



PUBLIC HEARING AGENDA

Monday, June 10, 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 3103 - Zoning Bylaw Amendment and Development Permit No. 02-19

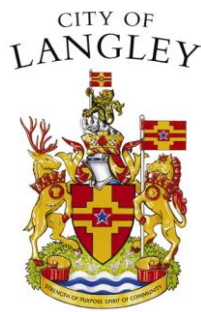
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To amend the Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5443, 5453, 5461, 5469 Brydon Crescent from RS1 Single Family Residential Zone to RM3 High Density Residential Zone to accommodate a 115 unit, five (5) storey condominium apartment development.

The Mayor invites Peter Huggins, BHA Architecture, 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



ZONING BYLAW, 1996, NO. 2100 AMENDMENT NO. 163, 2019, BYLAW NO. 3103 DEVELOPMENT PERMIT APPLICATION DP 02-19

To consider a Rezoning Application and Development Permit Application from Prossimo Development Consulting Ltd. to accommodate a 5-storey, 115-unit condominium apartment development.

The subject properties are currently zoned RS1 Single Family Residential Zone in Zoning Bylaw No. 2100 and designated “High Density Residential” in the Official Community Plan. All lands designated “High Density Residential” are subject to a Development Permit to address building form and character.

Background Information:

| | |
|-----------------------------------|--|
| Applicant: | Prossimo Development Consulting Ltd. |
| Owner: | Brydon Crescent Properties Nominee Inc. |
| Civic Addresses: | 5443, 5453, 5461, 5469 Brydon Crescent |
| Legal Description: | Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572 |
| Site Area: | 5,809 m ² (1.44 acres) |
| Number of Units: | 115 apartments |
| Density: | 198.0 units/ha (79.9 units/acre) |
| Gross Floor Area: | 9,061 m ² (97,537 sq ft) |
| Floor Space Ratio: | 1.560 |
| Lot Coverage: | 31.0% |
| Total Parking Required: | 175 spaces (including 8 h/c spaces) |
| Parking Provided: | |
| Resident | 152 spaces |
| <u>Visitor</u> | <u>23 spaces</u> |
| Total | 175 spaces (including 8 h/c spaces) |
| OCP Designation: | High Density Residential (HDR) |
| Existing Zoning: | RS1 Single Family Residential |
| Proposed Zoning: | RM3 High Density Residential |
| Variances Requested: | Building Height – 5 storeys (4 storey max.) Front Setback – 6.0 m (7.5 m required) Int. Setback (S.) – 6.0 m (7.5 m required) |
| Development Cost Charges: | \$1,465,155.75 (City - \$1,024,499.00, GVS&DD - \$384,238.00, SD35 - \$56,418.75) |
| Community Amenity Charges: | \$230,000.00 |



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 163
BYLAW No. 3103**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 5443, 5453, 5461, 5469 Brydon Crescent to the RM3 (Multiple Residential High 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. 163, 2019, No. 3103”.

2. Amendment

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

- (a) PID: 004-521-501
Lot 25, Section 3, Township 8, New Westminster District, Plan 15401
- (b) PID: 010-060-138
Lot 26, Section 3, Township 8, New Westminster District, Plan 15401
- (c) PID: 010-400-176
Lot 27, Section 3, Township 8, New Westminster District, Plan 16572
- (d) PID: 010-219-285
Lot 28, Section 3, Township 8, New Westminster District, Plan 16572

from the RS1 Single Family Residential Zone to the RM3 Multiple Residential High Density Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this twenty-seventh day of May, 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

CITY OF
LANGLEY



REZONING APPLICATION RZ 02-19 DEVELOPMENT PERMIT APPLICATION DP 02-19

Civic Address: 5443, 5453, 5461, 5469 Brydon Crescent
Legal Description: Lots 25 & 26, Section 3, Township 8, New Westminster District, Plan 15401; Lots 27 & 28, Section 3, Township 8, New Westminster District, Plan 16572
Applicant: Prossimo Development Consulting Ltd.
Owner: Brydon Crescent Properties Nominee Inc.





ADVISORY PLANNING COMMISSION REPORT

To: **Advisory Planning Commission**

Subject **Rezoning Application RZ 02-19**
Development Permit Application DP 02-19

From: Development Services & Economic
Development Department

File #: 6620.00
Bylaw #: 3103

Doc #:

Date: April 25, 2019

COMMITTEE RECOMMENDATION:

THAT Rezoning Application RZ 02-19 and Development Permit Application DP 02-19 to accommodate a 5-storey, 115-unit condominium apartment development located at 5443, 5453, 5461 & 5469 Brydon Crescent be approved, inclusive of building height and setback 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 Prossimo Development Consulting Ltd. for a 5-storey, 115-unit condominium apartment.

POLICY:

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated "High 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:

| | |
|-----------------------------------|--|
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| Owner: | Brydon Crescent Properties Nominee Inc. |
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| Development Cost Charges: | \$1,465,155.75 (City - \$1,024,499.00, GVS&DD - \$384,238.00, SD35 - \$56,418.75) |
| Community Amenity Charges: | \$230,000.00 |

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 permit for a proposed 115 unit apartment development located at

5443; 5453; 5461; 5469 Brydon Crescent. These requirements may be subject to change upon receipt of revised development plans.

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 complete an assessment of the proposed development to ensure compliance with the Riparian Area Regulations. Setbacks from Brydon/Baldi Creek should be shown on all plans, and protection of the riparian area must be part of the Erosion and Sediment control plan for all phases of work in accordance with the City of Langley Watercourse Protection Bylaw #2518.
2. 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".
3. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must approved by the City of Langley Fire Department.
4. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format that includes all formulas for review by the City. The Developer's engineer will determine the appropriate main tie in locations and size the connections for the necessary capacity. The capacity of the existing water and sewer mains shall be assessed through hydraulic modeling performed by the City's hydraulic modeling consultant at the Developer's expense. The Developer shall arrange the scope of the modeling with the City. Any upgrades required to service the site shall be designed and installed at the Developer's expense. All existing services shall be capped at the main at the Developer's expense upon application for Demolition Permit.
5. New driveway crossing, removal of existing driveway crossings, and street trees are required on Brydon Crescent.

6. The street lighting fronting the site shall be analyzed by a qualified professional and if necessary shall be upgraded to current City of Langley Standards.
7. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to mitigate flooding and environmental impacts as detailed in the Subdivision and Development Bylaw. All calculations shall be based on the updated IDF data for Surrey Kwantlen Park (1962-2013) with 20% added to the calculated results to account for climate change.
8. 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.
9. The condition of the existing pavement on the Brydon Crescent frontage requires final overlay. This requirement will be fulfilled by a cash-in-lieu payment.
10. Eliminate the existing overhead hydro/tel wiring and poles along the frontage by replacing with underground hydro/tel infrastructure.
11. 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 and Street Tree Program, November, 1999 manual.
12. The City plans to construct a pedestrian bridge across Baldi Creek and related trail works for approximately 200m southwest of the proposed development. This will provide a connection to a proposed new walkway between Brydon Crescent and the Baldi Creek trail located south of the proposed development. The City requires the developer to contribute \$230,000 toward the cost of the bridge design, construction and City trail improvements.

B) The developer is required to deposit the following bonding and connection fees:

1. The City requires 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.

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

1. Building and site plans must adhere to the setbacks as determined by a Qualified Environmental Professional and approved through the RAR process.
2. Undergrounding of hydro, telephone and cable services to the development site are required.
3. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner.
4. 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. A double detector check valve assembly is required to be installed outside away from any structure in a vault as per the City's specifications.
5. A "Stormceptor" or equivalent oil separator is required to treat parkade drainage.
6. A complete set of "as-built" drawings, service record cards, as well as an As-Constructed Tangible Capital Asset (TCA) Form (available through the City's Engineering Services Department) 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. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
8. 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 5-storey, 115-unit condominium apartment building on the west side of Brydon Crescent adjacent to Brydon Creek. The site consists of the four remaining single family residential lots located between two recently approved apartment developments: a 5-storey, 78-unit apartment to the north (5485 Brydon Crescent) and a 4-storey, 127-unit apartment to the south (5415 Brydon Crescent). Across Brydon Crescent are several other multifamily development sites in various stages of approval or construction. At the rear of the site is Brydon Creek beyond which are a number of 4-storey apartment buildings developed along 198 Street in the mid-2000's.

2. Environmentally Sensitive Area

Brydon Creek, a Class "A" fisheries watercourse, flows in a southeasterly direction along the rear property lines towards the Nicomekl River. The associated riparian area is identified in the Official Community Plan Environmentally Sensitive Areas Map (Schedule "E") as having a "Moderately High" sensitivity value. In accordance with the City's environmental protection policies, the applicant has sited the proposed development outside the ESA boundary and the Stream Protection and Enhancement Area (SPEA) boundary determined by a Qualified Environmental Professional. The applicant will be required to protect the sensitive areas through the registration of a restrictive covenant.

3. Design

The proposed development features a 5-storey building set on top of a 2-level underground parking structure. The building "hinges" in plan to follow the Brydon Crescent road right-of-way. The main pedestrian entrance is offset slightly from the centre point of the Brydon Crescent elevation while the vehicular access to the parkade is at the south end of the building. Ground floor units along Brydon Crescent include private entrances with pedestrian access to the sidewalk via paths and stairs. The parkade structure projects above the existing grade of Brydon Crescent but the transition is achieved via terraced retaining walls and planters for improved integration with the streetscape. Private patios for ground floor units and shared outdoor amenity areas are provided on top of the parkade podium.

The 5-storey building features a shallow, pitched roof that tapers at each end of the building. Flat roof overhangs with heavy timber elements accentuate

the articulated massing of all four elevations and present a Westcoast Modern appearance. Alternating exterior finishes of brick, painted cementitious siding and wood tone siding are applied in an asymmetrical elevation treatment that breaks up the substantial mass and length of the building.

4. 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.

5. Variances

The applicant has requested the following variances from RM3 zoning provisions as part of this development proposal:

- Maximum building height increase from 4 to 5 storeys
- Front Setback reduction from 7.5 metres to 6.0 metres
- Interior Setback (south side) reduction from 7.5 metres to 6.0 metres

The proposed variances generally compensate for a site that is heavily constrained by environmental setbacks that render a large portion of the site undevelopable. The 5-storey building height is consistent with the height approved on the adjacent site to the north. Staff support the requested variances.

6. Summary

The proposed development is consistent with the City's Official Community Plan policies and Development Permit Area guidelines for this area. The development of this site will contribute to an emerging new multifamily residential character along Brydon Crescent where a total of nearly 500 new units have been approved or proposed since 2017.

Fire Department Comments:

An 8.0 metre wide fire lane has been added to one side of the building to improve fire apparatus access. The parkade under the fire access lane has been engineered to take the weight of the ladder truck. Fire department connections and hydrant locations will be designed by the developer's engineering consultant to current City of Langley standards subject to LCFRS approval.

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 May 8, 2019 meeting. A copy of the APC minutes will be presented to Langley City Council at the May 27, 2019 Regular Council meeting.

BUDGET IMPLICATIONS:

The proposed development would contribute \$1,024,499.00 to City Development Cost Charge accounts, \$230,000.00 towards a pedestrian bridge and trail improvements around and over Baldi Creek and \$230,000.00 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



MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

HELD IN LANGLEY CITY HALL
CKF COMMUNITY BOARDROOM

WEDNESDAY, MAY 8, 2019
7:01 PM

Present: Councillor Nathan Pachal (Vice-Chair)
John Beimers
Jen Cook
Mike Haney
Constable Berthier Kyobela
Dan Millsip
Trish Wong

Absent: Councillor Rudy Storteboom (Chair)
Adrian Brugge
Ellen Hall
School Trustee Tony Ward

Staff: Roy Beddow, Deputy Director of Development Services & Economic
Development
Kelly Kenney, Corporate Officer

- 1) **APPROVAL OF AGENDA**
MOVED BY Commission Member Haney
SECONDED BY Commission Member Millsip

THAT the agenda for the May 8, 2019 Advisory Planning
Commission meeting be approved.

CARRIED

- 2) **RECEIPT OF MINUTES**

MOVED BY Commission Member Wong
SECONDED BY Commission Member Haney

THAT the minutes for the April 10, 2019 Advisory Planning
Commission meeting be received.

CARRIED

2) **REZONING APPLICATION RZ 02-19**
DEVELOPMENT PERMIT APPLICATION DP 02-19
5443, 5453, 5461, 5469 Brydon Crescent

The following introductions were made to the Commission:

Randy Dick, Prossimo Development Consulting Ltd.
Peter Huggins, BHA Architecture
Duff Marrs, BHA Architecture
Clark Kavolinas, Kavolinas & Associates

The Deputy Director of Development Services & Economic Development provided a brief overview of the planning context for the proposed Rezoning and Development Permit applications.

Peter Huggins presented the application, providing an overview of the building with details on the following:

- Area plan;
- Site plan;
- Parking plan;
- Floor plans;
- Roof plan;
- Building sections.

Duff Marrs provided details on form and character with respect to the following:

- 3D massing studies (street elevations);
- Shadow studies;
- Exterior materials and colours.

In response to a question from a Commission member, Mr. Marrs advised that there is no access to the ravine that is behind the proposed building.

Clark Kavolinas, the project landscape architect, provided details on the landscape plan.

Mr. Marrs provided an overview of CPTED, security and sustainability features.

In response to questions from Commission members, the project architect and landscape architect advised that:

- The walk and bike scores are established through an algorithm that takes into account such factors as grade changes and number of pedestrian controlled intersections;

the score is out of 100 points and the highest score he has seen is 75 for a project in Vancouver;

- If the strata wished, one or more of the community spaces inside the building could be converted to a child friendly space; there isn't currently any outdoor child-friendly spaces in the project design as this was not a requirement of the City; further, many municipalities are gearing away from these amenities as stratas don't like the liability that comes with having such amenities and much of the time these spaces are not used.

The chair noted that the City will be spending several million dollars to upgrade the park in the area and that a pedestrian bridge will be built to connect to the park. In response to questions from Commission members, staff indicated on a map where the pedestrian bridge would be located and advised that the beginning and ending of the bridge haven't been determined as there is no actual design yet.

In response to further questions from Commission members, the project architect advised that:

- the developer is timing application for demolition permits to coincide with owners of the neighbouring houses vacating the premises so that the homes will not remain vacant for very long;
- the grassy areas in the front units are not actually sloped, they only appear that way on the renderings;
- as the area in front of the units at the front of the building is tiered, only the top tier would be usable by the owner, so that is the only area that would make sense to be grassed; other tier will have thorny plants to prevent loitering and access to patios;
- due to the large grade differential of the site, the developer decided to tier the front instead of having one big wall;
- the developer will look into installing a convex mirror outside the parkade exit ramp on the south east side to improve visibility for drivers exiting the parkade;
- the fire access lane cannot extend all the way to the back of the building as it cannot extend past the riparian line; however, there is still access to the back of the building for firefighters on foot;
- due to the thickness of the vegetation in the ravine behind the building, which includes blackberry bushes, the developer doesn't think that area will be accessible to individuals;
- the height of the wall at the back of the development varies from 1.5 m to 4m;

- there is nothing to stop building residents from using the 8m wide area where the fire truck lane entrance is;
- the developer will be getting input from the CPTED consultant on the height of the gate to the fire access lane to ensure it is of an adequate height;
- the purpose of the concrete slabs at the entrance is to bookend the entrance of the building so that it is more easily identifiable from the street; the handrails for the stairs also attach to the slabs;
- the patios do project beyond the units in accordance with CPTED principles.

In response to a question from a Commission member, staff advised that:

- as the infrastructure for electric vehicle (EV) charging stations is being added to most, if not all new developments, the City is working with BC Hydro so that BC Hydro can determine improvements required to the electrical grid to ensure there is enough capacity to accommodate this new infrastructure.

The developer further advised that shared load strategies are typically employed between charging stations to reduce total system load.

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

- there are currently no plans by the City to improve the walkway on the Hydro right of way path; however, the City is undertaking greenway plans for Michaud Crescent so this area would be a logical next step in that process;
- the reason there are only two EV charging stations included in the proposal is because that is all the City asked the developer to provide;
- the City does not require EV charging stations under its current Zoning Bylaw; however, the City is in the process of drafting a new Zoning Bylaw that does include a requirement for EV charging stations, so the City has begun to request voluntary compliance from developers to provide a minimum of two EV charging stations in their developments even though they are not a requirement under the current Zoning Bylaw;
- if the Commission believes there should be a higher number of EV charging stations required under the new Zoning Bylaw there will be opportunities to provide input into its drafting;
- the number of EV charging stations currently required by the City is not based on the number of parking spots in the development (i.e. not scalable);

- the water run-off from the roof will be detained before being released into the storm sewer which then drains into Brydon Creek, accordingly, the creek water level will not be adversely affected by this development being built near it.

The chair advised the applicant that typically Council will be asking the applicant to:

- find a place for the construction workers to park as parking on the street is unacceptable;
- make sure dust and debris in the neighbourhood is mitigated; and
- develop a traffic management plan.

Mr. Dick stated in response that the applicant would be preparing a construction and traffic management plan for the development.

Randy Dick, Peter Huggin, Duff Marrs and Clark Kavolinas left the meeting.

Commission members discussed the following:

- lack of child friendly amenities;
- concern with density of this project given the lack of amenities within walking distance of the development resulting in the need for more business in the area or better pedestrian connectivity to downtown; it was noted by staff that this area is designated for high density residential development and the City is planning to improve Michaud Crescent as a greenway connection to Downtown Langley;
- small size of some of the units allows for the creation of more units in the development resulting in more people being housed in a relatively small building footprint and using the limited amenities of the building and surrounding area.

MOVED BY Commission Member Millsip
 SECONDED BY Commission Member Wong

THAT Rezoning Application RZ 02-19 and Development Permit Application DP 02-19 to accommodate a 5-storey, 115-unit condominium apartment development located at 5443, 5453, 5461 & 5469 Brydon Crescent be approved, inclusive of building height and setback 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;

AND THAT the developer be encouraged to increase the number of electric vehicle charging stations.

BEFORE THE QUESTION WAS CALLED discussion ensued regarding:

- the cost of level 2 EV charging stations;
- having developers consider provision of child amenities in the future;
- having a percentage of required EV charging stations based on number of units in the new Zoning Bylaw.

THE QUESTION WAS CALLED and the motion was

CARRIED

There was unanimous consent to add an item to the Agenda – “Commission Members Attendance at Developer Information Meetings” at the request of a Commission member.

3) **COMMISSION MEMBERS ATTENDANCE AT DEVELOPER INFORMATION MEETINGS**

A Commission member asked whether it was permissible for commission members to attend development information meetings hosted by the developer.

Discussion ensued regarding the appropriateness of commission members attending non-City developer hosted information meetings with the consensus being it would not be appropriate for commission members to attend such meetings.

There was unanimous consent to direct staff to provide the Commission with some of the more recent reports of these meeting from developers that are provided to the City.

5) **Next Meeting:**

Wednesday, June 12, 2019

6) **ADJOURNMENT**

MOVED BY Commission Member Wong
SECONDED BY Commission Member Haney

THAT the meeting adjourn at 8:33 P.M.

CARRIED



MAY 13, 2019

ADVISORY PLANNING COMMISSION CHAIRMAN



May 10, 2019

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

Certified Correct

Altos Brydon Crescent Condos

5443-5469 Brydon Crescent, Langley City, BC



Drawing List

| | |
|---------|--------------------------------|
| A1.01.1 | Project Statistics |
| A1.01.2 | Project Statistics |
| A1.01 | Area Plan |
| A1.04 | Site Plan |
| A2.01 | Level P1 Plan |
| A2.02 | Level P1 Plan |
| A3.01 | Level 1 Plan |
| A3.02 | Level 2 Plan |
| A3.03 | Level 3 Plan |
| A3.04 | Level 4 Plan |
| A3.05 | Level 5 Plan |
| A3.06 | Roof Plan |
| A4.01 | Sections |
| A4.02 | Sections |
| A5.01 | Elevations |
| A5.02 | Elevations |
| A6.01 | Unit Plans |
| A6.02 | Unit Plans |
| A6.03 | Unit Plans |
| A6.04 | Unit Plans |
| A6.05 | Unit Plans |
| A6.06 | Unit Plans |
| A6.07 | Unit Plans |
| A8.01 | 3D Studies / Street Elevations |
| A8.02 | 3D Studies |
| A8.03 | 3D Studies |
| A8.04 | 3D Studies |
| A8.05 | 3D Studies |
| A8.06 | 3D Studies |
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| A8.37 | 3D Studies |
| A8.38 | 3D Studies |
| A8.39 | 3D Studies |
| A8.40 | 3D Studies |
| A8.41 | 3D Studies |
| A8.42 | 3D Studies |
| A8.43 | 3D Studies |
| A8.44 | 3D Studies |
| A8.45 | 3D Studies |
| A8.46 | 3D Studies |
| A8.47 | 3D Studies |
| A8.48 | 3D Studies |
| A8.49 | 3D Studies |
| A8.50 | 3D Studies |
| A8.51 | 3D Studies |
| A8.52 | 3D Studies |
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| A8.60 | 3D Studies |
| A8.61 | 3D Studies |
| A8.62 | 3D Studies |
| A8.63 | 3D Studies |
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| A8.67 | 3D Studies |
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| A8.70 | 3D Studies |
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| A8.94 | 3D Studies |
| A8.95 | 3D Studies |
| A8.96 | 3D Studies |
| A8.97 | 3D Studies |
| A8.98 | 3D Studies |
| A8.99 | 3D Studies |
| A8.100 | 3D Studies |

Project Data Sheet

| | |
|---|-----------------------|
| Project: Altos Brydon Crescent Condos | Contact: Langley City |
| Registered Owner: Brydon Crescent Properties Ltd. | Colin Lee |
| Author and Agent: Persimmon Development Consulting Ltd. | Barry Dick |
| Legal Description: Lot 25 Section 3 Township 8 N1W Westmead District Plan 15401 PWD 004 521 501 | 778 918 2010 |
| Lot 26 Section 3 Township 8 N1W Westmead District Plan 15401 PWD 010-040-138 | |
| Lot 27 Section 3 Township 8 N1W Westmead District Plan 15401 PWD 010-040-176 | |
| Lot 28 Section 3 Township 8 N1W Westmead District Plan 15401 PWD 010 219 285 | |
| Cont. Address: 5443 - 5469 Brydon Crescent, Langley BC, V3A 4A3 | |
| Architect: BHA Architecture Inc. | Patricia Huggins |
| Lot Area: 82533 sqm | 404-730-8100 |
| Lot Coverage: 30 WFL | |
| Gross Floor Area: 97537 sqm | |
| FAR: 1.56 | |
| Total Dwelling Units: 115 | |
| Units per Ha: 1.38 | |
| Building Height: 19.35m | |
| Storeys: 5 | |
| East Setback: 4.00m | |
| South Setback: 4.00m | |
| West Setback: Varies (Minimum Setback Observed) | |
| North Setback: 8.00m | |
| Open Air Space: 1726.4 sqm | |
| See sheets A1.01.1 and A1.01.2 for additional and more detailed information | |

Reissued for Rezoning/DP - April 26th, 2019



Project Statistics

| | | | | | | | | | | |
|-------------------|-----------------|--------------|-----------------|-------------|------------------|------------|----------------|--------------------|-----------|------------|
| Project Name | Brydon Crescent | | of | sqm | Acres | Maximum | Units Per Acre | Units Per Ha | Date | 1 July 18 |
| Project Number | P-456 | | Crane Site Area | 62,533 sq | 1,809 sqm | 1.44 acres | 0.581 ha | 187.95 | | |
| Client | Atlas Homes | | Plot Site Area | 62,533 sq | 1,809 sqm | 1.44 acres | 0.581 ha | | Revised | 13-Apr-18 |
| Key Summary | | | | | | | | | | |
| | FAR | of | sqm | | of | sqm | | | | |
| Allowable FAR | n/a | n/a | | | Required Density | 2817 sq | 263 sqm | Site Area | 62,533 sq | 1,809 sqm |
| Proposed FAR | 1.56 | 97,537 sq | 106.1 sqm | | Proposed Density | 2885 sq | 268 sqm | Building Footprint | 19,302 sq | 1,800 sqm |
| | | | | | | | | Footprint % | 30.86 % | |
| Permitted Areas | | | | | | | | | | |
| | Level | Parking Area | Area | Total (sq) | | | | | | |
| P1 | | 16219 sq | 0 sq | 16219 sq | 1365 sqm | | | | | |
| P2 | | 13782 sq | 1119 sq | 13782 sq | 1046 sqm | | | | | |
| Total | | 49001 sq | 1119 sq | 49001 sq | 4410 sqm | | | | | |
| Residential Areas | | | | | | | | | | |
| | Level | Res. Density | Caravan | Residential | Amenity | GFA | Efficiency | Unit Count | FAR | GFA Effect |
| 1 | | 427 sq | 1074 sq | 14530 sq | 1745 sq | 19777 sq | 75.63 % | 21 | 19777 sq | 19777 sq |
| 2 | | | 2536 sq | 16371 sq | | 19509 sq | 87.80 % | 24 | 19509 sq | 19509 sq |
| 3 | | | 2509 sq | 16375 sq | | 19486 sq | 87.12 % | 24 | 19486 sq | 19483 sq |
| 4 | | | 2508 sq | 16376 sq | | 19384 sq | 87.06 % | 23 | 19384 sq | 19383 sq |
| 5 | | | 2508 sq | 16376 sq | | 19384 sq | 87.06 % | 23 | 19384 sq | 19383 sq |
| Total | | 427 sq | 13135 sq | 82229 sq | 1745 sq | 97537 sq | 84.76 % | 115 units | 97537 sq | 97535 sq |

Parking Statistics

| | | | | | |
|--|---------------------|------------|------------|------------------------|---------------|
| Required Parking (Based on RM-3 Zoning) | | | | | |
| Use | Classification | Unit Count | Rate | Required Stalls | Rounded Value |
| Condominium | Single or 1 Bedroom | 25 | 1.20 | 30.0 | 30 |
| Condominium | 2 Bedroom | 84 | 1.30 | 109.2 | 110 |
| Condominium | 3 Bedroom | 6 | 2.00 | 12.0 | 12 |
| | | | | Sub Total | 151 |
| Condominium | Visitor | 115 | 0.20 | 23.0 | 23 |
| | | | | Sub Total | 23 |
| | | | | Total Parking Required | 175 |
| Proposed Parking | | | | | |
| Use | Stall Type | Total | | | |
| Residential | Regular | 97 | | | |
| | Small | 48 | | | |
| | HVC | 7 | | | |
| | | Sub Total | 152 | | |
| Visitor | Regular | 20 | | | |
| | Small | 2 | | | |
| | HVC | 1 | | | |
| | | Sub Total | 23 | | |
| | | Sub Total | 175 | | |
| Small Stall and HVC Stall Percentages | | | | | |
| Use | Stall Type | Total | Percentage | Min. Percentage | |
| All | HVC | 8 | 5 % | 5 % | |
| Use | Stall Type | Total | Percentage | Max. Percentage | |
| All | Small | 50 | 29 % | 40 % | |

Bicycle Parking/Storage Statistics

| | | | | |
|---|---------------|------------------|---------------|-----------|
| RM-3 Street Bicycle Parking | | | | |
| Stall Type | Required | Fixed Mounted | Wall Mounted | Total |
| Class 1 (Bike racks) | 58 spaces | 38 spaces | 24 spaces | 62 spaces |
| Class 2 (Chain Lock) | 6 spaces | 6 spaces | | 6 spaces |
| Storage Calculations | | | | |
| | Required (m3) | Provided (Racks) | Provided (m3) | |
| Use (Condo) | | | | |
| Residential (Parkade) | 652 m3 | 115 | 670 m3 | |
| Note: Typical storage cubic dimensions: 1.2m X 1.8m X 1.7m tall | | | | |

Average Grade Calculation

| | |
|-----------------------------------|----------|
| Average Grade Calculations | |
| North Elevation Average Grade | 10.010 m |
| East Elevation Average Grade | 9.845 m |
| South Elevation Average Grade | 7.900 m |
| West Elevation Average Grade | 9.480 m |
| Overall Site Average Grade | 9.061 m |

Code Summary

| | |
|---------------------------|--|
| Maple Occurrences | Class 1, Division 3 - Storage Garage (Level P2 to P1) |
| | Class C - Residential Levels 1 to 5 |
| Construction Requirements | 3.2.2.50 (Storage Below Ground) |
| | 3.2.2.50 (Storage Below Ground) |
| Construction Type | Transcendental Levels P2 to P1 |
| | Transcendental Levels 1 to 5 |
| Floor Ratings | 2m (Levels P2 and P1) |
| | 1m (Level 1 and Above) |
| Roof Ratings | 1m |
| Building Height | 5 Storeys |
| Building Area | Max 1800m ² based on Article 3.2.2.50 (Range and require frame) |
| Facing | Facing 1 Street (+10 % of the building perimeter located within 15m of the street) |
| Security System | Required (MPPA 13-2013) |
| Fire Alarm System | Required |
| Smoke Alarm System | Required (MPPA 13-2013) |
| Emergency Power | In for emergency lighting and fire alarm system |
| High Building | 75m (Floor level of the uppermost storey is less than 18m (59 feet) above grade) |

| | | |
|-------------------|------------|--------------------------|
| Revisions: | | |
| no. | date | description |
| 1 | 2018-03-29 | Added the Resolving GP |
| 2 | 2018-04-11 | Revised the Resolving GP |

Design Rationale

OVERVIEW

The project is located on the west side of Brydon Crescent and consists of a five storey residential condominium development. A variety of indoor and outdoor amenity spaces are provided including a fitness room, leisure room, workshop and garden seating areas with barbecues and a firepit. The parking is accommodated in a two storey underground structure with ramp access from the southeast corner of the site. The west side of the site contains a riparian area which slopes down to a stream. As such, the development is oriented to the east (street) side of the site and respects a 10m setback from the high water mark / natural boundary.

ARCHITECTURAL MASSING, CHARACTER & MATERIALS

The building takes on a west coast contemporary design that creates visual interest through the use of textures, materials, colour and bump outs. The five storey massing is broken up through articulation of the facades, particularly with the use of brick portals and recesses. On the street elevation, the brick portals terminate at the fourth and fifth floor levels to create a penthouse feel which further reduces the effect of the five storey massing. This is further reinforced with the use of lighter materials and colours (ie. white siding, windows and casings) on the top level. To the west, similar material and massing strategies are applied except that the brick balcony portals taper down to two storeys in height. This opens up the back side of the building to the treeline and quieter setting.

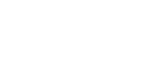
The building has a longitudinal pitched roof, which is interrupted by raised flat roof elements. The roof, in combination with the brick portals, step down at the building ends to transition to the surrounding context. The primary materials are brick, cementitious siding, cementitious panel, wood toned metal, and occasional use of heavy timber for brackets, corner posts and the parkade ramp pergola. Furthermore, the use of stepped landscape walls at the street soften the transition of the building transition to the public realm.

ZONING

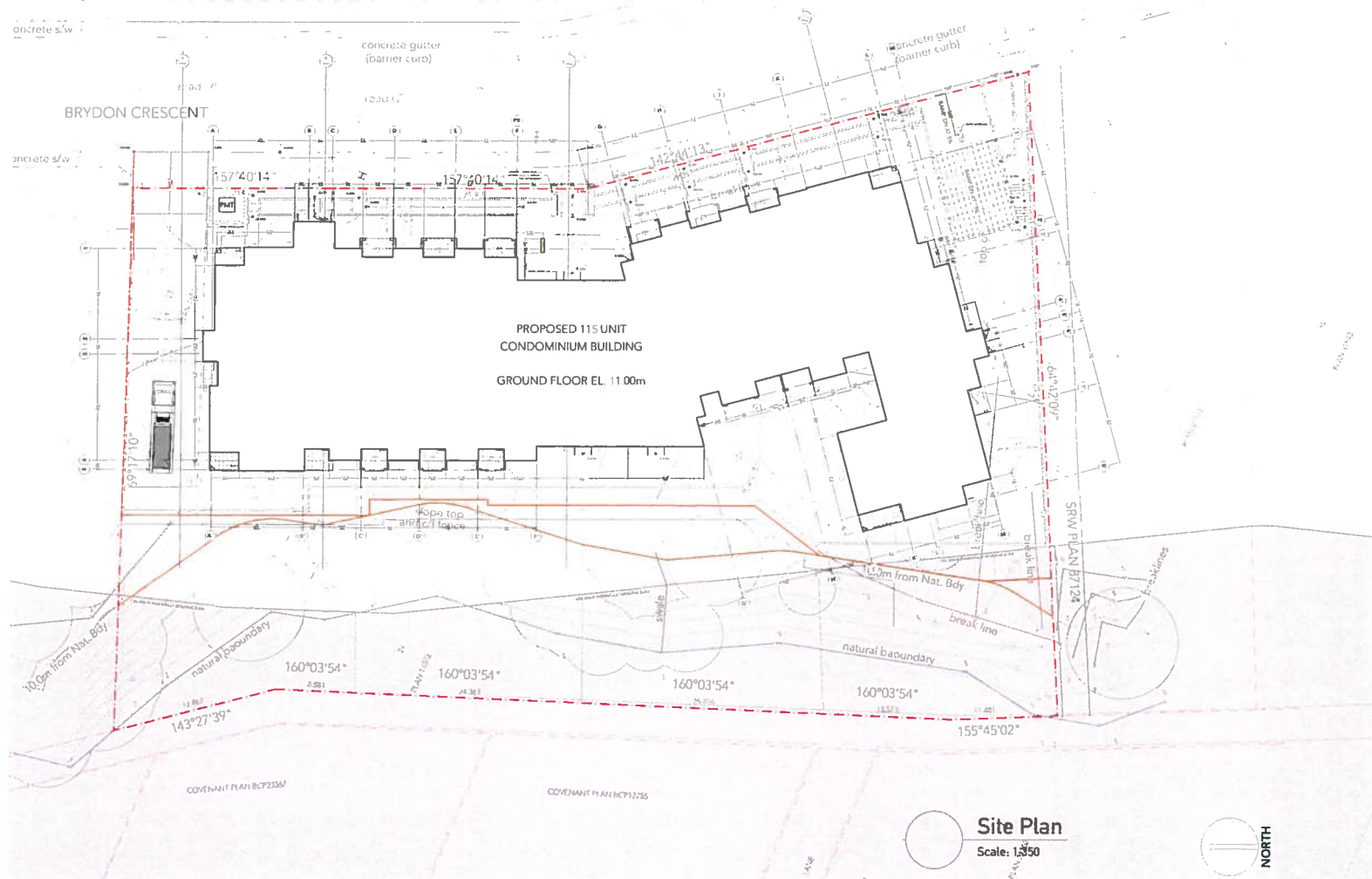
The current zoning of the site is RS-1 and the project is proposing to rezone to CD (Comprehensive Development). The adjacent sites to the north and south have recently been rezoned and as such this project will link the future development of this block with consistent building forms.

LANDSCAPE

Refer to Landscape drawings and notes.



22



| revisions: | | |
|------------|------|-------------------------|
| no. | date | description |
| 2019-03-27 | | Revised for Planning/CP |
| 2019-04-11 | | Revised for Planning/CP |
| 2019-04-23 | | Revised for Planning/CP |

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1411 54th Street, Langley City, BC

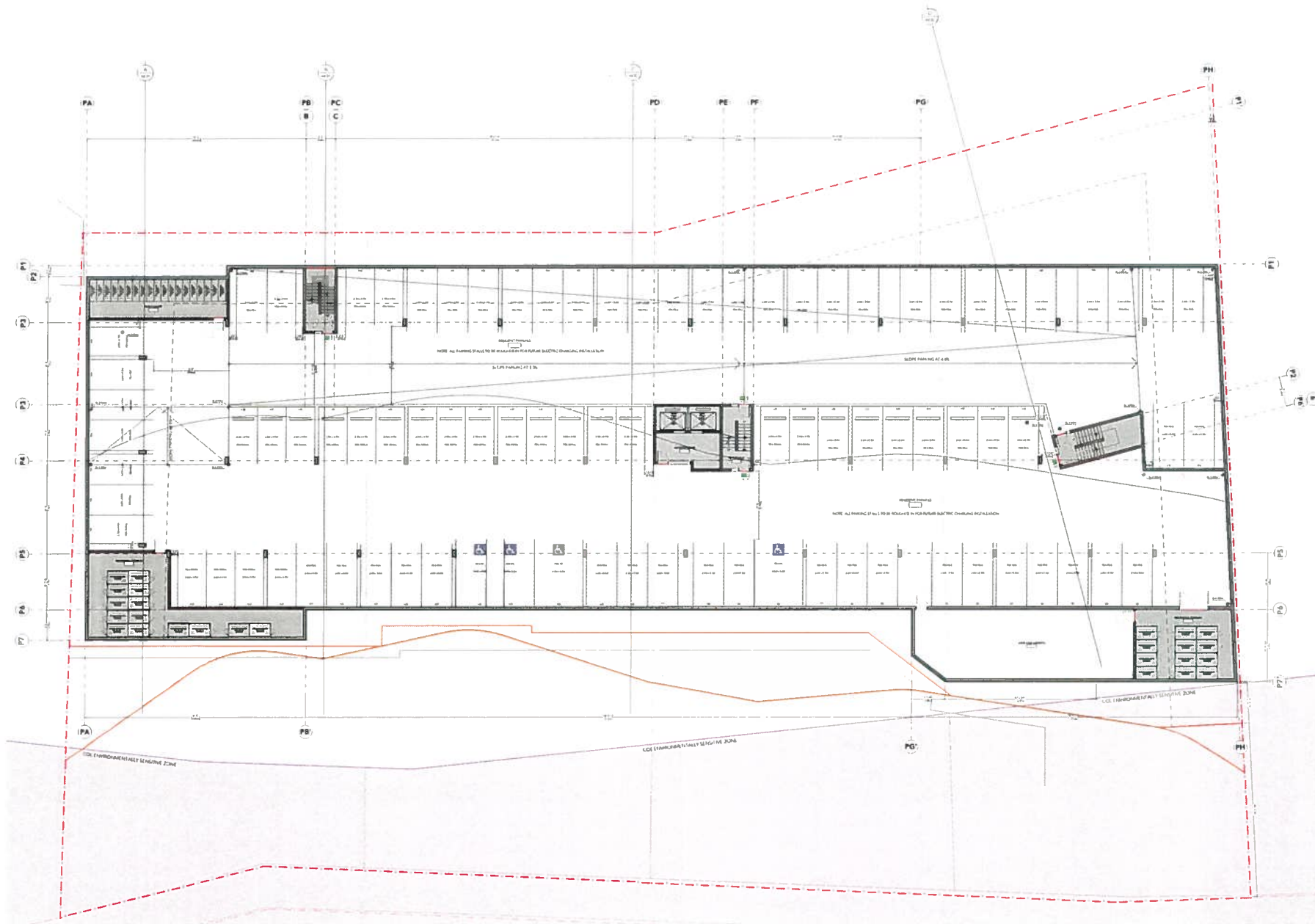
ALTOS

consultant:

| drawn | date |
|--------------|-------------|
| PHOM | |
| checked | |
| as noted | |
| scale | project no. |
| See Plan | P-456 |
| sheet title: | |
| See Plan | |

sheet no.
A1.04

plotted: 2019-05-23 10:27 AM



Level P2 Floor Plan
Scale: 3/32" = 1'-0"

NORTH

| revisions: | | |
|------------|------------|-------------------------|
| no. | date | description |
| 1 | 2019-03-29 | Revised for Building/CP |
| 2 | 2019-04-11 | Revised for Building/CP |

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ALTOS

consultant:

| | | | |
|--------------|---------------------|-------------|-------|
| drawn | PH | date | |
| checked | | | |
| scale | 3/32" = 1'-0" | project no. | P-406 |
| sheet title: | Level P2 Floor Plan | | |

sheet no: **A2.01**

file: A2.01_P2_Floor_Plan.dwg

plot: 2019-04-11 10:00 AM

Issues:

| | |
|------------|------------------------|
| 2014-03-27 | Is art for the young? |
| 2014-04-11 | Revised for the young? |
| 2014-05-13 | Is art for the young? |

[illegible]

BHA Architecture Inc.
Seattle, WA 1610 West 7th Avenue 3rd Floor 98119-3200

project:

Proposed Condominium Housing
Development

consultant:

156

short title:

about us

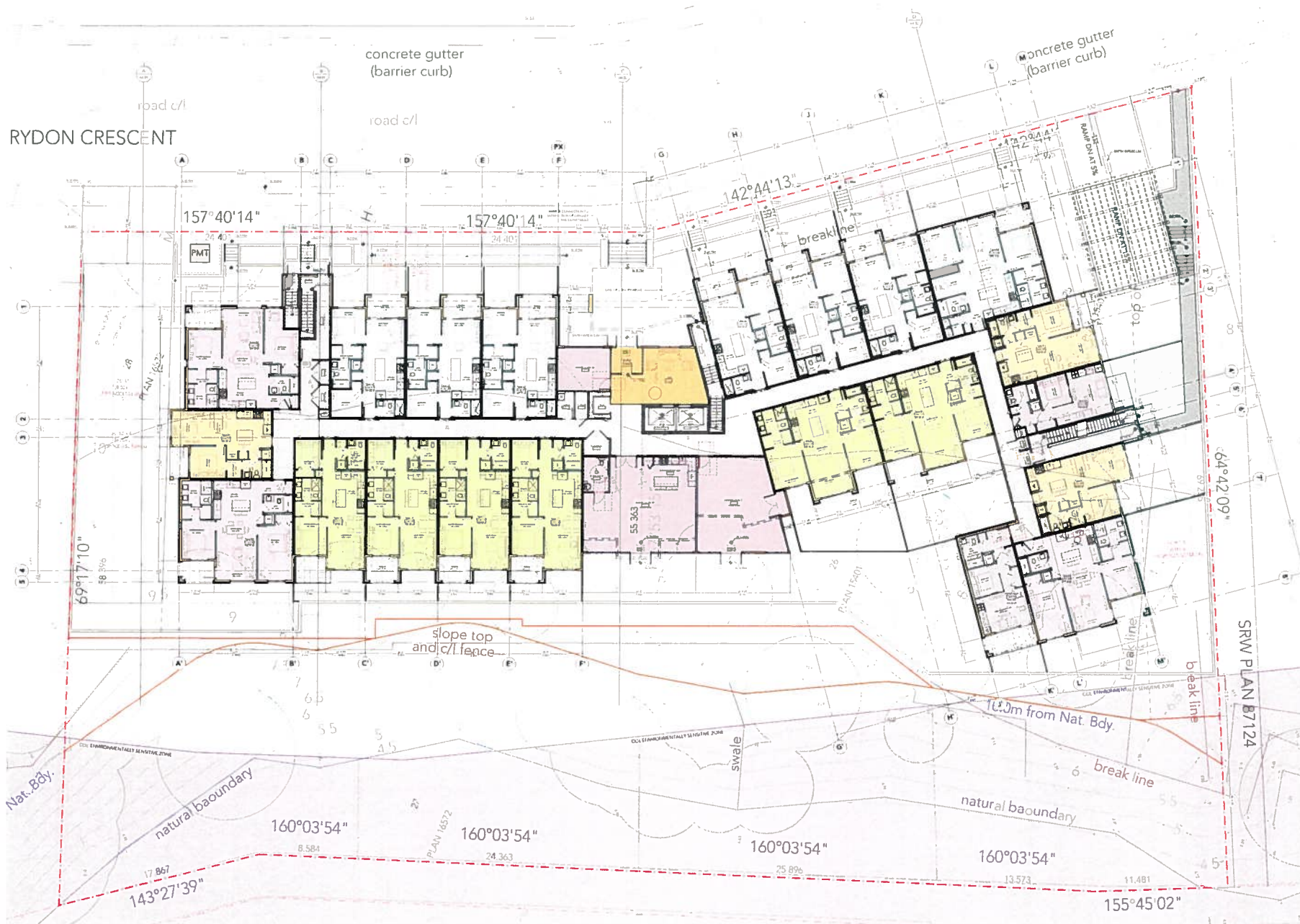
A2.02



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Scale: $3/32" = 1'-0"$





Level 1 Floor Plan

Scale: 3/32" = 1'-0"

NORTH

revisions:

| no. | date | description |
|-----|------------|-------------------------|
| 1 | 2019 03 29 | Revised for BSA/BSA/BSA |
| 2 | 2019 04 11 | Revised for BSA/BSA/BSA |
| 3 | 2019 04 26 | Revised for BSA/BSA/BSA |

issues:
2019 03 29
2019 04 11
2019 04 26

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consultant:

| | | |
|--------------|--------------------|-------------|
| drawn | PH | date |
| checked | | |
| scale | 3/32" = 1'-0" | project no. |
| sheet title: | Level 1 Floor Plan | |

sheet no.: **A3.01**
date: 2019 03 29
drawn by: PH
checked by: [signature]





Level 2 Floor Plan
Scale: 3/32" = 1'-0"

| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |
| | | |

ISSUES:
 2019-03-29: Issued for Review/CDP
 2019-04-11: Re-submitted for Review/CDP
 2019-04-26: Re-submitted for Review/CDP

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 1415 West 1st Avenue, Vancouver, BC



consultant:

| | | | |
|-------------|----|-------|--|
| drawn by: | PH | date: | |
| checked by: | | | |

| | | | |
|--------------|--------------------|--------------|-------|
| scale: | 3/32" = 1'-0" | project no.: | P-455 |
| sheet title: | Level 2 Floor Plan | | |

sheet no.: **A3.02**

date: 2019-04-26

project: 1415 West 1st Avenue, Vancouver, BC



Level 3 Floor Plan
Scale: 3/32" = 1'-0"

| revisions: | | |
|------------|------------|-------------------------|
| no. | date | description |
| 1 | 2019.01.27 | Issued for Review/CP |
| 2 | 2019.04.11 | Revised for Building/CP |

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1441 West 87th Street, Langley, BC



consultant:

| | | | |
|---------|---------------|-------------|-------|
| drawn | PH | date | |
| checked | | | |
| scale | 3/32" = 1'-0" | project no. | P-456 |

sheet title:
Level 3 Floor Plan

sheet no. **A3.03**

photo: 1/4" x 1/4" 10.0 x 10.0 mm



Level 4 Floor Plan

Scale: 3/32" = 1'-0"

NORTH

| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |

issues:
2019-03-27
2019-04-11

Issues for Reasoning/CP
Issues for Reasoning/CP

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consultant:

| | | |
|---------|----|------|
| drawn | PH | date |
| checked | | |

| | | |
|-------------|--------------------|-------------|
| scale | 3/32" = 1'-0" | project no. |
| sheet title | Level 4 Floor Plan | P-456 |

sheet no.
A3.04



printed 1:4 for 10.00.00



Level 5 Floor Plan
 Scale: 3/32" = 1'-0"

| revisions: | | |
|------------|------|---------------------------|
| no | date | description |
| | | |
| | | |
| | | |
| issues: | | |
| 2014-04-21 | | Issued for Review by JGP |
| 2014-04-11 | | Revised for Review by JGP |

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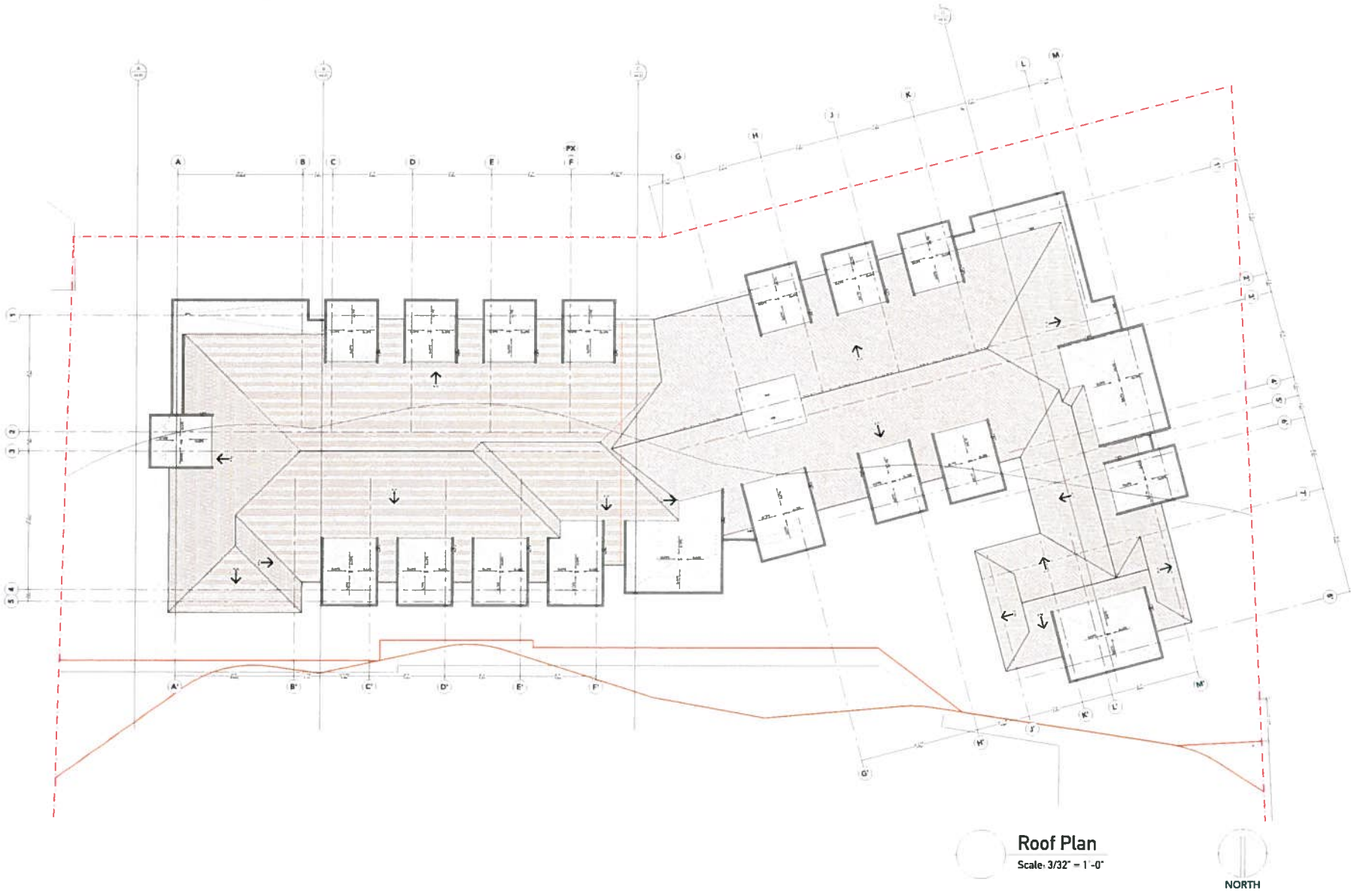
consultant:

| | | |
|-------------|--------------------|-------------|
| drawn | PH | date |
| checked | | |
| scale | 3/32" = 1'-0" | project no. |
| sheet title | Level 5 Floor Plan | P-456 |

sheet no. **A3.05**

altos

photos: BHA Inc. 03-03-2014



Roof Plan
 Scale: 3/32" = 1'-0"

| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |

REVISIONS:
 2019.03.14 Scale 3/32" = 1'-0"
 2019.08.11 Re-submitted for Building Dept.

Let's get it done! This drawing is the final design for the building and is to be used for construction and all other purposes. It is a legal document and is subject to the provisions of the building code and all other applicable laws and regulations. It is the responsibility of the owner to ensure that the building is constructed in accordance with the provisions of the building code and all other applicable laws and regulations.



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project:
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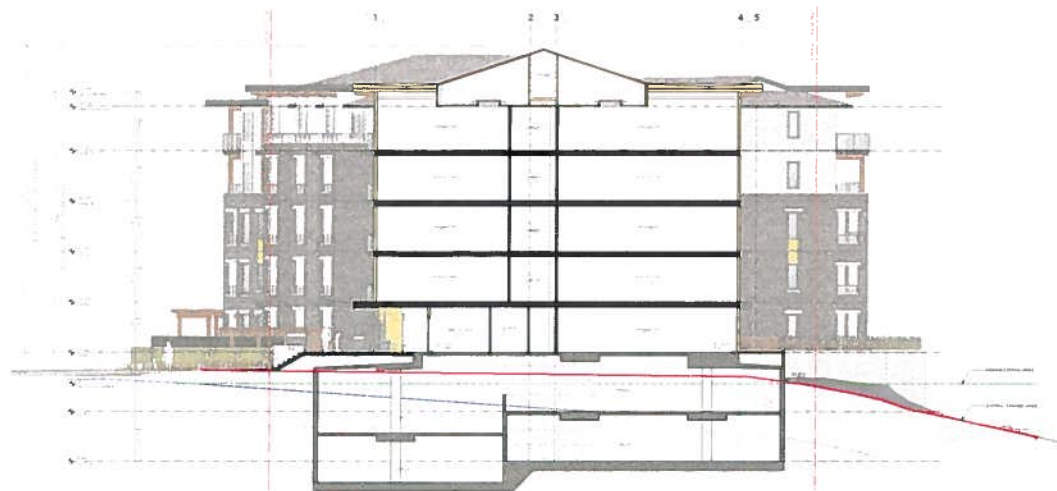


consultant:

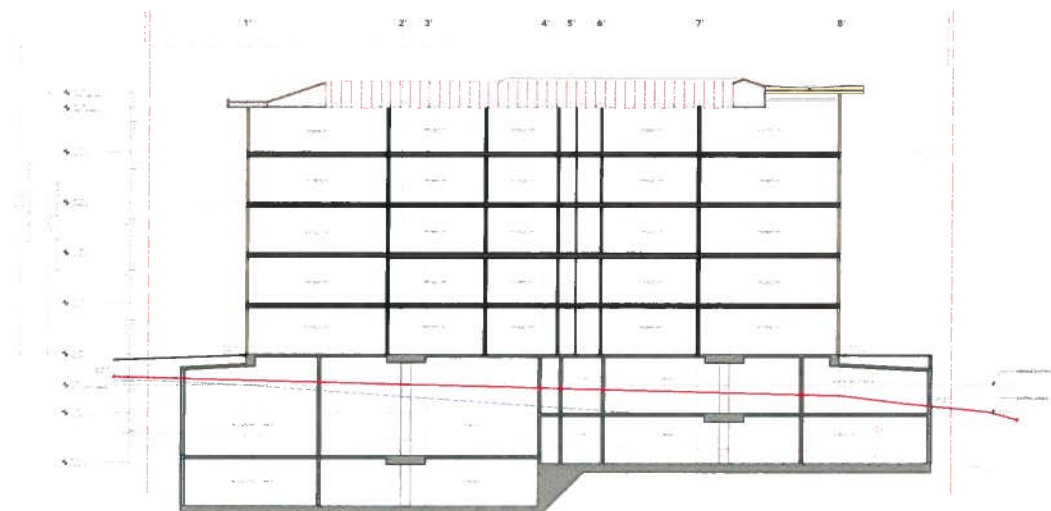
| | | | |
|----------------------------------|--------------|-------------|-------|
| drawn | lph | date | |
| checked | | | |
| scale | 1/8" = 1'-0" | project no. | P-456 |
| sheet title: Roof Plan | | | |

sheet no. **A3.06**

plotfile: Drawn by: TSLR to: AEP



E BUILDING SECTION
Scale: 3/32" = 1'-0"



D BUILDING SECTION
Scale: 3/32" = 1'-0"

| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |
| | | |

notes:
2017.02.29: Revise for final design
2017.04.11: Revise for final design

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Project:
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Development
1001 10th Street, Vancouver, BC



consultant:

scale:

| | | | |
|-------------|-------|--------------|-------------|
| drawn by: | PH | date: | August 2017 |
| checked by: | | | |
| scale: | 1:100 | project no.: | P-435 |

sheet title:
Buildings Sections

sheet no.: **A4.02**

plot date: 2017.02.29

plot scale: 3/32" = 1'-0"

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1990-1991



consultant:

sheet no. **A5.01**

Brydon Crescent - Elevations



1 West Elevation
Scale: 3/32" = 1'-0"

Exterior Material & Colour Schedule

| Item # | Element | Finish | Colour |
|--------|--------------------------------------|----------|---------------------------------------|
| 101.1 | CEMENTITIOUS LAP SCUMS | PREPARED | HARJO - A/C 10' WHITE |
| 101.2 | CEMENTITIOUS LAP SCUMS | PREPARED | HARJO - LIGHT GREY |
| 101.3 | CEMENTITIOUS LAP SCUMS | PREPARED | HARJO - COYNE GLASS |
| 101.4 | CEMENTITIOUS LAP SCUMS | PREPARED | TO MATCH BM 2124 TO WHITELIGHT BROWN |
| 102.1 | CEMENTITIOUS PANELS | PREPARED | HARJO - A/C 10' WHITE |
| 102.2 | CEMENTITIOUS PANELS | PREPARED | TO MATCH BM 2022 TO SANDY GOLD YELLOW |
| 103.1 | ALUMINUM SCUMS / SCUMS | PREPARED | WOODS 1000 - LIGHT CHERRY |
| 104 | VINYL SCUMS | PREPARED | WHITE |
| 105.1 | BRICK VENEER | PREPARED | WHITE |
| 105.2 | BRICK VENEER | PREPARED | WHITE |
| 106 | CONCRETE CONC RET | PREPARED | WHITE |
| 107 | ALUMINUM WINDOW WALL & LIGHT FIXTURE | PREPARED | WHITE |
| 108 | HEAVY TRUSS STRUCTURE | PREPARED | WHITE |
| 109.1 | VINYL WINDOW | PREPARED | WHITE |
| 109.2 | VINYL WINDOW | PREPARED | WHITE |
| 110.1 | VINYL GLAZED WINDOW | PREPARED | WHITE |
| 110.2 | VINYL GLAZED WINDOW | PREPARED | WHITE |
| 111.1 | VINYL GLAZED WINDOW | PREPARED | WHITE |
| 111.2 | VINYL GLAZED WINDOW | PREPARED | WHITE |
| 112 | WALL VENEER | PREPARED | WHITE |
| 113 | WALL VENEER | PREPARED | WHITE |
| 114 | CLEAR PRIVACY GLASS WITH TINTING | PREPARED | WHITE |
| 115 | ALUMINUM GLAZED RAILS WITH TINTING | PREPARED | WHITE |
| 116 | ALUMINUM GLAZED RAILS WITH TINTING | PREPARED | WHITE |
| 117 | ALUMINUM GLAZED RAILS WITH TINTING | PREPARED | WHITE |
| 118 | ALUMINUM GLAZED RAILS WITH TINTING | PREPARED | WHITE |
| 119 | ASPHALT ROOF SHINGLES | PREPARED | WHITE |
| 120 | PANESLED CEMENTITIOUS PANELS | PREPARED | WHITE |
| 121 | PANESLED CEMENTITIOUS PANELS | PREPARED | WHITE |
| 122 | PANESLED CEMENTITIOUS PANELS | PREPARED | WHITE |

GENERAL MATERIAL NOTES



2 North Elevation
Scale: 3/32" = 1'-0"

revisions:

| no. | date | description |
|-----|------------|-------------------------|
| 1 | 2019-03-29 | Revised for Bidding/CFP |
| 2 | 2019-04-11 | Revised for Bidding/CFP |

ISSUED:
2019-03-29
2019-04-11

Revised for Bidding/CFP
Revised for Bidding/CFP

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Telephone: (250) 861-1111 | Web: www.bha.ca

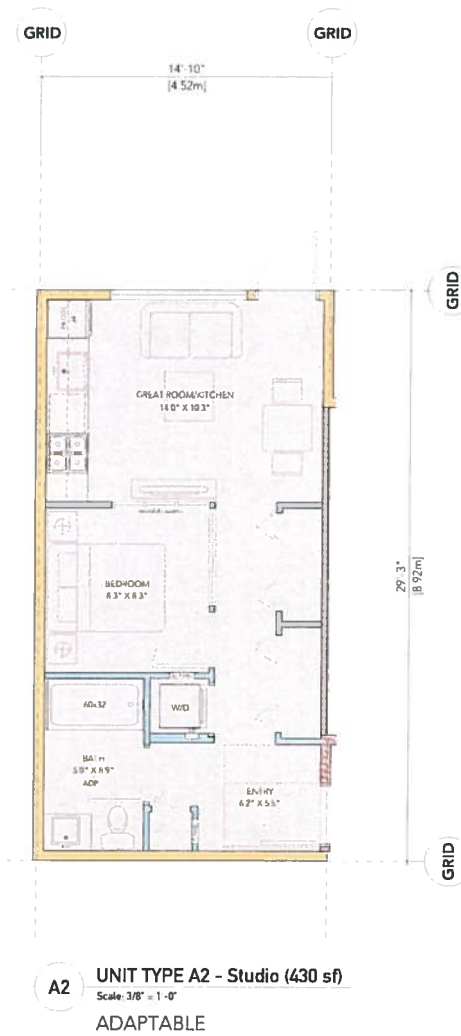
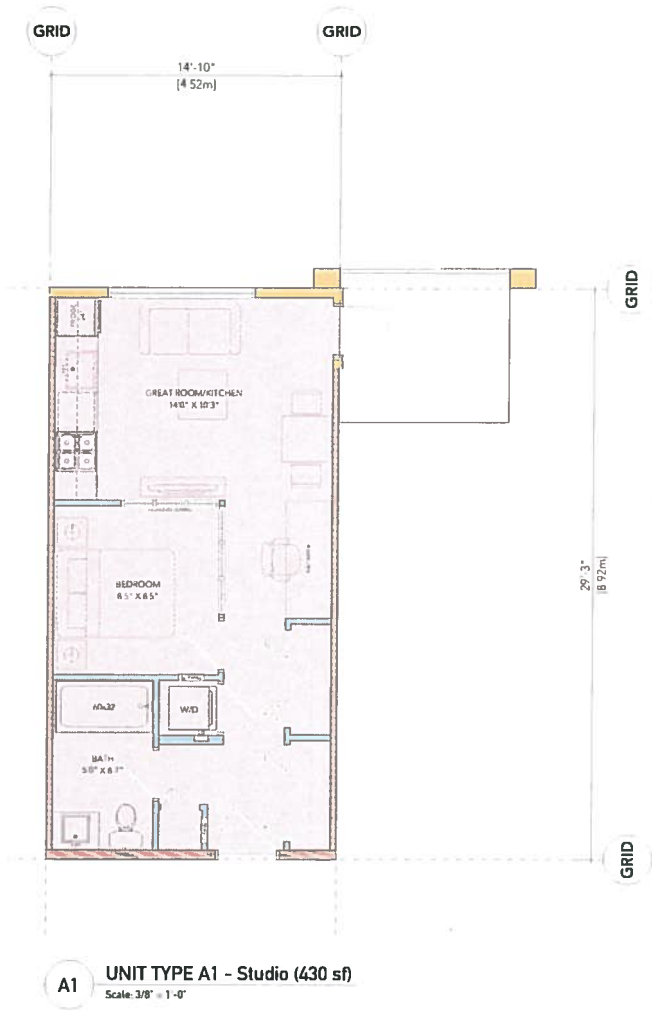
Project:
Proposed Condominium Housing Development
1441 44th Brydon Crescent, Langley City, BC



consultant:

drawn: DM
checked: DM
scale: 1/8" = 1'-0"
sheet title: Elevations

sheet no: A5.02
plot: 1/4" = 1'-0"



| revisions: | | |
|------------|------|---------------------------|
| no. | date | description |
| | | |
| | | |
| | | |
| issues: | | |
| 2019-01-29 | | Issued for Reviewing CIP |
| 2019-04-11 | | Revised for Reviewing CIP |

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BHA
Architecture

BHA Architecture Inc.
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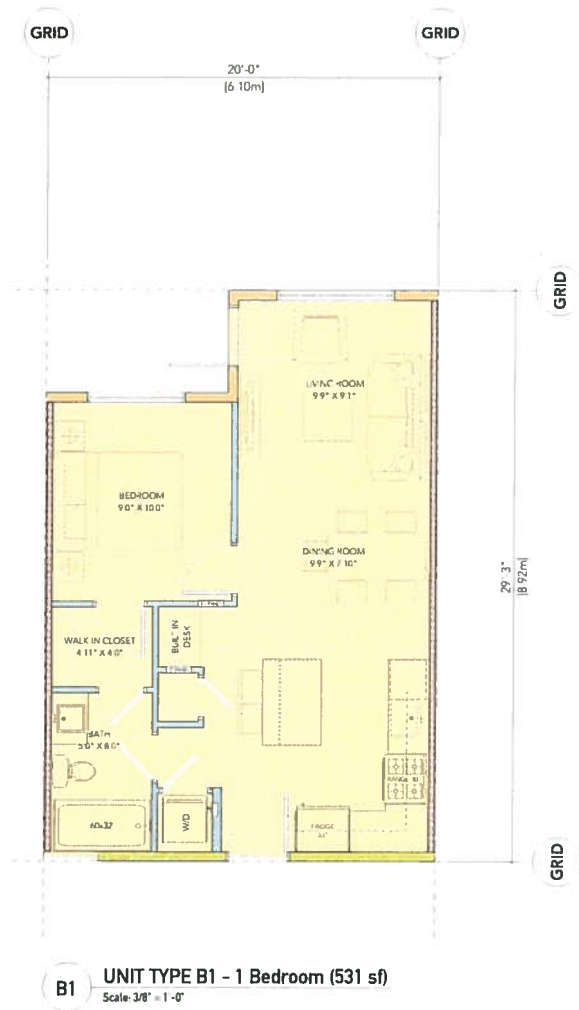
project:
Proposed Condominium Housing Development
5441 Kingsway, San Francisco, California 94116

ALTOS
consultant:

| | | | |
|--------------|--------------|-------------|-------|
| drawn | MCWDC | date | |
| checked | | | |
| scale | 3/8" = 1'-0" | project no. | P-456 |
| sheet title: | Unit Plans | | |

sheet no. **A6.01**

plot date: 11.17.13.2014



| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |

issues:
2219 03/21 submitted for Permitting/CDP
2219 04/11 Resubmitted for Permitting/CDP

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project:
Proposed Condominium Housing Development
5417 54th Avenue, Longmont, CO 80501



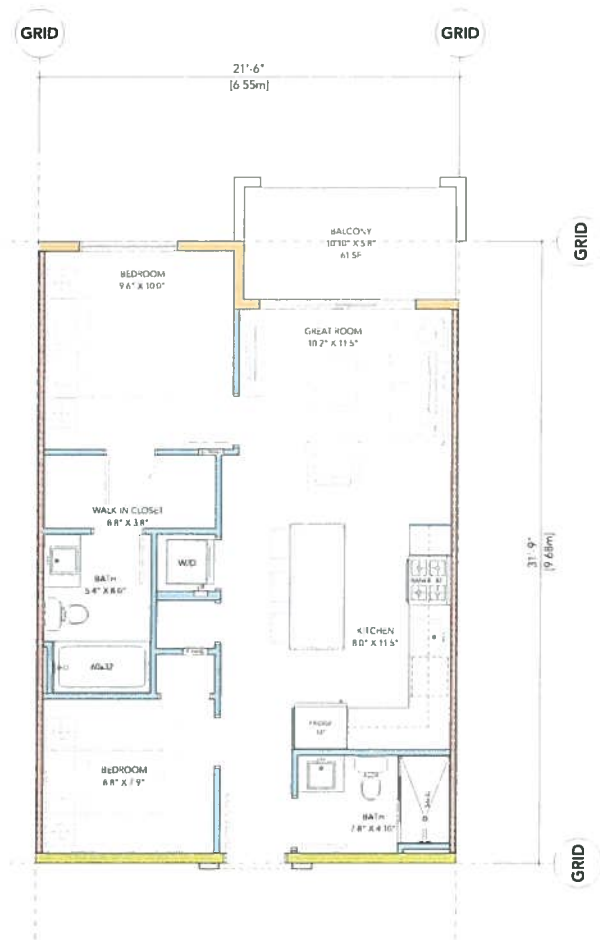
consultant:

| | |
|--------------|-------------|
| drawn by: | date: |
| checked by: | |
| scale: | project no: |
| sheet title: | |
| Unit Plans | |

sheet no: **A6.02**

date: 10/18/2022

project: 5417 54th Avenue, Longmont, CO 80501



C2 UNIT TYPE C2 - 2 Bedroom, 2 Bath (644 sf)
Scale: 3/8" = 1'-0"



D1 UNIT TYPE D1 - 2 Bedroom (829 sf)
Scale: 3/8" = 1'-0"

| revisions: | | |
|------------|------|-------------------------------|
| no. | date | description |
| | | |
| | | |
| | | |
| ISSUES: | | |
| 2014.03.24 | | Issue of New Programming/CP |
| 2014.04.11 | | Re-submitted for Reviewing/CP |

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project:
Proposed Condominium Housing Development
1411 14th Ave. East, Langley, BC



consultant:

| | |
|--------------|-------------|
| drawn | date |
| MCHVDC | |
| checked | |
| scale | project no. |
| 3/8" = 1'-0" | P-458 |
| sheet title: | |
| Unit Plans | |

sheet no.

A6.03

REV

plotted

DATE: 01/10/2014 10:50:00



| revisions: | | |
|------------|-----------------------------|-------------|
| no. | date | description |
| | | |
| | | |
| issues: | | |
| 2019-03-29 | Issued for Review/CDP | |
| 2019-04-11 | Re-submitted for Review/CDP | |

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project:
Proposed Condominium Housing Development
1441 14th Street East, Langley, BC



consultant:

| | |
|--------------|-------------|
| drawn | date |
| MCHDC | |
| checked | |
| scale | project no. |
| 3/8" = 1'-0" | P-458 |
| sheet title: | |
| Unit Plans | |

sheet no. **A6.06**

date: 2019-04-11

drawn by: MCHDC

checked by: MCHDC

scale: 3/8" = 1'-0"

project no: P-458

sheet title: Unit Plans

printed: 2019-04-11 10:00 AM



F1 UNIT TYPE F1- 3 bedroom (954 sf)
Scale: 3/8" = 1'-0"

| revisions: | | |
|------------|------|--------------------------|
| no. | date | description |
| | | |
| | | |
| issues: | | |
| 2019.03.27 | | Issued for Permitting/CP |
| 2019.04.11 | | Revised for Revising/CP |

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project:
Proposed Condominium Housing Development
1441 Silver Birch Drive, Langley, BC



consultant:

| | |
|--------------|-------------|
| drawn | date |
| MCH/DC | |
| checked | |
| scale | project no. |
| 3/8" = 1'-0" | P-408 |
| sheet title: | |
| Unit Plans | |

sheet no. **A6.07**

plot no. 

plot no. 1441 Silver Birch Drive, Langley, BC

Brydon Crescent - 3D Massing Studies



3D STREET ELEVATION (EAST)



FUTURE CONDOMINIUM BUILDING
(4 STOREYS)

PROPOSED CONDOMINIUM BUILDING
(5 STOREYS)

FUTURE CONDOMINIUM BUILDING
(5 STOREYS)

STREET ELEVATION (EAST) - BRYDON CRESCENT
SCALE: 1" = 32' 0"

| revisions: | | |
|---|------|-------------|
| no. | date | description |
| | | |
| | | |
| | | |
| ISSUES: 2019 03 29 Rejected for Rebuilding/SP 2019 04 11 Rejected for Rebuilding/SP 2019 04 26 Rejected for Rebuilding/SP | | |

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project:
Proposed Condominium Housing
Development
1441 West Brydon Crescent, Langley City, BC



consultant:

| | | | |
|---------|-----|-------------|-------|
| drawn | DM | date | |
| checked | | | |
| scale | NIS | project no. | P-456 |

sheet title:
3D Massing Studies

| | | | |
|------------|---------------------|-------|--|
| sheet no.: | A8.01 | plot: | |
| plotted: | 2019 05 10 10:00 AM | | |

Brydon Crescent - 3D Studies



AERIAL LOOKING SOUTHWEST



NORTHEAST CORNER PERSPECTIVE



SOUTHEAST CORNER PERSPECTIVE



AERIAL LOOKING NORTHEAST

| revisions: | | |
|------------|------|-------------|
| no | date | description |
| | | |
| | | |
| | | |

ISSUES:
 2/17/21 21 Revisited for Revisiting/EP
 2/17/21 21 Revisited for Revisiting/EP
 2/17/21 21 Revisited for Revisiting/EP

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project:
Proposed Condominium Housing Development
 1441 West Brydon Crescent, Langley City BC



consultant:

drawn: DM date:
 checked:
 scale: NTS project no: P-456
 sheet title:
 3D Housing Studies

sheet no:
A8.02
 rev:
 plotted: 2/17/21 10:42 AM



Brydon Crescent - 3D Studies



STREET PERSPECTIVE FROM NORTH END



STREET PERSPECTIVE FROM SOUTH END

| revisions: | | |
|------------|------|-----------------------------|
| no | date | description |
| | | |
| | | |
| | | |
| ISSUES: | | |
| J219-02-24 | | Issued for Information/IDP |
| J219-04-11 | | Revised for Information/IDP |
| J219-04-25 | | Revised for Information/IDP |

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project:
Proposed Condominium Housing Development
 5441 Saint Brydon Crescent, Langley City BC



consultant:

| | | | |
|---------|-----|-------------|-------|
| drawn | DM | date | |
| checked | | | |
| scale | HTS | project no. | P-456 |

sheet title:
 3D Massing Studies

sheet no. **A8.03**
 plotted 09-07-2014 09:00 AM



Brydon Crescent - 3D Studies



WEST PERSPECTIVE



SOUTHWEST CORNER PERSPECTIVE

| revisions: | | |
|------------|------|-------------|
| no | date | description |
| | | |
| | | |
| | | |

issues:
 2/17/19 JY Request for Information RFP
 2/17/19 JY Request for Information RFP

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Project:
Proposed Condominium Housing Development
 5441 Main Street, Langley City BC



consultant:

| | | | |
|------------------------------------|-----|------------|------------|
| drawn | DM | date | March 2019 |
| checked | | | |
| scale | NTS | project no | P-458 |
| sheet title: 3D Massing Studies | | | |

sheet no: **A8.04**

plot no:

plotted: 2019.03.13 10:00 AM

Brydon Crescent - Exterior Materials & Colours



Exterior Material & Colour Schedule

| Mat # | Element | Finish | Colour |
|-------|--|---------------|--|
| E01.1 | Cementitious Lap Siding | PREL FINISHED | HANDL - ARCTIC WHITE |
| E01.2 | Cementitious Lap Siding | PREL FINISHED | HANDL - LIGHT MIST |
| E01.3 | Cementitious Lap Siding | PREL FINISHED | HANDL - G-GRAY SLATE |
| E01.4 | Cementitious Lap Siding | PAINTED | (O MATCH) BM 2124-10 WROUGHT IRON |
| E02.1 | Cementitious Panel | PREL FINISHED | HANDL - ARCTIC WHITE |
| E02.2 | Cementitious Panel | PAINTED | (O MATCH) BM 2022-20 SUN KISSED YELLOW |
| E03 | ALUMINUM SOFFIT / SIDING | PREL FINISHED | WOOD TONE - LIGHT CHERRY |
| E04 | VINYL SOFFIT | PREL FINISHED | WHITE |
| E05.1 | BRICK VENEER | PREL FINISHED | VELOUR - DARK IRON SPOT |
| E05.2 | BRICK VENEER | PREL FINISHED | MISSION - RAVEN |
| E06 | EXPOSED CONCRETE | PAINTED | CLASSIC MUSIC PAINT |
| E07 | ALUMINUM WINDOW WALL & DOOR SYSTEM | PREL FINISHED | CLEAR ANODIZED FINISH |
| E08 | HEAVY TIMBER STRUCTURE | STAINED | NATURAL FINISH |
| E09.1 | VINYL WINDOWS | PREL FINISHED | WHITE / CLEAR GLASS |
| E09.2 | VINYL WINDOWS | PREL FINISHED | BLACK CHARCOAL / CLEAR GLASS |
| E10.1 | VINYL GLAZED DOOR | PREL FINISHED | WHITE / CLEAR GLASS |
| E10.2 | VINYL GLAZED DOOR | PREL FINISHED | BLACK CHARCOAL / CLEAR GLASS |
| E11.1 | VINYL SLIDING DOOR | PREL FINISHED | WHITE / CLEAR GLASS |
| E11.2 | VINYL SLIDING DOOR | PREL FINISHED | BLACK CHARCOAL / CLEAR GLASS |
| E12 | METAL FLASHING | PREL FINISHED | CHARCOAL |
| E13 | HM DOOR | PAINTED | TO MATCH ADJACENT MATERIAL |
| E14 | GLASS PRIVACY SCREEN / FINISHING | STAINED | NATURAL FINISH |
| E15 | ALUMINUM SECURITY GRILL | PREL FINISHED | GRAY |
| E16 | ALUMINUM GUARD RAILS WITH TEMPERED GLASS | PREL FINISHED | CHARCOAL WITH CLEAR GLASS |
| E17 | ALUMINUM GUARD RAILS WITH PICKETS | PREL FINISHED | CHARCOAL |
| E18 | METAL LOUNGERS / GRILLS | PREL FINISHED | TO MATCH ADJACENT SUBSTRATE |
| E19 | ASPHALT ROOF SHINGLES | PREL FINISHED | MISSION BLEND |
| E20 | PAINTED CLIMATEPROOF™ HM | PAINTED | TO MATCH BM 2126-20 RACCOON FUR |
| E21 | PAINTED STEEL CANOPY WITH TEMPERED GLASS | PAINTED | TO MATCH BM 2126-20 RACCOON FUR, CLEAR GLASS |
| E22 | ALUMINUM GATE WITH CLEAR WOOD SLATS | PREL FINISHED | CHARCOAL / NATURAL FINISH |

GENERAL MATERIAL NOTES:

| | |
|--|---|
| | E01.1 E02.1 Cementitious Lap Siding / Panel Arctic White |
| | E01.2 Cementitious Lap Siding Light Mist |
| | E01.3 Cementitious Lap Siding Gray Slate |
| | E01.4 Cementitious Lap Siding To Match BM 2124-10 Wrought Iron |
| | E02.2 Cementitious Panel To Match BM 2022-20 Sun Kissed Yellow |
| | E03 Aluminum Soffit / Siding Wood Tone - Light Cherry |
| | E05.1 Brick Veneer Velour - Dark Iron Spot |
| | E05.2 Brick Veneer Mission - Raven |

| | |
|--|---|
| | E06 Exposed Concrete Elastomeric Paint |
| | E07 Aluminum Window Wall & Door System Clear Anodized Finish |
| | E08 E14 E22 Heavy Timber / Privacy Screens / Fencing / Gates Stained - Natural Finish |
| | E09.1 E10.1 E11.1 E04 Vinyl Windows / Doors / Soffit White |
| | E09.2 E10.2 E11.2 E12 Vinyl Windows / Doors / Metal Flashing Black Charcoal |
| | E16 E17 Aluminum Guard Rails With Tempered Glass / Pickets Charcoal |
| | E19 Asphalt Roof Shingles Mission Blend |
| | E20 E21 Cementitious Trim / Steel Canopy With Tempered Glass To Match BM 2126-20 Raccoon Fur |

| Revisions: | | |
|------------|------------|-------------------------|
| no. | date | description |
| 1 | 2023.04.24 | Revised for Building/EP |
| 2 | 2023.04.11 | Revised for Building/EP |
| 3 | 2023.04.06 | Revised for Building/EP |

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Project:
Proposed Condominium Housing Development
1421 West Brydon Crescent, Langley City, BC

ALTOS

| | |
|--|-------------------|
| consultant: | |
| drawn | DM |
| checked | |
| scale | project no. P-456 |
| sheet title: Exterior Materials & Colours | |
| sheet no. | 49 |
| A8.06 | |
| plotted | 12.12.23 10:15 AM |



Level 1 Area Overlay
Scale: 1/8" = 1'-0"



| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |
| | | |

ISSUED:
2014-03-24
2014-04-01

Issued for Reviewing/DP
Revised for Reviewing/DP

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project:
Proposed Condominium Housing
Development
1441 N.W. 10th Avenue, Landry, BC, V6L 1A1



consultant:

| | | | |
|-------------|--------------|--------------|----------------------|
| drawn by: | MH | date: | |
| checked by: | | project no.: | P-458 |
| scale: | 1/8" = 1'-0" | sheet title: | Level 1 Area Overlay |

sheet no. **A9.01**

plotted: 24.4.14 15:07:30.000



Level 2 Area Overlay
Scale: 1/8" = 1'-0"



| revisions: | | |
|---|------|-------------|
| no. | date | description |
| | | |
| | | |
| | | |
| FRAME: 2019-03-29 Request for Bidding/CDP 2019-04-15 Request for Bidding/CDP | | |

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Project:
Proposed Condominium Housing Development
1441 14th Avenue, Calgary, Alberta T2C 1A1



consultant:

| | | | |
|--------------|----------------------|-------------|-------|
| drawn | MM | date | |
| checked | | | |
| scale | 1/8" = 1'-0" | project no. | P-455 |
| sheet title: | Level 2 Area Overlay | | |

sheet no. **A9.02**



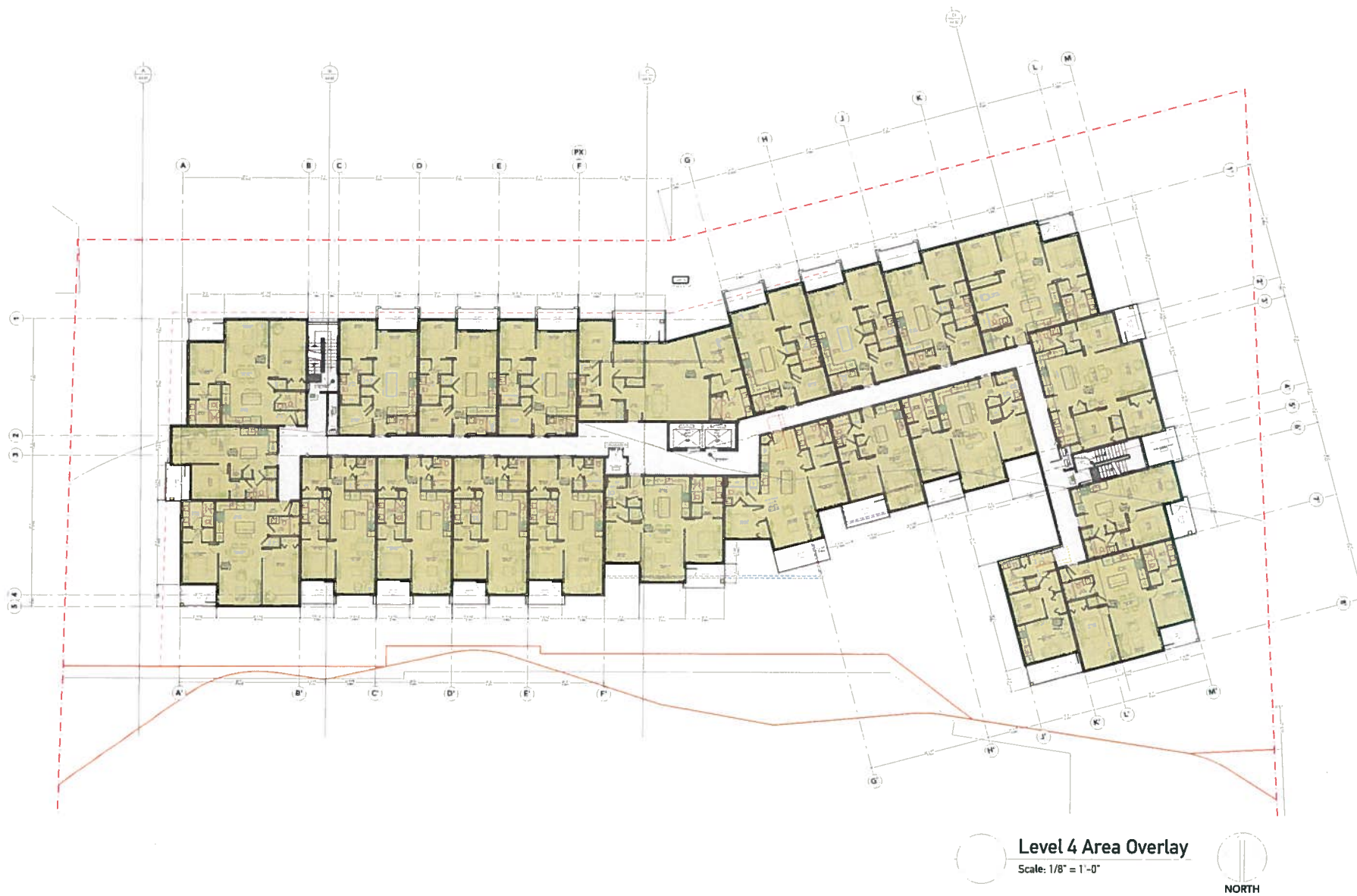
printed 2019-03-29 10:00 AM



Sheet no. **A9.03**

REV. 1

plotted 09/04/2012 14:00:00



Level 4 Area Overlay

Scale: 1/8" = 1'-0"

NORTH

| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |
| | | |

ISSUES:
2014 03 29 Request for Revisions/CDP
2014 04 11 Re-submitted for Revisions/CDP

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project:

Proposed Condominium Housing Development
1441 5th Avenue, Vancouver, BC V6P 4C1



consultant:

| | | | |
|----------------------|--------------|-------------|-------|
| drawn | MB | date | |
| checked | | | |
| scale | 1/8" = 1'-0" | project no. | P-456 |
| sheet title: | | | |
| Level 4 Area Overlay | | | |

sheet no.
A9.04
plotter
PLOTTER

Project Name



plotter PLOTTER



Level 5 Area Overlay
Scale: 1/8" = 1'-0"



NORTH

| revisions: | | |
|------------|------|-------------|
| no. | date | description |
| | | |
| | | |

ISSUED:
2014-03-24 Revert for Review/DP
2014-04-11 Revert for Planning/DP

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project:
Proposed Condominium Housing Development
1401 North Broughton Street, Langley, B.C. V5L 4G1




consultant:

| | | | |
|-------------|----------------------|-------------|-------|
| drawn | MH | date | |
| checked | | | |
| scale | 1/8" = 1'-0" | project no. | P-458 |
| sheet title | Level 5 Area Overlay | | |

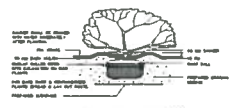
sheet no. **A9.05**
plotted 10/14/14 10:14 AM



| KEY | BOTANICAL NAME | PLANT LIST | | QTY | SIZE | SPACING | REMARKS |
|---|--|------------------------|----|---------|------------|----------|---------|
| | | COMMON NAME | | | | | |
|  | ACER GISEUM | PAPERBARK MAPLE | | 10 | 6 CM CAL | AS SHOWN | B. & B. |
| + | AZALEA JAPONICA 'HINO' (RAMSON) | CRIMSON AZALEA | 29 | 3/3 POT | 85 CM O.C. | | |
| ② | AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS' | NORTHERN LIGHTS AZALEA | 24 | 3/3 POT | 90 CM O.C. | | |
| ③ | AZALEA JAPONICA (VARIOUS) | JAPANESE AZALEA | 53 | 3/3 POT | 90 CM O.C. | | |
| ④ | ABELIA 'EDWARD GOUCHER' | EDWARD GOUCHER ABELIA | 34 | 3/3 POT | 90 CM O.C. | | |
| ⑤ | BUXUS MACROPHYLLA 'WINTER GEM' | ASIAN BOXWOOD | 52 | 3/3 POT | 45 CM O.C. | | |
| ⑥ | HYDRANGEA MACROPHYLLA 'HIKOKU BLUE' | HYDRANGEA | 13 | 3/3 POT | 90 CM O.C. | | |
| ⑦ | MEDIUM RHODODENDRON (VARIOUS) | RHODODENDRON | 97 | 3/3 POT | 90 CM O.C. | | |
| ⑧ | HOSTA (VARIOUS) | HOSTA | 48 | 3/3 POT | 90 CM O.C. | | |
| ⑨ | SYRINGA VULGARIS 'MICHEL BUCHNER' | LIAC | 3 | 3/3 POT | 90 CM O.C. | | |
| + | PRUNUS LAUROCEASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 97 | 3/3 POT | 70 CM O.C. | | |
| ⑩ | BOERHAVIA THUNDERBOLT ATROPURPUREA | PURPLE LEAF BARBERRY | 89 | 3/3 POT | 70 CM O.C. | | |

NOTES:

- PLANT SPECIES IN THIS LIST ARE PRESENTED IN ORDER OF LANDSCAPE DESIGNER'S PREFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLANTING OF ALL PLANTS AND SPECIES LISTED IN THIS LIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLANTING OF ALL PLANTS AND SPECIES LISTED IN THIS LIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PLANTING OF ALL PLANTS AND SPECIES LISTED IN THIS LIST.
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PLANTING DETAIL - SHRUBS & GRO. COVER PLANTS

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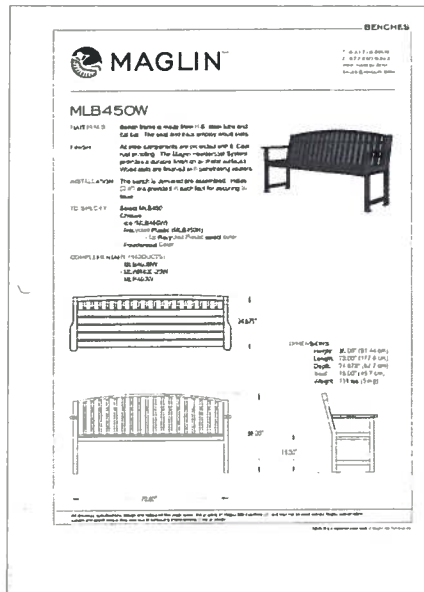
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C. KAVOLINIS & ASSOCIATES INC.
BCSLA CSLA
2442 JENNIFER COURT
ABBOTSFORD, B.C.
V3C 3E8
PHONE (604) 857-1378

LANDSCAPE
PROPERTY: BROWN CRESCENT
PROPERTIES INC.

PLAN VIEW
LANDSCAPE PLAN
PROPOSED
CONDO DEVELOPMENT
5443 5449 BROWN CRESCENT
CITY OF VANCOUVER

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