: 1:100
DRAWN: RK
DESIGN: RK
CHECK: MCY
PMG PROJECT NUMBER: 21-055



OF 6

21-055-2.2P

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pmg
LANDSCAPE
ARCHITECTS
Suite C109 - 4185 58th Street Drive
Langley, BC V4A 4G5
P: 604.264-0211 F: 604.264-0222

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.03.21	NEW SITE PLAN AND CONCEPT	DR.
2	21.03.21	REVISION DESCRIPTION	DR.
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PROJECT

ATC GATEWAY BUILDING
27309 FRASER HWY
LANGLEY, B.C.

DRAWING TITLE

OFF SITE
LANDSCAPE PLAN

DATE: 21 MAR 24

SCALE: 1:100

DRAWN: RK

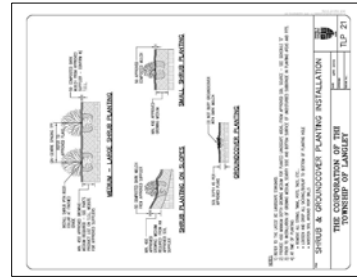
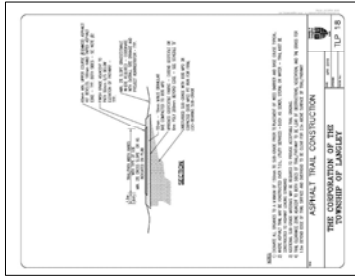
DESIGN: RK

CHECK: MCY

PMG PROJECT NUMBER: 21-055

21055-0.2.P

OF 6



SIZE	QTY	NOTES	PLANTED	PLANTED
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2	1	FOSTERELLA MAJOR	FOSTERELLA MAJOR	FOSTERELLA MAJOR
3	1	FOSTERELLA MAJOR	FOSTERELLA MAJOR	FOSTERELLA MAJOR
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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT
(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT
(JANDA GROUP HOLDINGS INC.) BYLAW NO. 6018**

EXPLANATORY NOTE

Bylaw No. 6018 amends the Aldergrove Community Plan for 0.24 ha (0.59 ac) of land located at 27309 Fraser Highway to amend the definition of floor space ratio and increase the height and floor space ratio permitted for the Medium Density Mixed Use land use designation on a site specific basis. The amendment is required to facilitate the development of a six-storey mixed use building consisting of 44 apartment units and 752 m² (8,093 ft²) of commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT
(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT
(JANDA GROUP HOLDINGS INC.) BYLAW NO. 6018

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 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Janda Group Holdings Inc.) Bylaw No. 6018”.
2. The “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802”, as amended, is further amended by:
 - a) Replacing the sentence in Section 2.0 Aldergrove Core Area Land Use Plan with:

“Density is defined using Floor Area Ratio (FSR), the ratio of the total floor area of buildings on a certain location to the land area (space) of that location.” With “For all designations where Floor Space Ratio is used as a measure, density is to be calculated on the basis of net developable land area. Density is measured as a ratio of developable floor area to developable land area where:

 - Developable floor area is the sum of total floor areas in each storey in a building inclusive of exterior walls, excluding unenclosed balconies.
 - Developable land area is net of conservation areas, publicly dedicated parks/open spaces, and publicly dedicated rights-of-way including streets and laneways.”
 - b) Amending Map 2.1 to add a dashed black outline and labeled #1 around the property shown in Schedule A and adding “Refer to Section 2.3”
 - c) Inserting as a new section “2.3 Additional Land Use Development Policies” after Section 2.2
 - d) Inserting as a new bullet point under section “2.3 Additional Land Use Development Policies” the following:
 - Those lands identified outlined in dashed black on 2.1 Map Land Use Plan may be developed in accordance with the following site specific densities and heights:

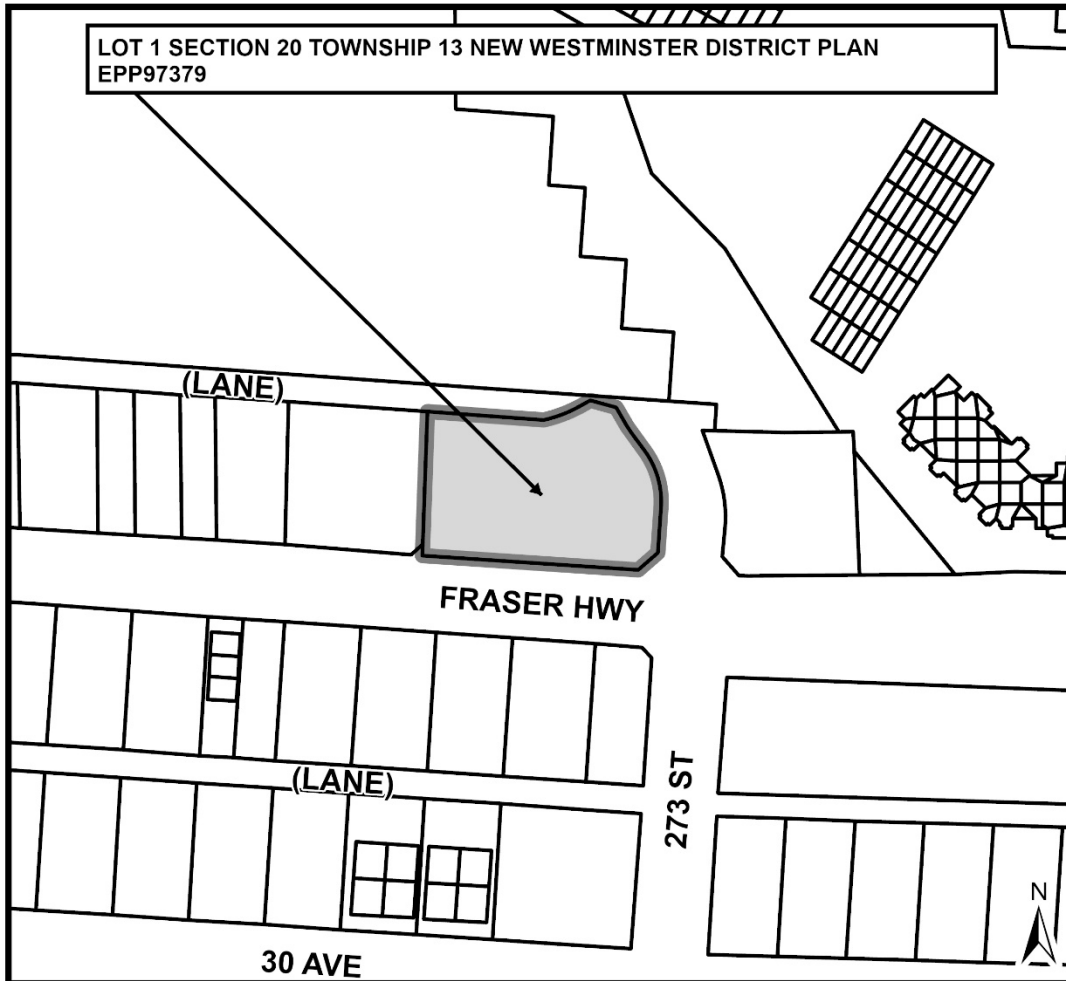
#	Designation	Location	Permitted FSR	Height
1	Medium Density Mixed Use	Fraser Highway and 273 Street	2.3	6 storeys (20 m)

And renumbering table site specific densities and heights accordingly.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6018



THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (JANDA GROUP HOLDINGS INC.) BYLAW NO. 6019****EXPLANATORY NOTE**

Bylaw No. 6019 rezones approximately 0.24 ha (0.59 ac) of land located at 27309 Fraser Highway from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-204 to accommodate the development of 44 apartment units and 752 m² (8,093 ft²) of commercial space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (JANDA GROUP HOLDINGS INC.) BYLAW NO. 6019

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

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

1. This Bylaw may be cited for all purposes as “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw No. 6019”.
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-204” after the words “Comprehensive Development Zone CD-203”
 - b. Adding to Section 110.1 after the words “CD-203” the words “CD-204 – 0.1 ha”
 - c. Adding after Section 1103 “Comprehensive Development Zone CD-203” the following as Section 1104 “Comprehensive Development Zone CD-204”

1104 COMPREHENSIVE DEVELOPMENT ZONE CD-204

Uses Permitted

- 1104.1 In the CD-204 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) *Apartments* subject to Section 1104.3
 - 4) *commercial uses* subject to Section 1104.4
 - 5) *licensee retail store* subject to Section 1104.4
 - 6) *group children’s day care* subject to Section 1104.4

Density

- 1104.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-204 shall not exceed 2.3 FSR.

Residential Uses

- 1104.3 *Apartments* are only permitted to be located on the upper five (5) *storeys* of the *building*.

Commercial Uses

- 1104.4 *Commercial uses, licensee retail store and group children’s day care* are only permitted on the ground floor of the *building*.

Lot Coverage

- 1104.5 *Buildings and structures* shall not cover more than 55% of the *lot area*.

Siting of Buildings and Structures

- 1104.6 Siting of *buildings and structures* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 1104.7 The *height* of *buildings and structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

- 1104.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 1104.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 1104.10 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

- 1104.11 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

- 1104.12 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

Lot 1 Section 20 Township 13 New Westminster District Plan EPP97379

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-204.

Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 6019

