

Township of
Langley

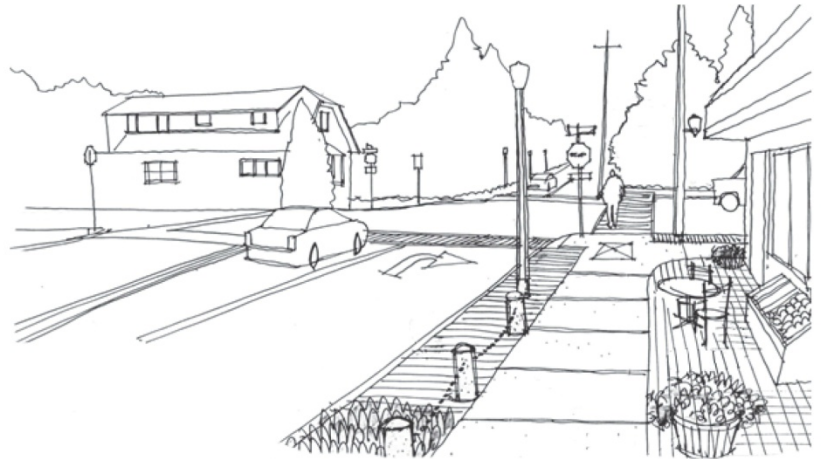


Est. 1873



Murrayville

Community Plan



Adopted April 17, 1989



\$5.15

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (MURRAYVILLE COMMUNITY PLAN)
BYLAW 1988 NO. 2661

Adopted by Council on April 17, 1989

CONSOLIDATED FOR CONVENIENCE ONLY

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AMENDMENTS

BYLAW NO./NAME	MAP/TEXT CHANGE	DATE OF ADOPTION
2351 (Rossi)	Map	June 9, 1986
2528 (Harwood)	Map	July 18, 1988
2655 (B-250 Holdings)	Map	December 12, 1988
2628 (Shoreline)	Map	February 6, 1989
2661 (Murrayville OCP)	Map/Text	April 17, 1989
2940 (Rumel Investment Corp.)	Map	September 10, 1991
3014 (H.B. Construction)	Map	January 20, 1992
3100 (Goertzen)	Map	June 1, 1992
3085 (Langleyhill Housing Society)	Map/Text	June 22, 1992
3132 (Glenbrook)	Map	October 26, 1992
3197 (Pan West Financial Inc.)	Map/Text	February 1, 1993
3225 (Township of Langley)	Map	March 15, 1993
3070 (Township of Langley)	Map	April 5, 1993
3240 (Loewen)	Map	January 24, 1994
3177 (Langley Christian School)	Map	May 2, 1994
3388 (ASV Contracting Ltd.)	Map	July 25, 1994
3391 (Township of Langley)	Map	July 25, 1994
3352 (Murray's Corner)	Map/Text	August 22, 1994
3312 (Veritas Holdings Ltd.)	Map	October 3, 1994
3431 (Potter)	Map	March 27, 1995
3454 (Gospel Hall Church)	Map	March 27, 1995
3314 (Eaglecrest)	Map	January 8, 1996
3559 (Crump)	Map	January 22, 1996
3633 (Taylor)	Map	November 4, 1996
3667 (Progressive Construction Ltd.)	Map/Text	July 28, 1997
3524 (Northeast Murrayville)	Map/Text	Dec. 1, 1997
3781 (Travellers' Hotel)	Map/Text	July 20, 1998
3913 (P.Y. Porter Residence)	Text	March 6, 2000
4028 (Southridge Fellowship Baptist Church)	Map	November 4, 2002
4485 (Streamside Protection)	Map/Text	March 27, 2006
4375 (Langley Christian School)	Map	March 27, 2006
4476 (Chelsey House)	Map	April 3, 2006
4588 (Avalon Gardens)	Map/Text	March 3, 2008
4611 (Pacific Pointe Homes/Park)	Map	April 7, 2008
4663 (Bontkes)	Text	October 6, 2008
4601 (Harrison Pointe)	Map/Text	November 3, 2008

BYLAW NO./NAME	MAP/TEXT CHANGE	DATE OF ADOPTION
4646 (Century Group)	Map/Text	June 15, 2009
4719 (Marcon Homes (Crossbreeze) Ltd.)	Map/Text	March 1, 2010
4724 (Vieira/Soni)	Map	May 3, 2010
4760 (Parklane Ventures (50 Avenue) Ltd.)	Map	June 7, 2010
4833 (Heritage Conservation Area)	Map/Text	November 29, 2010
4888 (Pedestrian Overpass)	Map/Text	July 25, 2011
4877 (Sandhill)	Map/Text	November 7, 2011
4902 (Preston Properties Ltd.)	Map	January 23, 2012
4930 (Roderick Cummings Residence)	Map	July 23, 2012

TOWNSHIP OF LANGLEY

SCHEDULE "A"

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (MURRAYVILLE COMMUNITY PLAN) BYLAW 1988 NO. 2661

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FIGURE 5 Proposed Intersection Redesign - 48th Avenue and Fraser Highway

MAP 1 Murrayville Community Plan Area

MAP 2 Community Plan Map

MAP 3 Development Permit Areas

MAP 4 Murrayville Heritage Conservation Area

MAP 5 Sewer System

MURRAYVILLE COMMUNITY PLAN

SECTION 1 - INTRODUCTION

1.1 Background Information

The Murrayville community is located on both sides of the Fraser Highway immediately east of the City of Langley. The plan area, shown on Map 1, is approximately 550 hectares (1,360 acres) in area and had an estimated population of 1,862 in 1986. The area consists predominantly of residential and agricultural uses with a number of institutional properties. Commercial and industrial uses are concentrated along and adjacent to the Fraser Highway. In recent years Murrayville has experienced slow growth due to the lack of a sanitary sewer system. The recent construction of the first phases of a sewer system is expected to result in higher growth rates in the future.

The community plan provides for development of Murrayville as a residential community and as the administrative and institutional centre for Langley Township. The community will continue to rely on employment opportunities and commercial facilities elsewhere in the Township or Langley City.

1.2 Population Projection

Projected population growth in Murrayville is estimated as follows:

1986.....	1,860
1991	2,125
1996.....	6,070
2001	9,000

The plan area can accommodate an ultimate population of approximately 9,700 people.

1.3 Purpose and Use of the Community Plan

This community plan is intended to provide Council and the public with a comprehensive framework for the future development of Murrayville. It is designed to facilitate decision making and guide development in a manner which preserves the character of the community. The plan will act as a guide for revision of zoning and subdivision regulations and installation and upgrading of municipal services.

The Murrayville Community Plan is divided into the following parts:

- planning goals and objectives
- community plan policies
- servicing policies
- implementation

The plan incorporates the Community Plan Map, Map 2, which sets out land use policy.

Recognizing the complexity of land use decisions, Council will review the plan when required, with a major review occurring within five years of adoption of this plan.

1.4 Interpretation

- (1) Maps attached to and forming part of this bylaw are intended to show general locations and distribution of major land uses, relative relationships between various uses and general locations of service facilities.
- (2) It is intended that all figures, numbers and quantities within this plan be considered approximate only.
- (3) Deviations from the policies and plans of this document will require an amendment. However, minor changes will be permitted without amendment provided they do not affect the intent of this plan.

SECTION 2 – PLANNING GOALS AND OBJECTIVES

2.1 Planning Goals

The planning goals for Murrayville express the ultimate desired character of development for the community. They state the end result to be achieved by the planning program. Murrayville's planning goals reflect the focus of the community on its residential and institutional character, relying on major employment and shopping opportunities elsewhere in Langley.

The goals for Murrayville may be summarized as follows:

- (1) The development of a pleasant and efficient residential community with complementary scaled commercial, recreational and employment facilities.
- (2) The maintenance of the community as the public institutional and administrative focal point for the Township of Langley.

- (3) The development of an urban area with attractive residential qualities and good road and utility services.
- (4) The identification and protection of heritage resources in Murrayville in recognition of their cultural, educational and enjoyment value to present and future generations.

2.2 Planning Objectives

The planning objectives define the steps required to achieve the long term goals, providing direction to the future development of Murrayville. The planning objectives are as follows:

- (1) To facilitate development of the Murrayville area in compliance with overall development concepts contained in the Langley Official Community Plan.
- (2) To encourage the development of the community primarily as a residential area with a variety of housing types and densities suitable to a range of life-styles.
- (3) To provide for several fully serviced higher density residential areas.
- (4) To reinforce the function of Murrayville as the principal institutional and administrative centre for the Township of Langley.
- (5) To provide for retail commercial areas commensurate with local needs and to encourage service commercial uses in locations readily accessible to vehicles.
- (6) To preserve the majority of lands designated as Agricultural Land Reserve from encroachment by or conflict with non-agricultural uses.
- (7) To ensure that subdivision patterns and roads are adequately designed for more intensive forms of development in the long term.
- (8) To make provision for adequate park and other public use lands in recognition of future population growth.
- (9) To provide for the planned and orderly development of utility services at a reasonable cost.
- (10) To protect Langley Municipal Airport from incompatible development to ensure overall safety and limit community conflicts.
- (11) To recognize the need for protective measures in areas with physical and environmental constraints.
- (12) To provide the community with recommended land uses and a rational and effective method of achieving the overall development objectives and policies contained in this plan.

- (13) To consider the heritage resources of Murrayville in the preparation of land use policies and bylaws and in the review of development proposals in Murrayville.

SECTION 3 – COMMUNITY PLAN POLICIES

3.1 General

Planning policies are statements indicating the course of action which will guide the growth and development of Murrayville. Policies provide the means of attaining the more generally stated objectives.

For the purpose of this plan the Murrayville area is divided into the following land use designations:

Agriculture
Suburban
Single Family One
Single Family Two
Residential Three
Comprehensive Development
Multi Family One
Multi Family Two
Multi Family Three
Multi Family Four
Commercial
Industrial
Terminal
Institutional
School
Park
Conservation

3524
1/12/97

3352
22/8/94

3085
22/6/92
3197
01/02/93
4719
01/03/10

The location of these land use designations is shown on Map 2.

3.2 Agricultural Policies

- (1) Council accepts the desirability of retaining good capability agricultural lands in the Agricultural Land Reserve and shall support development of lands within the A.L.R. for agriculture or such other uses as deemed appropriate by the Agricultural Land Commission and Council. Lands designated Agriculture by Map 2 shall be used for agricultural, rural and associated uses.

- (2) In order to maintain the future capability of agricultural lands, peripheral development shall be carefully evaluated to minimize conflict. All residential development on lands not within the Agricultural Land Reserve but abutting the Agricultural Land Reserve shall provide fencing to restrict access to Agricultural Land Reserve Lands.
- (3) Where land presently regulated by the Agricultural Land Commission Act, Regulations or Orders of the Commission is excluded from the Agricultural Land Reserve or exempted by the Agricultural Land Commission Act, Regulations or an Order of the Commission, the provisions of this community plan shall continue to apply unless such area is redesignated. The Township will review the land use designation of land excluded from the Agricultural Land Reserve and contiguous with the proposed urban development area.
- (4) Notwithstanding the provisions of this plan, lands in the Agricultural Land Reserve are subject to the provisions of the Agricultural Land Commission Act, Regulations and Orders of the Commission.

3.3 Residential Policies

3667
28/7/97

3524
1/12/97

- (1) Residential development shall be confined to areas designated on Map 2 as Suburban, Single Family One, Single Family Two, Residential Three and Multi Family One, Multi Family Two and Multi Family Three. A summary of potential residential development and population is provided in Table 1.

4663
06.10.08

- (2) Areas designated Suburban on Map 2 shall be single family residential and have a maximum permitted density of 5 units per hectare (2 units per acre). The minimum lot size shall be 1,765 m² (18,998.9 sq. ft.).
 - a) For the lands described as the west 174.31 feet Lot 7, and Lot 7, Except: the west 174.31 feet, Section 6, Township 11, New Westminster District, Plan 2592, may be developed at an overall density of 5 uph (2 upa), subject to no more than one lot being less than 1,765 m² (0.44 acres) in size.
- (3) Areas designated Single Family One on Map 2 shall be single family residential and have a maximum permitted density of 10 units per hectare (4 units per acre). The minimum lot size shall be 930 m² (10,010.8 sq. ft.).

TABLE 1

3524
12/1/97

RESIDENTIAL DEVELOPMENT SUMMARY

Area	Suburban and Single Family		Multi Family		Total	
	Potential Dwelling Units	Potential Population	Potential Dwelling Units	Potential Population	Potential Dwelling Units	Potential Population
<u>North of Fraser Hwy</u>						
West of 216 th Street	20	70	170	510	190	580
East of 216 th Street	470	1504	693	1663	1163	3167
<u>South of Fraser Hwy</u>						
West of 216 th Street	240	770	--	--	240	770
North of 48 th Avenue						
West of 216 th Street	100	310	--	--	100	310
South of 48 th Avenue						
East of 216 th Street	200	650	440	1300	640	1950
North of 48 th Avenue						
East of 216 th Street	870	2770	220	670	1090	3440
South of 48 th Avenue						
Total	1900	6074	1523	4143	3423	10217

- (4) Areas designated Single Family Two on Map 2 shall be single family residential and have a maximum permitted density of 15 units per hectare (6 units per acre). The minimum lot size shall be 650 m² (6996.8 square feet).

3524
1/12/97

- a) Areas designated Residential Three on Map 2 Murrayville Community Plan shall have a maximum permitted density of 25 units per ha/10 units per acre.

3913
6/03/00

- b) Where a site is the subject of a Heritage Revitalization Agreement, the maximum permitted density shall be calculated on the basis of gross site area (prior to road dedications) and the minimum lot size shall be 464.m² (5,000 square feet).

3352
22/8/94

- (5) Areas designated Comprehensive Development on Map 2 shall be the subject of a comprehensive development plan incorporating innovative subdivision design and housing concepts. Lots shall be single family in character, may include secondary suites, shall have a minimum lot size of 510 m² (5,490 sq. ft.), and an average lot size of 590 m² (6,350 sq. ft.). Comprehensive Development areas shall require an exterior design control agreement at the time of subdivision to secure specific form, character, siting, design and landscape objectives.

(6) Areas designated Multi Family One on Map 2 shall have a maximum permitted density of 44 units per hectare (18 units per acre).

3085
22/6/92

(7) Areas designated Multi Family Two on Map 2 shall have a maximum permitted density of 74 units per hectare (30 units per acre).

3197
1/2/93

(8) Areas designated Multi Family Three on Map 2 shall have a maximum permitted density of 124 units per hectare (50 units per acre).

3524
1/12/97

a) Notwithstanding the above, the maximum permitted residential density within those portions of the designated Multi Family Three areas, located north of the Fraser Highway and immediately adjacent to designated park or along the west side of 223 Street, shall be 41 units per hectare (16.5 units per acre).

4719
01/03/10

(9) Areas designated Multi Family Four on Map 2 shall have a maximum permitted density of 200 units per ha (81 units per acre).

(10) Boundaries for Multi Family development shall be considered conceptual in nature and variations which do not alter the intent and substance of this plan may be permitted.

(11) Prior to the provision of sanitary sewer service, minimum parcel sizes for residential use shall be 3,716 m² (40,000 sq. ft.). Development in conformity with the plan policies can be considered when land is serviced by the sanitary sewer system.

(12) Where residential uses are to be developed adjacent to commercial areas or the Fraser Highway, such development shall be designed and screened to minimize noise and negative visual impact. See section 4.3(6).

(13) Direct access to residential properties abutting the Fraser Highway shall not be permitted. Access must be provided by reverse frontage lots or other satisfactory means.

(14) To maximize safety of residential areas along 48th Avenue, 56th Avenue, 216th Street and 222nd/224th Streets, driveway access and new road intersections shall be kept to a minimum.

(15) Developers of residential property are encouraged to take advantage of scenic views, topography and natural vegetation to ensure and maintain a pleasing and desirable residential character in Murrayville.

3667
28/7/97

4888
25/07/11

- (16) To assist with cost recovery for the pedestrian overpass crossing of the Fraser Highway referenced in Section 4.3(7) a levy will be assessed for new residential and commercial development in the Murrayville Community Plan area at the rate of \$332.00 for each new residential lot or unit created and \$4.15 per m² gross floorspace for commercial development. The levy does not apply to developments that are defined as institutional for Development Cost Charge purposes. The levy will be assessed prior to final subdivision approval for single family lots or prior to issuance of a building permit for multiple family, commercial, mixed use and comprehensive developments.

4833
29/11/10

- (17) In the event of the rezoning or proposed subdivision of lands adjacent to the Heritage Conservation Area boundaries, new development adjacent to the boundaries should be developed in consideration of the form, scale and character of historic Murrayville as expressed in the *Murrayville Heritage Conservation Area Design Guidelines*, and will require an exterior design control agreement.

3.4 Residential Development Permit Area

Multi Family and adjacent Institutional areas are designated as development permit areas under Section 945(4)(e) of the Municipal Act to establish objectives and provide guidelines for the form and character of development. These areas are shown as Development Permit Area A on Map 3.

The objective of the development permit area designation is to ensure safe and attractive multiple family neighbourhoods and to reduce conflicts with adjacent uses. The development permit guidelines for this area are:

- a) Development should be designed to integrate with and be compatible with adjacent development with respect to siting of buildings, exterior finish and design. Pitched roofs shall be encouraged.
- b) Buildings should be designed and sited so that sun penetration to roads and adjacent properties is maximized.
- c) Landscaping shall be required to enhance the appearance of the development. Careful consideration shall be given to retaining as many of the existing trees as possible. Buildings and parking, loading and storage areas should be screened from adjacent roads and single family residential development. Garbage receptacles and other service areas should be screened. A landscaping plan shall be submitted as part of a development permit application.
- d) Building materials, design and massing shall support the creation of an attractive residential environment. The use of "untreated" concrete or "unfinished" metal or aluminum as a final building finish shall not be permitted.
- e) Signs should be designed so that they are compatible with buildings.

- f) Walkways should be developed to ensure convenient access to and from adjacent commercial and institutional uses. For security, walkways should be lighted and allow overview from adjacent dwellings.

g) *deleted by Bylaw 4833 Nov. 29, 2010*

3.5 Commercial Policies

- (1) In accordance with Map 2, commercial development shall be limited to areas designated as Commercial. Minor variations in conformity with (5) below may be permitted.
- (2) New retail commercial facilities shall be considered by Council in relation to the available supply of services to the local community and to population.
- (3) Council shall encourage the establishment of retail uses and business and professional offices in the area designated Commercial along 48th Avenue east and west of the civic core and along 222nd Street between 48th Avenue and the Fraser Highway. Special attention will be paid to development proposals in this area to ensure a high quality and attractive development compatible with the civic core area.
- (4) Auto oriented and service commercial uses, including tourist accommodation and related uses, shall be confined primarily to areas with access to the Fraser Highway.
- (5) Small convenience shopping facilities may be located in any area of Murrayville, subject to zoning of a specific site. Zoning for convenience stores shall be subject to:
 - a) a location abutting an arterial or collector road designated on Map 2;
 - b) a location within 50 metres (164 ft.) of the centreline of an arterial or collector road;
 - c) a total maximum gross floor area of 450 m² (4844 sq.ft.);
 - d) the suitability of the site for commercial use; and
 - e) compatibility with surrounding land uses.
- (6) Commercial uses shall provide adequate and safe access to adjacent roads and provide sufficient space for parking and loading facilities.

Because of restricted site access and configuration, development of the Commercially designated lands located northeast of the Fraser Highway and 223 Street will require coordination in a comprehensive development plan.

- (7) In accordance with Council's resolution of March 20, 1989, the Travellers' Hotel 20/07/98 property located at 21628 - 48th Avenue and legally described as Lot 1, Section 31, Township 10, NWD Plan LMP 34386 is designated as Limited Commercial subject to a heritage revitalization agreement being entered into pursuant to Section 966 of the Municipal Act.

3.6 Commercial and Institutional Development Permit Areas

- (1) Commercial areas along the Fraser Highway and 56th Avenue are designated development permit areas under Section 945(4)(e) of the Municipal Act to establish objectives and provide guidelines for the form and character of development. These areas are shown as Development Permit Area B on Map 3.

The objective of this development permit area designation is to ensure attractive commercial development along major roads and to reduce conflict with adjacent uses. The development permit guidelines for this area are:

- a) Buildings should be sited to consider adjacent development and to provide for pedestrian and traffic movement to adjacent properties.
 - b) Buildings in areas adjacent to residential development should be low profile to reduce visual impacts on nearby homes.
 - c) Buildings should be sited and designed so that sun penetration to roads and adjacent properties is maximized.
 - d) Building elevations that are visible from adjacent roads, walkways or properties should be improved by painting, architectural details, landscaping or screening.
 - e) Landscaping shall be required to enhance the appearance of the development and to screen parking, loading and outdoor storage areas from adjacent roads, residential and institutional uses and other commercial uses. A 5 m wide landscaped area and a fence shall be provided adjacent to all areas designated for residential development in this plan. A landscaping plan shall be submitted as part of a development permit application.
- (2) Commercial areas on 48th Avenue, the civic core area and institutional areas north of the Fraser Highway are designated development permit areas under Section 945(4)(e) of the Municipal Act to establish objectives and provide guidelines for the form and character of development. These areas are shown as Development Permit Area C on Map 3.

The objective of the development permit area designation is to promote the development of an attractive institutional and commercial area. The development permit guidelines for this area are:

- a) Buildings should be constructed so that front elevations are oriented toward the street to integrate commercial development with surrounding uses and to create a pedestrian-oriented environment.

- b) Building elevations that are visible from adjoining or nearby streets, walkways or adjacent land uses should be improved by painting, architectural details, landscaping or screening.
- c) The use of "untreated" concrete or "unfinished" metal or aluminum as a final building finish shall not be permitted. Building materials and building massing shall support the creation of a pedestrian oriented and attractive environment and shall be compatible with and complimentary to adjacent buildings in the civic core.
- d) Consideration should be given to the provision of a covered walkway along the building frontage. Continuous weather protected walkways shall be encouraged between public streets, buildings and parking areas. Building entrances should also have weather protected areas.
- e) Landscaping shall be required to enhance the appearance of buildings and to screen parking, loading and storage areas from adjacent residential and institutional uses and roads. A 5 m wide landscaped area and a fence shall be provided adjacent to all areas designated for residential development in this plan. A landscaping plan shall be submitted as part of a development permit application and take into account the civic core development guidelines.
- f) Signs should be designed so that they are compatible with buildings.
- g) Buildings should be designed and sited so that sun penetration to roads and adjacent properties is maximized.
- h) Individual access onto 48th Avenue and 222nd Street should be limited.
- i) Walkways should be provided in appropriate locations to ensure safe and convenient access to and from adjacent development and parking areas. Walkways should be lighted to improve security.

(3) *deleted by Bylaw 4833 November 29, 2010*

3.7 Industrial Policies

- (1) Industrial enterprises shall be confined to the area designated as Industrial on Map 2
- (2) Smaller repair and service facilities, particularly those with a retail component, may, subject to zoning regulations, be located in areas designated Commercial.

3.8 Industrial Development Permit Area

The industrial area is designated a development permit area under Section 945(4)(e) of the Municipal Act to establish objectives and provide guidelines for the form and character of development. This area is shown as Development Permit Area E on Map 3.

The objective of this development permit area designation is to promote development of an attractive industrial area and reduce conflicts with adjacent uses. The development permit guidelines for this area are:

- (1) Buildings should be sited and designed so that sun penetration to roads and adjacent properties is maximized.
- (2) Building elevations that are visible from adjacent roads or non-industrial uses should be improved by painting, architectural details, landscaping or screening.
- (3) Landscaping shall be required to screen buildings and parking, loading and outdoor storage areas from adjacent roads and non-industrial uses. A landscaping plan shall be submitted as part of a development permit application.

3.9 Institutional Policies

- (1) Murrayville's role as an institutional and administrative centre in the Township of Langley shall be enhanced and public institutional uses shall be encouraged to locate in Murrayville.
- (2) To facilitate public access and maximize the convenience of the existing cluster of civic uses, public governmental facilities shall, to the maximum extent possible, be located in the civic core, the area designated Institutional on Map 2 adjacent to the existing Municipal Hall.
- (3) In order to enhance the civic core as an administrative center, Council shall give favourable consideration to related compatible office, service and recreation uses to act as a public activity node for Murrayville and all of Langley.
- (4) Over the long term attention shall be given to improved pedestrian access between governmental and administrative facilities, as current buildings are not well integrated for purposes of foot traffic.
- (5) Small local institutional and public service uses such as utility structures, day care centres, firehalls and similar service uses, may be located in any area, subject to appropriate zoning regulations.
- (6) On the basis of projected population growth it is anticipated that an additional elementary school in Murrayville will be required in the long term. An indication of a suitable site is given on Map 2.

- (7) Liaison shall be maintained with School District No. 35 to ensure that, to the maximum degree practical, future school enrollment boundaries be designed to minimize the number of children crossing the Fraser Highway.
- (8) Development within Langley Municipal Airport shall be limited to aircraft related services and industries. The extent of airport related enterprises is depicted on Map 2 by the designation "Terminal". Height restrictions required by the Ministry of Transport shall be observed. Any development outside airport boundaries shall be carefully evaluated with respect to noise and safety considerations imposed by airport use.
- (9) The municipal works yard shall be moved to another location to provide an opportunity to utilize the current site for a more intensive and appropriate form of civic development.
- 3524
1/12/97
4588
03/03/08
- (10) a) The lands designated institutional, located northeast of 50 Avenue and 221A Street, may accommodate congregate care or multi-level care facilities (to a maximum density of 124 units per hectare or 50 units per acre), health care and related services, medical offices and related uses.
- b) The lands designated institutional located on the northwest corner of 48 Avenue and 223A Street may accommodate commercial uses on the ground floor and seniors' residential housing above.
- 4601
03/11/08
- c) The lands designated institutional located east of 216 Street and south of the 52 Avenue Diversion may accommodate seniors' housing.
- 4646
15/06/09
- d) The lands designated Institutional located north of Fraser Highway, east of 222 Street and south of 50 Avenue may accommodate seniors' housing.
- 4877
07/11/11
- e) The lands designated institutional at the southeast corner of 48 Avenue and 228 Street may accommodate a mix of institutional, seniors' housing and other predominantly adult oriented housing forms provided:
- i. the majority of residential units are seniors' housing; and
 - ii. a landscape buffer is provided from adjacent properties; and
 - iii. the overall residential density does not exceed 94 uph (40 upa) ranging from a lower density (30 uph/12 upa) to a higher density (200 uph/80 upa) at the southern portion of the site.

3.10 Park and Conservation Area Policies

- (1) The banks of the Nicomekl River and Murray Creek as shown on Map 2 shall be preserved as conservation areas. Subject to conformance with Township and Provincial requirements, conservation areas may be used for roads, walkways, park, public utilities, agriculture, rural and associated uses.

- (2) In reviewing new housing projects the Municipality shall give due consideration to preserving land for open space. Where practical, open space areas shall be linked with others to create or maintain an open space network. Key open space areas and desirable pedestrian linkages are illustrated.
- (3) Murrayville, in the context of Langley, requires park at the neighbourhood and community levels. The Langley Parks and Recreation Master Plan recommends a total park standard of 2.6 ha (6.4 acres)/1,000 population, with neighbourhood parks comprising 0.9 ha (2.2 acres)/1,000 and community parks 1.7 ha (4.2 acres)/1,000 population.
- (4) Map 2 indicates the approximate location of four future neighbourhood parks, two adjacent to elementary schools, one on 215th Street and one north of the Fraser Highway on 221A Street. The community park is contiguous with Langley Senior Secondary School north of 56th Avenue.
Consideration shall be given to connecting, by public trail, the two Park sites designated along 223 Street, north of the Fraser Highway. Consideration shall also be given to providing a public trail connection between 221A Street and the designated Neighbourhood Park near 51 Avenue.
- (5) Recreational facilities shall, where situated within Murrayville, be located within or in close proximity to the civic core. This provides a convenient central location for all public use facilities.

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3.11 Conservation Development Permit Area (deleted by #4485 27.03.06)

3.12 Murrayville Heritage Conservation Area

- (1) The area outlined on Map 4 is designated as a Heritage Conservation Area under Section 970.1(1) of the Local Government Act, based on the special features and characteristics outlined below.

The community of Murrayville, with its unique five-corner intersection known as Murray's Corner, was the second area in the Township to develop into a distinct community. Clustered around Murray's Corner is a diverse range of historic resources associated with different eras of development in Murrayville's past from the late 1880s to the present day. These include residential, institutional and commercial buildings, roadways and natural views, which together provide a strong basis for the preservation and enhancement of this historic community. Growing interest in Murrayville as a place to live and work has already resulted in the successful restoration and protection of many historic structures.

- (2) When Langley's earliest settlement moved inland from the Fraser River and away from Fort Langley, other village centres began to emerge. These typically developed at a major crossroads, and usually included a church, a general store, a hotel, a post office, and a blacksmith. Murray's Corners (later called Murrayville) was the first community in Langley to develop outside of Fort Langley, and originated near Paul Murray's farm (pre-empted in 1874) where the New Westminster – Yale Road intersected with the trail to Fort Langley.

Murrayville became one of the most important settlements in Langley and grew as a service area for travelers and for the local agricultural community. The community retains a number of early buildings from all eras of its development: from early hotels (1880s), to later farmhouses and a church (1900s to 1910s), a school and early suburban residences (1910s), and later stores, church and community hall (1920s to 1930s). In the recent past, the area has experienced new infill projects on vacant or redeveloped lots that reflect a more contemporary aesthetic in their form, scale, design and materials. These new additions have value in themselves and form part of the evolving story of Murrayville and how it has responded to economic and social change over time. This concentration of heritage buildings is a significant community resource, and an important reminder of an earlier way of life in Langley. Today this heritage precinct is still centered on the Murray's Corners intersection, which remains the heart of the Murrayville community.

Within the area recognized as the historic core of Murrayville, there are existing residential, commercial and institutional structures that vary in scale and style. Some are large and possess distinctive stylistic elements, while others are modest in scale. The aggregate presence of these buildings and streetscape elements from different historical eras is crucial to the overall sense of place, which is unique and treasured by the local residents. The intent of the Heritage Conservation Area is to acknowledge the importance of this historic vernacular appearance, and afford a means of long-term management, protection and enhancement of Murrayville's heritage values.

- (3) The objectives of the Murrayville Heritage Conservation Area are to:
- a) Recognize and enhance the historic nature of Murrayville for the benefit of present and future generations;
 - b) Ensure that all building restorations, rehabilitations, renovations or alterations, and property development or redevelopment within the Area, respects the history and enhances the heritage character of Murrayville;
 - c) Promote preservation, restoration and rehabilitation of the heritage building in the Area;
 - d) Respect the design of existing contemporary buildings;

- e) Accommodate infill development that is consistent with the existing heritage buildings and enhances the heritage character of the Area; and
 - f) Communicate the historic value of the area through a variety of means including complementary streetworks, historic interpretation, events and neighbourhood celebrations.
- (4) The buildings, structures and sites listed in *Appendix B* are protected heritage property.
- (5) Work, including subdivision, construction of a new building or an addition to an existing building, or alteration of a building or structure or protected feature, to be undertaken on legally protected heritage properties, listed in *Appendix B: Murrayville Heritage Conservation Area Scheduled Heritage Properties* shall conform to accepted heritage conservation principles, standards and guidelines. For the purposes of this bylaw, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* will be used as the basis for the review of any proposed work on the Scheduled Heritage Properties. The provision of the Tree Protection Bylaw shall also apply.

The *Murrayville Heritage Conservation Area Design Guidelines*, attached as *Appendix A*, provide additional guidance for appropriate interventions, and also provide guidance for infill projects and new construction that will respect the heritage character of the Area.

- (6) Pursuant to Section 970.1(3) of the Local Government Act, a Heritage Alteration Permit is required for:
- Subdivision of a property;
 - Addition/alteration to the exterior of a building(including windows, doors, porches and exterior siding;
 - Construction of a new building; or
 - Demolition of a building
- (7) Pursuant to Section 970.1(3) of the Local Government Act, a Heritage Alteration Permit is not required for:
- Schedule Heritage Properties where the exterior alterations do not change the form and scale of a building, and use original materials, materials similar to those on the building or materials recommended in the *Design Guidelines*;
 - Non-Scheduled Properties where any changes, accessory buildings or minor additions less than 50 square metres (538 square feet) do not front a road, are in conformity with the *Design Guidelines* and are constructed with similar materials and in a similar style to the existing building;
 - Exterior maintenance, repairs or in-kind repairs, including repainting in similar or identical colours.
 - Interior renovations;
 - Landscaping;

- Construction and maintenance activities carried out by, or on behalf of, the Township; or
 - Regular and emergency municipal maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.
- (8) New signs that are not covered by a Heritage Alteration Permit require a permit under the Township's Sign Control Bylaw and shall conform to the *Murrayville Heritage Conservation Area Design Guidelines*, attached as Appendix A.

SECTION 4 – SERVICING

4.1 Roads

56th Avenue and 216th Street are designated as arterial roads on Map 2 to accommodate through traffic movement while 48th Avenue and 222nd/224th Street are designated major collector roads. 224th Street will be realigned to curve westward to join 222nd Street south of Old Yale Road. North of the Fraser Highway, 222nd Street will be extended north to 52 Avenue. The function of the intersection at 224 Street and the Fraser Highway will need to be reviewed. 48th Avenue is realigned to provide a better crossing of the Fraser Highway east of 224th Street. 44th Avenue and 52nd Avenue are designated as minor collector roads to provide for traffic movement from local to arterial streets and to allow access to adjacent land.

Map 2 also shows realignment of local roads. Old Yale Road is proposed to be realigned to meet 48th Avenue approximately 400 metres (1300 feet) west of 216th Street, with the section of Old Yale Road east of this realignment ending in a cul-de-sac. This redesign would eliminate the existing five street intersection at 48th Avenue and 216th Street. Old Yale Road is also realigned east of Murrayville School to provide a 90° intersection with 48th Avenue at 219th Street.

4.2 Water, Sanitary Sewer and Storm Drainage

A sanitary sewer servicing program is presently being implemented in Murrayville. Existing and proposed sewer mains are shown on Map 5. The system is being established through a specified area, thus the order and timing of extensions to the system will depend on the willingness of property owners to become part of the specified area.

Most of the water system in Murrayville is complete and serving the area adequately. However, some upgrading of the system is necessary to satisfy projected fire flow and domestic consumption requirements.

The existing drainage system in Murrayville consists mainly of open ditches and culverts. A large diameter trunk storm sewer has been constructed on 216th Street between 48th Avenue and 52nd Avenue. A system of trunk and collector storm sewers and detention ponds has been identified in the "Murrayville Development Cost Charge Document".

In the case of the water supply and storm sewer system, the Murrayville Development Cost Charge Program defines the works to be constructed by the Township. Development in conformity with the community plan will only be permitted when the services required to support the development are available. Local facilities required to connect property to trunk lines will be the responsibility of the property owner.

On adoption of this Plan the Murrayville Development Cost Charge Program will be reviewed and a Capital Works Program and revised Development Cost Charge Bylaw prepared.

4.3 Servicing Policies

- (1) Arterial and collector roads are shown on Map 2. The minimum right-of-way widths for arterial and collector roads are as follows:

	Minimum Right-of-Way <u>Width</u>
<u>Provincial Highway</u>	
Fraser Highway	30 m
<u>Arterial Roads</u>	
56th Avenue	24 m
216th Street	24 m
<u>Major Collector Roads</u>	
48th Avenue	24 m
222nd/224th Streets	22 m
<u>Minor Collector Roads</u>	
44th Avenue	20 m
52nd Avenue	20 m

- (2) All other roads in Murrayville shall constitute local roads and shall, wherever practical, be designed to discourage through traffic.
- (3) Map 2 identifies the Fraser Highway intersections. Additional intersections with the Fraser Highway shall be avoided to minimize traffic disruptions and maintain adequate safety standards.

- (4) Council shall consider the redesign of the intersections of Old Yale Road and 48th Avenue, both west of 216th Street and east of Murrayville School, to improve visibility and align the intersections at 90°. Proposed redesigns of these intersections are shown on Figure 4.
- (5) Council shall consider the redesign and improvement of the intersection of 48th Avenue and the Fraser Highway as shown on Figure 5.
- (6) Where new residential developments are built adjacent to the Fraser Highway or arterial roads the minimum lot depth should be 45 metres (147.6 feet). Provision shall be made for landscape screening for residential developments built adjacent to the Fraser Highway or arterial roads.
- (7) Consideration shall be given to a safe pedestrian crossing (e.g. a grade separated overpass) between the hospital area and public institutional uses on the south side of the Fraser Highway.
- (8) Council shall review any new construction in the vicinity of the Municipal Hall with regard to the provision of proper pedestrian facilities and linkages to park and recreation areas.
- (9) Ultimate standards for roads in Murrayville include concrete curb and gutter, sidewalks, storm sewers and street lighting. New hydro and telephone service extension will be installed underground and connection to existing hydro services shall be by "dip" service.
- (10) Servicing shall be provided in conformity with the Township's Subdivision and Development Control Bylaw.

SECTION 5 – IMPLEMENTATION

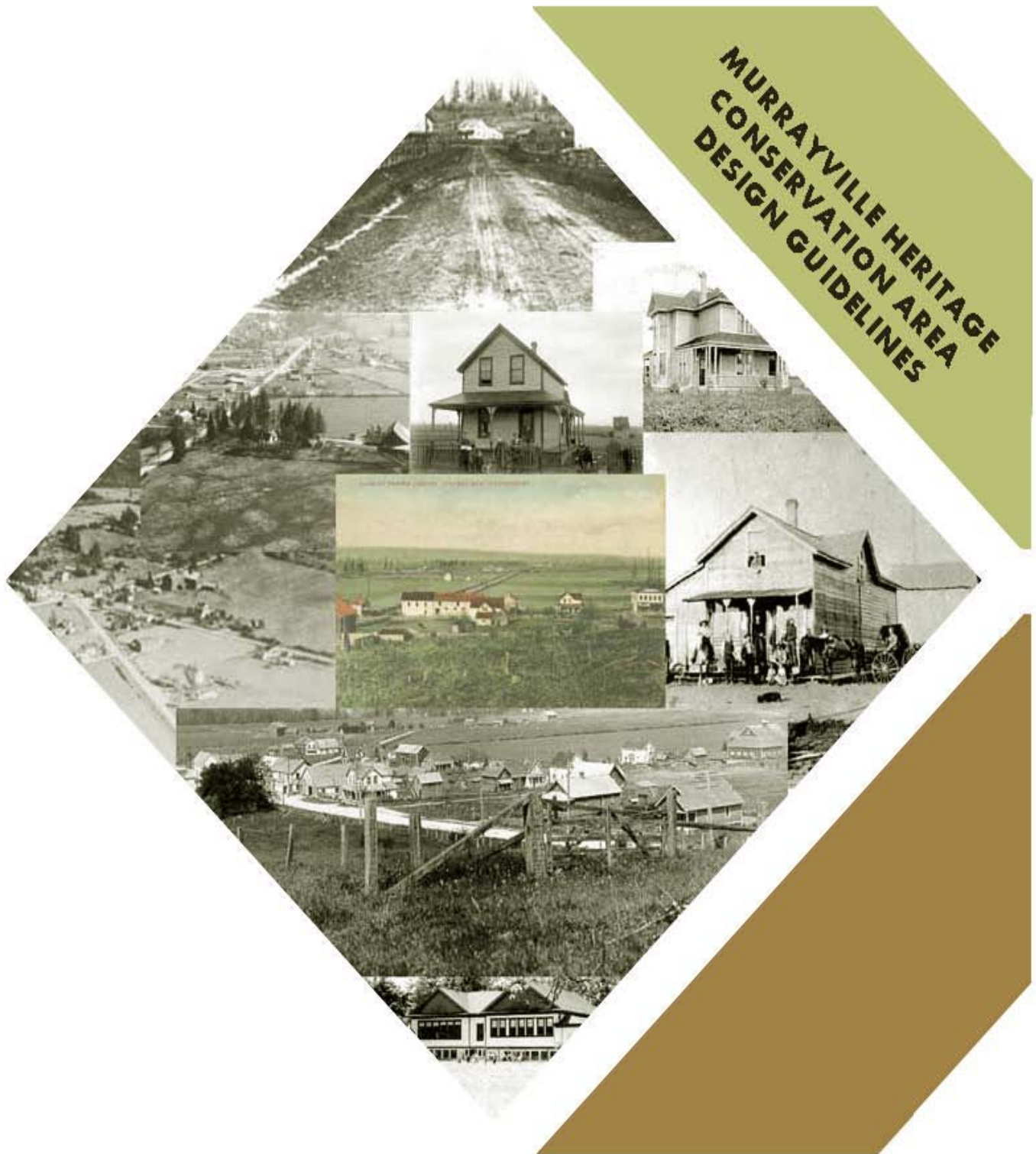
A variety of methods are available to Council to ensure implementation of the Community Plan. These include capital improvements, new bylaws, bylaw amendments and policy resolutions. To carry out the objectives and policies of the Community Plan, the following implementation measures are indicated:

- (1) Langley Township Council shall adopt, by bylaw, the Murrayville Community Plan as a detailed community plan under the Growth Management policies of the Township's Official Community Plan.
- (2) Langley Township Council will update zoning and subdivision bylaws, in coordination with a Township Servicing Program, to implement the Murrayville Community Plan on a phased basis.
- (3) Service areas will expand systematically from existing trunk utilities providing a cost effective approach to growth.

- (4) Council shall ensure the adequate provision of park and open space in accord with Section 3.10(3) of this plan.
- (5) Council, in evaluating new public buildings in the civic core, shall ensure the adequate and convenient provision of pedestrian movement between facilities.
- (6) In conjunction with the Ministry of Highways, Council shall examine the feasibility of a pedestrian overpass over the Fraser Highway to connect the hospital area on the north side and public institutional uses on the south side.
- (7) Council shall undertake a program of advance subdivision planning with the objectives of:
 - a) ensuring maximum usage of land for subdivision purposes;
 - b) harmoniously designing residential areas and roadways; and
 - c) arranging lot patterns to take optimum advantage of slope conditions.

APPENDIX A

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SECTION 1: GENERAL PRINCIPLES

1.1 INTRODUCTION

Murrayville, with its unique five-corner intersection, was the second area in the Township to develop into a distinct community. Its history is over 140 years old, and since the 1890s it has functioned as a centre for local government as well as health, education, social and commercial services. Today there is a diverse range of heritage resources associated with the different eras of development in Murrayville's past, ranging from 1887 through to the present day. These include buildings, roadways, natural heritage, views and pioneer histories. In terms of the concentration of built heritage resources, Murrayville, along with Fort Langley, is one of the most intact early areas in the Township. Collectively these assets present a unique opportunity not only to preserve but also to enhance this already important heritage community of Murrayville. Growing community interest has already resulted in the successful restoration and adaptive use of a number of historic structures. Experience shows that a vital and well-planned heritage area provides economic as well as social and environmental benefits to individual owners as well as the entire community.

Preserving heritage values has a significant impact on the social, cultural, economic and environmental sustainability of a community. Through the recognition, revitalization and preservation of our built heritage we strengthen our community identity, promote the economic stability of livable, sought-after neighbourhoods and reduce energy consumption by reusing and retrofitting our existing building stock. These are key considerations in achieving the Township's vision of becoming a more sustainable community.



Murrayville circa 1910 [Langley Centennial Museum #3440]

In recognition of its heritage value to the citizens of Langley, Murrayville has been designated as a Heritage Conservation Area (HCA). These guidelines are intended to assist property owners, merchants, developer, architects, designers and the Township of Langley in designing, evaluating and implementing the rehabilitation of existing buildings, and the design of new buildings, in the Murrayville Heritage Conservation Area. Any person renovating, restoring or undertaking new construction work within the HCA should first consult these guidelines.

Historic building rehabilitation should be based on the integrity of a building's original design, and new buildings should relate to Murrayville's authentic architectural legacy. Depending on the complexity of a project, building owners are encouraged to retain suitable professional consultants that can provide sound advice and prepare project designs that achieve a set of objectives that all parties — including, where applicable, the public and Council — can support.

These design guidelines cover building facades, awnings, signs, lighting and landscaping. Sketches are included to illustrate concepts but should not be considered the only options available to designers. The historic photograph collection of the Langley Centennial Museum archives can also be a source of information and inspiration.

1.2 Purpose of the Guidelines

The purpose of these guidelines is to preserve and enhance the historic character of the buildings and elements that comprise the Murrayville Heritage Conservation Area. They are based on an examination of the existing conditions of the area and an analysis of potential conservation treatments. The underlying principles of the Guidelines are based on the integrity of individual buildings, and respect for the original design concept for each structure, as well as the integration of each building within a unified vision for the entire area. Therefore it is strongly recommended that the original materials of individual buildings be retained or uncovered, that lost details be replaced, and that historically inappropriate elements not be added. The objectives of the Guidelines are to:

- inform the building owners, tenants, retail merchants and the public of the intent to enhance the character of historic Murrayville;
- promote economically viable commercial and residential projects;
- encourage the retention and revitalization of individual historic buildings;
- provide guidance for new construction; and
- encourage a consistent and appropriate streetscape appearance that will benefit the entire heritage area.

1.3 General Requirements

Although modest in scale, the character of Murrayville is defined by its entire collection of buildings, streets, and structures, and it is essential that these different components work together to provide a harmonious appearance. A variety of activities and businesses will draw tourists and promote commercial success. The overall framework for this activity should be a cohesive and visually appealing streetscape based on authentic historic character. While these guidelines do not apply to the interior of buildings, owners are encouraged to design interiors in a manner that is complimentary to exterior facades.

All permit applications within the HCA must conform to existing municipal bylaws, unless these bylaws are varied, amended or supplemented. Within the context of the Heritage Conservation Area, and specifically for heritage projects, variances can be considered in order to achieve better outcomes within the context of the area. In those cases where zoning requirements are considered for variance, the heritage character of the overall area will remain the primary concern.

Special requirements to vary provisions in the Zoning Bylaw related to heritage situations can be enabled either through Heritage Alteration Permits or Heritage Revitalization Agreements. In non-heritage developments, variances can be considered if they will complement or contribute to the area's heritage character. Heritage Alteration Permits are obtained by applying to the Township.

Property owners within the Heritage Conservation Area may do any of the following types of development if approved through a Heritage Alteration Permit:

- Subdivision of a property;
- Addition/alteration to the exterior of a building (including windows, doors, porches and exterior siding;
- Construction of a new building; or
- Demolition of a building.

The following activities do not require a Heritage Alteration Permit:

- Scheduled Heritage Properties where the exterior alterations do not change the form and scale of a building, and use original materials, materials similar to those on the building or materials recommended in the *Design Guidelines*;
- Non-Scheduled Properties where any changes, accessory buildings or minor additions less than 50 square metres (538 square feet) do not front a road, are in conformity with the *Design Guidelines* and are constructed with similar materials and in a similar style to the existing building;
- Exterior maintenance, routine or in-kind repairs, including repainting in similar or identical colours;
- Interior renovations;
- Landscaping;
- Construction and maintenance activities carried out by, or on behalf of, the Township; or
- Regular and emergency maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.

The process for considering applications for a Heritage Alteration Permit is as follows:

1. Presentation by the applicant of a concept sketch of the project to the Heritage Review Panel of the Heritage Advisory Committee. This panel includes expertise in architectural design and construction and provides advice and recommendations on proposed designs. This step should be initiated early in the process.
2. Application to the Township for a Heritage Alteration Permit.
3. Presentation by the applicant of a final design, including building elevations, material, colours, landscaping, signs and interpretation to the Heritage Review Panel.
4. Report to Council by staff.
5. Notification of surrounding property owners and residents by staff.
6. Public Hearing.
7. Issuance of Permit.

The Township also administers the B.C. Building Code and other technical codes and regulations that control development. In dealing with heritage buildings, where finding technical solutions is not always straightforward, staff can consider equivalencies that achieve an acceptable level of Code compliance.

In all applications dealing with heritage properties, the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* will be used as the basis for review. These standards outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention including additions. The *Murrayville Heritage Conservation Area Design Guidelines* provide additional, specific guidance for appropriate interventions and for infill and new construction.

1.3.1 Scheduled Heritage Properties

As part of the Heritage Conservation Area Bylaw, 11 properties with heritage character and value are listed as Scheduled Heritage Properties. These sites are legally protected, and should be conserved in a manner appropriate to their original period and style. These sites are eligible for the highest level of conservation incentives offered under the Township of Langley's Heritage Building Incentive Program. Building details should be consistent with the date the building was constructed or, in certain circumstances, to a historically defensible later date based on documentary evidence. Applied ornamentation, detailing and forms that never existed should not be added. Specific guidance is provided in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.



The Traveller's Hotel, 1887: a Scheduled Heritage Property

1.3.2 Heritage Inventory Sites

Another 18 sites of potential heritage value are identified on the Township of Langley's Heritage Inventory and can apply for legal protection in order to be eligible for the highest level of conservation incentives offered under the Heritage Building Incentive Program.

1.3.3 Non-Scheduled Existing Buildings and Renovations

While a number of more contemporary or significantly altered buildings are not included on the Schedule, they nevertheless bear witness to the design aesthetic of a particular time period. Individually, these buildings are an expression of their own period; collectively they demonstrate the evolution of the community over time. As with historic buildings, contemplated changes should be appropriate to the form and style of the existing structures.

Existing non-historic buildings should be renovated in a manner appropriate to their style and context. There is no requirement to alter existing buildings to reflect a historic "theme;" but rather to maintain the integrity of these buildings. New additions, or attempts to unify previously constructed additions, should present a harmonious appearance relative to the original building's overall form, scale, design and materials.

1.3.4 New Construction and Renovations

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the area. Sensitivity to historic precedent and a thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that are successfully integrated with the character of the heritage area.

Subdivision of land within the Murrayville Heritage Conservation Area may be approved, but not until a Heritage Alteration Permit is first obtained from the Township. If the proposed subdivision creates a new building site, a Heritage Alteration Permit must be obtained for the construction of a new building or structure on the new parcel prior to subdivision approval.

1.4 Form and Scale

The character of Murrayville's historic buildings is derived from the use of indigenous materials and traditional forms and these qualities should be retained and enhanced whenever possible. Materials and textures should conform to the nature of historic construction. Remodelling of, or additions to, existing buildings (both scheduled and non-scheduled) should repeat the use of predominant materials and motifs. These are crucial considerations for maintaining the distinctively modest character of Murrayville.

The details of each individual rehabilitation, restoration or proposal for new construction should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing historic buildings should respect their original design intention, as well as the proportions of neighbouring buildings. Renovations to modern infill buildings and proposed new construction should respect the precedent of the scale of existing historic architectural elements.

The historic character of each building is dependent on a variety of architectural details; in some cases these features have been lost or obscured by weathering, inappropriate renovation or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. In many cases, the removal of later applied sidings may expose original details. Inappropriate new architectural details should not be added.



Existing Heritage Streetscape on 216A Street

In order to determine an appropriate form for an addition to an historic building or a new building, the following should be considered:

- **Setbacks:** New buildings and additions to historic buildings should be set back on the lot at a distance that is consistent with buildings on adjacent properties, in particular the setbacks of historic buildings.

SETBACKS: MANDATORY

- Setbacks for new buildings should be averaged between that of adjacent buildings so that the new building does not protrude further forward than its neighbours.
- **Building Height:** Should be visually consistent with the heritage character of the area. Traditionally, no building was higher than two storeys.
- **Roof Design:** The historic buildings in the area display a variety of cross-gabled and hipped roofs, with a pitch of approximately 25-35 degrees from horizontal. The earliest buildings originally had cedar shingle roofs, but over the years were generally replaced with asphalt. Some early commercial buildings had a gabled roof with a raised front parapet, also known as a “boomtown” façade. New buildings should have the expression of a pitched roof, either gabled or hipped, or a combination of the two.
- **Corner Sites:** Buildings on corner sites should be treated as if they have two main facades.
- **Exterior Finishing:** The exterior materials and details should respect the traditional wood frame construction typical of the historic buildings in the area.

These considerations of form and scale are crucial if the historic character of Murrayville is to be retained and augmented.

1.5 Sustainability Considerations

Increasingly, there is an understanding of the vital need for sustainable building practices and energy conservation. Heritage conservation is inherently sustainable, as it minimizes the need to destroy building materials and retains established land use situations and infrastructure. It also conserves embodied energy, reduces pressure on landfill sites, avoids impacts of new construction and minimizes the need for new building materials. Heritage projects also encourage local employment of specialized trades and professionals.

The conservation of heritage sites is also important from an urban design perspective. Our historic places contribute significantly to Langley's unique sense of place by maintaining the context of streetscapes and providing a framework for the rhythm and massing of buildings. Preserving heritage values has a significant impact on all aspects of sustainability – social, environmental and economic. The intelligent reuse of our existing building stock will support Langley's vision of becoming a more sustainable community.

New buildings will be required to meet mandated energy performance standards under the Energy Efficiency Regulation. However, heritage buildings – both legally protected and Heritage Register sites – are exempt from these requirements, and alternative methods of improved performance characteristics can be pursued. There are many ways in which upgrading can be undertaken without destroying heritage character-defining elements, and consideration should be given as to how to balance heritage and upgrading requirements.

Energy upgrading measures for heritage buildings should be assessed against the Standards and Guidelines for the Conservation of Historic Places in Canada.¹ For further information on how to sensibly improve the performance of heritage buildings, refer to the Vancouver Heritage Foundation's *Old Buildings: Your Green Guide to Heritage Conservation* that is available online.² Additional information on reducing operating energy demands is available on the Provincial Heritage Branch website.³

The general considerations apply for existing buildings:

- **Materials:** Retain as much of existing building envelope materials as possible, including siding. Do not install rainscreen sidings, as they introduce life cycle considerations and impair heritage character through the removal of original material.
- **Windows and Doors:** For historic buildings, every reasonable attempt should be made to retain the original window sashes and doors, or to replace inappropriate replacements with replicas of the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration. Replacements of original windows should replicate the original profiles in wood.

¹ <http://www.pc.gc.ca/eng/docs/pc/guide/nldclpc-sgchpc.aspx>

² www.vancouverheritagefoundation.org

³ <http://www.tca.gov.bc.ca/heritage/sustainability/greenBuilders.htm>

- **Mechanical Systems:** Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing new boilers, hot water tanks and energy-efficient appliances that achieve Energy Star ratings.
- **Insulation and Weather-stripping:** Introduce extra insulation, especially in attic and basement spaces. Consider the use of weather-stripping and other draft-proofing measures.
- **Additions:** Can be built to Building Code standards of energy efficiency.

SECTION 2: BUILDING FACADES

The design of the visible facades of all buildings (scheduled, non-scheduled and new construction) should be carefully considered to blend harmoniously with the existing historic context. The harmonious character of Murrayville depends on all of its built form, including buildings and street furnishings, which work together to create a cohesive and visually appealing streetscape. Proposals for renovation or new construction should respect the character of the prevailing historic architectural detailing of the community as evidenced through archival photographs and the surviving heritage structures in the area. To achieve these goals, the following should be considered for each individual project:

- **Architectural Style:** Should be consistent with the overall traditional vernacular character of the area. Decorative styles that diverge greatly from the architectural evolution of historic Murrayville should be avoided. New construction should be compatible with the existing streetscape and surrounding buildings in form, scale, design and detail.

The tendency to design individual facades in isolation from the context of the streetscape can lead to a discordant appearance. Certain chain store franchises or private businesses often identify with specific styles, which may be inappropriate for the Murrayville context. Caution should be exercised when developing facade designs for renovation and new construction to avoid the introduction of inappropriate elements into the historic streetscape.

- **Architectural Details:** New construction or additions should not be decorated with inappropriate applied ornamentation. Attached elements, such as house numbers, should be suitable in material and scale to the building element to which they are affixed.
- The following elements are inappropriate and should not be visible on the front elevation or be visible from the front street.

ATTACHMENTS: PROHIBITED IF VISIBLE FROM THE FRONT STREET

- Metal Chimney Flues
- Skylights

ATTACHMENTS: DISCOURAGED IF VISIBLE FROM THE FRONT STREET

- Satellite Dishes (should be screened when possible, see **Section 4.8**)

PORCH STEPS: PROHIBITED

- Open risers (staircases should resemble traditional models with closed risers)
- Buildings should be renovated and restored consistent with their individual period and style and building details should be congruent with the date the building was constructed.
- New construction or additions should be compatible with historic construction methods, and be sympathetic to the existing streetscape and surrounding buildings. Attention to materials and details helps new blend with old.

2.1 Scheduled Historic Building Restorations/Renovations

Research is central to guiding the conservation of a building. Historic photos, archival records and a careful examination of the building itself often yield clues as to what was located where, what materials were used and the original colour scheme. This particularly applies to windows and doors and signature elements of a structure. The historic photograph collection at the Langley Centennial Museum may assist in the location of this information and owners should consult *The Standards and Guidelines for the Conservation of Historic Places in Canada* for best practices before developing plans.

The following conditions should be examined in considering all alterations and additions for scheduled heritage buildings. Additions should conform to the type of massing suggested by existing models. This is crucial in maintaining the heritage character of the area where obtrusive modern interventions could overwhelm the existing structures.

When developing design proposals for historic buildings, the following areas of each building should be examined to determine what original architectural details remain and may be rehabilitated.

- **Facade Treatment:** In the remodelling of, or addition to, an existing building, the predominant original facing materials should be maintained and used in order to ensure visual continuity. Materials should respect both the style and the date of the each building. Original materials should be left in place, or exposed when intact. All facade materials used in alterations or additions should conform to those listed as appropriate in **Section 2.4: Materials**. Due to the nature of traditional construction methods, any new construction should blend sensitively where it joins with an older building.
- **Windows and Doors:** There is a variety of fenestration in the area, but a majority of buildings originally had double-hung wooden sash windows and wooden doors. Original window openings and sash should be retained whenever possible. When they have been changed, the original should be replicated. This is further covered in **Section 2.5 Storefronts, Doors and Fenestration**.

It is a general recommendation that, whenever possible, original forms, materials and details be uncovered or left in place, and preserved.

2.2 Non-Scheduled Existing Buildings

When developing design proposals for non-scheduled existing buildings, the philosophical approach inherent in **Section 2.1** applies. In general terms, the goal is to achieve integrated additions in keeping with the original form, scale, design and materials of the building, and to ensure that any new works respect the overall traditional character of the area. This work can be contemporary in nature but should be designed to blend in sympathetically with the general appearance of other existing buildings.

2.3 Infill Buildings and New Construction

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in period architecture generally, and Murrayville specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that successfully integrate into the historic area without compromising its authenticity.

The harmonious character of Murrayville depends on all of its built form, including the buildings and landscaping elements working together as a cohesive and visually appealing streetscape. To achieve this goal, architectural styles should be avoided that are clearly out of place with the historic evolution of the area. The tendency to design individual buildings in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.

When developing design proposals for the facades of new buildings, the following areas should be considered:

- **Facade Treatment:** Proposals for the facade design of infill buildings and new construction should attempt to utilize traditional materials and construction techniques typical of the period of Murrayville's early development. All facade materials used in alterations or additions should conform to those listed in **Section 2.4: Materials**.
- **Windows and Doors:** The form and detailing of windows and doors should be carefully considered in plans for new construction. Where possible the style of windows and doors should match the prevailing appearance of historic building types. Windows should be inset in a traditional manner, and not be set flush with the facing material. Unusually shaped windows or random placement are discouraged; wooden-sash windows with a historic look are encouraged. See also **Section 2.5 Windows, Door and Storefronts**.

2.4 Materials

This section deals with the appropriate treatment of materials in the renovation or restoration of existing buildings or construction of new buildings. Material options are identified and practical construction considerations are discussed.

The use of materials should conform to the overall context of the early buildings of Murrayville, which derived their character from the use of indigenous materials and a simple and logical deployment of their forms and proportions.

For new construction, non-combustible building materials may have to be considered on side facades where required by the Building Code. In such cases, materials should resemble and complement recommended materials used on other facades of the building.

2.4.1 Wood

Wood was the most commonly used facing and structural material for the area's early buildings. Original wood facings should be repaired, painted and maintained to a generally acceptable standard.

The wooden elements of a building, through lack of proper maintenance, may decay to the point where replacement is necessitated. In these cases, the original configuration, assembly and appearance of wooden elements should be duplicated.

The traditional covering for pitched roofs would have been cedar shingles, and it is recommended that pitched roofs in the area be covered with cedar shingles whenever possible. Duroid or asphalt shingles are permitted, provided they resemble weathered cedar shingles. Split cedar shakes should not be used under any circumstances. It is strongly advised that zinc strips be installed at roof ridges, with galvanized nails, as a moss control element.

In new construction wood siding should be smooth, horizontal, no more than 15 centimetres (6 inches) wide, and closely resemble traditional drop siding or lapped siding. Corner boards and window trim should be used, and applied over the siding. Lumber with a combed texture should not be used. Wood siding and trim should be properly painted as per **Section 2.6: Colour**. Unfinished cedar should not be used. Plywood shall not be used as a primary facing material. Wooden shingles may be used, if appropriately detailed. Wooden windows, doors, and storefront sections are strongly encouraged, as per **Section 2.5**.

2.4.2 Stucco

This material was rarely used as a primary facing before the 1930s, and is therefore often an addition to earlier buildings. Stucco facings were sometimes added at that time to "modernize" the style of a building.

Stucco in new construction should not be used for primary facades, but could be considered as a side or rear façade material, especially when non-combustible construction is required. It should be used only as a panel material, in small areas and bordered with wood trim. The surface should be plain, even and flat or else rough-cast ("pebble-dash"); textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco as it invariably gives a cold and modern appearance. Wood trim and windows should be used to alleviate the blank appearance of unrelieved stucco facades. Windows should not be set flush with a stucco facing.

2.4.3 Later Applied Sidings

In many cases, applied sidings, including stucco, duroid, asbestos, shingle, vinyl and aluminum coverings, are added over the original materials of older buildings. These materials can be removed, as they are generally nailed directly to wood. Due to the ease of the procedure, it is strongly suggested that the removal of these later sidings be considered when feasible.

2.4.4 Masonry

Masonry was not historically used as a construction material in Murrayville, except for foundations and chimneys. Its use should be discouraged in favour of wooden sidings.

2.4.5 Metals

In general, metals are only found as trim elements. In cases where metal trim is part of the original design, it should be examined for deterioration, then repaired and repainted as necessary. Missing metal trim elements should be duplicated and replaced whenever possible. In general, the best protection for metal elements is adequate caulking at joints, and proper painting to protect the surface from corrosive pollutants.

In new construction, metals should generally be used as secondary trim, and should not be used as a primary facing material or predominant design element. Corrugated sheet metal siding is not considered an appropriate siding or roof material.

RECOMMENDED

- smooth wood resembling traditional drop siding or clapboard, no more than 15 centimetres (6 inches) wide
- sawn cedar shingles, as siding and on pitched roofs
- roof coverings of duroid or asphalt shingles that resemble weathered cedar shingles
- Board-and-batten wooden siding

- sidings that resemble traditional wood siding
- stucco on secondary facades, used as a panel treatment, bordered with wood and finished with a flat texture
- roughcast or “rock-dash” stucco

NOT RECOMMENDED

- vertical or diagonal wooden sidings (other than board-and-batten)
- split cedar shakes as siding or roof cover
- unfinished cedar siding
- wide profile lapped wooden siding
- lumber with a combed texture
- plywood as a primary material
- roof coverings of duroid or asphalt shingles that do not resemble weathered cedar shingles
- aluminum, vinyl or plastic sidings
- masonry as a primary facing material
- textured, swirled or heavily stippled stucco

2.5 Windows, Doors and Storefronts

2.5.1 Windows

Window shapes and sizes vary with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim.

Windows that are blocked up in whole or in part should be opened up and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed. The older buildings in the area generally had double-hung wooden sash windows. If the original windows have been removed, restoration should be considered.

For historic buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame windows. Thermal efficiency may be achieved with the rebuilding and repair of existing wooden windows, as long as they are adequately repaired and maintained. Wood framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration.

2.5.2 Doors

Historically, doors would have been made of wood, with panelled detailing, often with inset glass panels. Original hardware was usually of cast brass. Old and original doors should be retained and restored wherever possible. Transoms and sidelights should be retained and repaired.

New or replacement doors should be appropriate in material and detailed in accordance with the nature of the building. Consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's facade.

WINDOWS AND DOORS: MANDATORY

- Windows to be recessed a minimum of 2" from the building face
- Window and door openings to have appropriate trim (nominal 5" width preferred)

WINDOWS AND DOORS: ENCOURAGED

- Traditional wooden-sash windows (generally double-hung or casement)
- True divided sash (no false muntins)
- Clad wooden windows
- Wood-framed storm windows
- Wooden doors of traditional appearance (without non-historic window embellishments)

WINDOWS AND DOORS: DISCOURAGED

- Metal-sash windows
- Narrow-profile vinyl windows
- White vinyl windows
- Metal doors
- Doors with non-historic windows

WINDOWS AND DOORS: PROHIBITED

- Windows with false muntins
- Mirrored or reflective glass

2.5.3 Storefronts

The ground level of a commercial building merits special consideration as it provides the image of the business to the street as well as entrance to the business. It is important to consider any restoration or renovation of a ground level in regard to the final appearance desired for the entire building. Attractive storefront design is one of the keys to economic viability. Doors leading to retail and commercial space should generally have large inset glass panels to allow for additional visual display and to present a welcoming appearance to visitors.

2.5.4 New Construction

In new construction, it is recommended that wooden windows and doors, with traditional appearance and detailing, be used. These need not be exact reproductions, as long as they blend with the character of historic construction.

2.6 Colour

Colour is both an intrinsic quality of exposed materials and an applied surface treatment. This is one of the most important visual aspects of a building, as well as the most evident. It is also one of the characteristics of a building that is easiest to change, and a new coat of paint is the fastest, easiest and often the most inexpensive way to improve a building's appearance. The choice of colour should be carefully considered within the context of neighbouring buildings. The overall use of an historic colour palette will also promote harmonious streetscapes.

A carefully considered colour scheme is crucial to a successful project; it costs no more to pick a handsome colour scheme than a poor one, but it may make all the difference in attaining a successful project. Building owners are strongly encouraged to seek the help of a design professional in choosing a final colour scheme.

For historic buildings, it is strongly recommended that a return to their original colour scheme be considered. Often this treatment, decided when the building was new, is the most attractive solution. When this original scheme can be determined, a close match or a slightly updated interpretation should be attempted. Due to the rural nature of the area, many of the earliest buildings may have been white-washed or painted with white or off-white lead paint. These lighter colours may be appropriate for some buildings, but if white is to be used either as a trim or body colour, caution should be taken to choose warm white colours over the stark blue-white paints that are now commercially marketed as “white.” Historic lead paint was the equivalent of gloss enamel, and the use of semi-gloss finishes should be considered.

Later historic buildings would have had a maximum of three applied colours: a mid-range or dark body colour; a lighter trim colour; and a dark (often black) window sash colour. Window sash and doors should be painted in a high-gloss finish.

In general, earth tones and natural pigment colours are the most appropriate choice. Certain colours are considered inappropriate, such as bright oranges, yellows, reds and blues. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstance. Signs and awnings provide an additional opportunity for an enhanced use of colour on commercial projects.

The final colour scheme should be determined following consultation between Township staff and the property owner. For existing buildings, colour schemes already in place may be maintained. Any proposed change in colours will require a Heritage Alteration Permit.

Once final colours have been chosen, test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be confirmed. A proper surface must be prepared for painting through adequate scraping, priming and preparation or the paint may fail. Painting should occur under proper conditions of temperature and humidity.

Further guidance is available through the Benjamin Moore Historical Vancouver True Colours brochure, which provides documented colours appropriate to the time period of Murrayville's historic buildings.

COLOURS: ENCOURAGED

- The use of traditional historic colours

COLOURS: DISCOURAGED

- Certain colours such as bright whites, oranges, yellows, reds and blues

COLOURS: PROHIBITED

- Fluorescent colours

SECTION 3: AWNINGS

3.1 General Guidelines

For buildings that were originally commercial in character, or for new commercial buildings, awnings are an attractive feature that can provide the finishing touches to a building project. They protect shoppers from the weather, thereby promoting commercial activity, and also protect merchandise in store windows from exposure to direct sunlight. For commercial buildings in the Murrayville area, fabric awnings, supported on tubular metal frames, are considered appropriate.

Careful design is necessary to ensure visual harmony with the rest of the building. As a general rule, awnings should fit the structural opening that they cover, and be designed to complement the building to which they are attached. The structural integrity of the awnings must be assured by careful conformance to Building Code standards. All awning structures, and the substrate to which they are attached, should be carefully examined, and engineered specifications provided for their installation.

3.2 Awning Styles

Rigid tube construction has made a much wider variety of shapes possible for awnings; virtually any shape can be produced. This capability is problematic in a heritage area where the proper historic precedent would dictate the use of only the traditional triangular awning form.

Generally, awnings should always be designed around the architectural features of the building. Historic detail elements should not be damaged or destroyed by an awning installation. The style and materials of the awning should be selected in accordance with the architectural characteristics of the individual building, and consideration should be given to the impact on adjacent building features. In this regard, concept sketches for awnings should feature the entire building façade, and fabric swatches should be provided for review.

RECOMMENDED:

- three point style, includes: three point closed without valance; three point closed with fixed valance (also known as four point); and three point closed, with drop valance
- retractable awnings
- valance skirting with shaped edges
- period style lettering and graphics

NOT RECOMMENDED:

- arched, barrel, quarter-roll, semi-circular or other random-shaped awnings
- fixed projecting canopies

3.3 Materials

Traditional materials for the manufacture of awnings were primarily cotton canvas yard goods stretched over retractable metal arms. Colour selection was relegated to a few basic shades and patterns were limited to simple two tone stripes. New awnings should be made with opaque materials. Either woven synthetic fabrics or treated cottons are recommended. Sheet vinyls with a slick finish are not recommended.

RECOMMENDED:

- frame systems constructed of tubular steel or aluminum.
- opaque fabrics for top sheets and end panels
- traditional style stripe patterns and/or solid colours

NOT RECOMMENDED:

- translucent fabrics, i.e. backlit vinyls
- sheet or corrugated metal
- wood panelling, shakes or siding
- plastic, vinyl or fibreglass

3.4 Colour

The colour of awnings should be related to the existing colour scheme of the building. The awning should complement the colour scheme of the subject building. Bright or pastel colours should be avoided in all awning designs within the heritage area. Historic awnings were generally darker in colour with the potential for a lighter stripe. See also **Section 2.6: Colour**.

3.5 Sizes and Heights

The following recommendations are suggested for awning in the commercial areas:

Height above Sidewalk: Minimum height: 2.5 metres (8 feet 3 inches)
Preferred height: 2.75 metres (9 feet)

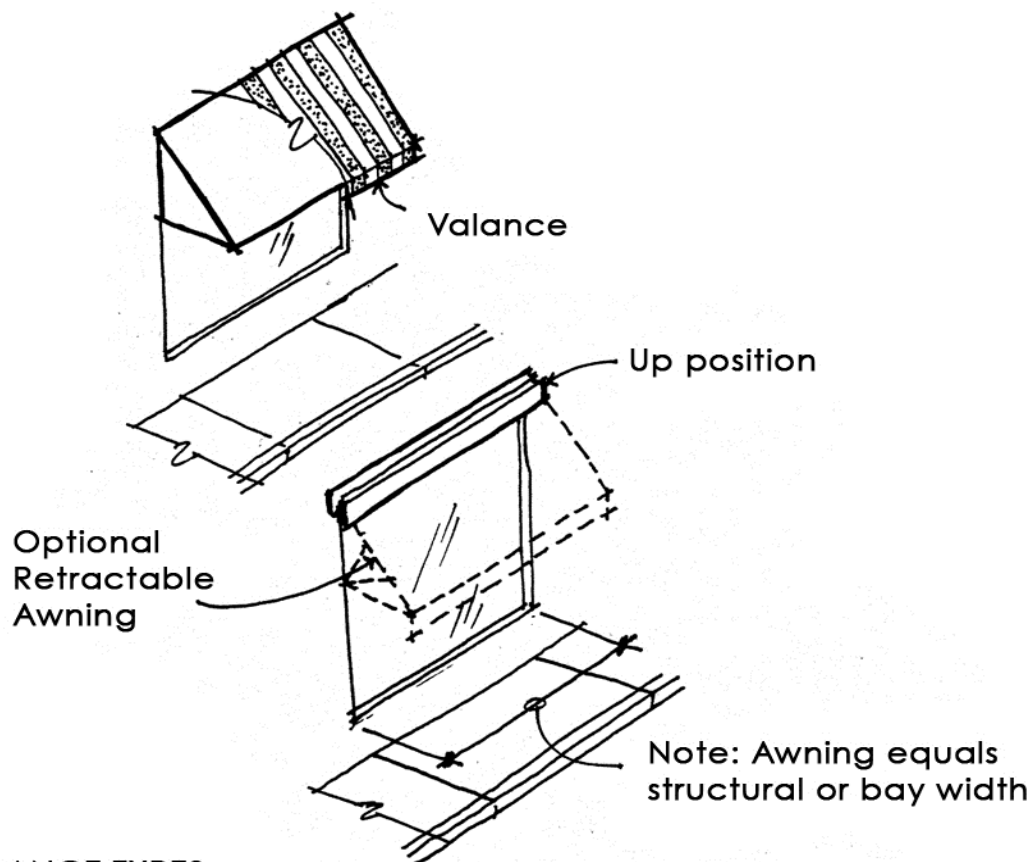
Projection: Preferred range of projection from the building face: 1.5 metres (5 feet) to 1.8 metres (6 feet)

Awning Height: Preferred range of height: 1.5 metres (5 feet) to 1.8 metres (6 feet)

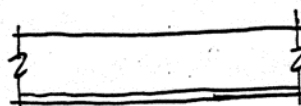
Distance from Curb: Minimum: .60 metres (2 feet)

Fascia Height: Maximum: .30 metres (1 foot)

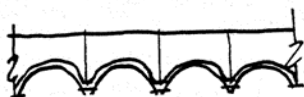
Angle: Preferred slope: 35 to 50 degrees (This may be shallower if the awnings cannot fit the structural opening otherwise. The important consideration is that there is adequate minimum height clearance).



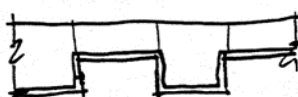
VALANCE TYPES



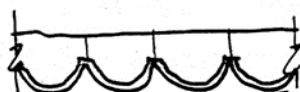
Plain



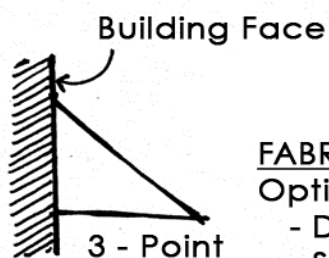
Roman



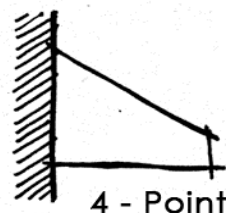
Greek



Scalloped



3 - Point



4 - Point

FABRIC AWNING

Options:

- Drop Valance
- Striped Fabric
- Open or Closed Ends
- 3 or 4 Point
- Retractable

SECTION 4: SIGNS

4.1 Appropriate Sign Designs

Signs are one of the most important visual elements of a commercial district. Signs should be colourful, visible, decorative, and legible. Their individuality should delight the viewer and promote a sophisticated image for businesses in the area. At night, their illumination should reflect a lively streetscape appearance.

While the varied needs of advertisers must be respected, there should be a unified visual style to suit the overall streetscape. Building owners and tenants are strongly urged to erect a more traditional style of building sign, in order to enhance and augment the historic character of this special commercial area. Building owners and tenants should hire professionals to design and execute signs, making sure they conform to a more traditional style and appearance.

All signs must be in conformance with Sign Bylaw No. 3491, as varied by the guidelines set out below. New signs that are not covered by a Heritage Alteration Permit require a sign permit and shall conform to these guidelines that address specific issues related to signs in the Murrayville Heritage Conservation Area. For buildings originally designed for residential use, signs should be installed in appropriate locations that do not adversely affect original architectural features.

Each sign application should be considered on its own merit, based on the quality of the design.

4.2 Recommended Signs

The following types of signs are considered acceptable for use within the commercial area:

4.2.1 Flat Fixed Signs

Flat fixed signs are wooden signs attached directly to the vertical surfaces of a building. Only one per business should be erected. The ends of a wooden sign may be either blunt cut, or have decorative ends. They should be mounted flush to the surface, and not interfere with moldings, glass or building ornamentation. Lettering may be routed, incised, applied flat (painted) cut-out or carved.

4.2.2 Projecting Signs

Projecting signs are hung or fixed at ninety degrees to the face of the building. They may be of various shapes, including effigy signs. They may be mounted almost anywhere, as long as they do not extend above the eaves, and they should be appropriately lined up with architectural features. The recommended material is wood, which can be painted or carved and painted, hung from a wrought iron or decorative sign standard.

4.2.3 Under-Awning Signs

These signs should be securely attached to an appropriate metal hanger, and not easily removable.

4.2.4 Awning Signs

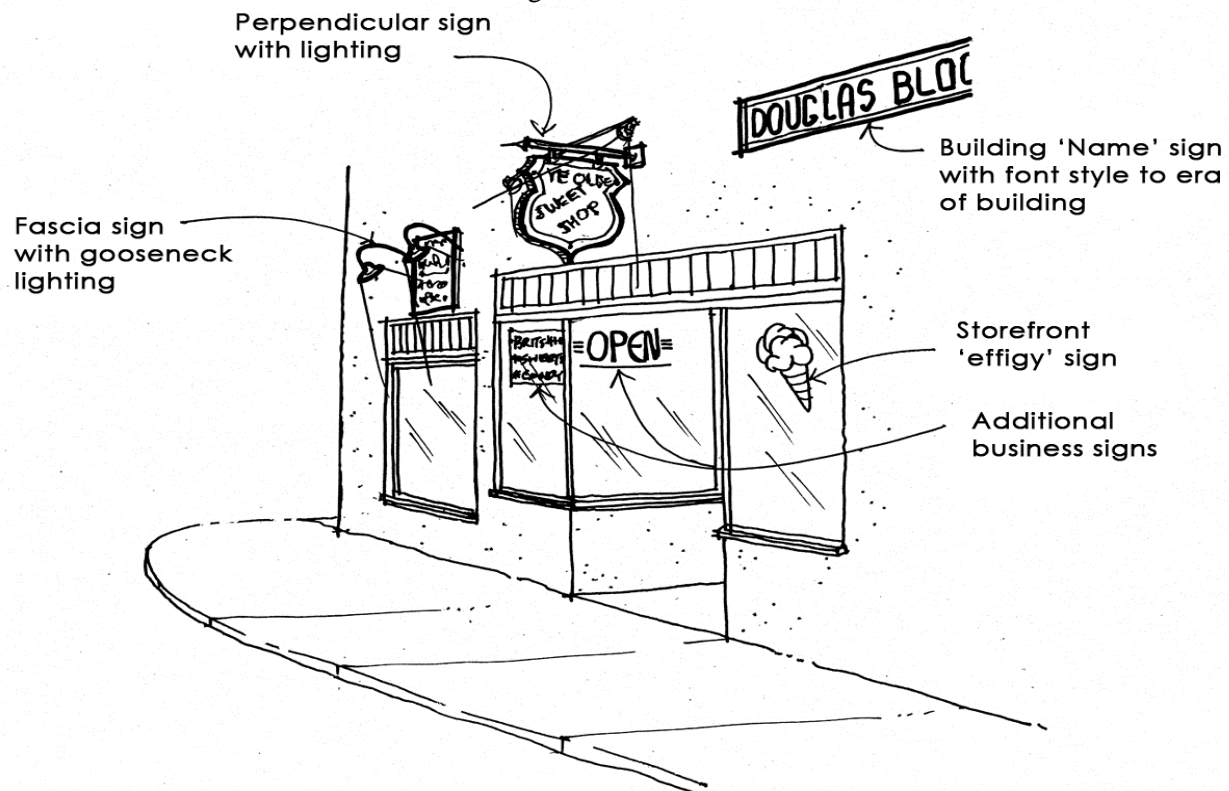
Lettering should be restricted to the front or side awning valance. No lettering should be allowed on the slope of the awning, although a logo or identifying symbol may be used, provided that it is carefully drawn and painted.

4.2.5 Window Signs

Window signs are painted, gold-leafed, or otherwise affixed to a window or door, and identify the business within. Storefront windows are the most suitable for window signs. Fine line borders on glass areas are strongly encouraged. Lettering should have a drop shadow or a shadow outline, or be painted in more than one colour in order to provide an illusion of depth. These signs should be simple, traditional and centered.

4.2.6 Architectural Signs

Architectural signs involve the use of a building name or date for overall identification. These features help give a sense of history and add to the overall character of the streetscape. Three dimensional letters may also be used for this purpose so long as their typeface matches the period and style of the building. This style of sign should be exempted from the total amount of signs allowed as it is an architectural and historic feature rather than advertising.



4.2.7 Painted Wall Signs

Generally these signs work best when painted directly on wood siding, especially on drop siding. If lettering alone is to be used, it is strongly suggested that drop shadows or shadow outlines be used to give depth to the letters. Another way to delineate letters is to paint a darker colour over the body colour of the facade, leaving the letters unpainted, so as to throw the sign into negative relief. Another successful approach is to paint the lettering on a swag or ribbon, for which there is ample historic precedent.

4.2.8 Free-Standing Signs

These are signs not directly attached to the building, and will be especially appropriate for businesses in buildings originally constructed as residences. They should be made of wood, or wood with metal supports, and should have a border or frame. Their design should be based on historic precedent. These signs should be constructed to be very stable and durable and should be regulated to reduce visual clutter.

4.2.9 Temporary or Seasonal Signs

Temporary signs may include exterior banners or temporary window signs. These may be used for a number of reasons, such as special sales, events or holidays. This type of sign should conform to overall design criteria, materials and size limitations. There is historic precedent for this type of sign for temporary or seasonal businesses, special events and celebrations.

4.2.10 Sandwich Board Signs

Sandwich board signs are small, free standing A-frame signs placed on the sidewalk adjacent to a business premises and acting as additional advertising for the business. These signs are considered permissible on commercially zoned properties in Murrayville, but certain special provisions must be acknowledged. Sandwich board signs may be constructed of wood or metal and should be sturdy enough to withstand reasonable wind loading conditions without blowing over. Sandwich board signs shall be allowed only during business hours and in areas where they do not constitute an impediment to pedestrian traffic on the sidewalk. Businesses wishing to install sidewalk signs must file an encroachment liability waiver agreement with the Municipality.

NOT RECOMMENDED

The following types of signs are not considered acceptable for business signs within the area:

- Flashing Signs
- Animated Signs
- Rotating Signs
- Signs on Satellite Dishes
- Roof Signs
- Murals

4.3 Sign Materials

Materials chosen for signs should be durable enough to last for several years of continuous use, except for the special cases of temporary signs or banners. The materials must be well-crafted and appropriately designed in order to convey a good business image.

RECOMMENDED

- wood: either flat, carved or sandblasted panels, preferably with a wooden border, or three dimensional wooden letters
- paint: either used on a sign board, or used directly on a building facade or glass
- tile: either mosaic signs or cut and routed tile backgrounds
- metal: used in sign hangers, or as three dimensional cast letters
- baked enamel on metal: used for flat fixed or projecting signs
- neon: cold cathode tubing (not to be confused with fluorescent tubing); this is most appropriate for window signs, but may be used for small outdoor signs. Acceptable as bent lettering or outlines of signs or windows
- incandescent lighting: may be used for direct illumination, for outlining, or directly in signs
- fabrics: for temporary signs, such as banners or flags, outdoor fabrics and oilcloths may be used
- other materials: in conjunction with other materials, either brick or stone may be used, depending on treatment, as part of freestanding permanent outdoor signs

NOT RECOMMENDED

- plastic of any type, either flat, painted or vacuum-formed, except for individual, dimensional formed letters (in suitable period typefaces) may be considered acceptable
- backlit fluorescent panels: not acceptable in any application
- exposed fluorescent tubing: should never be seen on the face of a building or from the front street
- backlit translucent awnings: awnings should always be opaque, with signs painted on the front and illuminated from above.

These restrictions on materials apply to all types of signs. Signs should always be opaque and directly lit rather than translucent and backlit. This rule should be strenuously followed.

4.4 Sign Number and Sizing

Only one fascia, flat fixed, or under-awning sign and one projecting sign are permitted for each business.

The area of signs should be directly based on the size of the building. Signs should always be directly related to the building or the businesses within. The following size limits are recommended for principal sign areas on each building. Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.4.1 Flat Fixed Signs

- **Total Size:** should not exceed 0.09 square metres (1 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Height:** should not exceed 60 centimetres (2 feet);
- **Length:** should not exceed 90% of the width of the building.

4.4.2 Projecting Signs

- **Total Size:** should not exceed .046 square metres (0.5 square foot) for each 30 lineal cm (1 foot) of principal street line building frontage;
- **Clearance:** signs should not be hung lower than 2.5 metres (8 feet 3 inches); a clearance of 3 metres (9 feet 10 inches) is preferred

4.4.3 Under-Awning Signs

- **Total Size:** should not exceed .37 square metres (4 square feet) per side;
- **Height:** .3 metres (1 foot) maximum
- **Width:** should not exceed the width of the awning under which they are hung
- **Minimum Clearance:** 2.5 metres (8 feet 3 inches)

4.4.4 Awning Signs

- **Total Size:** should not exceed 10% of the total awning area
- **Height of Lettering:** 30 centimetres (12 inches) maximum
- **Width:** lettering should extend for not more than 90% of the length of the valance

4.4.5 Window Signs

- **Total Size:** should not exceed 30% of the window area or 50% of the glazed area of a door

4.4.6 Sandwich Board Signs

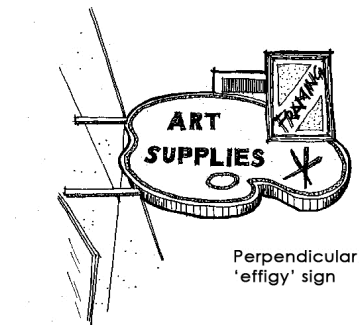
- **Height:** 1.0 m (3 ft.) maximum
- **Width:** 0.6 m (2 ft.) maximum

4.4.7 Heritage Interpretation

- Signs or panels that are used to tell the history of the building or the area should be exempted from the overall amount of allowable signs.

Additional signs should be allowed to an absolute total maximum of 20% of the front facade wall area. This 20% should include the area of all signs, on the entire building. This would also include street address signs and business directory signs, but would exclude architectural signs. Any side wall signs used must be counted within this 20%, and must be no more than 8% of the total side wall area.

4.5 Sign Shapes



The shapes of signs in general should be derived from, and complementary to, each individual building. There are logical areas for the placement of signs, such as fascias and above entries, which will help determine the appropriate shape. Generally the most pleasing shapes are rectangular, circular and oval. Virtually all board signs should have a decorative wood trim border to avoid the look of cut-out plywood, or at the very least have a painted decorative border.

Projecting or flat fixed signs may also be in a shield or plaque shape, or may take the form of a sculptural cut-out that provides business identification, known as an effigy sign. These can be particularly effective; an example would be a boot effigy representing a shoe store. Merchants are encouraged to display imaginative signs and are directed to historical precedent for inspiration.

4.6 Typeface and Colour

Sign typefaces can exhibit a variety of appearances. Letters on signs may be either applied flat (painted), raised or incised. It is recommended that sign typefaces be of a serif type, to help provide a more traditional appearance. Painted lettering should have a drop shadow or a shadow outline added to increase apparent visual depth. Letters should appear to be equally spaced. There should be a maximum of three typefaces on any sign, all from related type families; it is possible on most signs to use only one typeface, which may then be varied in line weight, size or mixed upper and lower case. Signs should generally have a border, either of wood trim or painted. Letters on wooden signs may be either applied flat (painted) raised or incised.

Colour should be carefully chosen to highlight the sign, but must also blend in with the overall colour scheme of the building. Signs should have no more than three colours, with one of the colours being black, gold or antique white. Fluorescent colours should not be used. See **Section 2.5: Colour** for further comments.

4.7 Method of Attachment

Investigation into the condition of the structure should be undertaken prior to erecting a sign to ensure that no physical damage to the building occurs. Original materials on historic buildings should not be damaged by sign attachments.

Sign fastenings should be inconspicuous unless they form an integral part of the sign design, in which case wood or wrought iron should be used. Sign attachments, turnbuckles and stays should be either galvanized or corrosion-resistant.

4.8 Satellite Dishes

It is generally recognized that satellite dish antennae are inherently obtrusive and incongruous within an area of historic older buildings. The following guidelines should be used to minimize their impact on the character of the Murrayville Heritage Conservation Area:

- **Colour:** The dish antennae should be painted to match the surrounding environment, or else in a neutral, muted colour. No advertising or lettering should appear on the dish. Dishes of polished metal or reflective surfaces should not be considered acceptable.
- **Location:** Dish antennae should be placed on the least visible part of the property. They should not be visible from primary street facades. If this cannot be avoided, they should be carefully screened. Connecting cables and wiring should similarly not be visible. If the dish is located at ground level, a solid or lattice enclosure should screen it in a style that is appropriate to the area and to the building. Landscaping may also be used to minimize the impact of the dish.

SECTION 5: LIGHTING

Lighting draws attention to otherwise unnoticed details and increases the nighttime visibility of buildings. Facades may be illuminated by strategically placed spotlights shining down from the cornice or fascia. Light sources should be concealed if possible and shielded from the viewer's eye. Specific architectural details may also be highlighted with carefully focused spot lighting. Signs can also provide some illumination of the building surfaces.

Integrating an incandescent lighting system into a canopy or awning design may provide additional highlighting. Fabric awnings should always be opaque; when lit from above and below, they provide a strong architectural element complementary to the building.

5.1 Lighting Fixtures and Installation

Illumination was historically accomplished by incandescent lights; this is a pleasing and functional lighting solution. The following types of lighting are recommended for building illumination and business signs within the area:

- **Spotlighting:** is the easiest lighting solution for outside lighting. Strong focus lights may be used to illuminate from above, below, or to the side, or a row of concealed lights may be used to wash a building façade or sign with light. Light sources should be shielded from the eyes of the viewer to avoid glare. The source of light should always be a white, not a coloured, source.
- **Neon Tubing:** not to be confused with fluorescent tubing, this may be used for highlighting, outlining or typography. Coloured tubing may be used, but restraint should be used in the choice of colour.
- **LED Lighting:** is a long-lasting, energy-efficient and flexible form of lighting. It can be used in a variety of ways, including overall building illumination, lighting for signs or display window lighting.
- **Seasonal Lighting:** can be used in a variety of ways, internally and externally.

All exterior lighting should be direct, strong focus lights, positioned to avoid reflections; sodium vapour (orange in colour) or fluorescent lighting should not be used. The incandescent fixtures that are recommended include:

- Recessed pot lights
- Turret-mounted spotlights
- Industrial 'goose-neck' (RML) fixtures

Illumination objectives can also be achieved with modern energy-efficient LED fixtures. Each facade should be examined as to the most appropriate, and least intrusive, way of providing overall illumination, and each application will be judged on its own merits.

Under no circumstances or in any application should fluorescent lights be used to illuminate a building, sign or awning.

5.2 Shopfront and Display Lighting

Window display is the merchant's opportunity to present an effective image to the public, and it is an important part of retail marketing. It is important that the design and display of the shopfront match the character of the building's exterior; visual clutter should be minimized, and careful attention paid to the appearance of the windows.

Lighting incorporated into storefronts and display windows should be incandescent; movable spotlighting is the most flexible form, and is recommended. Exposed fluorescent light fixtures should not be used in display windows if they are visible from the front of the building.

5.3 Sign Illumination

Historically, signs were illuminated by incandescent lights shining on the sign face; this is a pleasing and functional lighting solution. Power should be supplied to the sign in an unobtrusive manner. The following lighting types are recommended:

RECOMMENDED:

- Spotighting
- Neon Tubing
- LED Lighting

NOT RECOMMENDED:

- Fluorescent lights used for sign or awning illumination.

SECTION 6: LANDSCAPING AND FENCING

6.1 Landscaping

Landscaping should respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of Murrayville. Mature plantings that provide historic context or character defining elements of the site should be taken into consideration in any redevelopment of the site or before undertaking any new construction. A random pattern in planting locations from one property to the next is encouraged as are soft edges and surfacing. The provisions of the Tree Protection Bylaw shall apply.

6.2 Fencing

In order to maintain the existing open appearance, owners are encouraged to limit the height of fences or solid hedges between the front of the principal building and the front lot line to 0.76 metres (30 inches). Similarly, where construction of a new fence is contemplated, owners are encouraged to erect a fence of historic appearance e.g. various styles of pickets, snake rail. A simple form of interpretation (e.g. P.Y. Porter House 1898) on a fence or gate (not mounted on the actual resource) helps to educate the public and reinforce the unique nature of the area.

SECTION 7: MAINTENANCE

Proper maintenance of buildings is an on-going issue. A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs low, and help preserve property values.

Recognizing Problems: The first step in proper maintenance is a regular building inspection from the top down to observe the flow of water. Examine roofing, gutters, downspouts and flashings for any damage and water infiltration. Carefully examine damp spots, peeling paint, and mold growth on interior or exterior walls for indications of moisture infiltration and retention. Check foundations, crawlspaces, basements and drain tiles for any moisture problems. Periodically check exterior walls for deterioration, such as broken windows or torn awnings; repair minor maintenance problems immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

Assessing Problems: After identifying the problems, determine the extent of damage and what repairs are required. Start again with the roof and work down. Does the roof cover need replacing, or would patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Repair or replace deteriorated wood. These repairs should be undertaken after the cause of decay has been pinpointed and eliminated. The first step to any repair is to make the building watertight.

Repairs on a Continuing Basis: The most effective way to eliminate maintenance problems is to ensure all joints are properly caulked and sealed, and all surfaces that require painting are properly maintained. To best prevent decay, ensure the building is watertight, and free of obvious areas of deterioration. Have the building periodically inspected from top to bottom, paying special attention to problem areas. Under no circumstances should a water infiltration problem be ignored; it will only become worse.

Property owners should institute an on-going maintenance program to ensure that their building receives the best possible long-term care.

Whenever cleaning is required, the gentlest possible methods should be used. Aggressive cleaning methods, such as sand-blasting or high-pressure water cleaning, are never appropriate, as these can irreparably damage existing materials.

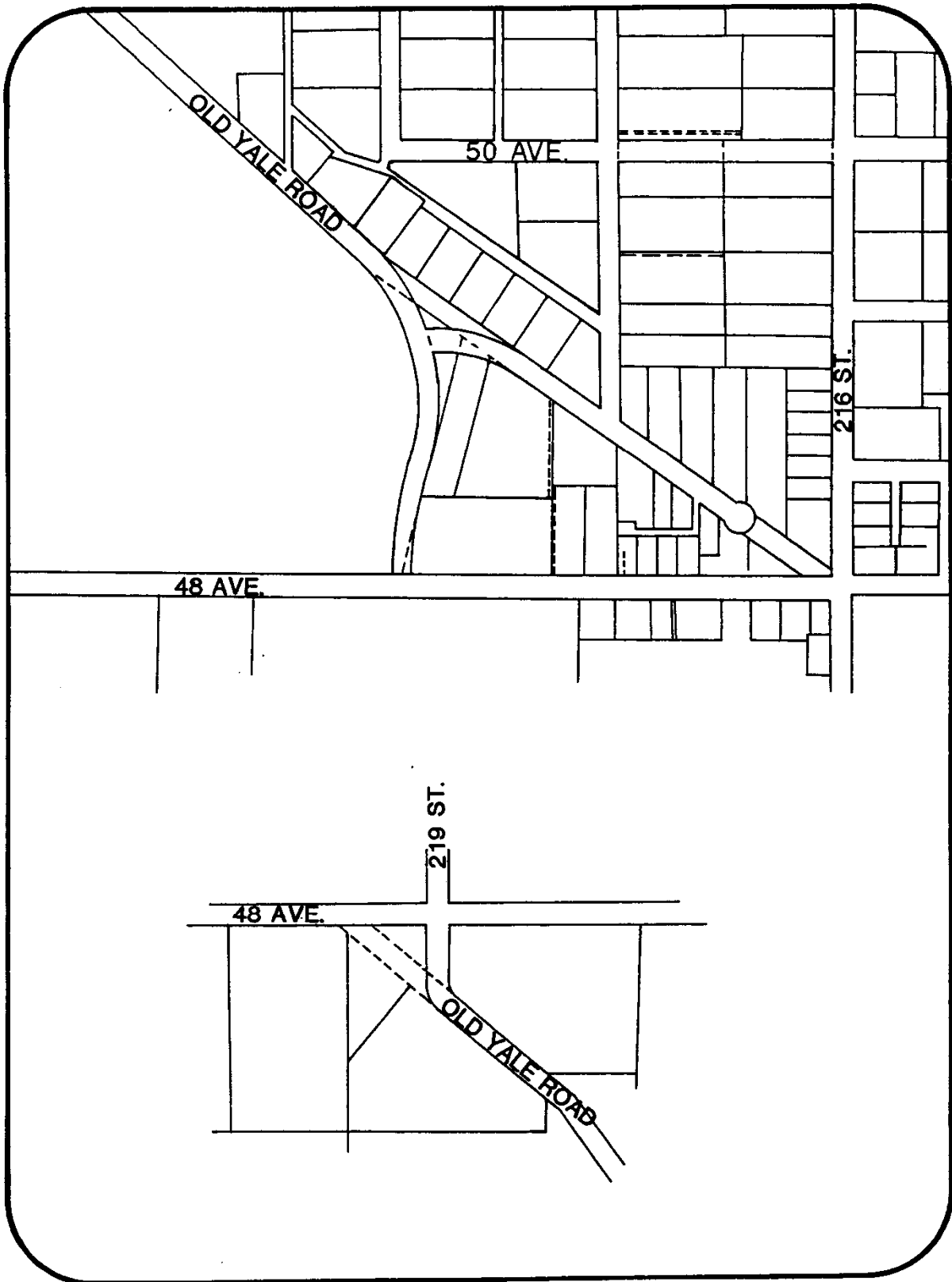
Owners of scheduled heritage buildings may wish to consult with the provisions of the Township's Heritage Building Incentive Program to see if financial assistance is available to assist with exterior maintenance.

APPENDIX B

MURRAYVILLE HERITAGE CONSERVATION AREA

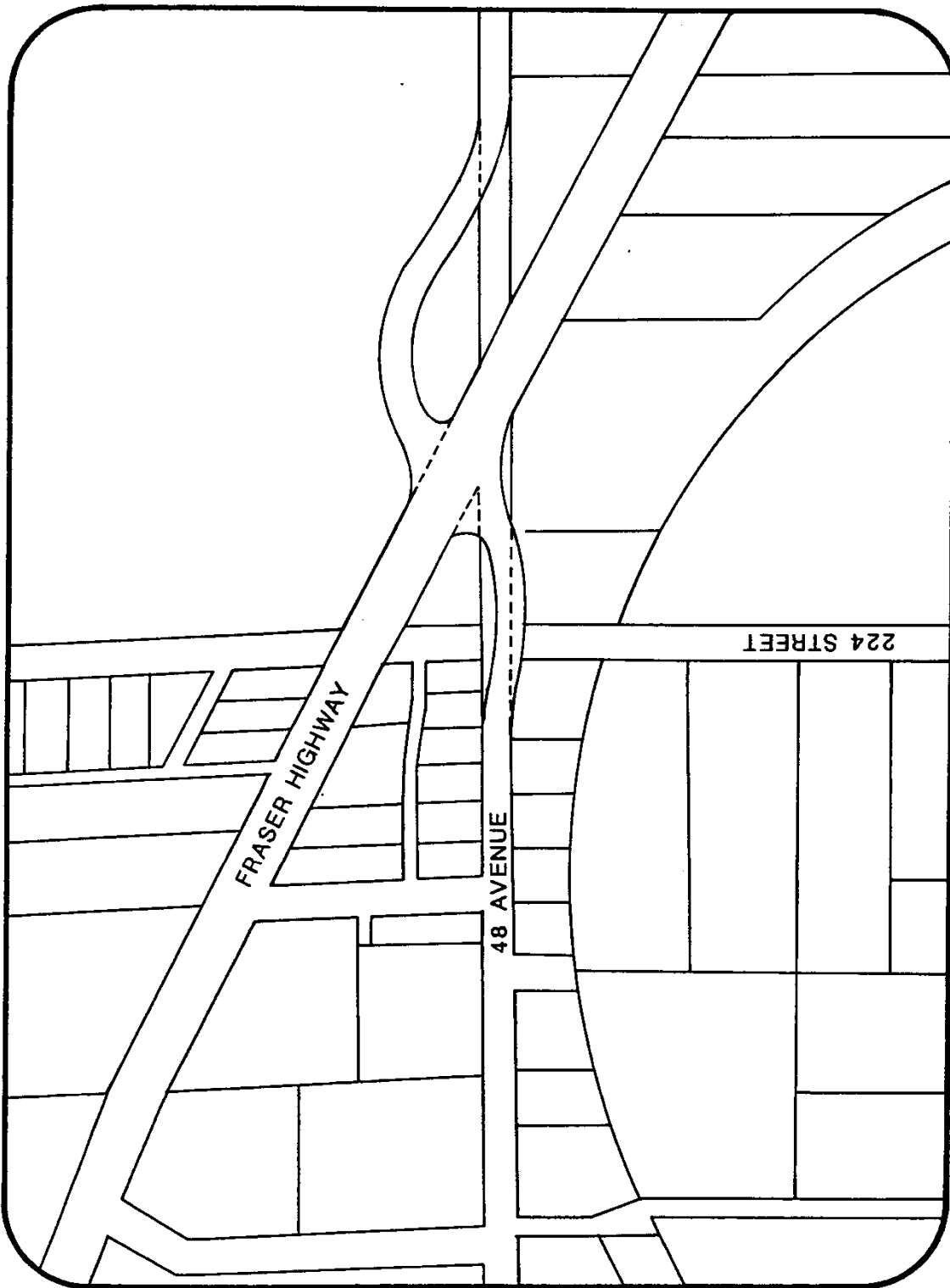
SCHEDULED HERITAGE PROPERTIES

Site	Address	Description
1	Old Yale Road	Old Yale Road
2	21562 Old Yale Road	Sharon Presbyterian Church
3	21500 block Old Yale Road	Pumphouse
4	21611 48 Avenue	Porter's General Store
5	21641 48 Avenue	Temperance Hotel/McCrimmon Residence
6	21667 48 Avenue	Murrayville Community Hall
7	21860 Old Yale Road	Robert and Mary Harrower Residence
8	21864 Old Yale Road	Lamb/Stirling Residence
9	4786 217A Street	P.Y. Porter House
10	21628 48 Avenue	Traveller's/Murrayville Hotel
11	21594 48 Avenue	Mathews Cash Grocery
12	21561 Old Yale Road	Roderick Cummings Residence



PROPOSED INTERSECTION REDESIGNS
48 AVENUE AND OLD YALE ROAD

FIGURE 4

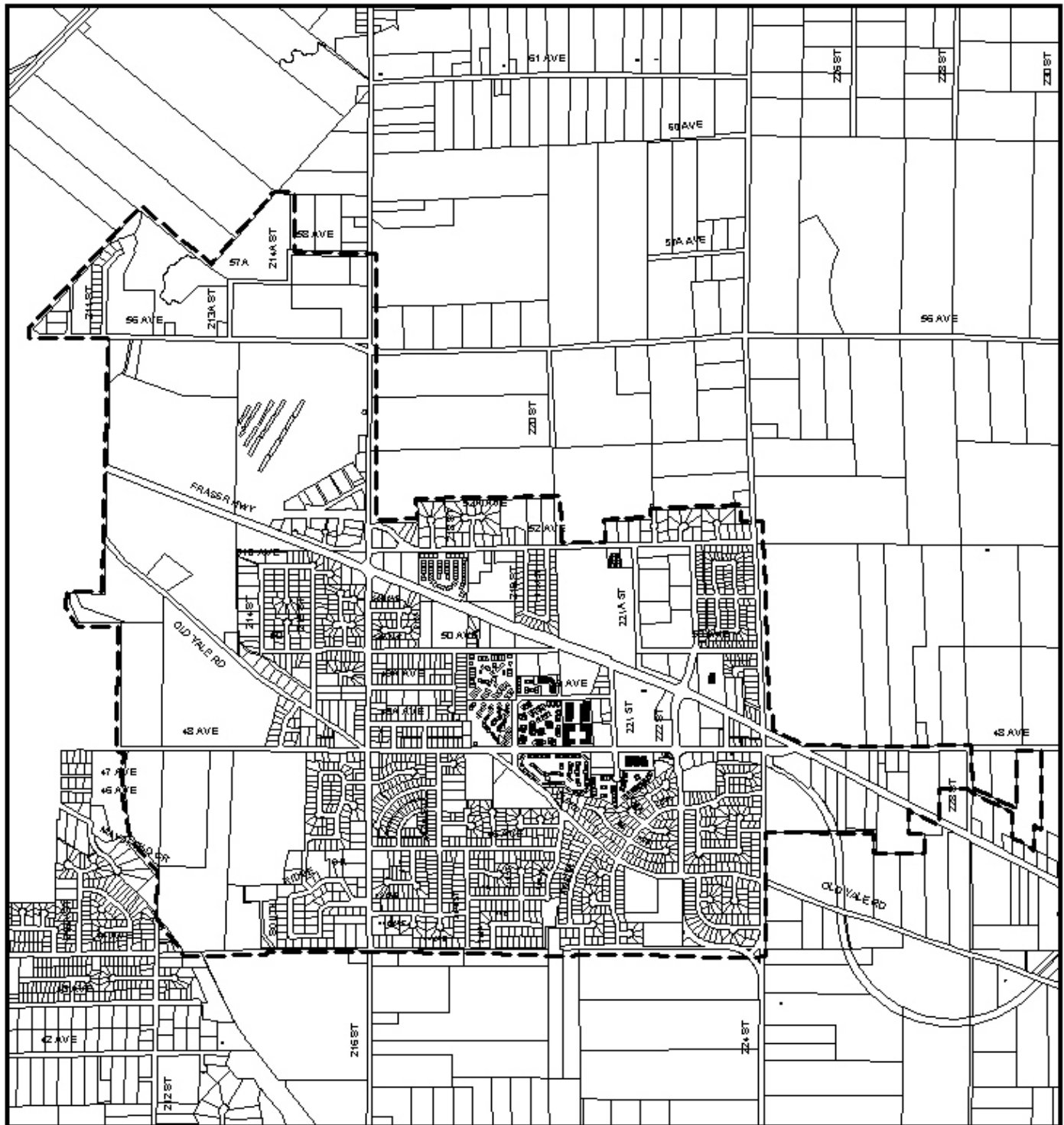


PROPOSED INTERSECTION REDESIGN
48 AVENUE AND THE FRASER HIGHWAY

FIGURE 5

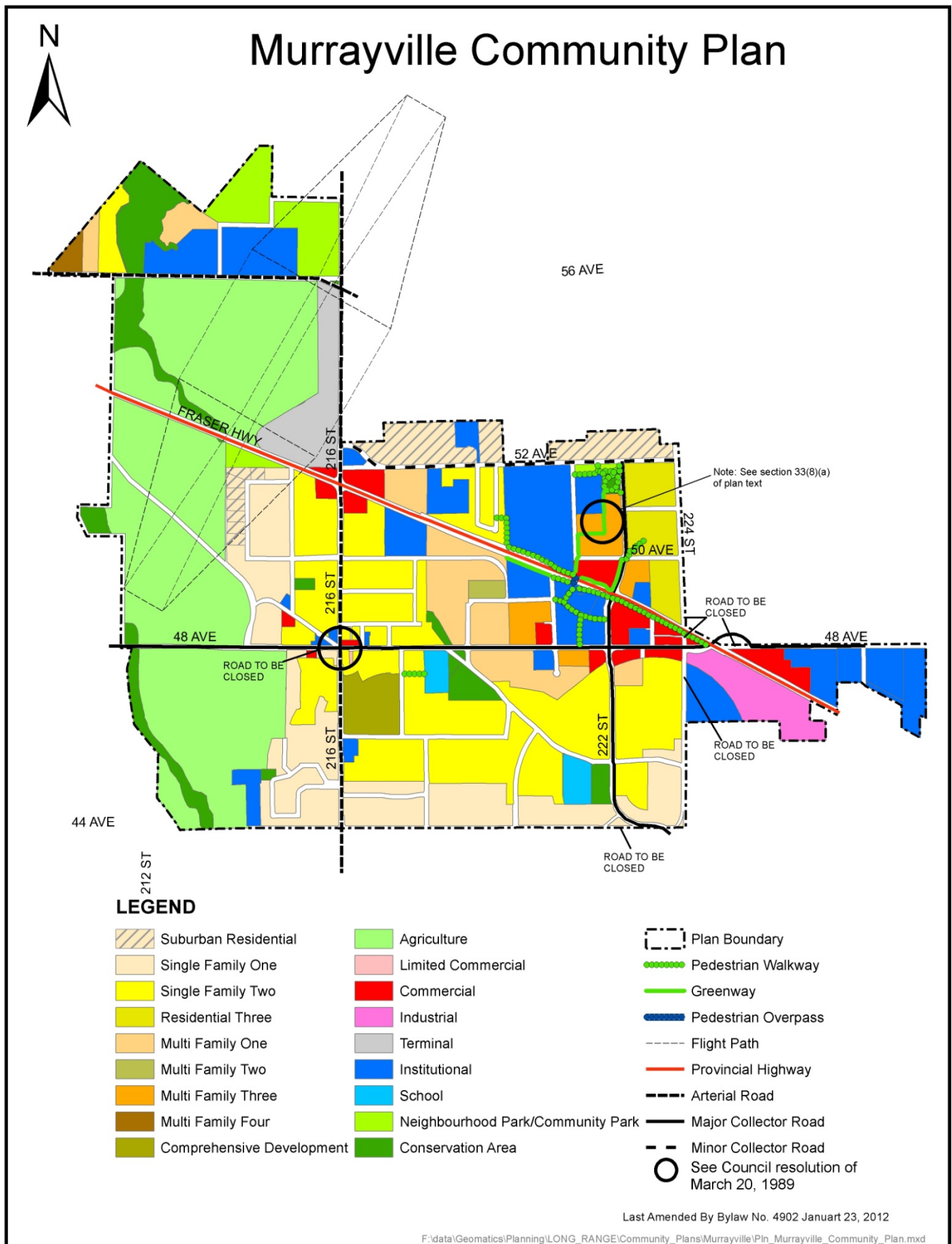
MAP 1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY MURRAYVILLE COMMUNITY PLAN AREA



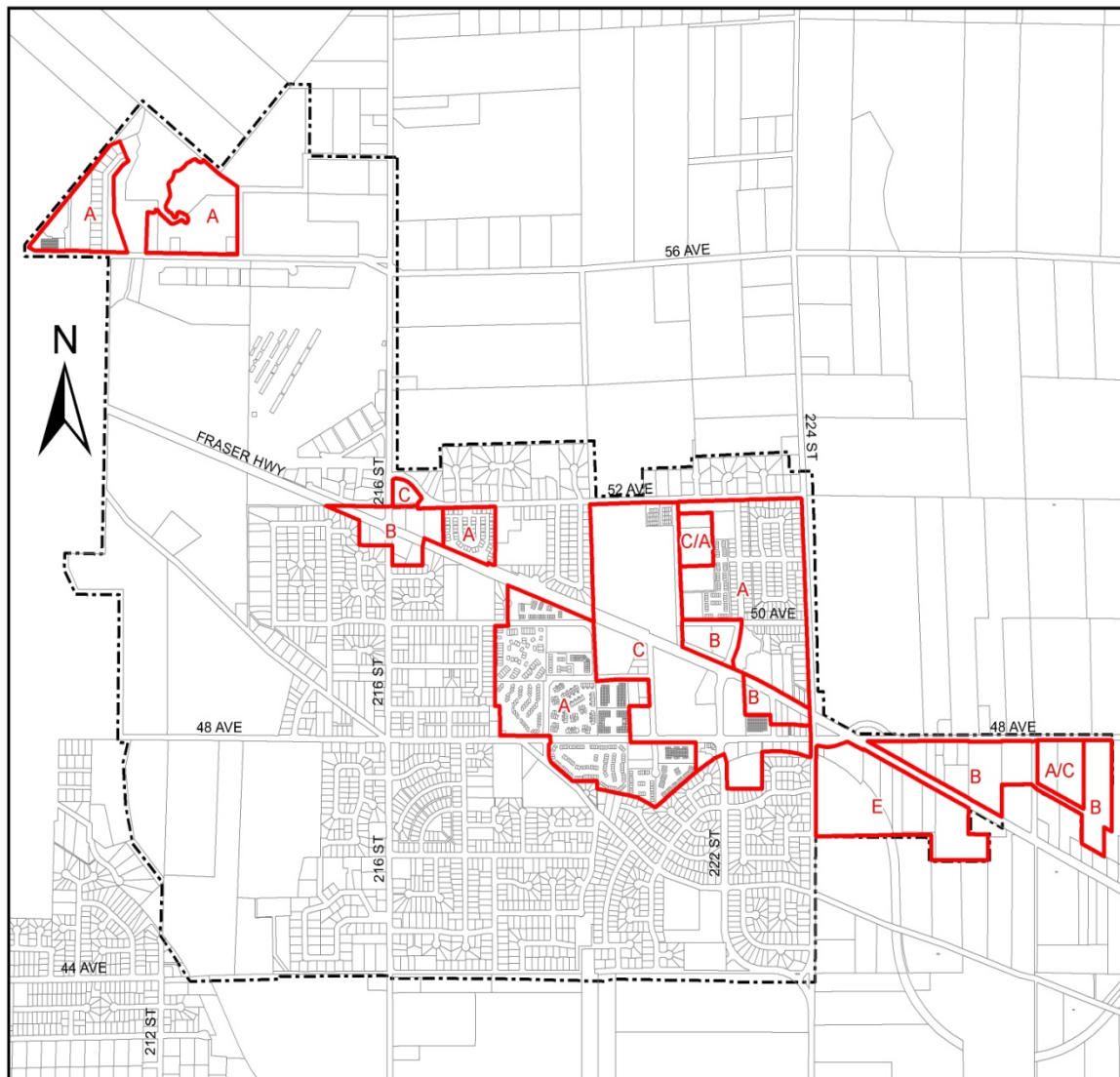
LEGEND



--- PLAN BOUNDARY



Murrayville Development Permit Areas

Map 3



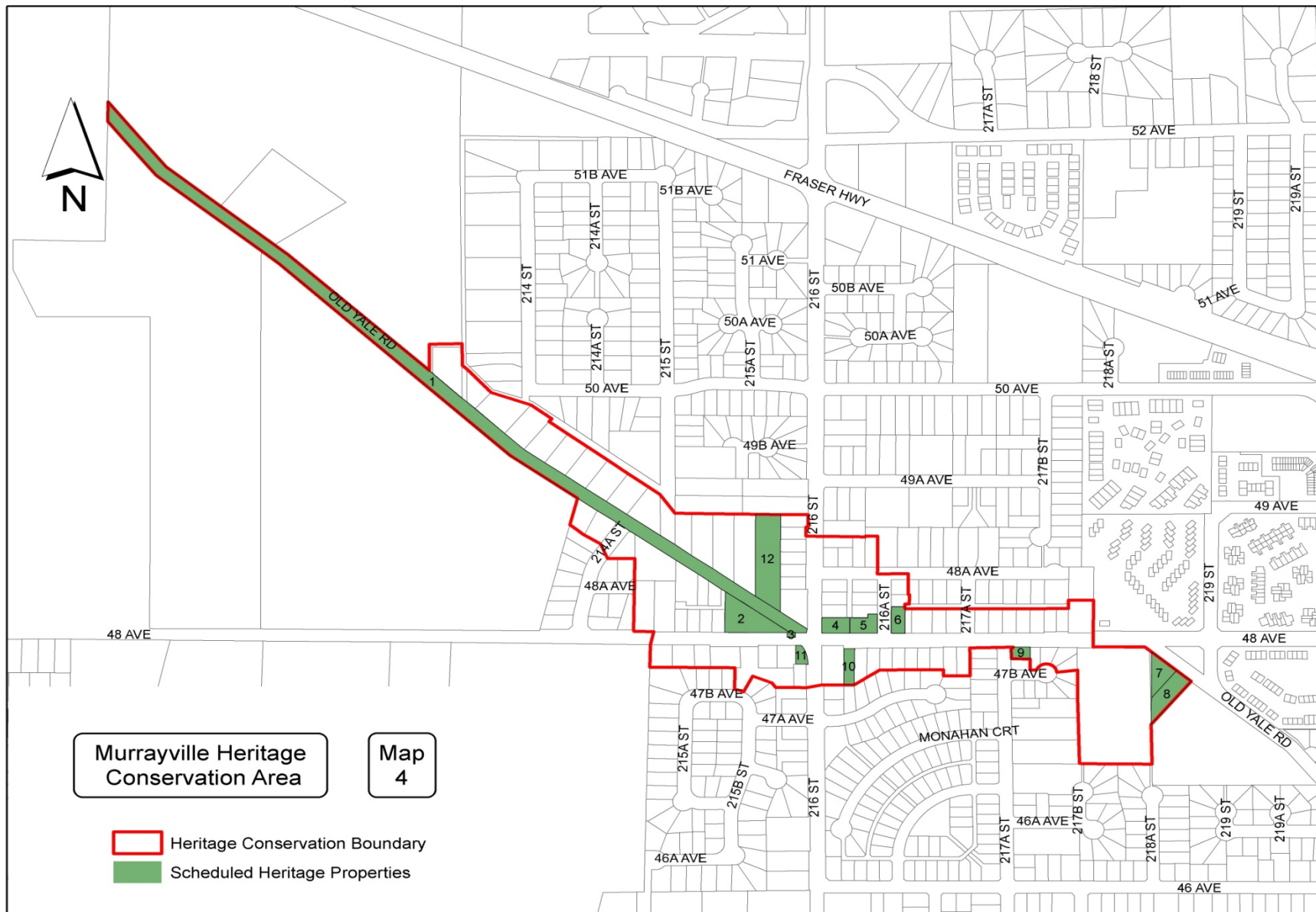
-  Plan Boundary
-  Development Permit Areas

Bylaw No. 4902
Revised Jan. 23, 2012

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Murrayville Heritage Conservation Area

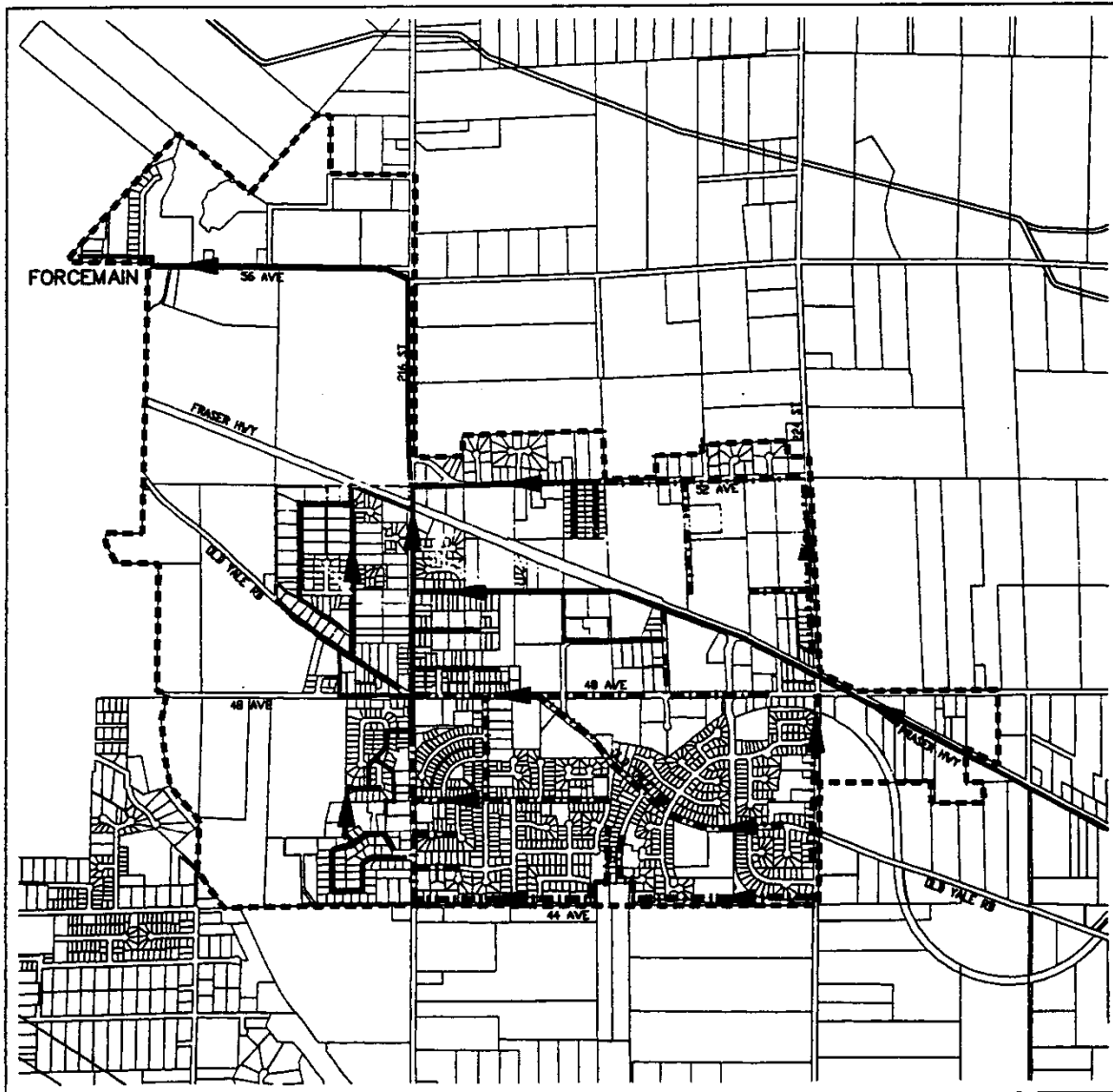
Map 4





THE CORPORATION OF THE TOWNSHIP OF LANGLEY
MURRAYVILLE
SEWER SYSTEM

MAP 5



LEGEND

- PLAN BOUNDARY
- EXISTING
(INCLUDING 1988 CONSTRUCTION)
- ||||| PROPOSED

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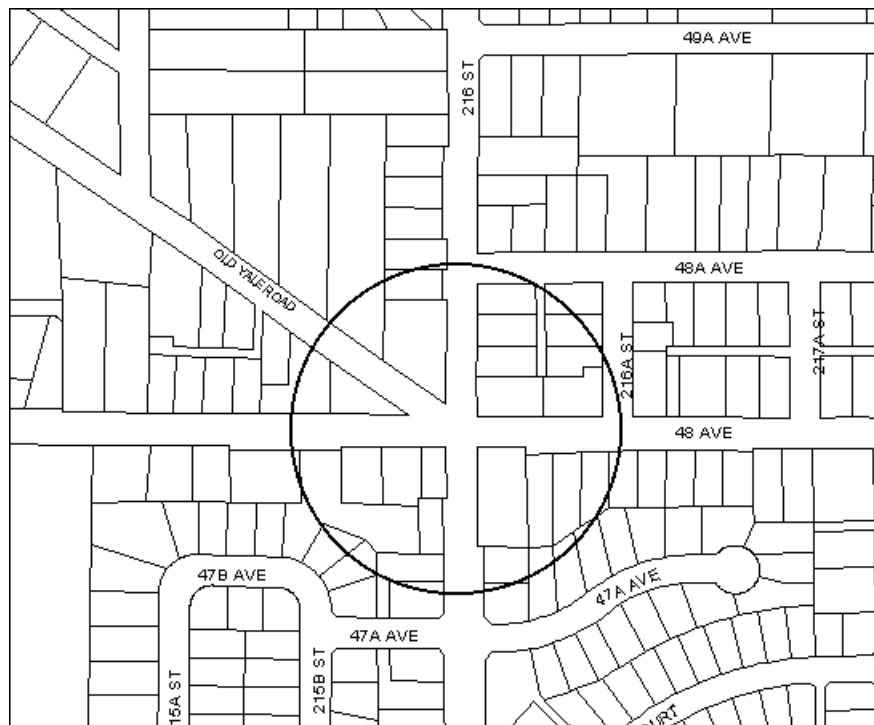
COUNCIL RESOLUTION -
MURRAYVILLE 5 CORNERS REVIEW

MARCH 20, 1989

THAT the properties in the vicinity of the intersection of 48th Avenue and 216th Street be identified as a special review area where Council is prepared to consider an amendment to the Murrayville Plan for limited commercial uses subject to the following criteria:

- the proposal takes into account the ultimate road widening and intersection improvements;
- the development site is adequate to support the intended use including access points, parking, on-site circulation and buffering; and
- the form and character of the development has a heritage appearance.

AND FURTHER THAT staff prepare the design for intersection improvements of 48th Avenue and 216th Street including the closure of Old Yale Road. The road closure plan is to include the heritage preservation of the Murrayville pump house for review with the Heritage Advisory Committee and the Heritage Society.





Township of Langley
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

Community Development Division
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