



## PUBLIC HEARING AGENDA

Monday, May 13, 2019  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

---

Pages

### 1. CALL TO ORDER

Mayor van den Broek calls the Public Hearing to order.

Mayor van den Broek reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how this Hearing has been publicized and of any correspondence received.

### 2. BUSINESS

- a. Bylaw 3101 - Zoning Bylaw Amendment and Development Permit No. 01-19

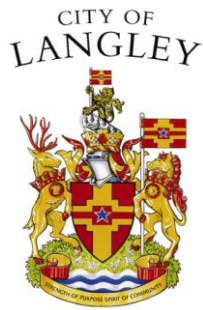
To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20755, 20765 Douglas Crescent and 5453 – 208 Street from RS1 Single Family Residential Zone to RM2 Medium Density Residential Zone to accommodate a 34 unit, four (4) storey condominium apartment development.

The Mayor invites David Danyluk, Architect to present the proposed bylaw and development permit application.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw and development permit to present their comments.

### 3. MOTION TO CLOSE PUBLIC HEARING

1



## EXPLANATORY MEMO

### ZONING BYLAW, 1996, No. 2100 AMENDMENT No. 162, 2019, No. 3101

#### **PURPOSE:**

To consider a rezoning application from RS1 Single Family Residential Zone to RM2 Multiple Residential Medium Zone to accommodate a 34 unit, 4-Storey condominium development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street.

#### **Background Information:**

<b>Applicant:</b>	David Danyluck, Architect
<b>Owner:</b>	Aung Yadana Property Ltd.
<b>Civic Addresses:</b>	20755, 20765 Douglas Crescent; 5453 – 208 Street
<b>Legal Description:</b>	Lots 16, 17, 18 District Lot 36, Group 2, New Westminster District, Plan 8183
<b>Site Area:</b>	1,980 m <sup>2</sup> (21,313 sq ft)
<b>Number of Units:</b>	34 apartment
<b>Density:</b>	171.7 units/ha (69.5 units/acre)
<b>Gross Floor Area:</b>	3,001 m <sup>2</sup> (32,302 sq ft)
<b>Floor Space Ratio:</b>	1.516
<b>Lot Coverage:</b>	58.4%
<b>Parking Required:</b>	54 spaces (including 3 h/c stalls)
<b>Parking Provided:</b>	
<b>Resident</b>	47 spaces
<b>Visitor</b>	7 spaces
<b>Total</b>	54 spaces (including 3 h/c stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM2 Medium Density Residential
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	Front Setback - 3.2 m (7.5 m required) Rear Setback - 4.4 m (7.5 m required) Lot Coverage - 58.4% (40% maximum)
<b>Development Cost</b>	\$388,515.00 (City - \$269,439.00, GVS&DD
<b>Charges:</b>	- \$103,736.00, SD35 – \$15,340.00)
<b>Community Amenity</b>	\$68,000.00
<b>Charges:</b>	

CITY OF  
LANGLEY



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 162**

**BYLAW No. 3101**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 20755, 20765 Douglas Crescent and 5453 – 208 Street to RM2 (Multiple Residential Medium Density) Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 162, 2019, No. 3101".

**2. Amendment**

Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by changing the zone classification of:

Lot 16, District Lot 36, Group 2, New Westminster District, Plan 8183

Lot 17, District Lot 36, Group 2, New Westminster District, Plan 8183

Lot 18, District Lot 36, Group 2, New Westminster District, Plan 8183

from RS1 Single Family Residential Zone to RM2 Multiple Residential Medium Density Zone in Schedule "A" – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-ninth day of April, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the *Local Government Act* was held this XXXX day of XXXX, 2019.

READ A THIRD TIME this XXXX day of XXXX, 2019.

FINALLY ADOPTED this XXX day of XXX, 2019.

---

**MAYOR**

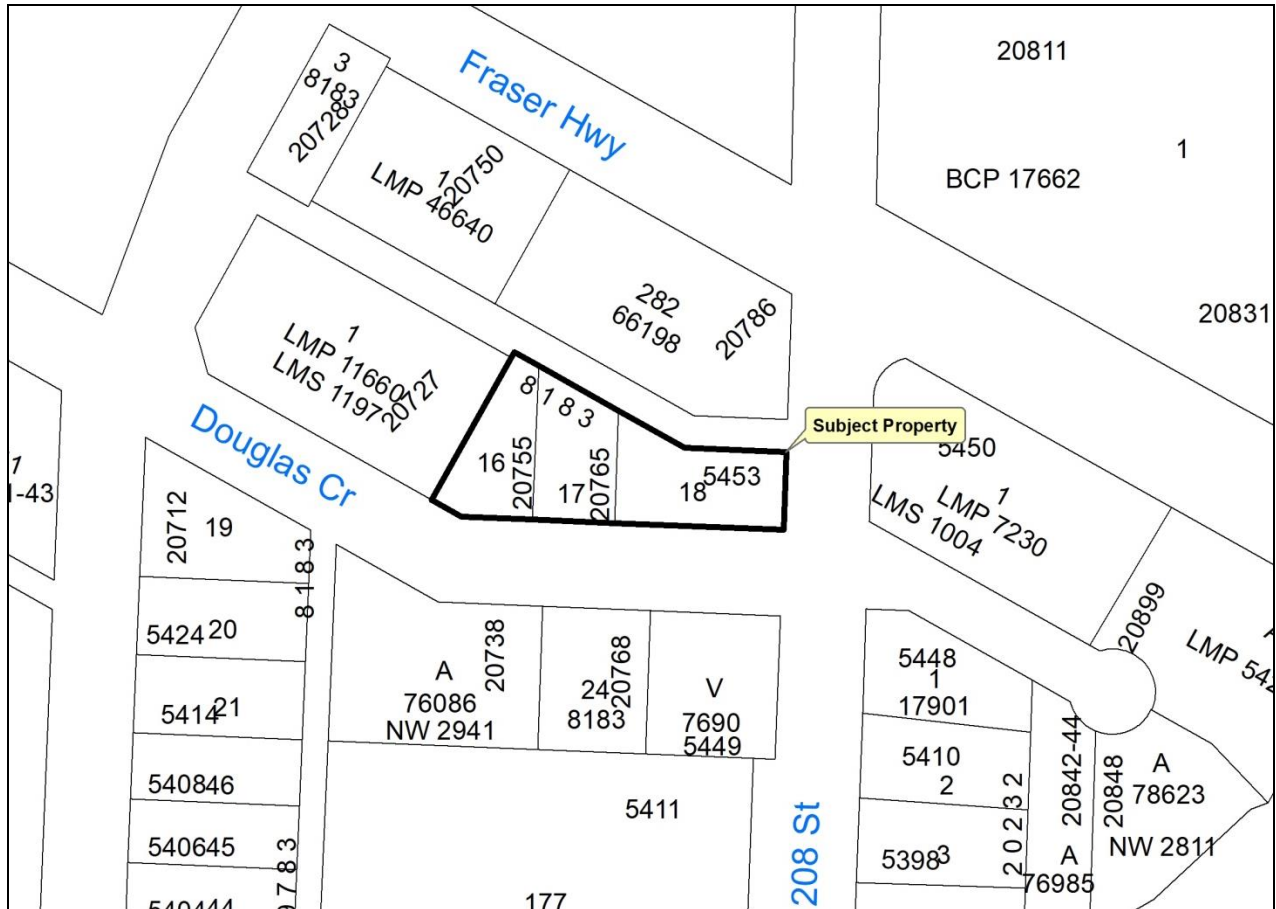
---

**CORPORATE OFFICER**



## REZONING APPLICATION RZ 01-19 DEVELOPMENT PERMIT APPLICATION DP 01-19

**Civic Address:** 20755 & 20765 Douglas Crescent; 5453 – 208 Street  
**Legal Description:** Lots 16, 17, 18, District Lot 36, Group 2, Westminster District, Plan 8183  
**Applicant:** David Danyluck Architect  
**Owner:** Aung Yadana Property Ltd.





# ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 01-19 &  
Development Permit Application DP 01-19**

From: Development Services & Economic  
Development Department

File #: 6620.00  
Bylaw #: 3101

Doc #:

Date: March 28, 2019

---

## COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 01-19 and Development Permit Application DP01-19 to accommodate a 4-storey, 34-unit condominium apartment development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street be approved, inclusive of setback and lot coverage variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

---

## PURPOSE OF REPORT:

To consider rezoning and Development Permit applications by David Danyluck, Architect, for a 4-storey, 34-unit condominium apartment development.

## POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "Medium Density Residential" in the Official Community Plan Land Use Designation Map. All lands designated for multifamily residential use are subject to a Development Permit to address building form and character.

## COMMENTS/ANALYSIS:

### Background Information:

<b>Applicant:</b>	David Danyluck, Architect
<b>Owner:</b>	Aung Yadana Property Ltd.
<b>Civic Addresses:</b>	20755, 20765 Douglas Crescent; 5453 – 208 Street
<b>Legal Description:</b>	Lots 16, 17, 18 District Lot 36, Group 2, New Westminster District, Plan 8183
<b>Site Area:</b>	1,980 m <sup>2</sup> (21,313 sq ft)
<b>Number of Units:</b>	34 apartment
<b>Density:</b>	171.7 units/ha (69.5 units/acre)
<b>Gross Floor Area:</b>	3,001 m <sup>2</sup> (32,302 sq ft)
<b>Floor Space Ratio:</b>	1.516
<b>Lot Coverage:</b>	58.4%
<b>Parking Required:</b>	54 spaces (including 3 h/c stalls)
<b>Parking Provided:</b>	
<b>Resident</b>	47 spaces
<b><u>Visitor</u></b>	<u>7 spaces</u>
<b>Total</b>	54 spaces (including 3 h/c stalls)
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	RM2 Medium Density Residential
<b>OCP Designation:</b>	Medium Density Residential
<b>Variances Requested:</b>	Front Setback - 3.2 m (7.5 m required) Rear Setback - 4.4 m (7.5 m required) Lot Coverage - 58.4% (40% maximum)
<b>Development Cost Charges:</b>	\$388,515.00 (City - \$269,439.00, GVS&DD - \$103,736.00, SD35 – \$15,340.00)
<b>Community Amenity Charges:</b>	\$68,000.00

### Engineering Requirements:

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents. All work to be done to the City of Langley Specifications & MMCD Standards.

These requirements have been issued to reflect the application for rezoning and development for a proposed 34-Unit condominium apartment development

located at 20755; 20765 Douglas Cres.; 5453 208 St. These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zones, parking, loading areas, and garbage / recycling areas, all of which apply to this Development.

A) The developer is responsible for the following work which shall be designed and approved by a Professional Engineer:

1. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. As this project is located within the designated floodplain for the Nicomekl River, the Flood Construction Level shall be calculated as per the City of Langley Floodplain Elevation Bylaw No. 2768.
3. The existing water, storm and sewer mains shall be assessed for capacity. Any upgrades required servicing the site shall be designed and installed at the Developer's expense.
4. Conduct a water flow test and provide fire flow calculations by a Professional Engineer to determine if the existing water network is adequate for fire flows. Replacement of the existing watermain may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995".
5. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
6. New water, storm and sanitary service connections are required. The developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. All existing services shall be capped at the main, at the Developer's expense, upon application for demolition permit.
7. A stormwater management plan for the site is required. Onsite rainwater management measures shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw.
8. The site layout shall be designed by a civil engineer to ensure that the parking and access layout meets minimum design standards, including



- setbacks from property lines. Appropriate turning templates should be used to prove parking stalls and drive-aisles are accessible by the design vehicle.
9. 208 Street and Douglas Crescent shall be upgraded to a local road standard complete with curb, gutter, drainage, sidewalk, street lighting as per SDR003 for the full extents of the project.
  10. Existing street lighting along 208 Street and Douglas Crescent shall be reviewed by a qualified lighting consultant to ensure existing street lighting and lighting levels meet current City of Langley standards.
  11. The condition of the existing pavement surrounding the site shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate it shall be remediated, at developer's cost
  12. Cash-in-lieu will be submitted for future undergrounding of the existing overhead hydro/tel wiring and poles along the proposed project frontage.
  13. 4.0 m corner truncations will be required at the corner of Douglas Crescent and 208 St., as well as at the corner of 208 St. and the laneway for road dedication.
  14. A road dedication in the laneway fronting the project will be required to provide a paved width of 8m.
- B) The developer is required to deposit the following bonding and connection fees:
1. The City would require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the Director of Engineering, Parks and Environment.
  2. The City would require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs. (See Schedule A – General Requirement - GR5.1 for details).
  3. A deposit for a storm, sanitary and water connection is required, which will be determined after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
  4. The City would require a \$20,000 bond for the installation of a water meter to current standards.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable

**C) The developer is required to adhere to the following conditions:**

1. Undergrounding of hydro, telephone and cable services to the development site is required, complete with underground or at-grade transformer.
2. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
3. A water meter is required to be installed outside in a vault away from any structures in accordance to the City's water meter specifications at the developer's cost.
4. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
5. A "Stormceptor" or equivalent oil separator is required to treat site surface drainage.
6. A complete set of "as-built" drawings sealed by a Professional Engineer shall be submitted to the City after completion of the works. Digital drawing files in .pdf and .dwg format shall also be submitted.
7. The selection, location and spacing of street trees and landscaping shall be in accordance with the City of Langley's Official Community Plan Bylaw, 2005, No. 2600.
8. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
9. Garbage and recycling enclosures shall be accommodated on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update".

**Discussion:**

1. Context

The applicant is proposing to develop a 4-storey, 34-unit condominium apartment building at the northwest corner of Douglas Crescent and 208 Street. The site is comprised of three single family lots between Douglas Crescent and the lane that truncates the block bounded by Fraser Highway

on the north side. The small and irregularly shaped site sits behind the Henderson Funeral Home on Fraser Highway and adjacent to the 3-storey St. Joseph's Court apartment building on the west. On the south side of Douglas Crescent are 2-storey townhouses and across on the east side of 208 Street is the 3-storey Montgomery Gate apartment building. This is a transitional multifamily neighbourhood near the edge of the downtown area with small pockets of remaining single family homes.

## 2. Design

The architect's plans feature a flat-roofed, 4-storey building that is triangular in plan to make the most of the small site. The parking garage, accessed from the lane, ramps one half level downwards to maximize use of the small footprint. Visitor parking is provided on the surface along the lane at the eastern end of the site. The main building entrance from Douglas Crescent is located off-centre near the west end of the building. The modular rhythm of "box" windows is interrupted by balconies in the building elevations which feature fibre-cement panels and metal cladding treatments. A recessed parapet provides an elegant finish to the roofline and adds richness to the design.

The unit plans include one and two bedroom suites ranging in area from 610 square feet to 1,512 square feet. Two units designed in accordance with Adaptable Housing standards in the B.C. Building Code are also included.

## 3. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

## 4. Variances

To meet the challenge of fitting a viable development on a small and awkward site further compromised by required road dedications, the applicant is requesting the following variances from RM2 zoning provisions:

- Front Setback reduction from 7.5 metres to 3.2 metres
- Rear Setback reduction from 7.5 metres to 4.4 metres
- Lot Coverage increase from 40% to 58.4%

Staff recommend that all three variances be approved to accommodate the proposed development.

## 5. Summary

The proposed development is a creative solution for a difficult remnant site at the eastern edge of the downtown area. If approved, this project will contribute positively to the built form and character of the neighbourhood in accordance with the Official Community Plan's Medium Density Residential land use designation and the associated Development Permit Area guidelines.

### **Fire Department Comments:**

An additional fire hydrant will be added on Douglas Crescent. The fire department will have access to three sides of the building including an 8.0 m laneway at the rear of the development. The developer's civil engineer, in consultation with BC Hydro, will explore moving the laneway powerlines to an underground service to facilitate operation of the fire department tower truck at the rear of the development.

### **Advisory Planning Commission:**

In accordance with Development Application Procedures Bylaw No. 2488, the subject applications will be reviewed by the Advisory Planning Commission at the April 10, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the April 29, 2019 Regular Council meeting.

### **BUDGET IMPLICATIONS:**

In accordance with Bylaw No. 2482, the proposed development would contribute \$269,439.00 to City Development Cost Charge accounts and \$68,000.00 in Community Amenity Charges.

### **ALTERNATIVES:**

1. Require changes to the applicant's proposal.
2. Deny application.

Prepared by:



---

Roy M. Beddow, MCIP, RPP  
Deputy Director of Development Services  
& Economic Development

Concurrence:



---

Rick Bomhof, P.Eng.  
Director of Engineering, Parks &  
Environment

Concurrence:



---

Rory Thompson, Fire Chief

*attachments*



**MINUTES OF THE  
ADVISORY PLANNING COMMISSION MEETING**

**HELD IN LANGLEY CITY HALL  
CKF COMMUNITY BOARDROOM**

**WEDNESDAY, APRIL 10, 2019  
7:01 PM**

- Present:** Councillor Rudy Storteboom (Chair)  
Councillor Nathan Pachal (Co-Chair)  
John Beimers  
Adrian Brugge  
Jen Cook  
Ellen Hall  
Mike Haney  
Constable Berthier Kyobela  
Dan Millsip  
School Trustee Tony Ward  
Trish Wong
- Guest:** Councillor Albrecht (Past Co-Chair)
- Staff:** Roy Beddow, Deputy Director of Development Services & Economic  
Development  
Kelly Kenney, Corporate Officer  
Rory Thompson, Fire Chief

- 1) **ADDITION TO AGENDA**  
MOVED BY Commission Member Wong  
SECONDED BY Commission Member Cook

THAT the report from Constable Kyobela regarding statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys be added to the agenda.

**CARRIED**

2) **RECEIPT OF MINUTES**

MOVED BY Commission Member Brugge  
SECONDED BY Commission Member Cook

THAT the minutes for the March 13, 2019 Advisory Planning Commission meeting be received.

CARRIED

3) **CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

The following documents were provided on-table to Commission members:

- City of Langley Safe Urban Design – An Introduction to CPTED Principles and Strategies
- City of Langley CPTED Development Checklist

Roy Beddow, Deputy Director of Development Services & Economic Development, introduced Greg Perkins, Liahona Security Consortium Inc., the author of the two documents provided to Commission members.

Mr. Perkins provided a presentation to Commission members on the principles of Crime Prevention Through Environmental Design (CPTED), highlighting:

- City of Langley's CPTED Framework and Process
- CPTED Practitioner / Consultant Qualifiers
- CPTED Assessment Requirements
- CPTED Review Process for New Development
- CPTED Review Report
- City of Langley CPTED Development Checklist

In response to questions from Commission members, Mr. Perkins advised that:

- in terms of a governing body for CPTED practitioners, there used to be a CPTED board in the province; but there is no longer one, however, there is an International CPTED Association;
- security consulting has some level of liability;
- to be a CPTED Consultant requires completion of CPTED Level 1 and 2 courses; anyone calling themselves a CPTED Consultant must be licensed & regulated through the Ministry of Justice;
- ramps tend to be separate from stair systems outside buildings to avoid confusion; to ensure security for individuals using the ramp, landscaping or other amenities are not recommended to be any

higher than 2ft. and long ramps should have pullouts so individuals can turn around and go back down the ramp if necessary.

In response to questions from Commission members, staff advised that:

- it is less costly to build parkades that project above grade than those fully underground; however, other factors may require above ground parkade projections (podiums) such as geotechnical, water table, drainage issues.

Commission members discussed the issue of ground level access to first floor units and the pros and cons from both aesthetic and safety perspectives.

#### 4) **STATISTICS ON ASSAULTS IN UNDERGROUND PARKING GARAGES**

The Chair noted that the request for this report arose from the suggestion by a member of the public at the last APC meeting that underground parking garages would be safer if holes were cut in the parkade walls to allow for sitelines into the parking garage and to allow sound to escape in the event somebody is being attacked as they could be heard by someone on the street.

Constable Kyobela presented a report to the Commission in response to direction received at the March 13, 2019 Commission meeting to report back to the APC with statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys.

Constable Kyobela described the methodology used to compile his findings and advised that six files out of 227 were identified that met the parameters of "assaults in underground parking garages having taken place in the past five years in the Langleys", two of which involved strangers, the remainder being domestic disputes between parties known to each other.

In response to a question from a Commission member, Constable Kyobela advised that the six incidents identified all took place in residential enclosed parking garages.

In response to questions from Commission members, Greg Perkins, Liahona Security Consortium Inc. advised that:

- there is more benefit to having cut outs inside the controlled access areas of the parkade like stairwells and long corridors rather than in the parkade walls themselves;
- having cameras in parkades is a standard of care and a historical gathering tool;

Commission members discussed the findings of the report.



MOVED BY Commission Member Wong  
SECONDED BY Commission Member Millsip

THAT the report from Constable Berthier Kyobela dated April 10, 2019 regarding statistics on how many assaults in underground parking garages have taken place in the past five years in the Langleys be received for information.

CARRIED

5) **LANGLEY CITY FIRE RESCUE SERVICE DEVELOPMENT APPLICATION REVIEW**

Rory Thompson, Fire Chief provided a presentation on Langley City Fire Rescue Service development application review, highlighting:

- Development plan considerations:
  - Hazard, Risk & Vulnerability Assessment (HRVA)
  - Impact on the surroundings
  - Access routes
    - Direction of travel
    - Electrical utilities
    - Turning radius of vehicles
    - Travel distances to parkades
  - Water supply
    - Locations of hydrants
    - Required building fire flow
    - Available fire flow
    - Location of fire department connection
  - Tower Truck Access
    - Turning radius
    - 8m of width required for outriggers
    - Weight capacity of road surface
    - Ability to raise and rotate ladder
    - Ability to reach horizontally
    - Scrub pattern available
  - Miscellaneous
    - Fire Department lock box (provides access to building)

In response to questions from Commission members, the Fire Chief advised that:

- some buildings, due to their configuration, have limited or no access by aerial ladder truck to various parts of the building; in those circumstances ground ladders are used; however, it is more work to effect rescues from units using ground ladders;

- rope ladders installed by homeowners may provide some benefit in terms of assisting getting off a balcony to the ground but can be awkward to use;
- with respect to those with mobility issues and where they should muster in the event of a fire to avoid impeding others, there are requirements for some buildings under the BC Building Code for refuge areas for those in wheelchairs; the Fire Department dispatch system can also tag a suite number and civic address to alert firefighters that someone with mobility issues lives in a certain suite.

**6) REZONING APPLICATION RZ 01-19  
DEVELOPMENT PERMIT APPLICATION DP 01-19  
20755, 20765 DOUGLAS CRESCENT  
5453 – 208 STREET**

The Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications and introduced David Danyluck, Principal, David Danyluck Architect, the project architect, who in turn introduced his client Dennis Ko.

Mr. Danyluck distributed copies of a South view rendering of proposed building on-table as well as circulating samples of exterior building materials to be used for the project.

Mr. Danyluck, presented the applications, providing details on the following:

- Context Plan;
- Site Plan;
- Basement / Parkade Plan;
- Floor Plans;
- Roof Plan;
- South View Rendering;
- Building Section looking West;
- Street Elevations South and East;
- West and Lane (North) Elevations;
- CPTED and Sustainability Provisions;
- City of Langley CPTED Development Checklist;
- Landscaping;
- Road Dedication at Lane.

Mr. Danyluck advised that they are seeking relaxation of the setbacks on the Douglas Crescent side from 7.5 m to 3.2 m and from 7.5 m to 4.4 m on the lane side.

In response to a question from a Commission member, staff advised that, with respect to the position of the curb line, although they haven't received the off-site engineering design, they don't expect it to change.

In response to questions from Commission members, Mr. Danyluck advised that:

- there is more storage provided for the units than is required under the Building Code;
- various storage bins and units are available on each floor of the building and therefore each owner will require a fob that can access all floors not just their floor.
- access to the building by those using the handicapped stall at the back of the building is facilitated through a call box located at the back entrance to the building;
- there will be street parking on Douglas Crescent with the exception of curb bulges at intersections;

Commission members discussed the pros and cons of glassed in patios and potentially making better use of the rooftop area.

With permission of the Chair, Councillor Albrecht addressed the Commission and suggested the developer use a light colour for the rooftop in order to better reflect heat.

Mr. Danyluck and his client left the meeting.

In response to a question from a Commission member, staff advised that there will be opportunities for Commission members to provide input into what should be included as standard requirements for developments in the Zoning Bylaw (e.g. glazing of rooftop, electric vehicle charging stations, rough-ins for each parking stall) as part of the Zoning Bylaw/OCP review taking place this year.

MOVED BY Commission Member Millsip  
SECONDED BY Commission Member Cook

THAT Rezoning Application RZ 01-19 and Development Permit Application DP01-19 to accommodate a 4-storey, 34-unit condominium apartment development located at 20755, 20765 Douglas Crescent and 5453 – 208 Street be approved, inclusive of setback and lot coverage variances, subject to execution of a Development Servicing Agreement in compliance with the conditions outlined in the Deputy Director of Development Services & Economic Development's report.

CARRIED

7) **Next Meeting:**

Wednesday, May 8, 2019

It was noted that Councillor Pachal will chair this meeting as Councillor Storteboom will not be able to attend this meeting.

8) **ADJOURNMENT**

MOVED BY Commission Member Haney  
SECONDED BY Commission Member Wong

THAT the meeting adjourn at 9:14 P.M.

CARRIED



---

**ADVISORY PLANNING COMMISSION CHAIRMAN**



---

**DEPUTY DIRECTOR OF DEVELOPMENT SERVICES & ECONOMIC  
DEVELOPMENT**

*Certified Correct*



**KEY PLAN**

SCALE: 1" = 100'-0"

IMAGE SOURCE: C.O.L. ONLINE MAPPING  
IMAGED ON: 16-AUG-2018



**NEIGHBOURHOOD CONTEXT PLAN**

SCALE: 1" = 400'-0"

**DOUGLAS CRESCENT MULTI-FAMILY HOUSING PROJECT - PROJECT INFORMATION**

<b>ZONING</b>	EXISTING: RS1	PROPOSED: RM2
<b>CIVIC ADDRESS</b>	20785 DOUGLAS CRESCENT, LANGLEY, B.C.	
<b>SITE AREA</b>	0.198 HECTARES = 0.489 ACRES	
<b>LEGAL DESCRIPTION</b>	LOT 16, DL 36, GP 2, NWD PLAN 8183, & LOT 17, DL 36, GP 2, NWD PLAN 8183, & LOT 18, DL 36, GP 2, NWD PLAN 8183	
<b>RESIDENTIAL AREAS</b>	GROUND FLOOR RESIDENTIAL AREA = 7,229 SQ FT / 671.57 m <sup>2</sup> 8 UNITS 2nd FLOOR RESIDENTIAL AREA = 8,342 SQ FT / 774.97 m <sup>2</sup> 9 UNITS 3rd FLOOR RESIDENTIAL AREA = 8,273 SQ FT / 768.56 m <sup>2</sup> 9 UNITS 4th FLOOR RESIDENTIAL AREA = 8,455 SQ FT / 785.47 m <sup>2</sup> 8 UNITS TOTAL UNIT COUNT = 34 TOTAL RESIDENTIAL AREA = 32,299 SQ FT / 3,000.58 m <sup>2</sup>	

<b>SETBACKS PROPOSED</b>	EAST (208 ST) = 7.50 m
	NORTH (LANE) = 4.44 m
	NORTHWEST (LANE) = 3.45 m
	WEST = 7.50 m
	SOUTH (DOUGLAS CRES) = 3.22 m

<b>PARKING</b>	GROUND FLOOR = 1,852 SQ FT / 172.05 m <sup>2</sup> (EXCLUDES AMENITY ROOM)
	AMENITY ROOM = 858 sq ft / 79.71 m <sup>2</sup> (MIN REQUIRED = 78 m <sup>2</sup> )
	2nd FLOOR = 1,858 SQ FT / 172.61 m <sup>2</sup>
	3rd FLOOR = 1,865 SQ FT / 173.42 m <sup>2</sup>
	4th FLOOR = 1,885 SQ FT / 156.54 m <sup>2</sup>
	TOTAL FLOORS 1 - 4 = 6,065 SQ FT / 562.52 m <sup>2</sup>
<b>BASEMENT PARKADE AREA</b>	= 18,090 SQ FT / 1,680.56 m <sup>2</sup>

<b>LOT COVERAGE</b>	PROPOSED = 1,157.01 m <sup>2</sup> / 0.198 Ha = 58.43%
<b>FLOOR AREA RATIO</b>	TOTAL RESIDENTIAL FLOOR AREA = 32,299 m <sup>2</sup> / 197,891 m <sup>2</sup> (SITE AREA) = 1.516

<b>DENSITY</b>	173 UNIT / Ha x 0.198 Ha = 34.25 UNITS = 34 MAX, 34 PROVIDED
<b>EXISTING AVE. GRADE OF SITE</b>	SOUTH = 7.54 m EAST = 7.67 m WEST = 7.70 m NORTH = 7.72 m TOTAL = 30.64 m AVERAGE = 30.64 m / 4 = 7.66 m (25.13 FT)
<b>BUILDING HEIGHT</b>	13.6 m / 44.62' (TO ROOF LEVEL) AVERAGE BUILDING HT VS GRADE (SEE ALSO DWG DP13) NE CORNER (208th ST @ LANE) = 13.65 m / 44.934' NW CORNER (LANE) = 13.46 m / 44.2' SW CORNER (DOUGLAS CR) = 13.86 m / 44.10' SE CORNER (DOUGLAS CR @ 208th ST) = 13.93 m / 44.434' AVERAGE BLDG HT = 13.58 m / 44.612' PLUS PARAPET @ 1.07m / 3.51' = 14.65 m / 48.012'
<b>NUMBER OF STOREYS:</b>	4

<b>COMMON AREAS</b>	GROUND FLOOR RESIDENTIAL AREA = 9,939 SQ FT / 923.33 m <sup>2</sup>
	2nd FLOOR RESIDENTIAL AREA = 10,200 SQ FT / 947.58 m <sup>2</sup>
	3rd FLOOR RESIDENTIAL AREA = 10,129 SQ FT / 940.98 m <sup>2</sup>
	4th FLOOR RESIDENTIAL AREA = 10,140 SQ FT / 942.01 m <sup>2</sup>
	TOTAL FLOORS 1 - 4 = 40,408 SQ FT / 3,753.90 m <sup>2</sup>

<b>SENIOR'S ACCESSIBLE UNITS</b>	REQUIRED = 5% x 34 UNITS = 17 PROVIDED TYPE C11A - GROUND FLOOR = 2 UNITS TYPE C12A - 2ND FLOOR = 2 UNITS
----------------------------------	-----------------------------------------------------------------------------------------------------------------

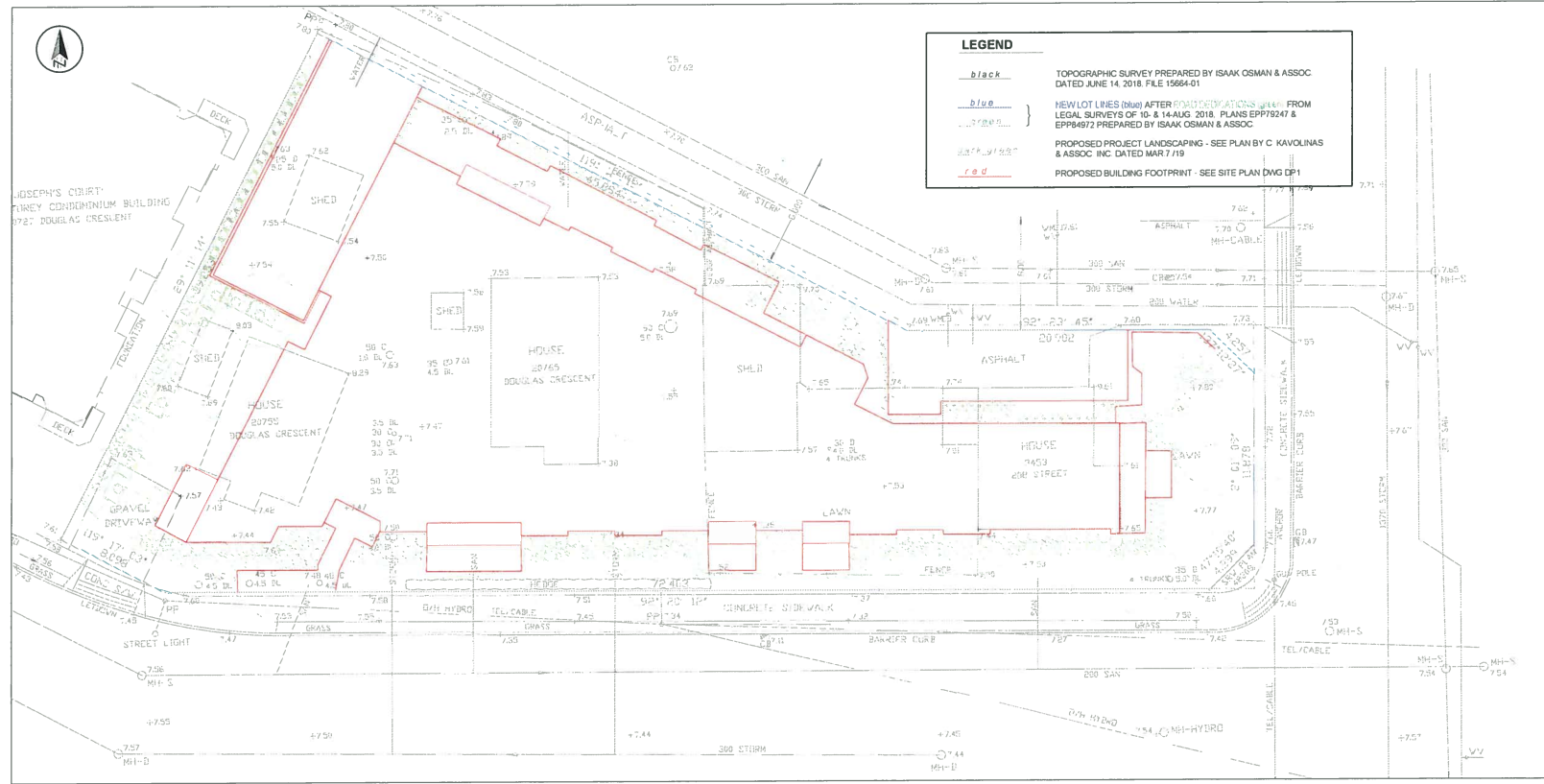
<b>ON-SITE STORAGE</b>	REQUIRED (MIN) GROSS = MIN STORAGE UNIT = 5.67 m <sup>3</sup> (200.23 CU FT). MIN HT = 1.8m (5.90 FT) x 34 UNITS = 192.78 m <sup>3</sup> (6,807.82 CU FT)
PROVIDED (MAX)	(SEE TABLE ON DWG DP11 FOR CALCULATIONS)

FLOOR	# RMS	RM AREA	LOCKER AREA	LOCKER HT	LOCKER VOL
GROUND FLOOR	1	11.24 m <sup>2</sup> / 121 SQ FT	5.939 m <sup>2</sup> / 65 SQ FT	2.44 m / 8'-0"	14.48 m <sup>3</sup> / 511 SQ FT
2nd FLOOR	3	57.88 m <sup>2</sup> / 623 SQ FT	32.842 m <sup>2</sup> / 355 SQ FT	2.44 m / 8'-0"	79.59 m <sup>3</sup> / 2,811 CU FT
3rd FLOOR	3	57.88 m <sup>2</sup> / 623 SQ FT	33.642 m <sup>2</sup> / 362 SQ FT	2.44 m / 8'-0"	79.59 m <sup>3</sup> / 2,811 CU FT
4th FLOOR	2	44.87 m <sup>2</sup> / 483 SQ FT	24.08 m <sup>2</sup> / 262 SQ FT	2.44 m / 8'-0"	59.72 m <sup>3</sup> / 2,109 CU FT

FLOOR	# UNITS	VOL REQ'D	VOL PROVIDED	MIN (SINGLE)	MAX (SINGLE)
GROUND FLOOR	2	2 x 5.67 m <sup>3</sup> = 11.34 m <sup>3</sup>	14.48 m <sup>3</sup> / 511 CU FT	6.64 m <sup>3</sup> / 234 CU FT	7.85 m <sup>3</sup> / 277 CU FT
2nd FLOOR	12	12 x 5.67 m <sup>3</sup> = 68.04 m <sup>3</sup>	79.59 m <sup>3</sup> / 2,811 CU FT	6.17 m <sup>3</sup> / 218 CU FT	7.69 m <sup>3</sup> / 272 CU FT
3rd FLOOR	12	12 x 5.67 m <sup>3</sup> = 68.04 m <sup>3</sup>	79.59 m <sup>3</sup> / 2,811 CU FT	6.17 m <sup>3</sup> / 218 CU FT	7.69 m <sup>3</sup> / 272 CU FT
4th FLOOR	9	9 x 5.67 m <sup>3</sup> = 51.03 m <sup>3</sup>	59.72 m <sup>3</sup> / 2,109 CU FT	6.23 m <sup>3</sup> / 220 CU FT	7.69 m <sup>3</sup> / 272 CU FT
TOTAL	35		233.39 m <sup>3</sup> / 8,242 CU FT		

**MULTI-FAMILY HOUSING PROJECT - CONSULTANTS**

CONTACTS	DEVELOPER	ARCHITECT	CIVIL	LANDSCAPE ARCHITECT	GEOTECHNICAL	SECURITY
	AUNG YADANA PROPERTY LTD	DAVID DANYLUK ARCHITECT AIBC	M.J. ENGINEERING LTD	KAVOLINA & ASSOCIATES	GEOPACIFIC CONSULTANTS	LIANHONA SECURITY
	604-761-0419	604-530-0978	604-850-7765	604-430-2368	604-430-0922	250-743-8948
	Dennis Ko	David Danyluk	Jamie Lawson	Clark Kavolinas	Kevin Bodnar	



**PROPOSED SITE**  
SCALE: 3/32" = 1'-0"

**David Danyluk - Architect**

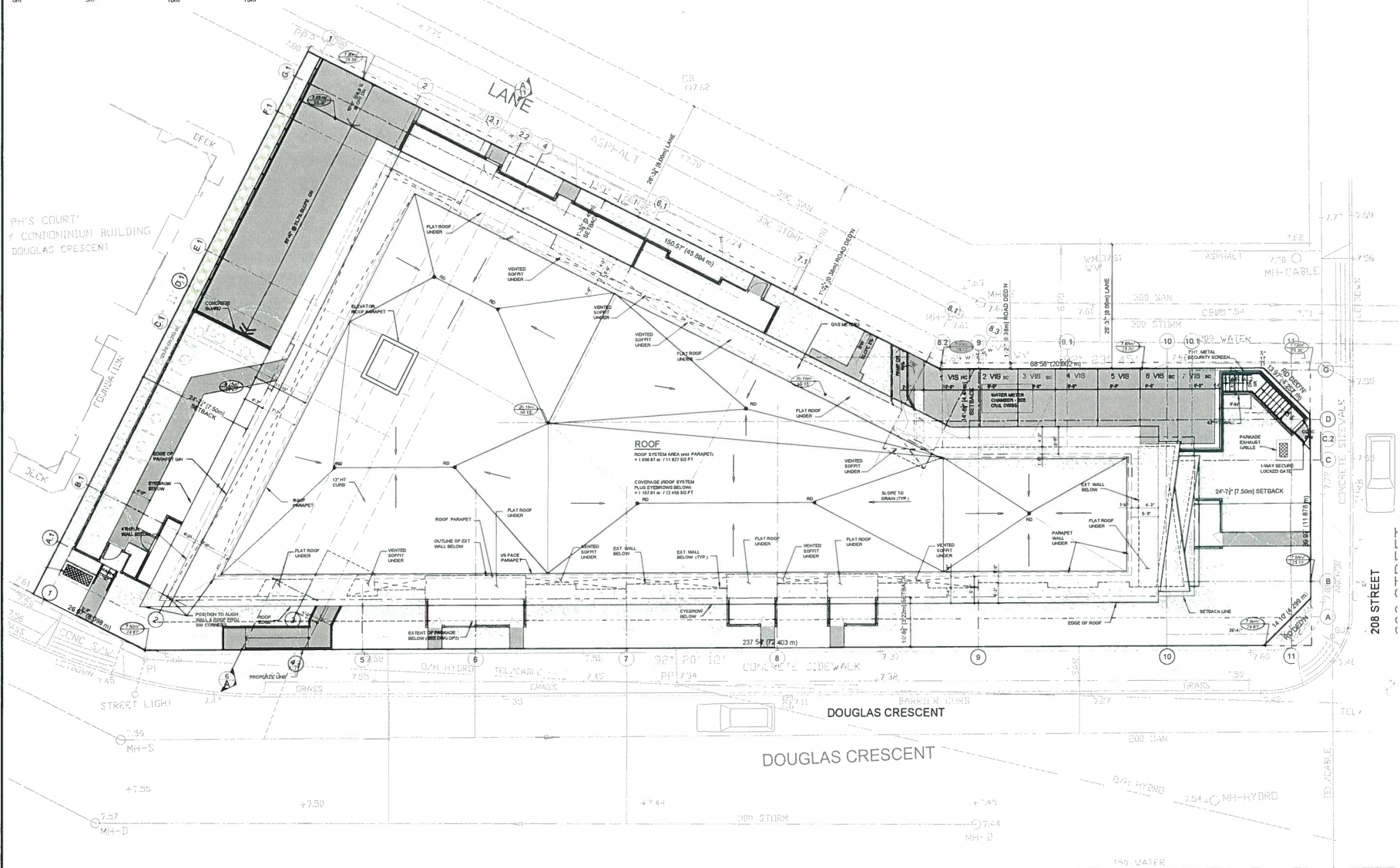
108-204-60 Douglas Crescent  
Langley, B.C.  
V3A 0C 6  
604.530-0978  
fax 604.530-0978  
e-mail danarch@telus.net

<b>Revised</b>	15-Mar-2019
<b>Issued for Development Permit</b>	13-Mar-2019
<b>Revisions</b>	

**Project**  
Aung Yadana Property Ltd.  
20785 Douglas Crescent, Langley, B.C.

**Sheet**  
COVER SHEET, PROJECT INFORMATION, KEY/CONTEXT PLANS, SITE INFORMATION

<b>Drawn</b>	MB	<b>Checked</b>	DD
<b>Date</b>	11 FEB 2019	<b>Scale</b>	A5 WRITTEN
<b>Sheet No.</b>	DPO		



SITE PLAN / ROOF PLAN  
SCALE: 1/8" = 1'-0"

David  
Danyluck  
Architect

108-20460 Douglas Crescent  
Langley, B.C  
V 3 A 0 C 6

604 530-0978

fax: 604 530-0978  
e-mail: danarch@telus.net

- 1 Ramp Slopes revised; W. Sidewalk & Gate address; Rear (N) Entry Walk changed to Ramp; S. & E. Pario Fence symbol
- 20-Mar-2019
- Issued for Development Permit 11-Mar-2019

Revisions  
(Copyright) All rights reserved. Reproduction in whole or in part is prohibited. The drawings are a reflection of what is on the property as of the date it is issued and will be void if any changes occur without the permission of the architect. All design information shown on the drawings is for the use of the applicant only.

Project:  
**Aung Yadana  
Property Ltd.**  
28745 Douglas Crescent, Langley, B.C.

Sheet:  
**SITE PLAN / ROOF PLAN**

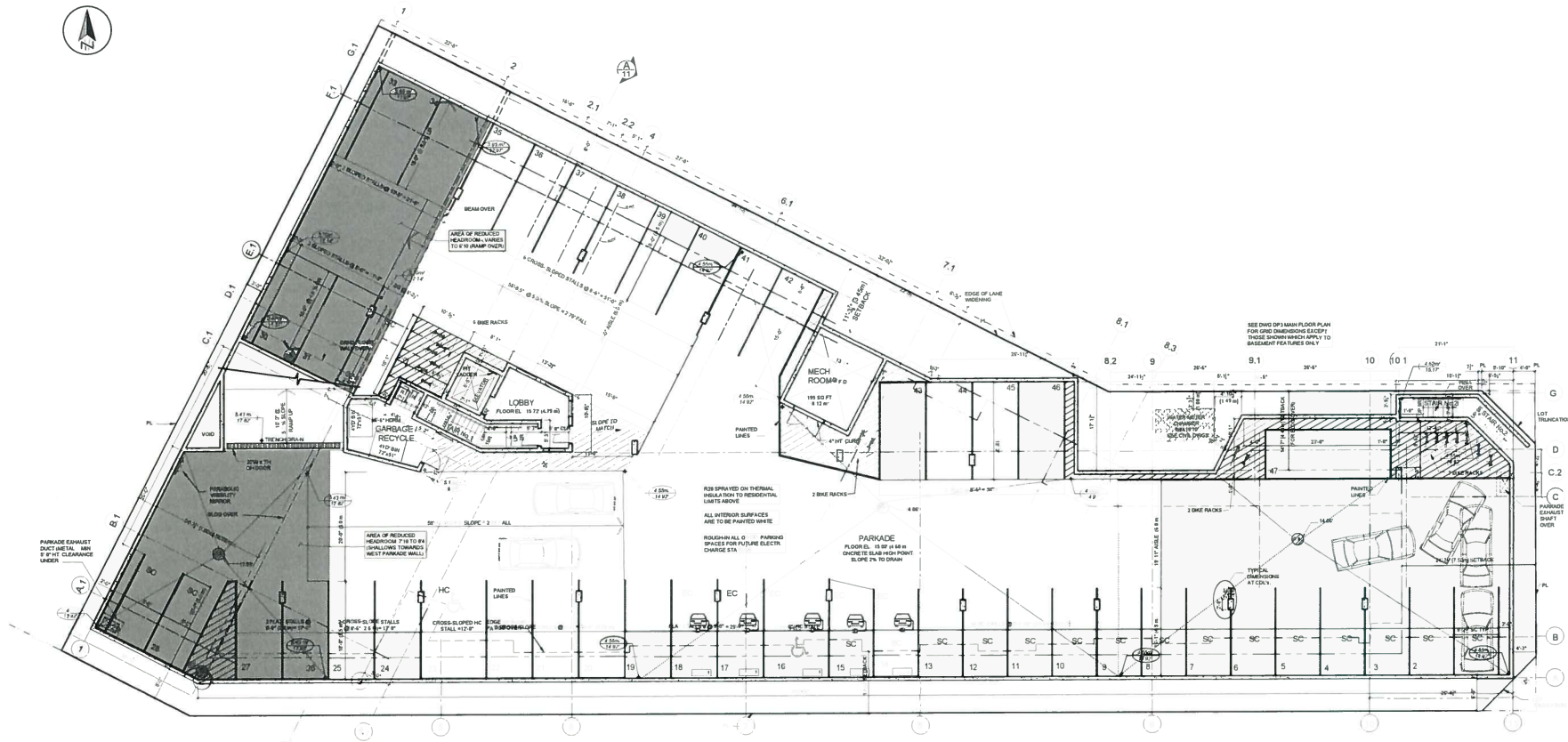
Written descriptions shall have first precedence over all other information. Each user shall verify and be responsible for all dimensions and conditions shown on the drawing and shall notify the architect if any discrepancies are found. HomeBuyer's Stop Order shall be submitted to the owner.

Drawn	Checked	DD
KB	KB	DD

Date: 18 JUNE 2018 Scale: 1/8" = 1'-0"

Sheet No: **DP1**



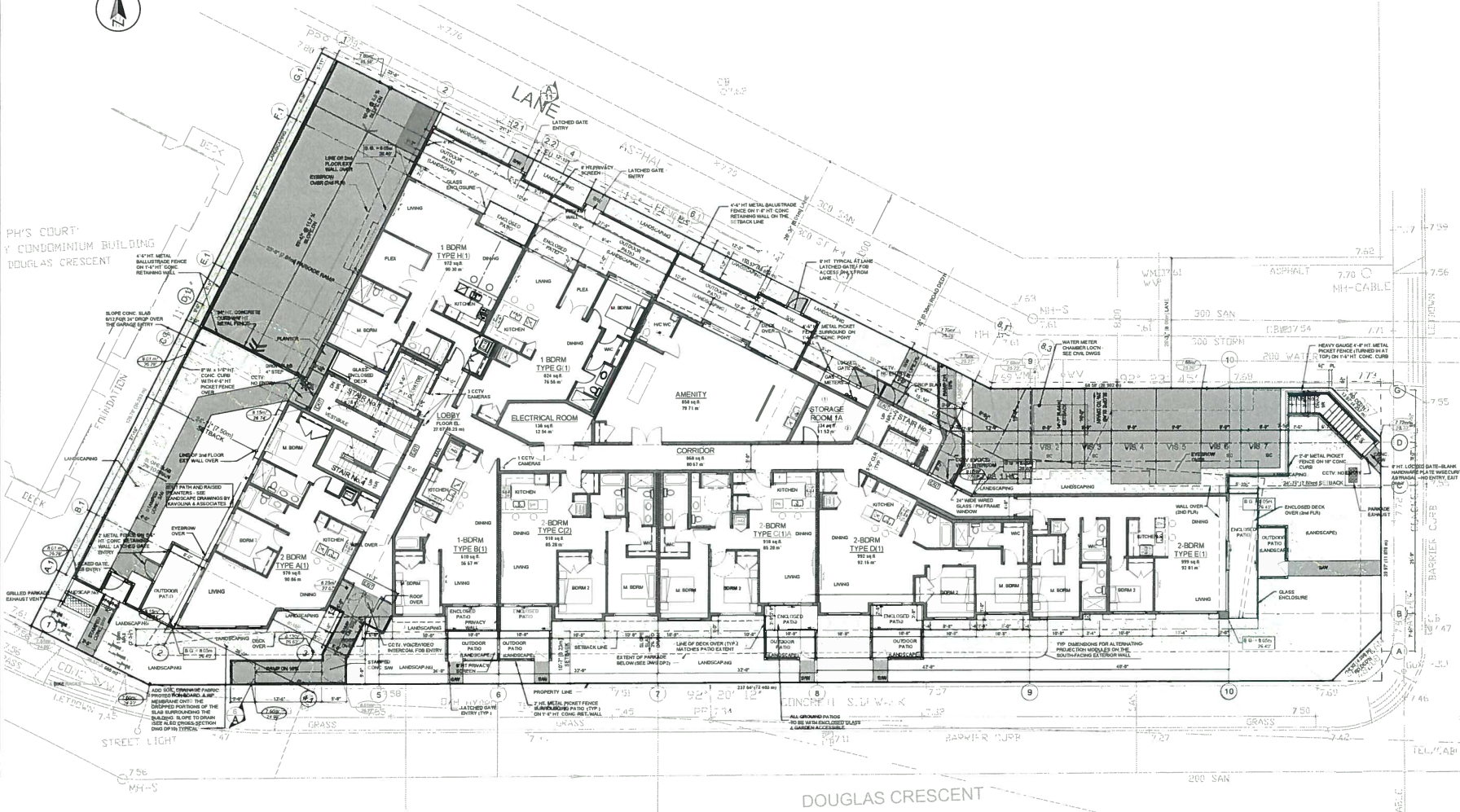


**BASEMENT PLAN**  
SCALE 1/8" = 1'-0"

**David  
Danyluck  
Architect**

108-20460 Douglas Crescent  
Langley, B.C.  
V 3 A 0 C 6  
604 530-0978  
fax: 604 530-0978  
e-mail: danarch@telus.net

Revised	26-Mar-2019
Issued	For Development Permit 11-Mar-2019
Revisions	
Copyright	All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service in the property of the Architect and may not be used or any way without the permission of the Architect. All design information shown in this drawing is for use in the specific project shown.
Project	Aung Yadana Property Ltd. 20145 Douglas Crescent Langley, BC
Sheet	BASEMENT / PARKADE PLAN
Notes	1. All dimensions shall have the metric or imperial units specified. Conflicts shall prevail and be responsible for all dimensions and locations shown on the drawing and shall notify the Architect of any discrepancies in full time and the final Shop drawings shall be submitted for review.
Drawn	KB
Checked	DD
Date	19 JUNE 2019
Scale	1/8" = 1'-0"
Sheet No.	DP2



PH'S COURT  
CONDOMINIUM BUILDING  
DOUGLAS CRESCENT

**GROUND (MAIN) FLOOR PLAN**  
SCALE 1/8"=1'-0"

9 939 SQ FT / 923 33 m<sup>2</sup> 3 x 1-BDRM  
2 x 2-BDRM

**David  
Danyluck  
Architect**

108-20460 Douglas Crescent  
Langley, B.C  
V 3 A 0 C 6  
604 530-0978  
fax: 604 530-0978  
e-mail: danarch@telus.net

- ▲ Ramp Slopes revised; W. Sidewalk & Gate added; Rear (N) Entry Walk changed to Ramp; S. & E. Patio Fence symbol; Water Meter moved 26-Mar-2019
- ▲ Issued for Development Permit 11-Mar-2019
- ▲ Revisions

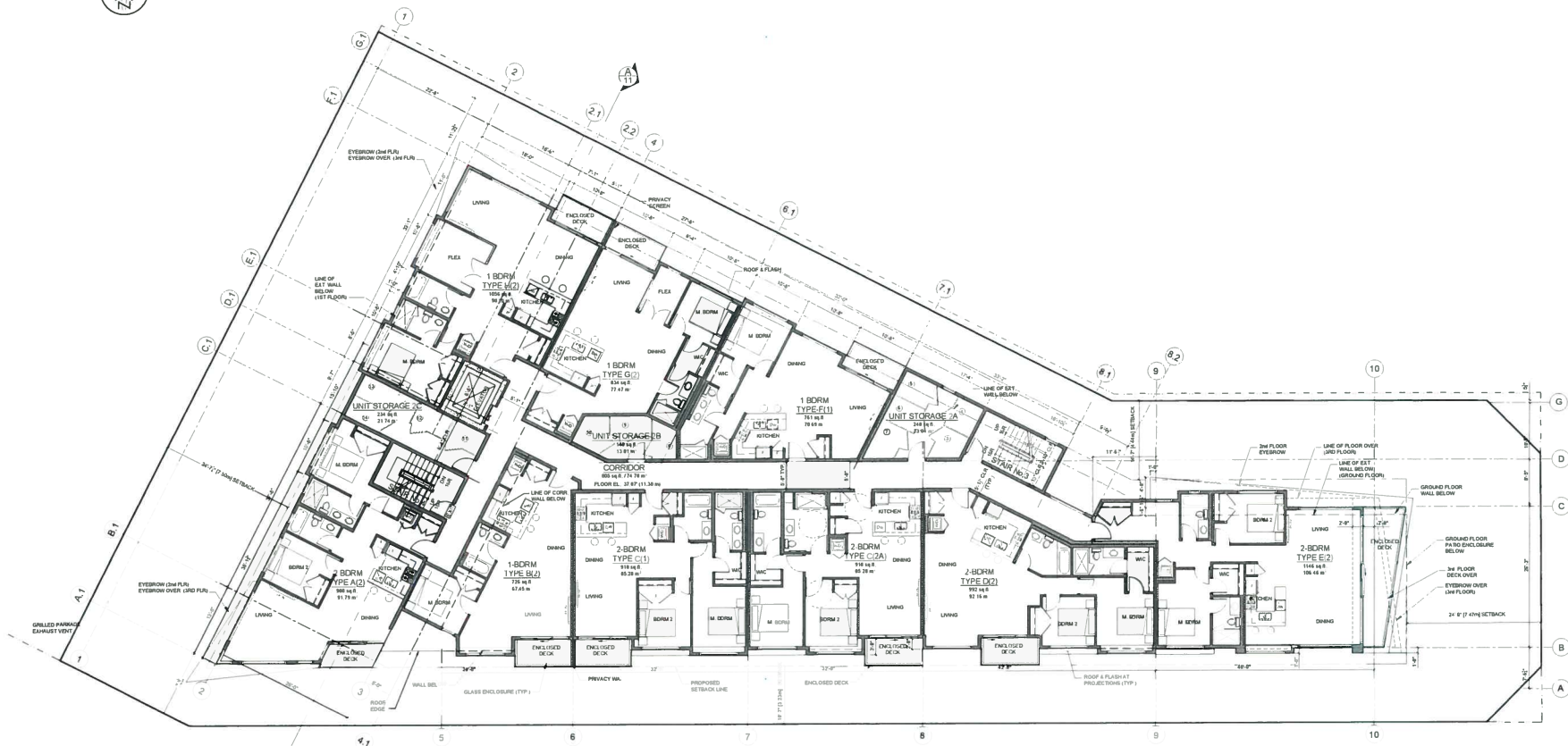
Project:  
**Aung Yadana  
Property Ltd.**  
20145 Douglas Crescent, Langley, B.C.

Sheet:  
**GROUND (MAIN) FLOOR PLAN**

Written permission shall have to be obtained from the architect before any reproduction or alteration of the drawings or any part thereof. The architect shall not be held responsible for any damage or loss of drawings or any part thereof. The architect shall not be held responsible for any damage or loss of drawings or any part thereof. The architect shall not be held responsible for any damage or loss of drawings or any part thereof.

Drawn	Checked	Date	Scale
KB	DD	22 JUNE 2011	1/8" = 1'-0"
Sheet No.	DP3 1		





**2ND FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 10,200 SQ FT / 947.58 m<sup>2</sup>  
 4 x 1-BDRM  
 5 x 2-BDRM

**David Danyluck Architect**

108-20460 Douglas Crescent  
 Langley, BC  
 V3A 0C6  
 604 530-0978  
 fax: 604 530-0979  
 e-mail: ddanyluck@telus.net

Issued for Development Permit  
 11-Mar-2019

**Revisions**

01-01-19 All rights reserved. Reproduction or use in whole or in part is prohibited. This drawing is the intellectual property of the architect and shall remain the property of the architect. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

**Project**  
 Aung Yadana Property Ltd.  
 28765 Douglas Crescent, Langley, B.C.

**Sheet**  
 2nd FLOOR PLAN

Written dimensions shall have precedence over graphical dimensions. Verify field work and the foundation for all dimensions and conditions shown on the drawing and, should they be different from those shown on the drawing, they shall be reported to the architect. Stop work until the architect is notified.

Drawn	Checked
KB	DD

Date: 2 JULY 2019 Scale: 1/8" = 1'-0"

Sheet No: **DP4**

**David  
Danyluck  
Architect**

108-20460 Douglas Crescent  
Langley, B.C  
V 3 A 0 C 6  
604 530-0978  
fax: 604 530-0978  
e-mail: danarch@telus.net

Issued for Development Permit  
11-Mar-2019

Revisions

Copyright: All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service to the property of the Architect and shall not be used, copied, or altered without the permission of the Architect. Any change to this drawing, in whole or in part, shall be submitted to the Architect for approval.

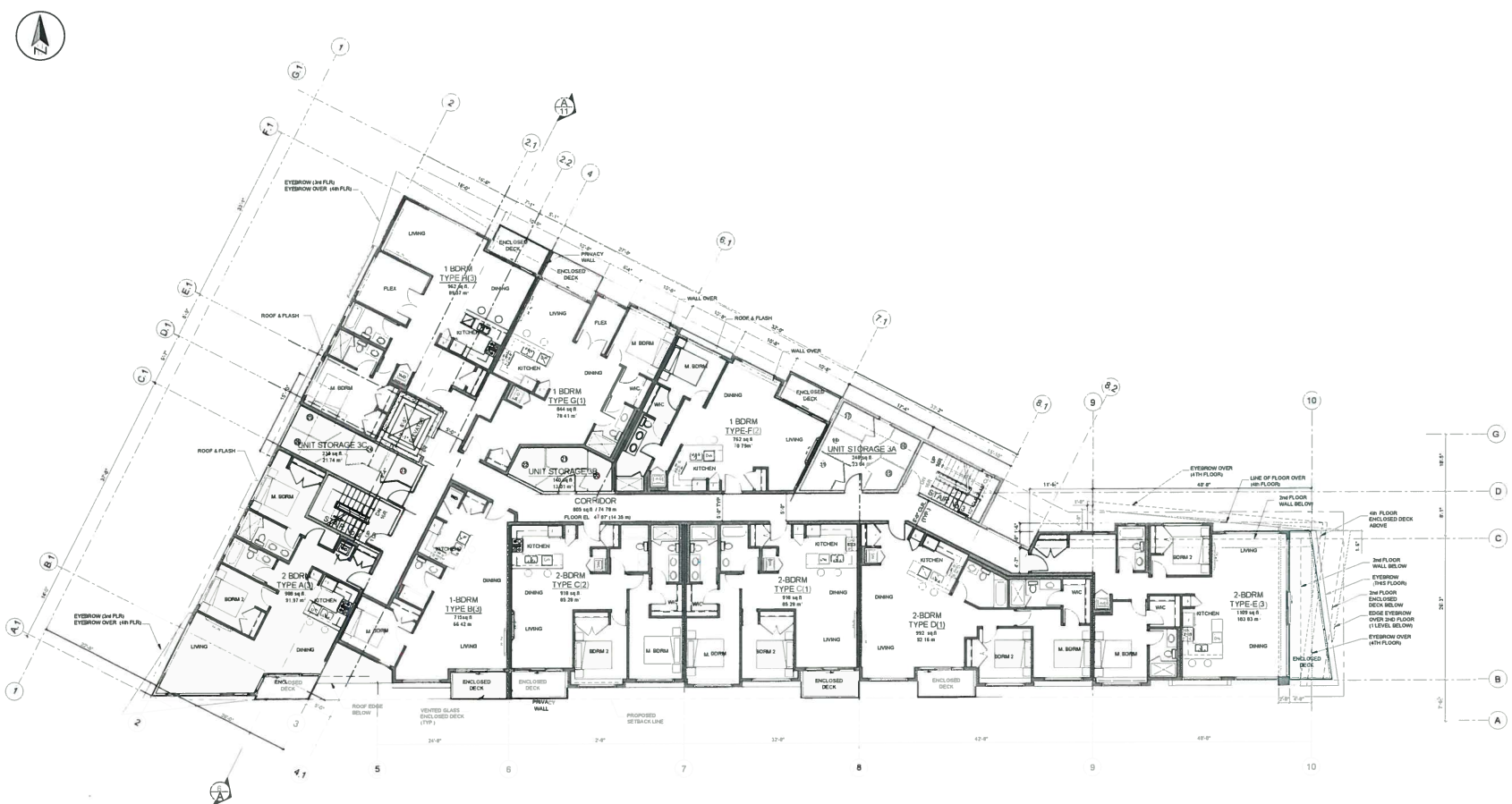
**Aung Yadana  
Property Ltd.**  
28145 Douglas Crescent, Langley, B.C.

Sheet  
3rd FLOOR PLAN

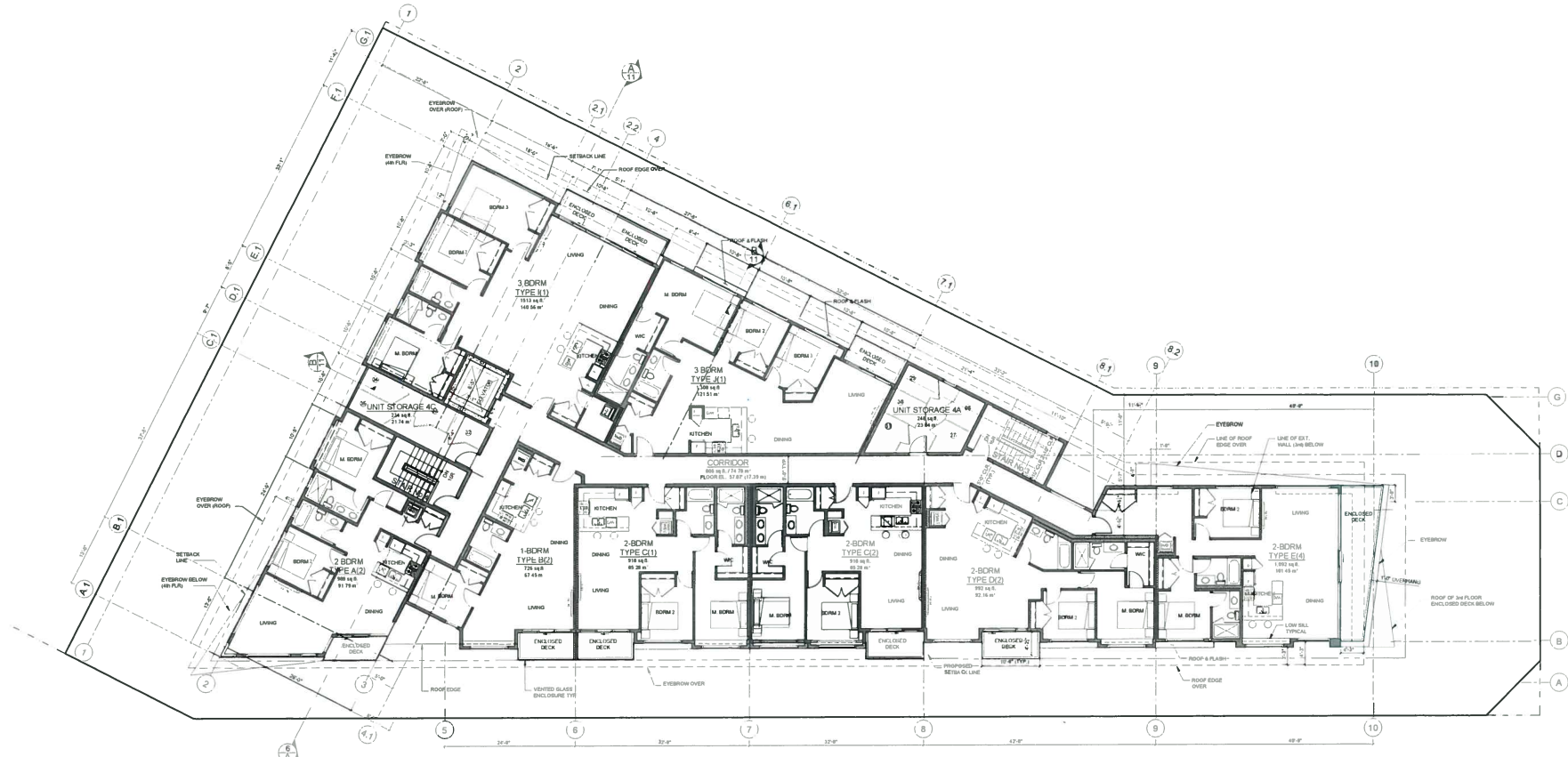
Written dimensions shall take precedence over all other dimensions. All dimensions shall be in feet and inches, unless otherwise specified. All dimensions shall be to the center of the object, unless otherwise specified. All dimensions shall be to the finished surface, unless otherwise specified.

Drawn	Checked
KB	DD
Date	Scale
8 JULY 2018	1/8" = 1'-0"
Sheet No.	

**DPS**



**3RD FLOOR PLAN** 10,129 SQ FT / 940.98 m<sup>2</sup>  
SCALE: 1/8"=1'-0"  
4 x 1-BDRM  
5 x 2-BDRM



**4TH FLOOR PLAN** 10,140 SQ FT / 979.17 m<sup>2</sup>  
 SCALE: 1/8"=1'-0"  
 1 x 1-BDRM  
 3 x 2-BDRM  
 2 x 3-BDRM

**David Danyluck Architect**

108-20460 Douglas Crescent  
 Langley, B.C.  
 V 3 A 0 C 6  
 604 530-0978  
 fax: 604 530-0978  
 e-mail: danarch@telus.net

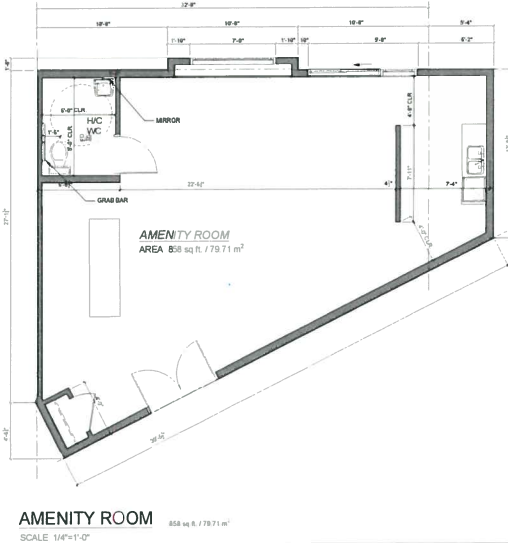
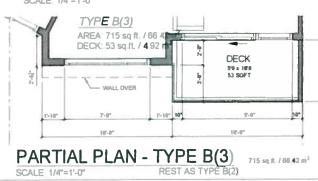
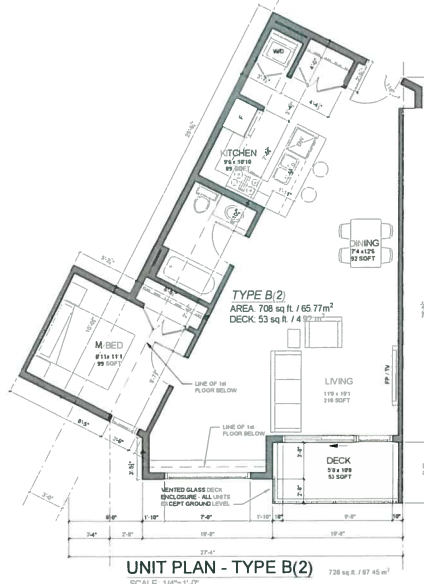
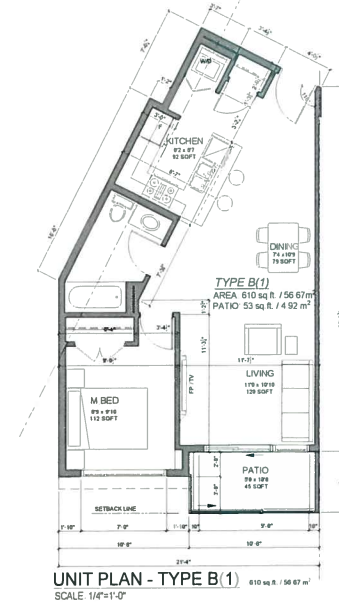
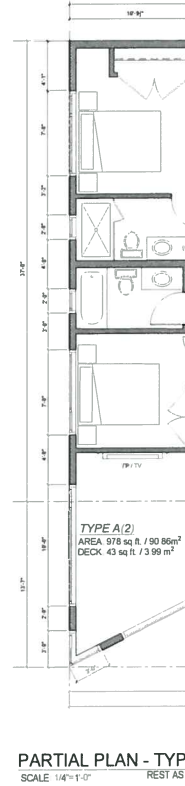
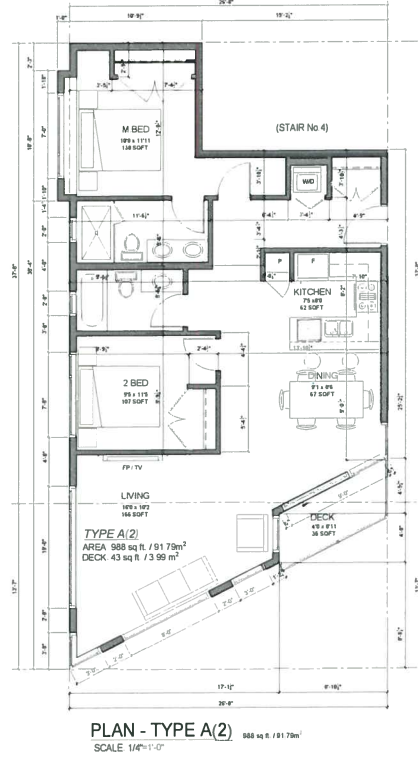
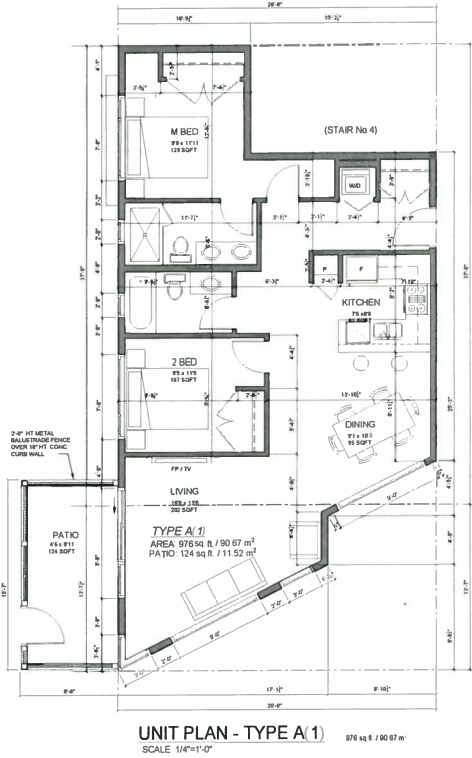
Issued for Development Permit  
 11-Mar-2019

Notes:  
 1. Copy of All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect and may not be used for any other project without the prior written permission of the Architect.

Project:  
**Aung Yadana Property Ltd.**  
 20765 Douglas Crescent, Langley, B.C.

Sheet:  
**4th FLOOR PLAN**

Drawn	KB	Checked	JD
Date	8 JULY 2018	Scale	1/8" = 1'-0"
Sheet No.	<b>DP6</b>		



**UNIT PLAN KEY**

**UNIT INFORMATION**

TYPE	QTY	FLR	sq ft	m <sup>2</sup>	TOTAL(m <sup>2</sup> )	
A(1)	1	1	976	90.67	90.67	
A(2)	2	2, 4	988	91.79	183.57	
A(3)	1	1	978	90.86	90.86	
<b>FOURTH (4) FLOOR</b>						
B(1)	1	1	610	56.87	56.87	
B(2)	2	2, 4	726	67.45	134.89	
B(3)	1	3	715	66.42	66.42	
<b>THIRD (3) FLOOR</b>						
C(1)	3	2, 3, 4	918	85.28	255.85	
C(1)A	1	1	918	85.28	85.28	
C(2)	3	1, 3, 4	918	85.28	255.85	
C(2)A	1	2	918	85.28	85.28	
<b>SECOND (2) FLOOR</b>						
D(1)	2	1, 3	992	92.16	184.31	
D(2)	2	2, 4	992	92.16	184.31	
<b>GROUND (1) FLOOR</b>						
E(1)	1	1	899	82.81	82.81	
E(2)	1	2	1146	106.46	106.46	
E(3)	1	3	1109	103.03	103.03	
E(4)	1	4	1092	101.45	101.45	
F(1)	1	2	781	70.70	70.70	
F(2)	1	3	782	70.79	70.79	
G(1)	2	1, 3	844	78.41	156.82	
G(2)	1	2	834	77.48	77.48	
H(1)	1	1	972	90.30	90.30	
H(2)	1	2	1059	98.38	98.38	
H(3)	1	3	1037	96.34	96.34	
I(1)	1	4	1,512	140.56	140.56	
J(1)	1	4	1,322	122.81	122.81	
<b>TOTAL UNITS 34</b>						
<b>TOTAL UNIT AREA:</b>			<b>32,313 sq ft / 3,001.88 m<sup>2</sup></b>			
<b>TOTAL BY FLOOR:</b>			<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
sq ft			7,229	8,342	8,273	8,469
m <sup>2</sup>			671.57	774.97	768.56	786.77

**David Danyluck Architect**  
 108-20460 Douglas Crescent  
 Langley, B.C  
 V 3 A 0 C 6  
 604 530-0978  
 fax: 604 530-0978  
 e-mail: ddanarch@telus.net

Issued for Development Permit  
 11-Mar-2019

Revisions

Copyright © All rights reserved. This is a reproduction of a drawing or plan prepared by the architect as an instrument of service in the property of the client. It shall not be used in any way without the permission of the architect. All design information shown on this drawing is the work of the architect and shall be used for the project only.

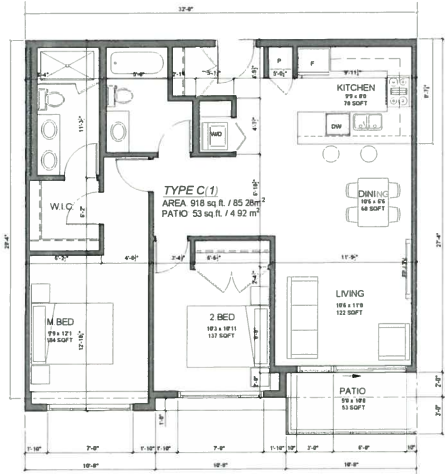
Project:  
**Aung Yadana Property Ltd.**  
 28745 Douglas Crescent, Langley, B.C.

Sheet:  
 UNIT PLANS 1  
 TYPES A1/A2, B1/B2/B3,  
 AMENITY ROOM

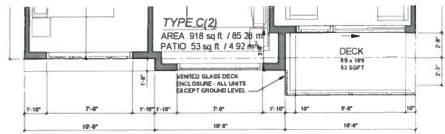
Where dimensions shall have primed or double primed dimensions, the primed dimensions shall prevail and the responsibility for all dimensions and information shown on the drawing shall remain the architect's. All dimensions shall be in feet and inches unless otherwise noted. Shop drawings shall be submitted for review.

Drawn: KB Checked: DD  
 Date: 16 Aug 2018 Scale: 1/4" = 1'-0"  
 Sheet No: **DP7**

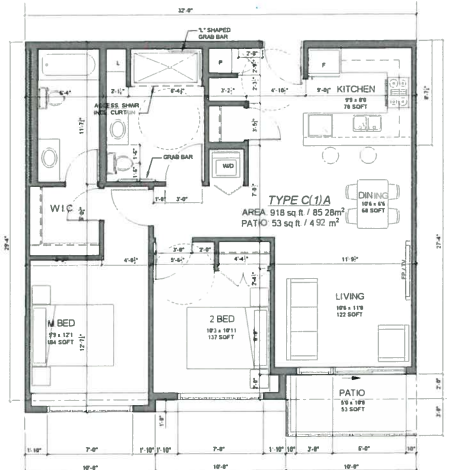




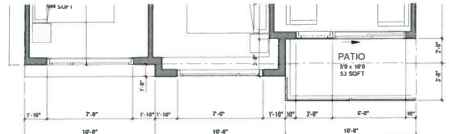
UNIT PLAN - TYPE C(1)  
SCALE: 1/4"=1'-0"



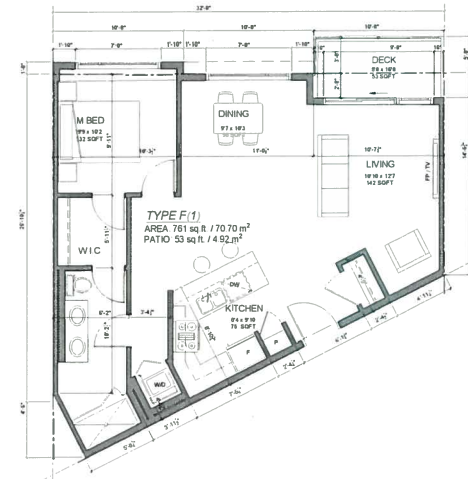
PARTIAL PLAN - TYPE C(2)  
SCALE: 1/4"=1'-0" BALANCE AS TYPE C(1) ABOVE



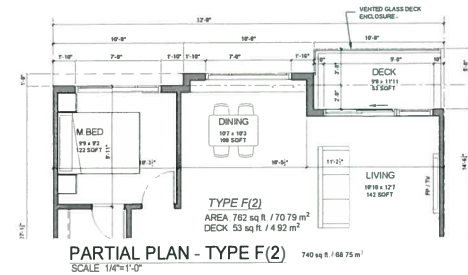
UNIT PLAN - TYPE C(1)A - ACCESSIBLE UNIT  
SCALE: 1/4"=1'-0"



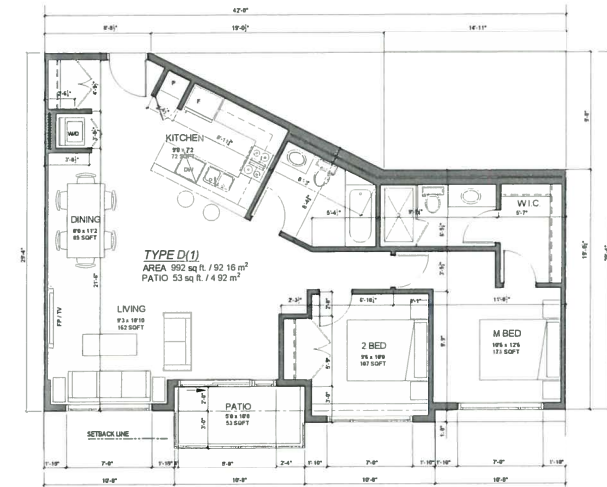
PARTIAL PLAN - TYPE C(2)A - ACCESS UNIT  
SCALE: 1/4"=1'-0" BALANCE AS TYPE C(1)A ABOVE



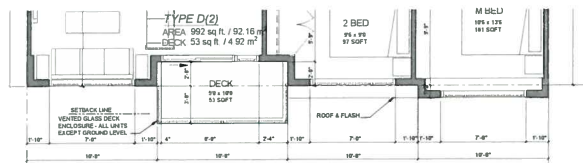
UNIT PLAN - TYPE F(1)  
SCALE: 1/4"=1'-0"



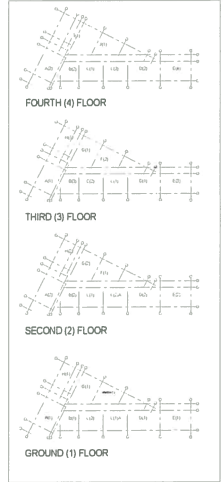
PARTIAL PLAN - TYPE F(2)  
SCALE: 1/4"=1'-0"



UNIT PLAN - TYPE D(1)  
SCALE: 1/4"=1'-0"



PARTIAL PLAN - TYPE D(2)  
SCALE: 1/4"=1'-0" BALANCE AS TYPE D(1) AT LEFT



SEE DRAWING DP7 FOR UNIT INFORMATION SUMMARY

**Darid Danlyuck Architect**

308-20460 Douglas Crescent  
Langley, BC  
V3A 0C6  
604 530-0978  
fax 604 530-0978  
e-mail danarch@telus.net

Issued for Development Permit	11-Mar-2019
Revisions	
Copyright	All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect. All drawings are the property of the Architect and shall remain the property of the Architect. Stop drawings shall be indicated on the drawing by the Architect.

Project  
**Aung Yadana Property Ltd.**

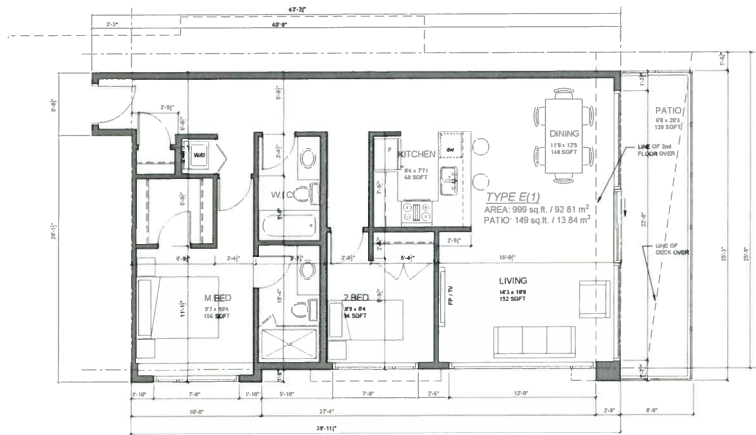
28165 Douglas Crescent, Langley, B.C.

Sheet  
UNIT PLANS 2  
TYPES C(1)A/C2/C2A;  
D1/D2, F1/F2

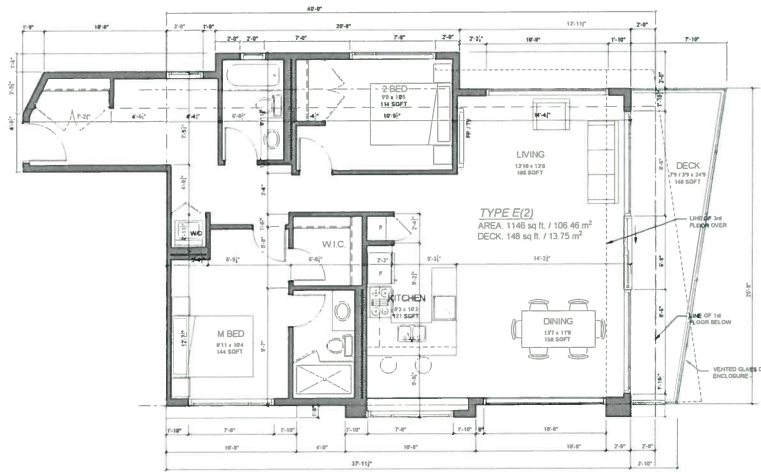
Written descriptions shall have precedence over any drawings and details. Every person shall read and be responsible for all dimensions and conditions shown in the drawing and shall verify the accuracy of all dimensions. No field changes may be made. Stop drawings shall be indicated on the drawing by the Architect.

Drawn	Checked
KB	DD
Date	Scale
11 Aug 2018	1/4" = 1'-0"
Sheet No.	

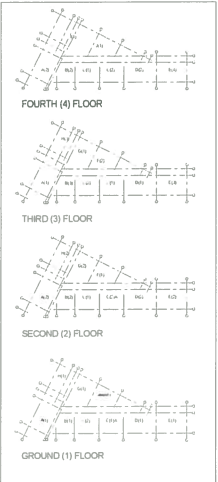
DP8



**UNIT PLAN - TYPE E(1)**  
 999 sq ft / 92.81 m<sup>2</sup>  
 SCALE: 1/4"=1'-0"



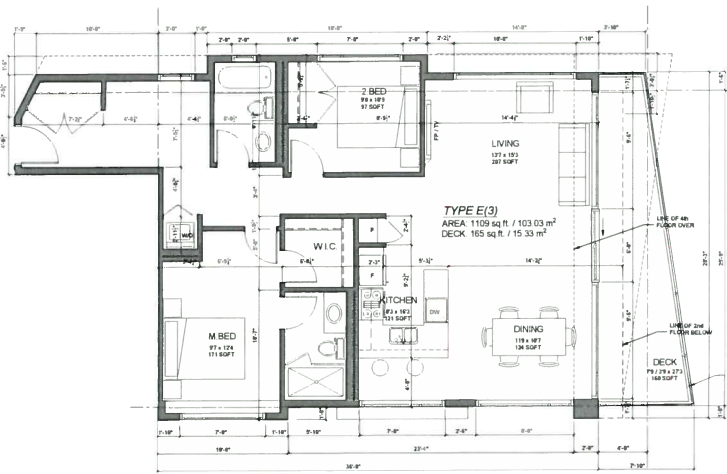
**UNIT PLAN - TYPE E(2)**  
 1148 sq ft / 106.46 m<sup>2</sup>  
 SCALE: 1/4"=1'-0"



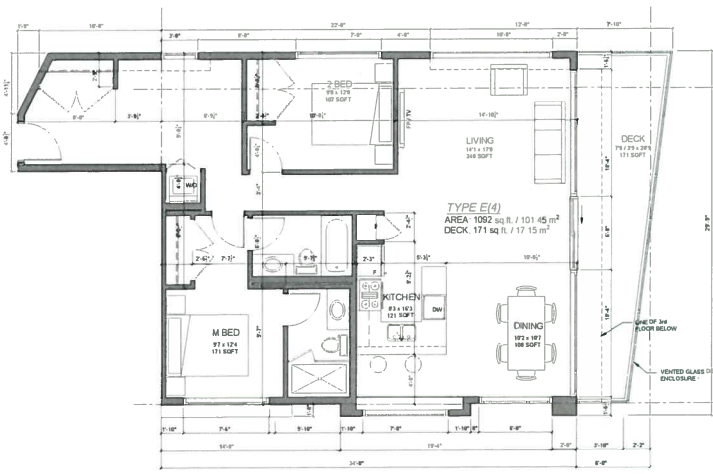
SEE DRAWING DP7 FOR UNIT INFORMATION SUMMARY

**David Danyleck Architect**

108-20460 Douglas Crescent  
 Langley, BC  
 V 3 A 0 C 6  
 604 530-0978  
 fax: 604 530-0978  
 e-mail: danarch@telus.net



**UNIT PLAN - TYPE E(3)**  
 1109 sq ft / 103.03 m<sup>2</sup>  
 SCALE: 1/4"=1'-0"



**UNIT PLAN - TYPE E(4)**  
 1092 sq ft / 101.45 m<sup>2</sup>  
 SCALE: 1/4"=1'-0"

Issued for Development Permit  
 11-Mar-2019

Revisions  
 Copyright: All rights reserved. Reproduction in whole or in part is prohibited. This drawing is an instrument of service in the province of British Columbia and shall not be used for any other purpose without the permission of the architect. All design information shown in this drawing is for use in the indicated project only.

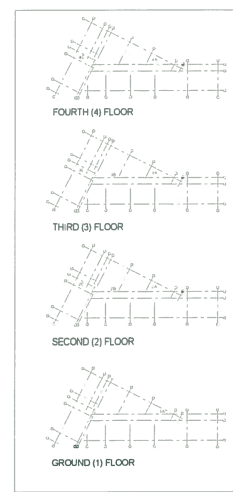
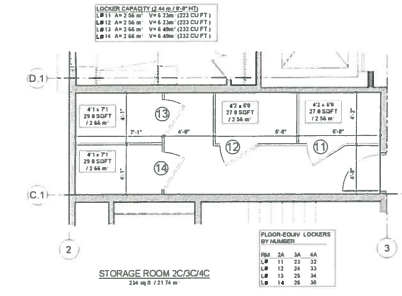
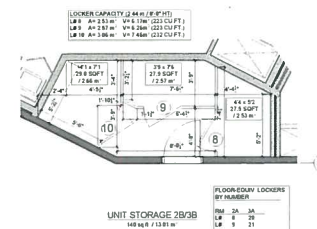
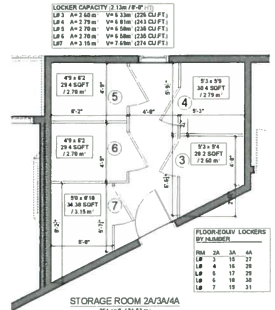
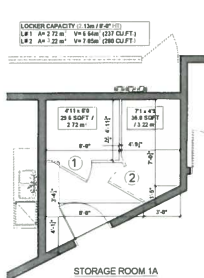
Project:  
**Aung Yadana Property Ltd.**  
 24765 Douglas Crescent Langley, B.C.

Sheet  
**UNIT PLANS 3:**  
 TYPES E1 / E2 / E3 / E4

By: [Signature] Date: 11-Mar-2019  
 Checked: [Signature] Date: 11-Mar-2019

Scale: 1/4" = 1'-0"  
 Sheet No: **DP9**





SEE DRAWING DP0 FOR STORAGE INFORMATION SUMMARY

STORAGE LOCKERS		FF				M
#	SQFT M2	M3	L1	L2	L3	L4
1	29.62	2.722	6.64			
2	35.01	3.127	7.85			
3	26.24	2.535		6.33		
4	30.40	2.794		6.81		
5	29.37	2.699		6.58		
6	29.37	2.699		6.58		
7	34.20	3.143		7.64		
8	21.57	2.520		6.17		
9	27.92	2.566		6.26		
10	32.27	3.026		7.46		
11	27.82	2.557		6.23		
12	29.98	2.872		6.52		
13	28.95	2.661		6.49		
14	28.95	2.661		6.49		
15	30.12	2.768		6.75		
16	31.34	2.84		7.47		
17	26.89	2.471		6.03		
18	27.67	2.488		6.07		
19	29.79	2.738		6.46		
20	27.52	2.529		6.17		
21	27.82	2.566		6.26		
22	32.27	3.026		7.46		
23	27.82	2.557		6.23		
24	28.08	2.672		6.52		
25	28.95	2.661		6.49		
26	28.95	2.661		6.49		
27	30.12	2.768		6.75		
28	31.34	2.84		7.47		
29	26.89	2.471		6.03		
30	27.67	2.488		6.07		
31	29.79	2.738		6.46		
32	27.82	2.557		6.23		
33	28.08	2.672		6.52		
34	28.95	2.661		6.49		
35	28.95	2.661		6.49		
TOTAL	14.48	79.99	76.99	58.71		
MIN	6.64	6.37	6.03	6.03		
MAX	7.85	7.69	7.47	7.47		

David Danyluck Architect

108-204.60 Douglas Crescent  
 Langley, B.C.  
 V 3 A 0 C 6  
 604 530-0978  
 fax 604 530-0978  
 e-mail danarch@telus.net

Issued for Development Permit  
 11-Mar-2019

Revisions

Copyright All rights reserved. Reproduction without the prior written permission of the Architect and/or Engineer is prohibited. Any drawings or documents created by the Architect and/or Engineer shall remain the property of the Architect and/or Engineer. All design information shown on the drawings is for the use of the client only.

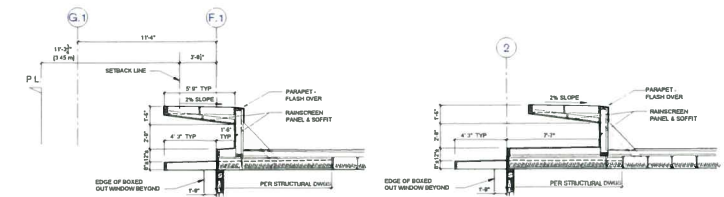
Project  
 Aung Yadana Property Ltd.  
 28745 Douglas Crescent, Langley, B.C.

Sheet  
 ON-SITE STORAGE:  
 LOCKERS BY FLOOR

Written documents shall have precedence over verbal information. Errors, omissions and/or omissions shall be the responsibility of the Architect and/or Engineer. All drawings and documents shall be the property of the Architect and/or Engineer. All design information shown on the drawings is for the use of the client only.

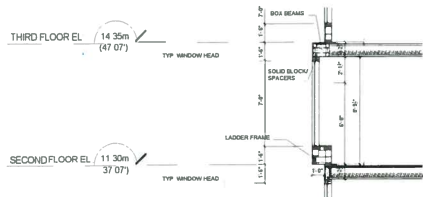
Drawn: KB  
 Checked: DD  
 Date: 27 Feb 2019  
 Scale: 1/4" = 1'-0"  
 Sheet No: DP11



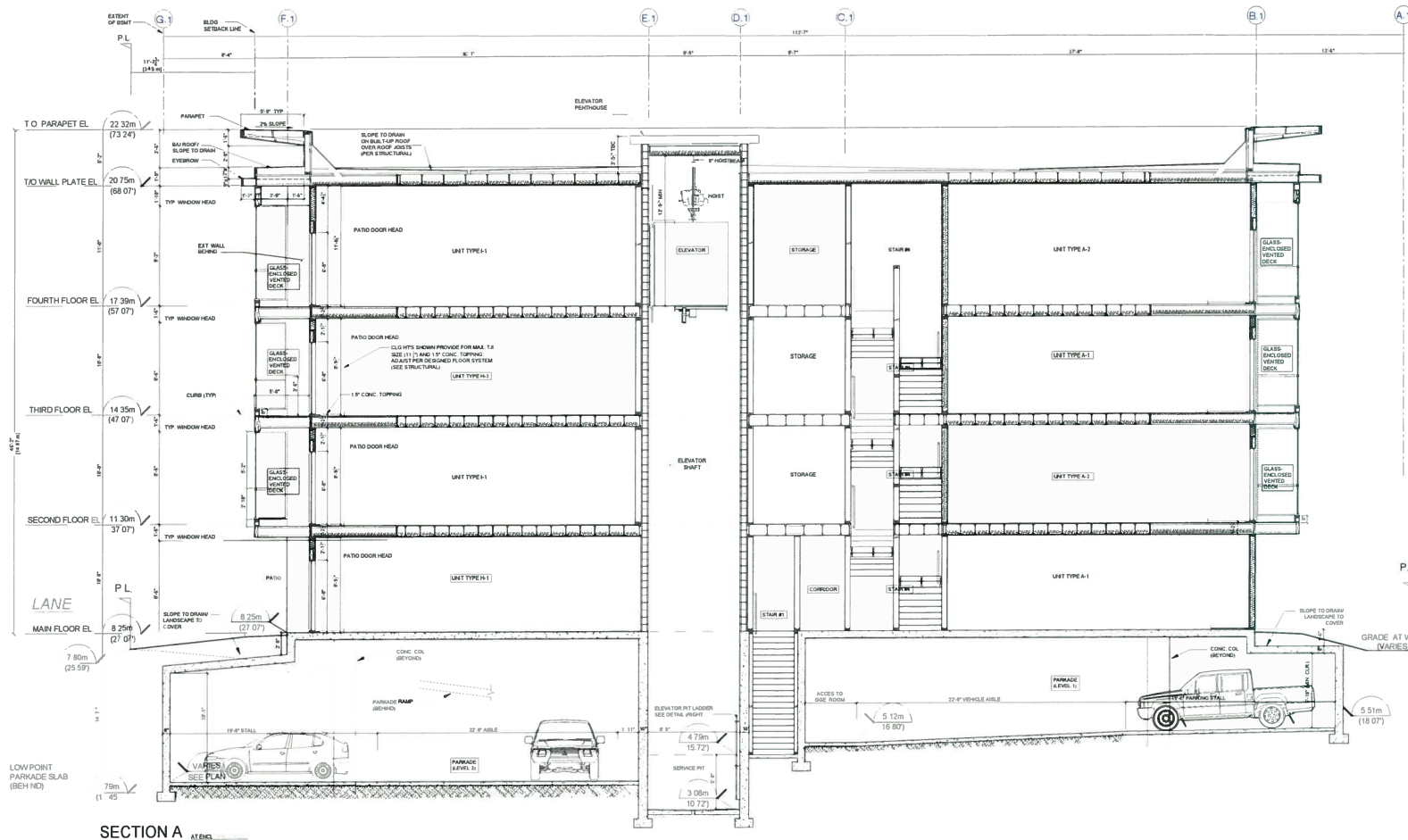


**SECTION B** AT STREET WALL  
SCALE 1/4"=1'-0"

**SECTION C** AT STREET WALL  
SCALE 1/4"=1'-0"



**SECTION D** BOARD-OUT BASE  
SCALE 1/4"=1'-0"



**SECTION A** AT ELEV. \_\_\_\_\_

**David Danyluck Architect**  
ABC  
108-20460 Douglas Crescent  
Langley, BC  
V 3 A 0 C 6  
604 530-0978  
fax 604 530-0978  
e-mail danarch@telus.net

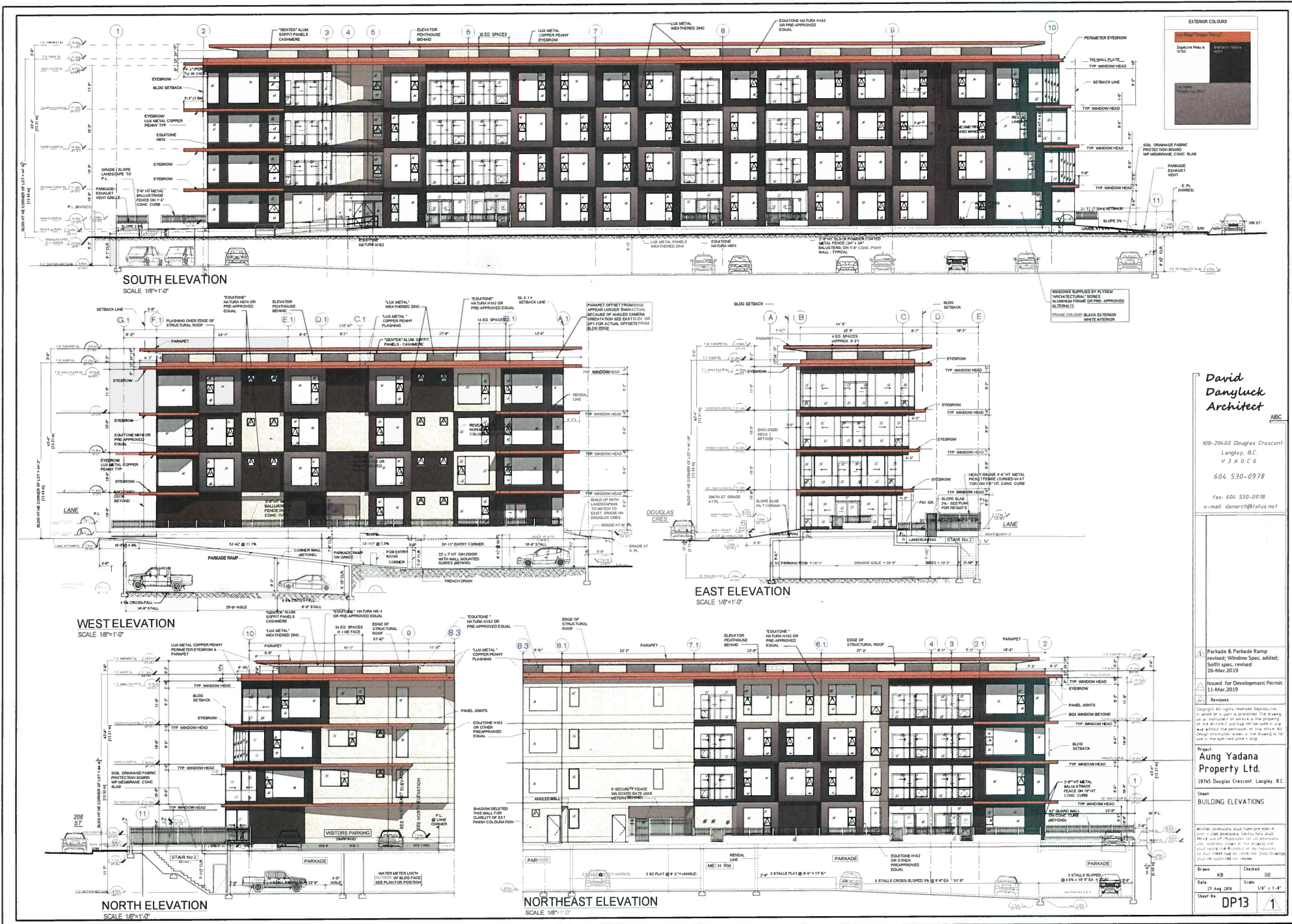
Grades revised (Elev. pit/Lobby)  
26-Mar-2019  
Issued for Development Permit  
11-Mar-2019  
Revisions

Project:  
**Aung Yadana Property Ltd.**  
7815 Douglas Crescent Langley, B.C.

Sheet  
**BUILDING SECTION 'A'**

Notes:  
1. All dimensions shall be in metric units unless otherwise specified.  
2. All dimensions shall be in metric units unless otherwise specified.  
3. All dimensions shall be in metric units unless otherwise specified.  
4. All dimensions shall be in metric units unless otherwise specified.  
5. All dimensions shall be in metric units unless otherwise specified.  
6. All dimensions shall be in metric units unless otherwise specified.  
7. All dimensions shall be in metric units unless otherwise specified.  
8. All dimensions shall be in metric units unless otherwise specified.  
9. All dimensions shall be in metric units unless otherwise specified.  
10. All dimensions shall be in metric units unless otherwise specified.

Drawn	KB	Checked	DD
Date	18 Dec 2019	Scale	1/4" = 1'-0"
Sheet No.	DP12		



**David Danyluck Architect**

108-20460 Douglas Crescent  
Langley, B.C.  
V3A 0C6  
604 530-0978  
fax: 604 530-0978  
e-mail: danarch@telus.net





**Paula Kusack**

---

**Subject:** FW: Zoning Amendment and Development Permit Application DP01-19

-----Original Message-----

From: [REDACTED]

Sent: May 9, 2019 9:16 AM

To: WebInfo <webinfo@langleycity.ca>

Subject: Zoning Amendment and Development Permit Application DP01-19

Rosemarie Biggs

[REDACTED] 20727 Douglas Cres.

Langley, BC

I live on the top floor of the condo that is adjacent to this proposed condo site. I am saddened that as I am the resident directly facing this site, having two balconies on the end of the Joseph's Court condo building, I will no longer get any sunlight or any light, period, in my unit. It will be permanently blocked by the proposed height of this building. It appears that it will also be extremely close to my balconies whereas I now have a view...with this large structure... I will have none. The beautiful trees (that make up my view) will be replaced by concrete and the laneway will now be busy with traffic coming and going from this new building. Last summer the city of Langley spent the entire spring and summer doing work on Douglas Cres. outside my building. It was dirty, dusty and annoying. As of today the City is back doing sidewalks and will soon be paving the road. More dirt, dust, smell and disturbance. I can only imagine how the building of this new condo will effect me for upwards of two years. For me this building will be a great hardship and if I could sell my unit (which will now decrease in value because of this structure going up) it would be a financial hardship to have to move and find somewhere else to live.

It is an immensely large structure that will not enhance the neighbourhood and poses a personal detriment to me.

Thanks you,  
Rosemarie Biggs.