



# Langley In Progress

"Langley In Progress" is published by the Planning and Development Division to provide a summary of current development activity. Information is current to March 31, 2001 unless otherwise stated, and is provided for quick reference only. For specific project details, please contact the Planning and Development Division at 533-6034, or the Permit, Licence and Inspection Services staff at 533-6018.

"Langley In Progress" is available at no charge through the Township website at [www.tol.bc.ca](http://www.tol.bc.ca). Alternatively, you may be added to our mailing list and receive printed copies for an annual fee of \$8.00.

For information on building permits that have been issued, please refer to the "*Building Statistics*" reports published monthly and available from the Permit, Licence and Inspection Services staff.

The first section of "*Langley In Progress*" summarizes multi-family, commercial, industrial and institutional applications for rezonings, development permits and building permits. The second section summarizes significant single family subdivision developments by community .

## **MULTI-FAMILY, COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL PROPOSALS**

The following is a list of active development proposals, including development permit and building permit applications. The following codes are used under the "status" column of the list:

RZ: Rezoning	UC: Under Construction	BP: Building Permit
DP: Development Permit	DVP: Development Variance	OP: Plan Amendment
RO: Rezoning/Plan Amendment	Permit	

Project/ Application #	Agent/ Phone #	Description	File/Permit #	Address	Status
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### **ALDERGROVE**

#### **Industrial Development**

Zen Int'l. BP099261	T. Hale (604) 929-1325	7,725 m <sup>2</sup> addition to existing building	10-25-0030	3250 - 262 Street	BP
Koop RZ100081	L. Koop (604) 835-2224	rezone 4.0 ha for future industrial use	10-24-0076	26252 30A Avenue	RZ

Project/ Application #	Agent/ Phone #	Description	File/Permit #	Address	Status
Super L'Auto Recyclers (1990) Ltd. BP098786	W. Friesen (604) 864-8555	3 buildings (3,984 m <sup>2</sup> total floorspace) for industrial, commercial and assembly uses	10-25-0029	3227 - 264 Street	BP

### Commercial Development

Aldergrove Centre Mall RO100005/ DP100136	R. Balfour (604) 731-0206	phased redevelopment of existing mall to institutional, residential, and commercial uses; Phase 1 – six storey 120 bed multi level seniors care facility with ground floor commercial uses and underground parking	13-20-0117	3100 – 272 Street	RO
Countryside Mall RZ100080	W. Neumann (250) 542-1199	renovation of existing shopping centre (demolition of 697 m <sup>2</sup> existing retail space, 827 m <sup>2</sup> expansion to Safeway store, gas bar addition, and overall facade improvements)	13-20-0124	27530 & 27566 Fraser Highway	RZ
RCMP BP100263	J. Edwards (604) 533-6155	Aldergrove RCMP building renovations	26970 Fraser Highway	26970 Fraser Highway	BP

### FORT LANGLEY

#### Commercial Development

Village Square RO100002	Larry Willoughby (604) 856-6670	restaurant renovation; addition of 8 ground floor commercial units and 5 second floor residential units	11-33-0080	23343 Mavis Avenue; 9214 & 9216 Church Street	BP
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#### Residential Development

Interfor RO100021	T. Ankenman (604) 879-9940	165 single family lots, 114 multi family units, 100 seniors housing units, 90 room hotel, 1,208 m <sup>2</sup> commercial space and 2,415 m <sup>2</sup> office/live-work units	11-33-0088	9269 Glover Road	RO
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Project/ Application #	Agent/ Phone #	Description	File/Permit #	Address	Status
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### Institutional Development

Living Waters Church BP099628	H. Pimiskern (604) 736-4337	1,190 m <sup>2</sup> church building	11-32-0100	9095 Glover Road	UC
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### MURRAYVILLE

#### Commercial Development

48FrHwy Land DP100115	J. Loeppky (604) 531-4099	commercial project with six buildings (5,000 m <sup>2</sup> total)	10-32-0048	22525 & 22611 Fraser Hwy.	BP
Murrayville Health Centre Phase 2 RZ100082	K. Fisher (604) 576-2935	2,133 m <sup>2</sup> three storey professional building	11-06-0143	22144 - 52 Avenue	RZ

#### Institutional Development

Langley Memorial Hospital Foundation RO100120	H. Carter (604) 532-5304	phased seniors multi-level care facility (150 beds)	11-06-0135	east side 5100 block of 221A Street	RO
Southridge Fellowship Baptist Church RO100024	S. Harder (604) 533-3491	church facility	10-32-0063	22756 48 Avenue	RO

### WALNUT GROVE / NORTHWEST LANGLEY

#### Multi-Family Development

Veritas RZ097014	M. Lee (604) 275-3568	34 family-oriented strata townhouses	08-25-0050	20951 – 85 Avenue	RZ
Derby Reach Holdings RZ100043	Don Buchan (604) 882-2592	3 storey, 40 unit strata apartment building	11-31-0026	21661 – 88 Avenue	RZ
Baytree DP100110	G. Wiancko (604) 888-5398	4 strata townhouses	08-35-0163	southwest corner of 96 Ave & 208 Street	DP

#### Commercial Development

Thunderbird Entertainment Centre RZ100019	S. Silverman (604) 874-8308	30,936 m <sup>2</sup> commercial space (Note: Colossus theatres completed; other phases pending)	08-35-0194	20090 – 91A Avenue	BP
Keg BP099867	G. Tidball (604) 888-2151	726 m <sup>2</sup> Keg restaurant	08-35-0216	9020 – 202 Street	BP

Project/ Application #	Agent/ Phone #	Description	File/Permit #	Address	Status
Rieding Projects DP100076	A. Badke (604) 597-9058	five commercial buildings (3,472 m <sup>2</sup> ) and one mixed use building (1,791 m <sup>2</sup> commercial space with 3 floors/60 seniors apartments above)	08-35-0207	east side 8800 block of 202 Street	BP
Carbide Tool Works (1964) Ltd. BP099586	S. Potomak (604) 888-1353	605 m <sup>2</sup> White Spot restaurant	08-35-0214	20077 – 91A Avenue	UC
569054 BC Ltd. RO100012	Phil Declerck (604) 888-9355	one storey commercial building (1,574 m <sup>2</sup> ) & four storey (3,756 m <sup>2</sup> ) office building	08-35-0198	southeast corner 201 Street and 96 Avenue	RZ
Mac's Development DP100141	M. Nardone (403) 271-2000	gas bar/ convenience store/ food services	09-02-0093	20167 - 96 Avenue	DP
RCABC DP100144	J. Barrett (604) 526-2764	1,189 m <sup>2</sup> addition to existing Roofing Contractors Association of BC building	09-02-0006	9734 - 201 Street	DP

### Industrial Development

Mutual Fire Insurance Co. BP099225	C. Nofle (604) 853-5222	two storey office building (1,173 m <sup>2</sup> )	08-35-0215	9366 – 200A Street	UC
Primex BP100256	G. Dowd (604) 534-7917	4,241 m <sup>2</sup> industrial building	08-35-0200	20160 - 92A Avenue	BP
Cartel addition BP100216	W. Johnson (604) 532-8393	2 storey (773 m <sup>2</sup> ) warehouse/office addition	08-35-0217	9415 – 202 Street	BP
J.D.Sweid Ltd. BP099903	A. Terrett (604) 736-3730	1,470 m <sup>2</sup> addition to poultry processing plant	9696-199A Street	9696 – 199A Street	UC

### WILLOWBROOK/WILLOUGHBY

#### Commercial Development

Sundew Motel RZ100069	M. Sanderson (604) 572-5418	60 room hotel	08-14-0068	6484 – 200 Street	RZ
First Professional RO100008	V. Cull (604) 448-9112	33,212 m <sup>2</sup> "power centre" (Note: Phase 1 - Wal-Mart – built)	08-14-0077	20202 – 66 Avenue	BP

<b>Project/ Application #</b>	<b>Agent/ Phone #</b>	<b>Description</b>	<b>File/Permit #</b>	<b>Address</b>	<b>Status</b>
First Professional BP100108	V. Cull (604) 448-9112	2,044 m <sup>2</sup> commercial building (Party City, Payless Shoes, etc.)	08-14-0077	20202 – 66 Avenue	UC
Carter Property Consultants RO100015	H. Carter (604) 532-5304	3 buildings (3,697 m <sup>2</sup> ) commercial space adjacent to Wal-Mart/ First Professional site	08-14-0076	20157 – 64 Avenue	BP
428036 BC Ltd. RZ100064	R. Ciccozzi (604) 687-4741	4-storey office building (3 floors/ 1,437 m <sup>2</sup> offices; ground floor parking)	08-14-0057	20033 - 64 Avenue	RZ
Happy Face Village BP098025	Ib Moller (604) 513-1904	2,595 m <sup>2</sup> commercial space in 4 buildings (gas bar / convenience store, restaurant, and other tenants)	08-26-0069	8590 – 200 Street and 20046 – 86 Avenue	BP
BA Blacktop/ BCTFA/ McElhanney RO100013	McElhanney Consulting Services (604) 596-0391	future business/office park/commercial uses associated with 200 Street interchange project	08-35-0212	200 Street/Hwy. 1 interchange area (south side of Highway 1)	RO
KKBL Ventures RZ100054	Hunter Laird Engineering (604) 525-4651	future neighbourhood commercial use (and 29 compact single family lots)	08-26-0071	8373 – 208 Street	RZ
Wesgroup / Salvation Army RO100023	M. Jorden (604) 669-7710	rezone 18 ha for future business/office park/commercial uses and 3.3 ha for church use	08-27-0012	8393 – 200 Street	RO
Canadian Tire DP100139	G. Vallance (604) 532-4410	construction of a roof structure over garden centre	08-11-0036	6312 – 200 Street	DP

### **Industrial Development**

I.R. Capital RZ100036	I. Rogowski (604) 876-7551	4,628 m <sup>2</sup> industrial/ business park building	08-14-0079	20312 – 66 Avenue	RZ
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### **Institutional Development**

564377 BC Ltd. RZ100058	L. Craik (604) 535-8444	4 storey seniors' housing project (128 suites/ 148 beds total) plus 204 m <sup>2</sup> ground floor retail	08-14-0081	southeast corner of 67 Avenue and 203 Street	RZ
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Project/ Application #	Agent/ Phone #	Description	File/Permit #	Address	Status
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### Multi-Family Development

360608 BC Ltd. BP099519	Amar Bains (604) 530-4141	22 townhouses (Ph.2) of 59 unit Logan Creek development	08-15-0095	6513 - 200 Street	UC
Polygon RZ100056	A. Rozen (604) 877-1131	198 ground oriented (3 storey) townhouses	08-14-0085	20504 & 20570 – 66 Avenue; 6445 – 206 Street	RZ
Polygon RZ100016	A. Rozen (604) 877-1131	88 ground oriented (3 storey) townhouses	08-14-0073	south side, 20100 block of 68 Avenue	RZ
Dhillon/ Dosanjh RZ100032	B. Franklin (604) 596-0391	+ 30 townhouses	08-15-0104	6887 & 6927 – 200 Street	RZ

### RURAL LANGLEY

New Century Invest. Ltd. BP100121	Jody Bryden (604) 861-0803	Service Station and Convenience Store	10-27-0040	24016 Fraser Highway	BP
Coleman BP100265	C. Coleman (604) 532-1766	Estate Winery (conversion of existing building and future construction of new building)	07-12-0021	21152 – 16 Avenue	BP
Bauk BP099942	W. Bauk (604) 857-9142	236 m <sup>2</sup> cranberry winery building	11-25-0026	26151 – 84 Avenue	UC
Redwoods Golf Course DP100143	L. Hope (604) 882-5130	expansion of existing clubhouse and driving range buildings, addition of tent structure adjacent to clubhouse, addition of small office building	11-31-0016	22011 - 88 Avenue	DP

### GLOUCESTER INDUSTRIAL ESTATES

Beedie Group BP099449	R. Rubini (604) 435-3321	37,098 m <sup>2</sup> food distribution facility with 1,053 m <sup>2</sup> offices	14-06-0088	5111 – 272 Street	UC
Freybe Sausage BP097511	R. Burgers (604) 926-6058	10,313 m <sup>2</sup> meat processing plant with accessory office space, and caretaker dwelling/ employee daycare centre	14-07-0026	27101 – 56 Avenue	UC
T & P Trucking BP099752	W. Evans (604) 530-9030	trucking terminal with 425 m <sup>2</sup> warehouse/ office building	14-06-0089	5415 - 272 Street	UC

Project/ Application #	Agent/ Phone #	Description	File/Permit #	Address	Status
Ropak BP099705	R. Johnston (604) 538-9618	19,149 m <sup>2</sup> industrial building	14-08-0018	5850 - 272 Street	UC
High Point Ventures RZ100078	J. Small (604) 856-5241	three multi-tenant industrial buildings (9,095 m <sup>2</sup> total)	14-06-0095	26868 – 56 Avenue	RZ
Plushwood DP100140	J. Bancroft (604) 864-8555	1,927 m <sup>2</sup> industrial building	14-05-0018	27487 – 55 Avenue	DP

## SUBDIVISION APPLICATIONS

Following is a list of significant single family subdivision developments (10 or more lots) in various stages of the approval process. Applications with the notations "RZ" or "RO" also involve rezonings. The following codes are used in the "status" column:

w/o DL      Without Decision Letter  
DL            With Decision Letter  
FINAL        Has received final approval (new subdivision plan registered)

File # / Application #	Developer/ Phone Number	Development Area	Number of Lots Created	Status
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### WALNUT GROVE

08-35-0208 SA100156	R. Barker (604) 880-2274	20292 – 96 Avenue	28	FINAL
08-35-0219 SA100180 RO100022	R. Barker (604) 880-2274	20242 & 20292 – 91A Avenue	15	w/o DL

### ALDERGROVE

13-29-0062 SA100146 RO100017	Kohler Holdings Ltd. (604) 853-2277	3338 & 3480 – 272 Street	82	w/o DL
13-19-0245 SA100162	Bakerview Properties (604) 856-1705	24 Avenue /24A Avenue and 269 Street	10	DL

### WILLOWBROOK / WILLOUGHBY

08-14-0090 SA100154 RZ100075	Omni Pacific (604) 526-5988	20428 & 20448 68 Avenue	22	w/o DL
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### RURAL LANGLEY

07-02-02025 SA100173	Trademark Pacific (604) 590-1155	19735 Zero Avenue	99 (2 acre lots)	w/o DL
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